

# CITY OF FORT PIERCE

## CITY COMMISSION AGENDA

Regular Meeting - Monday, August 1, 2016 - 6:30 p.m.

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

1. **CALL TO ORDER**
2. **OPENING PRAYER**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
5. **APPROVAL OF MINUTES**
  - a. Approval of the minutes from the July 18, 2016 regular meeting and the July 19, 2016 special meeting.
6. **PROCLAMATIONS**
  - a. Special Presentation of Thanks by Sheriff Ken Mascara - Summer Basketball Camp at Percy Peek Gym
7. **LETTERS TO COMMISSION**
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. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

10. **CONSENT AGENDA**

- a. Request to waive administrative fees, interest, and penalties in the amount of \$160.36 for lot clearing lien against a parcel on McNeil Rd with Property ID 2419-313-0001-000-0 owned by Donald Cohen, CGV Investments LLC, P. O. Box 812170, Boca Raton, FL 33481 leaving a balance due of \$1,575.00.
- b. Request to waive administrative fees, interest, and penalties in the amount of \$173.80 for Lot Clearing Lien against 2603 McNeil Road, Property ID 2419-701-0001-000-1 owned by Donald Cohen, CGV Investments LLC, P. O. Box 812170, Boca Raton, FL 33481 leaving a balance due of \$1,950.00.
- c. Request to waive administrative fees, interest, and penalties in the amount of \$164.80 for Lot Clearing Lien against 2719 (Approx) McNeil Road, Property ID 2419-314-0002-000-0 owned by Donald Cohen, CGV Investments LLC, P. O. Box 812170, Boca Raton, FL 33481 leaving a balance due of \$1,700.00.
- d. Request to waive administrative fees, interest, and penalties in the amount of \$231.40 for Lot Clearing Lien against 2722 Jenkins Road Property ID 2419-323-0001-000-1 owned by Donald Cohen, CGV Investments LLC, P. O. Box 812170, Boca Raton, FL 33481 leaving a balance due of \$3,550.00.
- e. Request to waive administrative fees, interest, and penalties in the amount of \$215.20 for Lot Clearing Lien against 2830 (Approx) S. Jenkins Road, Property ID 2419-323-0002-000-8 owned by Donald Cohen, CGV Investments LLC, P. O. Box 812170, Boca Raton, FL 33481 leaving a balance due of \$3,100.00.
- f. Approve grant award for Mr. Donald Coe for his business, DC Grocery, in the amount of \$3,000 as an eligible recipient under the 2015-2016 CDBG Action Plan Grant Award for Small Business
- g. Approve Restrictive Covenant for the A.E. Backus Museum & Gallery subject to review and approval by the Grantee and the Florida Division of Cultural Affairs.
- h. Approval of travel expenses in the amount of \$1295.67 for Mayor Hudson to attend the FLC Annual Conference in Hollywood, Florida on August 17 - 20, 2016
- i. Approval of travel expenses in the amount of \$1274.97 for Commissioner Sessions to attend the FLC Annual Conference in Hollywood, Florida on Aug 17-20, 2016

11. **PUBLIC HEARINGS**

- a. Presentation and Public Hearing for 2016-2020 Assessment of Fair Housing Report
- b. Presentation and Second of Two (2) Public Hearings for 2016-2020 5-Year Consolidated Plan and 2016 Annual Action Plan.



- c. Ordinance No. 16-015 amending City Ordinance Chapter 4 - Animals to establish requirements regarding the care and treatment of animals, specifically regulating the tethering and keeping dogs outdoors. FIRST READING
- d. Ordinance No. 16-016 - An Ordinance amending City Code Section 10-1 - Penalties to reference penalties established in Chapter 2 and Section 10-23 Regulations amending the payment and appeal process for parking citations. FIRST READING
- e. Review and approval with conditions an application for a Conditional Use with no New Construction, submitted by Property Owner, Smith Bros Contracting Equip, and applicant, Woodworkx to operate a Cabinet Assembly, Wood Finishing, & Product Showroom located at 103 N 13th Street, Fort Pierce, FL. The property is zoned General Commercial (C-3) (Parcel ID 2409-507-0001-000-4).
- f. Review and approval of an application for a Conditional Use with New Construction, submitted by Property Owner, Vern Meyer, and applicant, Timbergate Builder to construct a dock, accessory to a home under construction, on Surfside Canal in the A-2 Zone, located at 1703 Sunset Isles Road, Fort Pierce, FL. The property is zoned R-1, Single-family Low Density Residential Zone and the aquatic area is zoned A-2, Aquatic Development Zone. (Parcel ID 2412-502-0003-000-3).
- g. Review and approval of an application for a Conditional Use with New Construction, submitted by Property Owner and Applicant; Waste Management Inc. of Florida to construct a 3,212 sf addition to an existing waste transfer station located at 3890 Selvitz Road, Fort Pierce, FL. The property is zoned I-3, Heavy Industrial (Parcel ID 2432-222-0004-000-3).

12. **MISCELLANEOUS REPORTS & REQUESTS**

- a. Third Quarter Financial Report

13. **CITY COMMISSION**

- a. Wastewater Relocation Advisory Committee is recommending that the City Commission issue a formal request to the State of Florida seeking clarification and/or relief from the reverter clauses currently encumbering the property where the Wastewater Treatment Facility is located based upon the vision outlined in the Charrette document.
- b. Resolution 16-R34 Approving Renewal of Lease of Space in City Hall to Larry Lee, Jr., Florida State Representative.
- c. Resolution 16-R35 Appointing Ryan Collins to the Board of Adjustment.

- d. Resolution 16-R36 reappointing J.W. Gaines and Pearl Matthews Davis to the Civil Service Appeals Board.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

- a. City Manager's Report

16. **COMMENTS FROM THE COMMISSION**

17. **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:** 08/01/2016

**Re:** City Commission and Shade Meeting Minutes

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

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**SUBJECT:**

Approval of the minutes from the July 18, 2016 regular meeting and the July 19, 2016 special meeting.

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**Attachments**

Minutes 07.19.2016

City Commission Minutes 07.18.2016

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**Form Review**

**Inbox**

City Manager

Form Started By: Linda Cox

Final Approval Date: 07/27/2016

**Reviewed By**

Nick Mimms

**Date**

07/27/2016 05:14 PM

Started On: 07/19/2016 04:00 PM

MINUTES OF A SPECIAL MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE 3RD FLOOR CONFERENCE ROOM, CITY HALL, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 10:00 A.M. ON TUESDAY, **JULY 19, 2016.**

**1. CALL TO ORDER**

Mayor Hudson called the meeting to order at 10:05 a.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

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

Absent: Commissioner Rufus Alexander; Commissioner Reginald Sessions

Staff Present: City Clerk Linda W. Cox  
City Manager Nicholas C. Mimms  
City Attorney James M. Messer

Attendees: Gail C. Bradford, Co-Counsel

4. Special Closed Meeting (Attorney-Client Session) pursuant to F.S. 286.011(8) at the request of the City Attorney to discuss settlement negotiations or strategy session related to litigation expenditures in connection with The Haven Detox Fort Pierce, LLC, et al. vs. City of Fort Pierce, et al., U.S. District Court Case No. 16-CV-14270-KAM.

5. Announcement of estimated length of attorney-client session.

Linda Cox, City Clerk, announced that the closed session was anticipated to last one hour.

6. City Clerk to announce the names of those in attendance. The session shall be recorded by a certified court reporter. (Note: The court reporter will prepare the transcript of the meeting and file it with the City Clerk within a reasonable time; it shall remain sealed until the conclusion of the litigation, at which time the transcript will be made part of the public record.)

City Clerk, Linda Cox, announced those in attendance were as follows: Mayor Linda Hudson; Commissioners Edward Becht and Thomas Perona; City Attorney James M. Messer, Co-Counsel Gail C. Bradford, Esq. and City Manager Nicholas Mimms. Ms. Cox left the meeting at this time and the session was recorded by a certified court reporter.

7. Meeting reopens at conclusion of attorney-client session.

The meeting was reopened by Mayor Hudson at 11:05 a.m.

**8. ADJOURNMENT**

The meeting adjourned at 11:05 a.m.

ATTEST:

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CITY CLERK

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MAYOR COMMISSIONER

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, JULY 18, 2016.

1. **CALL TO ORDER** - Mayor Hudson called the meeting to order at 6:31 p.m.
2. **OPENING PRAYER** - Pastor Keith Albury of Macedonia Seventh Day Adventist Church offered the opening prayer.
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**

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

Absent: Commissioner Rufus Alexander

Staff Present: City Clerk Linda Cox  
City Manager Nicholas Mimms  
City Attorney James Messer

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

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

Passed

5. **APPROVAL OF MINUTES**

- a. Approval of minutes from the July 5, 2016 regular meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve the minutes from the July 5, 2016 regular meeting.

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

Passed

6. **PROCLAMATIONS**

- a. Mayor Hudson issued a proclamation recognizing July 23 - 29, 2016 as Treasure Coast Waterway Cleanup Week.

7. **LETTERS TO COMMISSION** - A copy of these letters will be kept on file in the City Clerk's office.

- a. Letter from Pam Gillette, Main Street Fort Pierce, Inc. thanking the City of Fort Pierce for funding the Stars over St. Lucie - 4th of July Celebration and for the continued efforts of the Public Works Department and the Fort Pierce Police Department in helping and supporting their events.

- b. Emails from members of the community complimenting the Indian Hills Golf Course summer camp program and staff members for their time, patience, and creativity.
- c. Letter from Lenny and Tobi Schelin of Marine Trawler Owner's Association 2016 Southern Rendezvous thanking the City of Fort Pierce and its staff members for their helpfulness, cooperation, guidance, and role in making their event a success.

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

Nicholas Mimms, City Manager, gave a brief statement in reference to the disciplinary action of Chief Diane Hobley-Burney. Any allegation of misconduct on the part of a City employee will be promptly and thoroughly investigated. The State Attorney's office has found no criminal violations by Chief Hobley-Burney. The administrated investigation identified code of conduct violations which require disciplinary action. As of July 18, 2016, Chief Hobley-Burney has been placed on unpaid suspension through July 22, 2016. A 90-day performance improvement plan will be implemented upon her return.

Joyce Jackson - item 13f  
Borthland Murray - item 13f  
Charlie Frank Matthews - item 13f  
Curtis Moore - item 13f  
Rebecca Isaac - item 13f  
Travon Simmons - item 13f  
Keith Hoylman - item 13f  
Bishop Joseph Kidwell - item 13f  
Charles Hayek - item 13f

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**9. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve the agenda.

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

Passed

**10. CONSENT AGENDA**

- a. Approve requested increase in funding to Purchase Order No. 160587 - GFA International, Inc. in an amount not to exceed \$60,000.00
- b. Approve request for an increase in Solid Waste Blanket Purchase Order amounts not to exceed \$80,000.00.
- c. Approve permit requested by Juvencio Rojas to install an above ground L.P. tank for a stove at 3102 Louisiana Avenue pursuant to Section 7-20 of the City Ordinance.
- d. Approve Award of Bid No 2016-024 to De La Hoz Builders, Inc. to rehabilitate 2005 Barcelona Avenue in an amount not to exceed \$18,979 through the State Housing Initiatives Partnership (SHIP) program.

- e. Approve contract between the City of Fort Pierce and Coastal Florida Police Benevolent Association, Sergeants and Lieutenants Unit for the term October 1, 2015 through September 30, 2018.
- f. Approve the purchase of thirteen (13) Optiplex desktop computers from Insight Public Sector in the amount of \$11,115.00 pursuant to the U.S. Communities IT Products & Services Contract # 4400001195 (RQ09-997736-42B).
- g. Approve general letter of support of the Steam Locomotive Association #253, its museum and its effort to restore its 1924 Steam Locomotive.
- h. Approve license agreement between the City of Fort Pierce and Bluewater Beach Grill to allow installation and use of sail shades on city property at 2025 Seaway Drive.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve all items on the Consent Agenda.

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

Passed

**11. PUBLIC HEARINGS** - There were no public hearings.

**12. MISCELLANEOUS REPORTS & REQUESTS** - There were no reports or requests.

**13. CITY COMMISSION**

- a. Resolution No. 16-R27 Providing for Publication of Precinct Polling Places for the Primary Election to be held August 30, 2016.

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Reginald Sessions to approve item **13a**.

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

Passed

- b. Resolution No. 16-R28 Amending Membership Requirements on the Keep Fort Pierce Beautiful Advisory Board.

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Reginald Sessions to approve item **13b**.

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

Passed

- c. Resolution 16-R33 Authorizing the transfer of property generally located at 401 Indian River Drive to TAI, LLC and TMH, LLC.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve item **13c**.

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

Other: Commissioner Edward Becht (ABSTAIN)

Passed

Commissioner Becht filed form 8b as required.

- d. Submittal of the applications for the Civil Service Appeals Board - This will come back in the form of a Resolution.
- e. Submittal of Application for appointment to the Board of Adjustment - This will come back in the form of a Resolution.
- f. Disciplinary Action for Police Chief Diane Hopley-Burney

Nicholas Mimms, City Manager, reiterated his statement from earlier in the meeting. The performance improvement plan will provide both the Chief and Mr. Mimms an opportunity to build trust in each other. The good work by the Police Department to reach the community should continue.

Commissioner Becht confirmed that the Chief of Police reports to the City Manager and not the City Commission. This seems to have been confused in the press and public. He also stated that it is important that during these emotional times everyone remember to be peaceful and civil.

Mayor Hudson stated that the Chief of Police needs to work closely with the City Manager. The performance plan is a good thing. This situation should not detract from the City's positive progress.

Commissioner Perona stated that Chief Hopley-Burney was a good selection and that this incident is a bump in the road. He is encouraged by the City Manager's leadership and trusts that any issues will be addressed. The community will only come out on top.

Commissioner Sessions stated that he respects the decision made by the City Manager to enter into an agreement. Mr. Mimms will be held accountable for the outcome. There are major issues to fix and there is no room for confusion or animosity.

#### **14. COMMENTS FROM THE PUBLIC**

Dr. Pinkie Hendley  
Frederick Jackson  
June Raymond  
Doretha Hair Truesdell



**15. COMMENTS FROM THE CITY MANAGER**

Mr. Mimms had no comments.

James Messer, City Attorney, announced that pursuant to Florida Statute 286.011(8), he is seeking advice in connection with the Haven Detox Center case and requires a closed session that is scheduled for Tuesday, July 19, 2016 at 10:00.

**16. COMMENTS FROM THE COMMISSION**

Mayor Hudson stated that she has sent condolences to the Mayor of Baton Rouge.

**17. ADJOURNMENT** - There being no further business, Mayor Hudson declared the meeting adjourned at 7:33 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:** 08/01/2016

**Re:** Sheriff Mascara

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

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**SUBJECT:**

Special Presentation of Thanks by Sheriff Ken Mascara - Summer Basketball Camp at Percy Peek Gym

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**Form Review**

**Inbox**

City Manager

Form Started By: Linda Cox

Final Approval Date: 07/27/2016

**Reviewed By**

Nick Mimms

**Date**

07/27/2016 05:14 PM

Started On: 07/19/2016 03:15 PM

**City Commission Regular Meeting**

**Agenda Item # 10. a.**

**Meeting Date:** 08/01/2016

**Re:** Lot Clearing Lien - McNeil Road

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

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**SUBJECT:**

Request to waive administrative fees, interest, and penalties in the amount of \$160.36 for lot clearing lien against a parcel on McNeil Rd with Property ID 2419-313-0001-000-0 owned by Donald Cohen, CGV Investments LLC, P. O. Box 812170, Boca Raton, FL 33481 leaving a balance due of \$1,575.00.

**SUMMARY:**

CGV Investments paid Charles B. Anglin Services to mow and clean up the property, however the work was not completed and a City vendor cleared the property.

**RECOMMENDATION:**

Staff recommends waiving the administrative fees, interest, and late charges totaling \$160.36 leaving a balance due of \$1,575.00 payable in 30 days.

**ALTERNATIVES:**

1. Deny the request.
2. Determine alternative amount.

**RESPONSIBLE STAFF:**

Colleen Greer, Code Enforcement Executive Secretary.

**COORDINATED WITH:**

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

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**Fiscal Impact**

**Budgeted Y/N:** 2016

**Amount:** 1575.00

**OTHER INFORMATION:**

\$1,575.00 to the general fund.

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**Attachments**

- Request for Reduction
  - Tax Card
  - Breakdown
- 

**Form Review**

**Inbox**

City Manager

Form Started By: Collen Greer

Final Approval Date: 07/27/2016

**Reviewed By**

Nick Mimms

**Date**

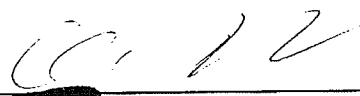
07/27/2016 04:12 PM

Started On: 07/15/2016 11:50 AM

**REQUEST FOR REDUCTION OR RESCINDMENT OF  
 LOT CLEARING / DEMOLITION LIENS**

Date:	07/11/16				
Property address:	McNeil Road				
Owner(s) of record:	CGV Investments LLC				
Mailing address:	PO Box 812170 Boca Raton, FL 33481				
Property tax ID #:	241931300010000				
Original purchase date:	08/15/07	Original purchase price:	1,000,000		
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Donald Cohen		Relationship to owner	Partner CGV Investments	
Telephone #:	561-880-6701		Mobile phone #:	305-720-7291	
E-mail:	Patricia.hildebrandt@medreceivables.com		Preferred contact method:	email	
What are owner(s) intentions for property:	investment				
Amount of Lien:	1735.36		Date Fine Initiated:	12/15/15	
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain:		
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?		

City incurred charges (lot clearing, demolition, etc)	\$ 1575.00
Administrative fees	\$ 100.00
Interest	\$ 50.28
Penalties	\$ 10.08
Total Amount Due	\$ 1735.36
Amount Requesting to be Waived	\$ 160.36
Amount I agree to pay	\$ 1575.00

  
 \_\_\_\_\_  
 Signature of Owner or Representative

07/11/16  
 \_\_\_\_\_  
 Date

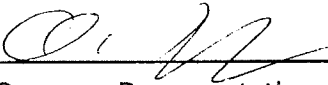
Donald Cohen  
 \_\_\_\_\_  
 Printed Name

**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address:	
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I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h). I understand the requirements to be met and that I waive my right to a hearing before the City Commission.

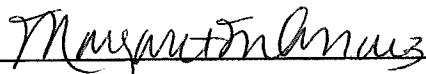
I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

      7/11/14      Donald Cohen  
Signature of Owner/Representative      Date      Printed Name

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**COFP – APPLICATION PROCESS DETERMINATION**

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for review and determination.

      7/15/14      MARGARET MARRAIZ  
City Representative      Date      Printed Name

### 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 are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address:

McNeil Rd Parcel Tax ID: 2419-313-0001-000/C

Property Owner:

CGV Investments LLC

Mailing Address:

PO Box 812170 Boca Raton, FL 33481

Telephone #:

561-880-6701

Cell Phone #:

305-720-7291

E-Mail Address:

patricia.hildebrandt@medreceivables.com



Is the property in compliance? yes If no, please explain in the narrative of your request.



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

We paid to have the property mowed and were under the assumption that it was mowed. Attached are proof of payment.

Date: 07/11/16

 id:   
Print Name: Donald Cohen

STATE OF FLORIDA

COUNTY OF ST. ~~LUCIE~~ Broward

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

SWORN TO AND SUBSCRIBED before me this 11 day of July, 2016.

\_\_\_\_\_  
Notary Public, State of Florida





**Patricia Hildebrandt**

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**From:** Mike Garofalo <mike@suncorfl.com>  
**Sent:** Wednesday, November 11, 2015 8:46 AM  
**To:** Patricia Hildebrandt  
**Subject:** Ft. Pierce, property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Pat,  
  
I have C. Anglin Services ready for cutting and clearing the debris from the property in connection with the recent Code Violations.

We need to send him a 50% payment of \$2,000.00 against a total invoice/quote of \$4,000.00.

Please send the deposit check to me ASAP, that I may get him started.

Thanks,

Mike

Sent from my iPhone

Sabadell United Bank

MultiCHAX® # 19985DNS-07

CGV Investments  
PO Box 812170  
Boca Raton, FL 33481  
Phone 561-988-8890

CHECK NO.  
1426

11/11/2015

Charles B. Anglin Services  
Two Thousand and 00/100\*\*\*\*\*

\$\*2,000.00

PAY  
TO THE  
ORDER  
OF:

Charles B. Anglin Services

\_\_\_\_\_  
AUTHORIZED SIGNATURE

Deposit

⑈001426⑈ ⑆067009646⑆ 0221003635⑈

CGV Investments  
Charles B. Anglin Services

Date: 11/11/2015 Check #: 1426  
11/11/2015

2603 McNeil Rd/ Jenkins Lot

2,000.00

021 - Mellon Bank

Deposit

2,000.00

CGV Investments  
Charles B. Anglin Services

Date: 11/11/2015 Check #: 1426  
11/11/2015

2603 McNeil Rd/ Jenkins Lot

2,000.00

021 - Mellon Bank

Deposit

2,000.00

Details on back. Security features included.

INVOICE NO. 037832

**Invoice**

Charles B Anglin Services

BILL TO		SERVICE PERFORMED AT	
ADDRESS		Mchenry, State Road 70	
CITY, STATE, ZIP		CITY, STATE, ZIP	
CUSTOMER ORDER NO.		TERMS	
SOLD BY		DATE	
11-11-16	Mow, 80 Acres of 5' tall grass locate & Mark Man holes, Install gates and No Trespassing Signs, Remove all trash piles	FT Pierce IL	11-11-16
	Estimate \$5,500 total		
	\$4,000 to mow 80 Acres @ 50.00 Per Acre		
	\$ 2,000 Deposit paid with Check #		

Bal. 3500.00

## Patricia Hildebrandt

---

**From:** mike suncorfl.com <mike@suncorfl.com>  
**Sent:** Wednesday, December 02, 2015 11:59 AM  
**To:** Patricia Hildebrandt  
**Subject:** RE: Ft. Pierce

Pat,

The total on the invoice is \$5,500.00 of which we have paid \$2,000.00. The work is completed and we have cleared up the matter before the Ft. Pierce Code Enforcement Department. I have had the gates reinstalled (they were stolen) and the property locked.

As a matter of coincidence, I have a meeting with an engineer this afternoon that is located on Newport Circle. If the check is ready, I would be happy to pick it up this afternoon.

Best Regards,

Mike Garofalo

772-532-4400

On December 1, 2015 at 2:29 PM Patricia Hildebrandt  
<[patricia.hildebrandt@medreceivables.com](mailto:patricia.hildebrandt@medreceivables.com)> wrote:

Hi Mike,

Please let me know when the work has been completed.

---

**From:** mike suncorfl.com [mailto:mike@suncorfl.com]  
**Sent:** Thursday, November 12, 2015 4:39 PM  
**To:** Patricia Hildebrandt  
**Subject:** Ft. Pierce

Pat,

This is Charles Anglin Services estimate.

Best Regards,

Michael Garofalo  
772-532-4400 Cell

Suncor Communities  
9010 20TH Street

Sabadell United Bank

MultiCHAX® # 19985DNS-07

CGV Investments  
PO Box 812170  
Boca Raton, FL 33481  
Phone 561-988-8890

CHECK NO.  
1430

12/03/2015

\$\*3,500.00

Charles B. Anglin Services  
Three Thousand Five Hundred and 00/100\*\*\*\*\*

PAY  
TO THE  
ORDER  
OF:

Charles B. Anglin Services

\_\_\_\_\_  
AUTHORIZED SIGNATURE

⑈001430⑈ ⑆067009646⑆ 0221003635⑈

CGV Investments  
Charles B. Anglin Services

Date: 12/03/2015 Check #: 1430  
12/3/2015

Mow and clean McNeil/St Rd 70

3,500.00

021 - Mellon Bank

3,500.00

CGV Investments  
Charles B. Anglin Services

Date: 12/03/2015 Check #: 1430  
12/3/2015

Mow and clean McNeil/St Rd 70

3,500.00

021 - Mellon Bank

3,500.00

• mailed to Mike G  
12/3/16

CDV Investments  
 PO Box 812178  
 Boca Raton, FL 33481  
 Phone 561-966-9490

CHECK NO. 1426  
 11/11/2015  
 \$2,000.00

Charles B. Anglin Service  
 Two Thousand and 00/100

PAY TO THE ORDER OF  
 Charles B. Anglin Service

Deposit

#001426# 0057009644# 0221003635#

Ck #: 1426 - 11/B/2015 - Amt: \$2,000.00

PAY TO THE ORDER OF  
 CHARLES B. ANGLIN SERVICE  
 TWO THOUSAND AND 00/100  
 \$2,000.00

#001426# 0057009644# 0221003635#

Ck #: 1426 - 11/B/2015 - Amt: \$2,000.00

00000564-001-002-FS076813083IOA054634-LETTER01-00-0-00000564

CDV Investments  
 PO Box 812178  
 Boca Raton, FL 33481  
 Phone 561-966-9490

CHECK NO. 1430  
 12/03/2015  
 \$3,500.00

Charles B. Anglin Service  
 Three Thousand Five Hundred and 00/100

PAY TO THE ORDER OF  
 Charles B. Anglin Service

#001430# 0057009644# 0221003635#

Ck #: 1430 - 12/8/2015 - Amt: \$3,500.00

PAY TO THE ORDER OF  
 CHARLES B. ANGLIN SERVICE  
 THREE THOUSAND FIVE HUNDRED  
 AND 00/100  
 \$3,500.00

#001430# 0057009644# 0221003635#

Ck #: 1430 - 12/8/2015 - Amt: \$3,500.00

Cleared Checks

**Property Identification**

Site Address: McNeil RD Parcel ID: 2419-313-0001- Account #: 27353 Sec/Town/Range:  
 000-0 19/35S/40E  
 Map ID: 24/19S Zoning: R3 Use Type: 0000 Jurisdiction: Fort Pierce

**Ownership**

CGV Investments LLC  
 PO Box 812170  
 Boca Raton, FL 33481

**Legal Description**

19 35 40 S 1/2 OF NE 1/4 OF SW 1/4-LESS E 33 FT FOR RD AND LESS S300 FT OF N 450 FT- AND NE 1/4 OF SW 1/4 OF SW 1/4 AND NW 1/4 OF SE 1/4 OF SW 1/4 AND W 60 FT OF SW 1/4 OF SE 1/4 OF SW 1/4-LESS S 42.5 FT FOR CANAL AND LESS N 150 FT OF W 581 FT OF E 614 FT OF S 1/2 OF NE 1/4 OF SW 1/4- (26.78 AC) (OR 2891-2915 )

**Current Values**

Just/Market: \$482,000 Assessed: \$482,000  
 Exemptions: \$0 Taxable: \$482,000

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$482,000	\$482,000	\$0	\$482,000
2014	\$482,000	\$482,000	\$0	\$482,000
2013	\$482,000	\$482,000	\$0	\$482,000

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-15-2007	2891 / 2915	XX03	SP	Suncor Ft Pierce LLC,	\$100
08-15-2007	2868 / 0525	XX02	SP	FM Neill Farms Holding, LLC,	\$8,000,000
11-17-2006	2713 / 0987	XX02	SP	KB HomeTreasure Coast LLC,	\$100

**Primary Building Information**

Finished Area of this building: 0 SF  
 Gross Area of this building: 0 SF

**Exterior Data**

View: Roof Cover: Roof Structure: Building Type:  
 Year Built: N/A Frame: Grade: Effective Year: 2014  
 Primary Wall: Story Height: No. Units: 0 Secondary Wall:

**Interior Data**

Bedrooms: 0 A/C %: 0% Electric: Primary Int Wall:  
 Full Baths: 0 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0  
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors:



*Image or Sketch unavailable for display*

**Total Areas**

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	26.78
Land Size (SF):	1,166,536.8
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
------	-----	-------	----------

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

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

**SUBJECT: LOT CLEARING LIEN REDUCTION**

Address: McNeil Road, Fort Pierce, FL

Parcel ID#: 2419-313-0001-000-0

Owner: CGV Investments LLC

DATE: August 1, 2016

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The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	\$1575.00	\$60.36	\$100.00
TOTAL	\$1575.00	\$60.36	\$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)

\$ 160.36

CANNOT BE WAIVED (ALL LOT CLEARING COSTS)

\$1575.00

\$1735.36



**City Commission Regular Meeting**

**Agenda Item # 10. b.**

**Meeting Date:** 08/01/2016

**Re:** Lot Clearing Lien - 2603 McNeil Road

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

---

**SUBJECT:**

Request to waive administrative fees, interest, and penalties in the amount of \$173.80 for Lot Clearing Lien against 2603 McNeil Road, Property ID 2419-701-0001-000-1 owned by Donald Cohen, CGV Investments LLC, P. O. Box 812170, Boca Raton, FL 33481 leaving a balance due of \$1,950.00.

**SUMMARY:**

CGV Investments paid Charles B. Anglin Services to mow and clean up the property, however the work was not completed and a City vendor cleared the property.

**RECOMMENDATION:**

Staff recommends waiving the administrative fees, interest, and late charges totaling \$173.80 leaving a balance due of \$1,950.00 payable in 30 days.

**ALTERNATIVES:**

- 1. Deny the request.
- 2. Determine alternative amount.

**RESPONSIBLE STAFF:**

Colleen Greer, Code Enforcement Executive Secretary.

**COORDINATED WITH:**

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

---

**Fiscal Impact**

**Budgeted Y/N:** 2016

**Amount:** 1950.00

**OTHER INFORMATION:**

\$1,950.00 to the general fund.

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**Attachments**

Request for Reduction  
Tax Card  
Breakdown

---

**Form Review**

**Inbox**

City Manager

Form Started By: Collen Greer

Final Approval Date: 07/27/2016

**Reviewed By**

Nick Mimms

**Date**


07/27/2016 04:13 PM

Started On: 07/15/2016 03:16 PM

**REQUEST FOR REDUCTION OR RESCINDMENT OF  
 LOT CLEARING / DEMOLITION LIENS**

Date:	07/11/16		
Property address:	2603 McNeil Road Lot		
Owner(s) of record:	CGV Investments LLC		
Mailing address:	PO Box 812170 Boca Raton, FL 33481		
Property tax ID #:	241970100010001		
Original purchase date:	08/15/07	Original purchase price:	1,800,000
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Donald Cohen	Relationship to owner	Partner CGV Investments
Telephone #:	561-880-6701	Mobile phone #:	305-720-7291
E-mail:	Patricia.hildebrandt@medreceivables.com	Preferred contact method:	email
What are owner(s) intentions for property:	investment		
Amount of Lien:	2123.80	Date Fine Initiated:	12/15/15
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain:	
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?	

City incurred charges (lot clearing, demolition, etc)	\$ 1950.00
Administrative fees	\$ 100.00
Interest	\$ 61.50
Penalties	\$ 12.30
Total Amount Due	\$ 2123.80
Amount Requesting to be Waived	\$ 173.80
Amount I agree to pay	\$ <del>1576.00</del> 1950

  
 \_\_\_\_\_  
 Signature of Owner or Representative

07/11/16  
 \_\_\_\_\_  
 Date

Donald Cohen  
 \_\_\_\_\_  
 Printed Name

**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address:	
-------------------	--

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h). I understand the requirements to be met and that I waive my right to a hearing before the City Commission.


I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

      7/11/14      Donald Cohen  
Signature  or Representative      Date      Printed Name

**COFP – APPLICATION PROCESS DETERMINATION**

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for review and determination.

      7/15/14      MARGARET M. ARRAIZ  
City Representative      Date      Printed Name

### 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 are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 2603 McNeil Road Lot

Property Owner: CGV Investments LLC

Mailing Address: PO Box 812170 Boca Raton, FL 33481

Telephone #: 561-880-6701 Cell Phone #: 305-720-7291

E-Mail Address: patricia.hildebrandt@medreceivables.com

Is the property in compliance? yes If no, please explain in the narrative of your request.





**Patricia Hildebrandt**

---

**From:** Mike Garofalo <mike@suncorfl.com>  
**Sent:** Wednesday, November 11, 2015 8:46 AM  
**To:** Patricia Hildebrandt  
**Subject:** Ft. Pierce, property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Pat,

I have C. Anglin Services ready for cutting and clearing the debris from the property in connection with the recent Code Violations.

We need to send him a 50% payment of \$2,000.00 against a total invoice/quote of \$4,000.00.

Please send the deposit check to me ASAP, that I may get him started.

Thanks,

Mike

Sent from my iPhone

Sabadell United Bank

MULTICHAX® # 19985DNS-07

CGV Investments  
PO Box 812170  
Boca Raton, FL 33481  
Phone 561-988-8890

CHECK NO.  
1426

11/11/2015

Charles B. Anglin Services  
Two Thousand and 00/100\*\*\*\*\*

\$\*2,000.00

PAY  
TO THE  
ORDER  
OF:

Charles B. Anglin Services

\_\_\_\_\_  
AUTHORIZED SIGNATURE

Deposit

⑈001426⑈ ⑆067009646⑆ 0221003635⑈

CGV Investments  
Charles B. Anglin Services

Date: 11/11/2015 Check #: 1426  
11/11/2015

2603 McNeil Rd/ Jenkins Lot

2,000.00

021 - Mellon Bank

Deposit

2,000.00

CGV Investments  
Charles B. Anglin Services

Date: 11/11/2015 Check #: 1426  
11/11/2015

2603 McNeil Rd/ Jenkins Lot

2,000.00

021 - Mellon Bank

Deposit

2,000.00

Details on back. Security features included.



INVOICE NO. 037832

**Invoice**

Charles B Anglin Services

BILL TO

ADDRESS

CITY, STATE, ZIP

CUSTOMER ORDER NO.

SOLD BY

TERMS

DATE

ADDRESS

CITY, STATE, ZIP

TERMS

11-11-16

SERVICE PERFORMED AT  
Merrell, State Road 70

FT Pierce FL

11-11-16

Mow, 80 Acres of 5' tall grass  
locate & Mark Man holes, Install gates  
and No Trespassing Signs, Remove  
all trash piles

Estimate \$5,500 total

\$4,000 to mow 80 Acres @ 50.00 per acre

\$ 2,000 deposit paid with check #

Bal. 3500.00

**Patricia Hildebrandt**

---

**From:** mike suncorfl.com <mike@suncorfl.com>  
**Sent:** Wednesday, December 02, 2015 11:59 AM  
**To:** Patricia Hildebrandt  
**Subject:** RE: Ft. Pierce

Pat,

The total on the invoice is \$5,500.00 of which we have paid \$2,000.00. The work is completed and we have cleared up the matter before the Ft. Pierce Code Enforcement Department. I have had the gates reinstalled (they were stolen) and the property locked.

As a matter of coincidence, I have a meeting with an engineer this afternoon that is located on Newport Circle. If the check is ready, I would be happy to pick it up this afternoon.

Best Regards,

Mike Garofalo

772-532-4400

On December 1, 2015 at 2:29 PM Patricia Hildebrandt  
<[patricia.hildebrandt@medreceivables.com](mailto:patricia.hildebrandt@medreceivables.com)> wrote:

Hi Mike,

Please let me know when the work has been completed.

---

**From:** mike suncorfl.com [mailto:mike@suncorfl.com]  
**Sent:** Thursday, November 12, 2015 4:39 PM  
**To:** Patricia Hildebrandt  
**Subject:** Ft. Pierce

Pat,

This is Charles Anglin Services estimate.

Best Regards,

Michael Garofalo  
772-532-4400 Cell

Suncor Communities  
9010 20TH Street

Sabadell United Bank

Multichax® # 19985DNS-07

CGV Investments  
PO Box 812170  
Boca Raton, FL 33481  
Phone 561-988-8890

CHECK NO.  
1430

12/03/2015

\$\*3,500.00

Charles B. Anglin Services  
Three Thousand Five Hundred and 00/100\*\*\*\*\*

PAY  
TO THE  
ORDER  
OF:

Charles B. Anglin Services

\_\_\_\_\_  
AUTHORIZED SIGNATURE

⑈001430⑈ ⑆067009646⑆ 0221003635⑈

CGV Investments  
Charles B. Anglin Services

Date: 12/03/2015 Check #: 1430  
12/3/2015

Mow and clean McNeil/St Rd 70

3,500.00

021 - Mellon Bank

3,500.00

CGV Investments  
Charles B. Anglin Services

Date: 12/03/2015 Check #: 1430  
12/3/2015

Mow and clean McNeil/St Rd 70

3,500.00

021 - Mellon Bank

3,500.00

• mailed to Mike G  
12/3/16

CDV Investments  
 PO Box 812178  
 Boca Raton, FL 33481  
 Phone 561-994-4490

CHECK NO.  
 1426

11/11/2015

\$2,000.00

Pay to the order of  
 Charlie B. Anglin Services

Two Thousand and 00/100

Deposit

#001426# 00570095645# 0221003335#

Ck #: 1426 - 11/8/2015 - Amt: \$2,000.00

PAY TO THE ORDER OF  
 CHARLES B. ANGLIN SERVICES  
 TWO THOUSAND AND 00/100

11/11/2015

\$2,000.00

#001426# 00570095645# 0221003335#

Ck #: 1426 - 11/8/2015 - Amt: \$2,000.00

00000564-001-002-FS076813083IOA054634-LETTER01-00-0-00000564

CDV Investments  
 PO Box 812178  
 Boca Raton, FL 33481  
 Phone 561-994-4490

CHECK NO.  
 1430

12/08/2015

\$3,500.00

Pay to the order of  
 Charlie B. Anglin Services

Three Thousand Five Hundred and 00/100

Deposit

#001430# 00570095645# 0221003335#

Ck #: 1430 - 12/8/2015 - Amt: \$3,500.00

PAY TO THE ORDER OF  
 CHARLES B. ANGLIN SERVICES  
 THREE THOUSAND FIVE HUNDRED AND 00/100

12/08/2015

\$3,500.00

#001430# 00570095645# 0221003335#

Ck #: 1430 - 12/8/2015 - Amt: \$3,500.00

Cleared Checks

**Property Identification**

Site Address: 2603 MCNEIL RD  
 Map ID: 24/19S  
 Parcel ID: 2419-701-0001-000-1  
 Zoning: CO  
 Account #: 27526  
 Use Type: 0000  
 Sec/Town/Range: 19/35S/40E  
 Jurisdiction: Fort Pierce

**Ownership**

CGV Investments LLC  
 PO Box 812170  
 Boca Raton, FL 33481

**Legal Description**

AMENDED PLAT OF IDEAL S/D 19 35 40 ALL  
 SUBDIVISION-LESS E 350.96FT OF N 137 FT- (8.99 AC)  
 (OR 2891-2915)

**Current Values**

Just/Market: \$161,800  
 Exemptions: \$0  
 Assessed: \$161,800  
 Taxable: \$161,800

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$161,800	\$161,800	\$0	\$161,800
2014	\$161,800	\$161,800	\$0	\$161,800
2013	\$161,800	\$161,800	\$0	\$161,800

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-15-2007	2891 / 2915	XX03	SP	Suncor Ft Pierce LLC,	\$100
08-15-2007	2868 / 0525	XX02	SP	FM Neill Farms Holding, LLC,	\$8,000,000
11-17-2006	2713 / 0987	XX02	SP	KB HomeTreasure Coast LLC,	\$100

**Primary Building Information**

Finished Area of this building: 0 SF  
 Gross Area of this building: 0 SF

**Exterior Data**

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

**Interior Data**

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



*Image or Sketch unavailable for display*

**Total Areas**

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	8.99
Land Size (SF):	391,604.4
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.  
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## MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

**SUBJECT: LOT CLEARING LIEN REDUCTION**

Address: 2603 McNeil Road, Fort Pierce, FL

Parcel ID#: 2419-701-0001-000-1

Owner: CGV Investments LLC

DATE: August 1, 2016

---

---

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	\$1950.00	\$73.80	\$100.00
TOTAL	\$1950.00	\$73.80	\$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)

\$ 173.80

CANNOT BE WAIVED (ALL LOT CLEARING COSTS)

\$1950.00

\$2123.80

**City Commission Regular Meeting**

**Agenda Item # 10. c.**

**Meeting Date:** 08/01/2016

**Re:** Lot Clearing Lien - 2719 (Approx) McNeil Road

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

---

**SUBJECT:**

Request to waive administrative fees, interest, and penalties in the amount of \$164.80 for Lot Clearing Lien against 2719 (Approx) McNeil Road, Property ID 2419-314-0002-000-0 owned by Donald Cohen, CGV Investments LLC, P. O. Box 812170, Boca Raton, FL 33481 leaving a balance due of \$1,700.00.

**SUMMARY:**

CGV Investments paid Charles B. Anglin Services to mow and clean up the property, however the work was not completed and a City vendor cleared the property.

**RECOMMENDATION:**

Staff recommends waiving the administrative fees, interest, and late charges totaling \$164.80 leaving a balance due of \$1,700.00 payable in 30 days.

**ALTERNATIVES:**

- 1. Deny the request.
- 2. Determine alternative amount.

**RESPONSIBLE STAFF:**

Colleen Greer, Code Enforcement Executive Secretary.

**COORDINATED WITH:**

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

---

**Fiscal Impact**

**Budgeted Y/N:** 2016

**Amount:** 1,700.00

**OTHER INFORMATION:**

\$1,700.00 to the general fund.

---

**Attachments**

Request for Reduction  
Tax Card  
Breakdown

---

**Form Review**

**Inbox**

City Manager

Form Started By: Collen Greer

Final Approval Date: 07/27/2016

**Reviewed By**

Nick Mimms

**Date**

07/27/2016 04:13 PM


Started On: 07/15/2016 03:07 PM



**REQUEST FOR REDUCTION OR RESCINDMENT OF  
 LOT CLEARING / DEMOLITION LIENS**

Date:	07/11/16		
Property address:	2719 (Approx) McNeil Road		
Owner(s) of record:	CGV Investments LLC		
Mailing address:	PO Box 812170 Boca Raton, FL 33481		
Property tax ID #:	241931400020000		
Original purchase date:	08/15/07	Original purchase price:	1,000,000
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Donald Cohen	Relationship to owner	Partner CGV Investments
Telephone #:	561-880-6701	Mobile phone #:	305-720-7291
E-mail:	Patricia.hildebrandt@medreceivables.com	Preferred contact method:	email
What are owner(s) intentions for property:	investment		
Amount of Lien:	1864.80	Date Fine Initiated:	12/15/15
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain:	
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?	

City incurred charges (lot clearing, demolition, etc)	\$ 1700.00
Administrative fees	\$ 100.00
Interest	\$ 54.00
Penalties	\$ 10.80
Total Amount Due	\$ 1864.80
Amount Requesting to be Waived	\$ 164.80
Amount I agree to pay	\$ <del>1864.80</del> 1700. <sup>00</sup>



07/11/16
Donald Cohen  
 \_\_\_\_\_  
 Signer or Representative Date Printed Name

**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address:	
-------------------	--

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h). I understand the requirements to be met and that I waive my right to a hearing before the City Commission.

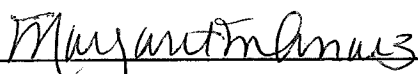
I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

      7/11/14      Donald Cohen  
Signature of Owner Representative      Date      Printed Name

-----  
**COFP – APPLICATION PROCESS DETERMINATION**

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for review and determination.

      7/15/14      MARGARET MARRAR  
City Representative      Date      Printed Name

### 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 are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 2719 (Approx) McNeil Rd

Property Owner: CGV Investments LLC

Mailing Address: PO Box 812170 Boca Raton, FL 33481

Telephone #: 561-880-6701 Cell Phone #: 305-720-7291

E-Mail Address: patricia.hildebrandt@medreceivables.com

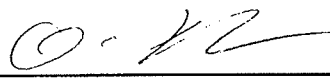
Is the property in compliance? yes If no, please explain in the narrative of your request.



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

We paid to have the property mowed and were under the assumption that it was mowed. Attached are proof of payment.

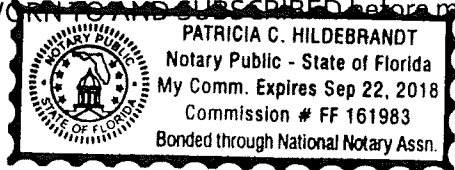
Date: 07/11/16

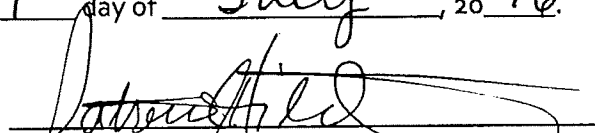
  
Print Name: Donald Cohen

STATE OF FLORIDA  
Broward County  
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 11 day of July, 20 16.



  
Notary Public, State of Florida



**Patricia Hildebrandt**

---

**From:** Mike Garofalo <mike@suncorfl.com>  
**Sent:** Wednesday, November 11, 2015 8:46 AM  
**To:** Patricia Hildebrandt  
**Subject:** Ft. Pierce, property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Pat,  
  
I have C. Anglin Services ready for cutting and clearing the debris from the property in connection with the recent Code Violations.

We need to send him a 50% payment of \$2,000.00 against a total invoice/quote of \$4,000.00.

Please send the deposit check to me ASAP, that I may get him started.

Thanks,

Mike

Sent from my iPhone

Sabadell United Bank

MultiCHAX® # 19985DNS-07

CGV Investments  
PO Box 812170  
Boca Raton, FL 33481  
Phone 561-988-8890

CHECK NO.  
1426

11/11/2015

Charles B. Anglin Services  
Two Thousand and 00/100\*\*\*\*\*

\$\*2,000.00

PAY  
TO THE  
ORDER  
OF:

Charles B. Anglin Services

\_\_\_\_\_  
AUTHORIZED SIGNATURE

Deposit

⑈001426⑈ ⑆067009646⑆ 0221003635⑈

CGV Investments  
Charles B. Anglin Services

Date: 11/11/2015 Check #: 1426  
11/11/2015

2603 McNeil Rd/ Jenkins Lot

2,000.00

021 - Mellon Bank

Deposit

2,000.00

CGV Investments  
Charles B. Anglin Services

Date: 11/11/2015 Check #: 1426  
11/11/2015

2603 McNeil Rd/ Jenkins Lot

2,000.00

021 - Mellon Bank

Deposit

2,000.00

Details on back.  
Security features included.

INVOICE NO. 037832

**Invoice**

Charles B Anglin Services

BILL TO ADDRESS

CITY, STATE, ZIP

ADDRESS

CITY, STATE, ZIP

TERMS

DATE

CUSTOMER ORDER NO.

SOLD BY

11-11-16

Mow, 80 Acres of 5' tall grass

Locate & Mark Man holes, Install gates

and No Trespassing Signs, Remove

all trash piles

Estimate \$5,500 total

\$4,000 to mow 80 Acres @ 50.00 Per Acre

\$ 2,000 Deposit paid with Check #

Bal. 3500.00

**Patricia Hildebrandt**

---

**From:** mike suncorfl.com <mike@suncorfl.com>  
**Sent:** Wednesday, December 02, 2015 11:59 AM  
**To:** Patricia Hildebrandt  
**Subject:** RE: Ft. Pierce

Pat,

The total on the invoice is \$5,500.00 of which we have paid \$2,000.00. The work is completed and we have cleared up the matter before the Ft. Pierce Code Enforcement Department. I have had the gates reinstalled (they were stolen) and the property locked.

As a matter of coincidence, I have a meeting with an engineer this afternoon that is located on Newport Circle. If the check is ready, I would be happy to pick it up this afternoon.

Best Regards,

Mike Garofalo

772-532-4400

On December 1, 2015 at 2:29 PM Patricia Hildebrandt  
<[patricia.hildebrandt@medreceivables.com](mailto:patricia.hildebrandt@medreceivables.com)> wrote:

Hi Mike,

Please let me know when the work has been completed.

---

**From:** mike suncorfl.com [mailto:mike@suncorfl.com]  
**Sent:** Thursday, November 12, 2015 4:39 PM  
**To:** Patricia Hildebrandt  
**Subject:** Ft. Pierce

Pat,

This is Charles Anglin Services estimate.

Best Regards,

Michael Garofalo  
772-532-4400 Cell

Suncor Communities  
9010 20TH Street



Sabadell United Bank

MULTICHAX® # 19985DNS-07

CGV Investments  
PO Box 812170  
Boca Raton, FL 33481  
Phone 561-988-8890

CHECK NO.  
1430

12/03/2015

\$\*3,500.00

Charles B. Anglin Services  
Three Thousand Five Hundred and 00/100\*\*\*\*\*

PAY  
TO THE  
ORDER  
OF:

Charles B. Anglin Services

\_\_\_\_\_  
AUTHORIZED SIGNATURE

⑈001430⑈ ⑆067009646⑆ 0221003635⑈

CGV Investments  
Charles B. Anglin Services

Date: 12/03/2015 Check #: 1430  
12/3/2015

Mow and clean McNeil/St Rd 70

3,500.00

021 - Mellon Bank

3,500.00

CGV Investments  
Charles B. Anglin Services

Date: 12/03/2015 Check #: 1430  
12/3/2015

Mow and clean McNeil/St Rd 70

3,500.00

021 - Mellon Bank

3,500.00

• mailed to Mike G  
12/3/15

Security features included. Details on back.



**Property Identification**

Site Address: MCNEIL RD Parcel ID: 2419-314-0002- Account #: 166718 Sec/Town/Range:  
 000-0 19/35S/40E  
 Map ID: 24/19S Zoning: OSR - PSL Use Type: 0000 Jurisdiction: Fort Pierce

**Ownership**

CGV Investments LLC  
 PO Box 812170  
 Boca Raton, FL 33481

**Legal Description**

19 35 40 E 614 FT OF N 450 FT OF S 1/2 OF NE 1/4 OF SW  
 1/4 LESS E 333 FT OF N 200 FT OF S 1/2 OF NE 1/4 OF SW  
 1/4 LESS E 33 FT FOR RD R/W- (4.62 AC) (OR 2891-2915)

**Current Values**

Just/Market: \$83,200 Assessed: \$83,200  
 Exemptions: \$0 Taxable: \$83,200

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$83,200	\$83,200	\$0	\$83,200
2014	\$83,200	\$83,200	\$0	\$83,200
2013	\$83,200	\$83,200	\$0	\$83,200

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-15-2007	2891 / 2915	XX03	SP	Suncor Ft Pierce LLC,	\$100
08-15-2007	2868 / 0525	XX02	SP	FM Neill Farms Holding, LLC,	\$8,000,000
11-17-2006	2713 / 0987	XX02	SP	KB HomeTreasure Coast LLC,	\$100

**Primary Building Information**

Finished Area of this building: 0 SF  
 Gross Area of this building: 0 SF

**Exterior Data**

View: Roof Cover: Roof Structure: Building Type:  
 Year Built: N/A Frame: Grade: Effective Year: 2014  
 Primary Wall: Story Height: No. Units: 0 Secondary Wall:

**Interior Data**

Bedrooms: 0 A/C %: 0% Electric: Primary Int Wall:  
 Full Baths: 0 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0  
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors:



*Image or Sketch unavailable for display*

**Total Areas**

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	4.62
Land Size (SF):	201,360
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.  
 © Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

# MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

**SUBJECT: LOT CLEARING LIEN REDUCTION**

Address: 2719 (Approx) McNeil Road, Fort Pierce, FL

Parcel ID#: 2419-314-0002-000-0

Owner: CGV Investments LLC

DATE: August 1, 2016

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The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	\$1700.00	\$64.80	\$100.00
TOTAL	\$1700.00	\$64.80	\$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)

\$ 164.80

CANNOT BE WAIVED (ALL LOT CLEARING COSTS)

\$1700.00

\$1864.80

**City Commission Regular Meeting**

**Agenda Item # 10. d.**

**Meeting Date:** 08/01/2016

**Re:** Lot Clearing Lien - 2722 Jenkins Road

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

---

**SUBJECT:**

Request to waive administrative fees, interest, and penalties in the amount of \$231.40 for Lot Clearing Lien against 2722 Jenkins Road Property ID 2419-323-0001-000-1 owned by Donald Cohen, CGV Investments LLC, P. O. Box 812170, Boca Raton, FL 33481 leaving a balance due of \$3,550.00.

**SUMMARY:**

CGV Investments paid Charles B. Anglin Services to mow and clean up the property, however the work was not completed and a City vendor cleared the property.

**RECOMMENDATION:**

Staff recommends waiving the administrative fees, interest, and late charges totaling \$231.40 leaving a balance due of \$3,550.00 payable in 30 days.

**ALTERNATIVES:**

- 1. Deny the request.
- 2. Determine alternative amount.

**RESPONSIBLE STAFF:**

Colleen Greer, Code Enforcement Executive Secretary.

**COORDINATED WITH:**

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

---

**Fiscal Impact**

**Budgeted Y/N:** 2016

**Amount:** 3,550.00

**OTHER INFORMATION:**

\$3,550.00 to the general fund.

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**Attachments**

Request for Reduction

Tax Card

Breakdown

---

**Form Review**

**Inbox**

City Manager

Form Started By: Collen Greer

Final Approval Date: 07/27/2016

**Reviewed By**

Nick Mimms

**Date**


07/27/2016 04:13 PM

Started On: 07/15/2016 03:01 PM

**REQUEST FOR REDUCTION OR RESCINDMENT OF  
LOT CLEARING / DEMOLITION LIENS**

Date:	07/11/16		
Property address:	2722 Jenkins Road		
Owner(s) of record:	CGV Investments LLC		
Mailing address:	PO Box 812170 Boca Raton, FL 33481		
Property tax ID #:	241932300010001		
Original purchase date:	08/15/07	Original purchase price:	1,000,000
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Donald Cohen	Relationship to owner	Partner CGV Investments
Telephone #:	561-880-6701	Mobile phone #:	305-720-7291
E-mail:	Patricia.hildebrandt@medreceivables.com	Preferred contact method:	email
What are owner(s) intentions for property:	investment		
Amount of Lien:	3781.40	Date Fine Initiated:	12/15/15
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain:	
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?	

City incurred charges (lot clearing, demolition, etc)	\$ 3550.00
Administrative fees	\$ 100.00
Interest	\$ 109.50
Penalties	\$ 21.90
Total Amount Due	\$ 3781.40
Amount Requesting to be Waived	\$ 231.40
Amount I agree to pay	\$ 3550.00

  
\_\_\_\_\_  
Signature of Owner or Representative

07/11/16  
Date

Donald Cohen  
\_\_\_\_\_  
Printed Name

**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address:	
-------------------	--

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h). I understand the requirements to be met and that I waive my right to a hearing before the City Commission.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

      7/11/14      Donald Cohen  
Signature of Owner or Representative      Date      Printed Name

**COFP – APPLICATION PROCESS DETERMINATION**

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for review and determination.

Margaret Marraiz      7/15/14      MARGARET MARRAIZ  
City Representative      Date      Printed Name



### 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.

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Property Address: 2722 Jenkins Road

Property Owner: CGV Investments LLC

Mailing Address: PO Box 812170 Boca Raton, FL 33481

Telephone #: 561-880-6701 Cell Phone #: 305-720-7291

E-Mail Address: patricia.hildebrandt@medreceivables.com


Is the property in compliance? yes If no, please explain in the narrative of your request.



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

We paid to have the property mowed and were under the assumption that it was mowed. Attached are proof of payment.

Date: 07/11/16

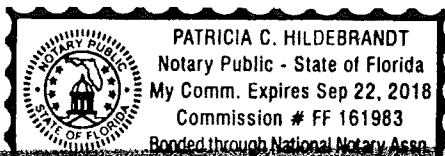
  
Print Name: Donald Cohen


STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Donald Cohen who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced \_\_\_\_\_ as identification.

SWORN TO AND SUBSCRIBED before me this 11 day of July, 2016.



  
Notary Public, State of Florida



**Patricia Hildebrandt**

---

**From:** Mike Garofalo <mike@suncorfl.com>  
**Sent:** Wednesday, November 11, 2015 8:46 AM  
**To:** Patricia Hildebrandt  
**Subject:** Ft. Pierce, property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Pat,

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We need to send him a 50% payment of \$2,000.00 against a total invoice/quote of \$4,000.00.

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Thanks,

Mike

Sent from my iPhone

Sabadell United Bank

MULTICHAX® # 19985DNS-07

CGV Investments  
PO Box 812170  
Boca Raton, FL 33481  
Phone 561-988-8890

CHECK NO.  
1426

11/11/2015

Charles B. Anglin Services  
Two Thousand and 00/100\*\*\*\*\*

\$\*2,000.00

PAY  
TO THE  
ORDER  
OF:

Charles B. Anglin Services

\_\_\_\_\_  
AUTHORIZED SIGNATURE

Deposit

⑈001426⑈ ⑆067009646⑆ 0221003635⑈

CGV Investments  
Charles B. Anglin Services

Date: 11/11/2015 Check #: 1426  
11/11/2015

2603 McNeil Rd/ Jenkins Lot

2,000.00

021 - Mellon Bank      Deposit

2,000.00

CGV Investments  
Charles B. Anglin Services

Date: 11/11/2015 Check #: 1426  
11/11/2015

2603 McNeil Rd/ Jenkins Lot

2,000.00

021 - Mellon Bank      Deposit

2,000.00

Details on back.  
Security features included.

INVOICE NO. 037832

**Invoice**

Charles B Anglin Services

BILL TO

SERVICE PERFORMED AT  
Mchenry, State Road 70

ADDRESS

ADDRESS

CITY, STATE, ZIP

CITY, STATE, ZIP  
Ft Pierce FL

CUSTOMER ORDER NO.

SOLD BY

TERMS

DATE  
11-1-16

11-1-16

Mow, 80 Acres of 5' tall grass  
locate & Mark Man holes, Install gates  
and No Trespassing Signs, Remove  
all trash piles

Estimate \$5,500 total

\$4,000 to mow 80 Acres @ 50.00 Per Acre

\$ 2,000 Deposit paid with Check #

Bal. 3500.00

**Patricia Hildebrandt**

---

**From:** mike suncorfl.com <mike@suncorfl.com>  
**Sent:** Wednesday, December 02, 2015 11:59 AM  
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**Subject:** RE: Ft. Pierce

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As a matter of coincidence, I have a meeting with an engineer this afternoon that is located on Newport Circle. If the check is ready, I would be happy to pick it up this afternoon.

Best Regards,

Mike Garofalo

772-532-4400

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<[patricia.hildebrandt@medreceivables.com](mailto:patricia.hildebrandt@medreceivables.com)> wrote:

Hi Mike,

Please let me know when the work has been completed.

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**From:** mike suncorfl.com [mailto:mike@suncorfl.com]  
**Sent:** Thursday, November 12, 2015 4:39 PM  
**To:** Patricia Hildebrandt  
**Subject:** Ft. Pierce

Pat,

This is Charles Anglin Services estimate.

Best Regards,

Michael Garofalo  
772-532-4400 Cell

Suncor Communities  
9010 20TH Street

Sabadell United Bank

MULTICHAX® # 19985DNS-07

CGV Investments  
PO Box 812170  
Boca Raton, FL 33481  
Phone 561-988-8890

CHECK NO.  
1430

12/03/2015

\$\*3,500.00

Charles B. Anglin Services  
Three Thousand Five Hundred and 00/100\*\*\*\*\*

PAY  
TO THE  
ORDER  
OF:

Charles B. Anglin Services

\_\_\_\_\_  
AUTHORIZED SIGNATURE

⑈001430⑈ ⑆067009646⑆ 0221003635⑈

CGV Investments  
Charles B. Anglin Services

Date: 12/03/2015 Check #: 1430  
12/3/2015

Mow and clean McNeil/St Rd 70

3,500.00

021 - Mellon Bank

3,500.00

CGV Investments  
Charles B. Anglin Services

Date: 12/03/2015 Check #: 1430  
12/3/2015

Mow and clean McNeil/St Rd 70

3,500.00

021 - Mellon Bank

3,500.00

• mailed to Mike G  
12/3/16

COV Investments  
 PO Box 812178  
 Boca Raton, FL 33481  
 Phone 561-993-8490

CHECK NO.  
 1426

11/11/2015  
 \$2,000.00

Charles B. Anglin Services  
 Two Thousand and 00/100

PAY TO THE ORDER OF  
 Charles B. Anglin Services

Deposit

#001426# 0057009644# 0221003633#

Ck #: 1426 - 11/B/2015 - Amt: \$2,000.00

PAY TO THE ORDER OF  
 CHARLES B. ANGLIN SERVICES  
 TWO THOUSAND AND 00/100  
 CHECK NO. 1426  
 DATE 11/11/2015

#001426# 0057009644# 0221003633#

Ck #: 1426 - 11/B/2015 - Amt: \$2,000.00

00000564-001-002-FS076813083IOA054634-LETTER01-00-0-00000564

COV Investments  
 PO Box 812178  
 Boca Raton, FL 33481  
 Phone 561-993-8490

CHECK NO.  
 1430

12/08/2015  
 \$3,500.00

Charles B. Anglin Services  
 Three Thousand Five Hundred and 00/100

PAY TO THE ORDER OF  
 Charles B. Anglin Services

#001430# 0057009644# 0221003633#

Ck #: 1430 - 12/8/2015 - Amt: \$3,500.00

PAY TO THE ORDER OF  
 CHARLES B. ANGLIN SERVICES  
 THREE THOUSAND FIVE HUNDRED AND 00/100  
 CHECK NO. 1430  
 DATE 12/08/2015

#001430# 0057009644# 0221003633#

Ck #: 1430 - 12/8/2015 - Amt: \$3,500.00

Cleared Checks



**Property Identification**

Site Address: S Jenkins RD Parcel ID: 2419-323-0001- Account #: 27358 Sec/Town/Range:  
 000-1 19/35S/40E  
 Map ID: 24/19S Zoning: R4 Use Type: 0000 Jurisdiction: Fort Pierce

**Ownership**

CGV Investments LLC  
 PO Box 812170  
 Boca Raton, FL 33481

**Legal Description**

19 35 40 N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4-LESS W 40  
 FT FOR RD R/W- AND LESS ADDL RD R/W AS IN OR  
 3747-1961-(9.434 AC - 410,945 SF) (OR 2891-2915)

**Current Values**

Just/Market: \$169,800 Assessed: \$169,800  
 Exemptions: \$0 Taxable: \$169,800

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$169,800	\$169,800	\$0	\$169,800
2014	\$175,500	\$175,500	\$0	\$175,500
2013	\$175,500	\$175,500	\$0	\$175,500

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-15-2007	2891 / 2915	XX03	SP	Suncor Ft Pierce LLC,	\$100
08-15-2007	2868 / 0525	XX02	SP	FM Neill Farms Holding, LLC,	\$8,000,000
11-17-2006	2713 / 0987	XX02	SP	KB HomeTreasure Coast LLC,	\$100

**Primary Building Information**

Finished Area of this building: 0 SF  
 Gross Area of this building: 0 SF

**Exterior Data**

View: Roof Cover: Roof Structure: Building Type:  
 Year Built: N/A Frame: Grade: Effective Year: 2014  
 Primary Wall: Story Height: No. Units: 0 Secondary Wall:

**Interior Data**

Bedrooms: 0 A/C %: 0% Electric: Primary Int Wall:  
 Full Baths: 0 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0  
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors:



*Image  
 or  
 Sketch  
 unavailable  
 for display*

**Total Areas**

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	9.43
Land Size (SF):	410,945
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
------	-----	-------	----------

This information is believed to be correct at this time but it is subject to change and is not warranted.  
 © Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

# MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

**SUBJECT: LOT CLEARING LIEN REDUCTION**

Address: 2722 Jenkins Road, Fort Pierce, FL

Parcel ID#: 2419-323-0001-000-1

Owner: CGV Investments LLC

DATE: August 1, 2016

---

---

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	\$3550.00	\$131.40	\$100.00
TOTAL	\$3550.00	\$131.40	\$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)

\$ 231.40

CANNOT BE WAIVED (ALL LOT CLEARING COSTS)

\$3550.00

\$3781.40

**City Commission Regular Meeting**

**Agenda Item # 10. e.**

**Meeting Date:** 08/01/2016

**Re:** Lot Clearing Lien - 2830 (Approx) S. Jenkins Road

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

---

**SUBJECT:**

Request to waive administrative fees, interest, and penalties in the amount of \$215.20 for Lot Clearing Lien against 2830 (Approx) S. Jenkins Road, Property ID 2419-323-0002-000-8 owned by Donald Cohen, CGV Investments LLC, P. O. Box 812170, Boca Raton, FL 33481 leaving a balance due of \$3,100.00.

**SUMMARY:**

CGV Investments paid Charles B. Anglin Services to mow and clean up the property, however the work was not completed and a City vendor cleared the property.

**RECOMMENDATION:**

Staff recommends waiving the administrative fees, interest, and late charges totaling \$215.20 leaving a balance due of \$3,100.00 payable in 30 days.

**ALTERNATIVES:**

1. Deny the request.
2. Determine alternative amount.

**RESPONSIBLE STAFF:**

Colleen Greer, Code Enforcement Executive Secretary.

**COORDINATED WITH:**

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

---

**Fiscal Impact**

**Budgeted Y/N:** 2016

**Amount:** 3100.00

**OTHER INFORMATION:**

\$3,100.00 to the general fund.

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**Attachments**

Request for Reduction

Tax Card

Breakdown

---

## Form Review

**Inbox**

City Manager

Form Started By: Collen Greer

Final Approval Date: 07/27/2016

**Reviewed By**

Nick Mimms

**Date**

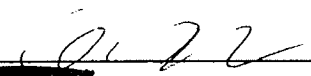
07/27/2016 04:13 PM

Started On: 07/15/2016 02:27 PM

**REQUEST FOR REDUCTION OR RESCINDMENT OF  
LOT CLEARING / DEMOLITION LIENS**

Date:	07/11/16		
Property address:	2830 (Approx) S. Jenkins Road		
Owner(s) of record:	CGV Investments LLC		
Mailing address:	PO Box 812170 Boca Raton, FL 33481		
Property tax ID #:	241932300020008		
Original purchase date:	08/15/07	Original purchase price:	1,000,000
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Donald Cohen	Relationship to owner	Partner CGV Investments
Telephone #:	561-880-6701	Mobile phone #:	305-720-7291
E-mail:	Patricia.hildebrandt@medreceivables.com	Preferred contact method:	email
What are owner(s) intentions for property:	investment		
Amount of Lien:	3315.20	Date Fine Initiated:	12/15/15
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain:	
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?	

City incurred charges (lot clearing, demolition, etc)	\$ 3100.00
Administrative fees	\$ 100.00
Interest	\$ 96.00
Penalties	\$ 19.20
Total Amount Due	\$ 3315.20
Amount Requesting to be Waived	\$ 215.20
Amount I agree to pay	\$ <del>3550.00</del> 3100.00

  
 \_\_\_\_\_  
 Signature or Representative

07/11/16

Date

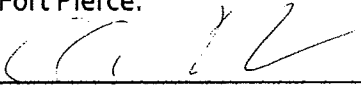
\_\_\_\_\_  
 Donald Cohen  
 Printed Name

**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address:	
-------------------	--

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h). I understand the requirements to be met and that I waive my right to a hearing before the City Commission.

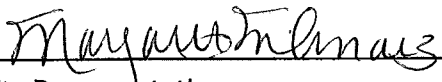
I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

      7/11/19      Donald Cohen  
Signature of Owner or Representative      Date      Printed Name

**COFP – APPLICATION PROCESS DETERMINATION**

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for review and determination.

      7/15/16      MARGARET MARRAIZ  
City Representative      Date      Printed Name

### 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 are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 2830 (Approx) S Jenkins Rd

---

Property Owner: CGV Investments LLC

---

Mailing Address: PO Box 812170 Boca Raton, FL 33481

---

Telephone #: 561-880-6701      Cell Phone #: 305-720-7291

---

E-Mail Address: patricia.hildebrandt@medreceivables.com

---

Is the property in compliance? yes If no, please explain in the narrative of your request.







**Patricia Hildebrandt**

---

**From:** Mike Garofalo <mike@suncorfl.com>  
**Sent:** Wednesday, November 11, 2015 8:46 AM  
**To:** Patricia Hildebrandt  
**Subject:** Ft. Pierce, property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Pat,

I have C. Anglin Services ready for cutting and clearing the debris from the property in connection with the recent Code Violations.

We need to send him a 50% payment of \$2,000.00 against a total invoice/quote of \$4,000.00.

Please send the deposit check to me ASAP, that I may get him started.

Thanks,

Mike

Sent from my iPhone

Sabadell United Bank

MultiCHAX® # 19985DNS-07

CGV Investments  
PO Box 812170  
Boca Raton, FL 33481  
Phone 561-988-8890

CHECK NO.  
1426

11/11/2015

\$\*2,000.00

Charles B. Anglin Services  
Two Thousand and 00/100\*\*\*\*\*

PAY  
TO THE  
ORDER  
OF:

Charles B. Anglin Services

\_\_\_\_\_  
AUTHORIZED SIGNATURE

Deposit

⑈001426⑈ ⑆067009646⑆ 0221003635⑈

CGV Investments  
Charles B. Anglin Services

Date: 11/11/2015 Check #: 1426  
11/11/2015

2603 McNeil Rd/ Jenkins Lot

2,000.00

021 - Mellon Bank      Deposit

2,000.00

CGV Investments  
Charles B. Anglin Services

Date: 11/11/2015 Check #: 1426  
11/11/2015

2603 McNeil Rd/ Jenkins Lot

2,000.00

021 - Mellon Bank      Deposit

2,000.00

Details on back. Security features included.

INVOICE NO. 037832

**Invoice**

Charles B Anglin Services

BILL TO

ADDRESS

CITY, STATE, ZIP

CUSTOMER ORDER NO.

SOLD BY

SERVICE PERFORMED AT  
Meneil, State Road 70

CITY, STATE, ZIP  
FT Pierce FL

TERMS

DATE

11-11-16

11-11-16

Mow, 80 Acres of 5' tall grass  
locate & Mark Man holes, Install gates  
and No Trespassing Signs, Remove  
all trash piles

Estimate \$5,500 total

\$4,000 to mow 80 Acres @ 50.00 Per Acre  
\$ 2,000 Deposit paid with Check #

Bal. 3500.00

**Patricia Hildebrandt**

---

**From:** mike suncorfl.com <mike@suncorfl.com>  
**Sent:** Wednesday, December 02, 2015 11:59 AM  
**To:** Patricia Hildebrandt  
**Subject:** RE: Ft. Pierce

Pat,

The total on the invoice is \$5,500.00 of which we have paid \$2,000.00. The work is completed and we have cleared up the matter before the Ft. Pierce Code Enforcement Department. I have had the gates reinstalled (they were stolen) and the property locked.

As a matter of coincidence, I have a meeting with an engineer this afternoon that is located on Newport Circle. If the check is ready, I would be happy to pick it up this afternoon.

Best Regards,

Mike Garofalo

772-532-4400

On December 1, 2015 at 2:29 PM Patricia Hildebrandt  
<[patricia.hildebrandt@medreceivables.com](mailto:patricia.hildebrandt@medreceivables.com)> wrote:

Hi Mike,

Please let me know when the work has been completed.

---

**From:** mike suncorfl.com [mailto:mike@suncorfl.com]  
**Sent:** Thursday, November 12, 2015 4:39 PM  
**To:** Patricia Hildebrandt  
**Subject:** Ft. Pierce

Pat,

This is Charles Anglin Services estimate.

Best Regards,

Michael Garofalo  
772-532-4400 Cell

Suncor Communities  
9010 20TH Street

Sabadell United Bank

MULTICHAX® # 19985DNS-07

CGV Investments  
PO Box 812170  
Boca Raton, FL 33481  
Phone 561-988-8890

CHECK NO.  
1430

12/03/2015

Charles B. Anglin Services  
Three Thousand Five Hundred and 00/100\*\*\*\*\*

\$\*3,500.00

PAY  
TO THE  
ORDER  
OF:

Charles B. Anglin Services

\_\_\_\_\_  
AUTHORIZED SIGNATURE

⑈001430⑈ ⑆067009646⑆ 0221003635⑈

CGV Investments  
Charles B. Anglin Services

Date: 12/03/2015 Check #: 1430  
12/3/2015

Mow and clean McNeil/St Rd 70

3,500.00

021 - Mellon Bank

3,500.00

CGV Investments  
Charles B. Anglin Services

Date: 12/03/2015 Check #: 1430  
12/3/2015

Mow and clean McNeil/St Rd 70

3,500.00

021 - Mellon Bank

3,500.00

• mailed to Mike G  
12/3/16

Security features included. Details on back.

GOV Investments  
 PO Box 812178  
 Boca Raton, FL 33481  
 Phone 561-966-8490

SECURITY DOCUMENT SERVICE  
 Standard United Bank

CHECK NO.  
 1426

11/11/2015

Charlie B. Anglin Services  
 Two Thousand and 00/100

\$2,000.00

PAY TO THE ORDER OF  
 Charlie B. Anglin Services

Deposit

#001426# 60570095456# 021001635#

Ck #: 1426 - 11/B/2015 - Amt: \$2,000.00

PAY TO THE ORDER OF  
 CHARLES B. ANGLIN SERVICES  
 TWO THOUSAND AND 00/100  
 \$2,000.00  
 CHECK NO. 1426  
 11/11/2015

Ck #: 1426 - 11/B/2015 - Amt: \$2,000.00

00000564-001-002-FS076813083IOA054634-LETTER01-00-0-00000564

GOV Investments  
 PO Box 812178  
 Boca Raton, FL 33481  
 Phone 561-966-8490

SECURITY DOCUMENT SERVICE  
 Standard United Bank

CHECK NO.  
 1430

12/03/2015

Charlie B. Anglin Services  
 Three Thousand Five Hundred and 00/100

\$3,500.00

PAY TO THE ORDER OF  
 Charlie B. Anglin Services

Deposit

#001430# 60570095456# 021003635#

Ck #: 1430 - 12/03/2015 - Amt: \$3,500.00

PAY TO THE ORDER OF  
 CHARLES B. ANGLIN SERVICES  
 THREE THOUSAND FIVE HUNDRED  
 \$3,500.00  
 CHECK NO. 1430  
 12/03/2015

Ck #: 1430 - 12/03/2015 - Amt: \$3,500.00

Cleared Checks

**Property Identification**

Site Address: JENKINS RD Parcel ID: 2419-323-0002- Account #: 148304 Sec/Town/Range:  
 000-8 19/35S/40E  
 Map ID: 24/19S Zoning: Use Type: 0000 Jurisdiction: Fort Pierce

**Ownership**

CGV Investments LLC  
 PO Box 812170  
 Boca Raton, FL 33481

**Legal Description**

19 35 40 S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4-LESS W 40  
 FT FOR RD R/W- AND LESS ADDL RD R/W AS IN OR  
 3747-1961- (9.513 AC - 414,386 SF) (OR 2891-2915)

**Current Values**

Just/Market: \$171,200 Assessed: \$171,200  
 Exemptions: \$0 Taxable: \$171,200

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$171,200	\$171,200	\$0	\$171,200
2014	\$175,500	\$175,500	\$0	\$175,500
2013	\$175,500	\$175,500	\$0	\$175,500

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-15-2007	2891 / 2915	XX03	SP	Suncor Ft Pierce LLC,	\$100
08-15-2007	2868 / 0525	XX02	SP	FM Neill Farms Holding, LLC,	\$8,000,000
11-17-2006	2713 / 0987	XX02	SP	KB HomeTreasure Coast LLC,	\$100

**Primary Building Information**

Finished Area of this building: 0 SF  
 Gross Area of this building: 0 SF

**Exterior Data**

View: Roof Cover: Roof Structure: Building Type:  
 Year Built: N/A Frame: Grade: Effective Year: 2014  
 Primary Wall: Story Height: No. Units: 0 Secondary Wall:

**Interior Data**

Bedrooms: 0 A/C %: 0% Electric: Primary Int Wall:  
 Full Baths: 0 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0  
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors:



*Image  
 or  
 Sketch  
 unavailable  
 for display*

**Total Areas**

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	9.51
Land Size (SF):	414,386
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
------	-----	-------	----------

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

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

**SUBJECT: LOT CLEARING LIEN REDUCTION**

Address: 2830 (Approx) S Jenkins Road, Fort Pierce, FL

Parcel ID#: 2419-323-0002-000-8

Owner: CGV Investments LLC

DATE: August 1, 2016

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The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	\$3100.00	\$115.20	\$100.00
TOTAL	\$3100.00	\$115.20	\$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)

\$ 215.20

CANNOT BE WAIVED (ALL LOT CLEARING COSTS)

\$3100.00

\$3315.20



**City Commission Regular Meeting**

**Agenda Item # 10. f.**

**Meeting Date:** 08/01/2016

**Re:** Grant Award for Small Business

**Submitted For:** Libby Woodruff, Urban Redevelopment Manager, Planning & Zoning

---

**SUBJECT:**

Approve grant award for Mr. Donald Coe for his business, DC Grocery, in the amount of \$3,000 as an eligible recipient under the 2015-2016 CDBG Action Plan Grant Award for Small Business

**SUMMARY:**

2015-16 CDBG allocated funding for small business grants for owners who attend two (2) small business workshops, to purchase items to improve capacity and sustainability. Ms. Joyce Holloway attended workshops 11/18/15 & 5/18/16 and applied for a grant for business equipment.

**RECOMMENDATION:**

Approve this grant award for \$3,000 for Mr. Donald Coe to purchase equipment for his business, DC Grocery, that will increase his capacity and sustainability.

**ALTERNATIVES:**

Do not approve this grant award.

**RESPONSIBLE STAFF:**

Libby Woodruff, Urban Redevelopment Manager

**COORDINATED WITH:**

Rebecca Grohall, Planning Department Director

---

**Fiscal Impact**

**Budgeted Y/N:** Y  
**Fiscal Year:** 2015-2016  
**Account:** 10390025548340  
**Amount:** 3000.00

**OTHER INFORMATION:**

This is an approved expenditure per the 2015-2016 CDBG Action Plan.

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**Attachments**

DC Groc Grant App

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Nick Mimms	07/27/2016 04:13 PM
Form Started By: Libby Woodruff		Started On: 07/15/2016 12:03 PM

Final Approval Date: 07/27/2016

**2015-2016 SMALL BUSINESS GRANT APPLICATION**



**ABOUT YOUR BUSINESS:**

7-6-16

Business Name: DC Grocery

Physical Address: 2311 Avenue D, Fort Pierce, FL. 34950

Mailing Address: 2302 Avenue G, Fort Pierce, FL. 34950

Website Address: \_\_\_\_\_

Contact Person: Donald Coe Title: owner

Best Contact Telephone Number # 772-577-0207

**Amount of Grant Requested: \$ 3,000**

Business Owner Signature: Donald Coe

Printed Name of Business Owner: Donald Coe

Owner Telephone Number: 772-333-5262 Email: \_\_\_\_\_

1. Please describe what would you like to purchase with the grant funds. \_\_\_\_\_

Grease Trap

2. Please explain why you feel this purchase will help your business. To comply with Fort Pierce Ordinances

3. The following items **MUST** be included with your grant application:

- a. A copy of a current City of Fort Pierce Business Tax Receipt for the Business Name listed above;
- b. Copies of "Certificates of Completion" from at least two (2) different Small Business Educational Workshops;
- c. At least ONE estimate for the item(s) you wish to purchase with a grant. You may include the costs associated with permitting in your estimate.  
**Please Note:** Your estimate **MUST** be provided on a contractor's letterhead, marked as "Estimate", or on a printout from internet website, catalog, etc.; and
- d. Written Permission from the Property Owner - if you are applying for funding to update signage, paint, or other improvements to a structure that you are renting for your business.





## CRS Plumbing, LLC

Sales ■ Repairs ■ Installations  
P.O. Box 12755 Fort  
Pierce, Florida 34979

**LICENSE # CFC1426853**

Phone: (772) 466-7763 Fax: (772) 460-7774

"WHERE A FLUSH BEATS A FULL HOUSE"

### PROPOSAL

6/10/16

DC Grocery  
2311 Ave D  
Fort Pierce, FL

CRS Plumbing will supply and install (1) approved grease trap by FPUA and the city of Fort Pierce. This grease trap will be a 100-pound 50 gallons per minute grease trap. This grease trap has been approved by Harry Sherva at FPUA waste management department.

CRS Plumbing will cut the floor to install this new grease trap and raise the legs on the sink to accommodate the new grease trap. Because of the elevation of the invert of the sewer, this grease trap will be partially in the floor and partially out of the floor. CRS Plumbing will supply an air gap between the sink and the new grease trap.

The existing floor drain will be removed to pipe this new grease trap to code. CRS Plumbing will pipe the existing hand sink and the grease trap together so that the 3-bay sink will go into the new grease trap making it all code compliant.

After rough-in inspection, CRS Plumbing will re-pour the floor. No tile is included in this price. The outside area where it has been excavated will also be leveled and cleaned up – no sod in this price.

CRS Plumbing will supply drawings to FPUA and the city in order to apply for permit and submit to plan review.

This pricing includes labor, material, permit, testing and inspections.

Cost: \$2778.00

Payment will be ½ down at acceptance and ½ at final. Final payment will be paid before final inspection is completed which will be scheduled within 24 hours of final payment.

*This proposal is valid for 45 days at which time it becomes void.*

Acceptance of Proposal:

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Reed Sudderth

**COPY**



# Certificate of Completion

This Certificate is Presented to:

Joyce Holloway

(Attendee Name)

Dc Grocery

(Business Name)

For Successfully Completing the Small Business Workshop Entitled

“Marketing Your Small Business”

May 18, 2016

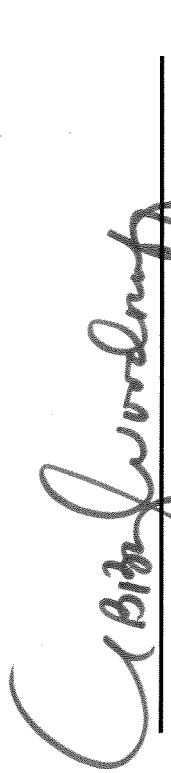
An economic development  
initiative funded by:



In collaboration with:

**SCORE**  <sup>TM</sup>

FOR THE LIFE OF YOUR BUSINESS

  
SCORE Workshop Instructor  
for John-Hansen

# Certificate of Completion

This Certificate is Presented to:

Joyce Holloway  
(Attendee Name)

DC Grocery  
(Business Name)

For Successfully Completing the Small Business Workshop Entitled

“Small Business Tax Issues”

November 18, 2015

An economic development  
initiative funded by:



In collaboration with:

**SCORE**™

FOR THE LIFE OF YOUR BUSINESS

*Carson Woodruff*  
SCORE Workshop Instructor  
for John Houker



**City Commission Regular Meeting**

**Agenda Item # 10. g.**

**Meeting Date:** 08/01/2016

**Re:** Backus Restrictive Covenant

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

**SUBJECT:**

Approve Restrictive Covenant for the A.E. Backus Museum & Gallery subject to review and approval by the Grantee and the Florida Division of Cultural Affairs.

**SUMMARY:**

The A.E. Backus Museum & Gallery is the recipient of a \$300,000.00 state grant for the expansion and renovation of the Gallery which includes the requirement of a restrictive covenant. The Restrictive Covenant is a commitment by the property owner that the structure will be used as a cultural facility for at least ten years following receipt of the grant. It is not a requirement that the structure be used as a museum or by the A.E. Backus Museum, strictly that it be a cultural facility.

**RECOMMENDATION:**

Approve restrictive covenant.

**ALTERNATIVES:**

Do not approve.

**RESPONSIBLE STAFF:**

City Attorney's Office

**COORDINATED WITH:**

City Clerk and City Manager

**Fiscal Impact**

**OTHER INFORMATION:**

No fiscal impact.

**Attachments**

Restrictive Covenant  
Request from Ms. Frederick  
Grant Award

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Nick Mimms	07/27/2016 04:13 PM
Form Started By: Linda Cox		Started On: 07/21/2016 12:52 PM
Final Approval Date: 07/27/2016		



RESTRICTIVE COVENANT

(Grantee leases land and building from Government Entity.)



THIS RESTRICTIVE COVENANT is hereby entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the City of Fort Pierce, Florida, hereinafter referred as the "Owner"; AE "Bean" Backus Gallery and Museum, Inc., hereinafter referred to as the "Grantee;" and the State of Florida, Department of State, Division of Cultural Affairs, hereinafter referred to as the "Division".

WHEREAS, the Owner is fee simple title holder of the building(s) and the underlying land located at 500 North Indian River Drive, Fort Pierce, Florida 34950. A legal description of the subject property is attached as Exhibit A and made a part of this covenant.


WHEREAS, the Grantee leases the building(s) and underlying land from the Owner for an initial term of 50 years from June 2, 2010, "Facility" is used herein to refer to the building(s) and the associated land that will be used as a "cultural facility," as defined herein.

WHEREAS, the Grantee has been approved to receive a Cultural Facilities Grant in the amount of \$300,000, to be administered by the Division and used only for the acquisition, renovation, and construction of the cultural facility in accordance with Section 265.701(1), Florida Statutes.

WHEREAS, the Division has authority under Section 265.701(4), Florida Statutes to require the recordation of this restrictive covenant to ensure that the facility will be used as a "cultural facility," as defined herein, for at least (10) years following the execution of the grant award agreement.

NOW THEREFORE, in partial consideration for the Cultural Facilities Grant and in accordance with Section 265.701(4), Florida statutes, the Parties hereby agree to the following:

- 1) This restrictive covenant shall run with the title to the land and the cultural facility, encumber them, and be binding upon the Grantee, the Owner and their successors in interest for ten (10) years following the execution of the grant award agreement.
- 2) The grant award shall only be expended for Project Title: Expansion of A.E. Backus Museum
- 3) The Parties agree that for the required duration of this covenant, all improvements to the facility and the associated land, funded in whole or part by grant funds shall be owned by the Owner.
- 4) The Division has the right to inspect the facility and the associated land at all reasonable times to determine whether the conditions of the grant award agreement and this covenant are being complied with.
- 5) The facility shall be maintained as a "cultural facility," defined as a building which shall be used primarily for the programming, production, presentation, exhibition or any combination of the above functions of any of the cultural disciplines, such as: music, dance, theatre, creative writing, literature, painting, sculpture, folk arts, photography, crafts, media arts, and historical and science museums.

- 
- 6) This restrictive covenant will be violated if the Grantee, the Owner, or their successors in interest do not use or cease to use the facility as a cultural facility, as defined herein, and as required by Section 265.701(4), F.S., within ten (10) years following the execution of the grant award agreement. If the Grantee, A.E. "Bean" Backus Gallery and Museum, Inc., violates this restrictive covenant, the Grantee, A.E. "Bean" Backus Gallery and Museum, Inc., and only the grantee, shall repay the grant funds to the Division pursuant to the amortization schedule set forth below:
    - a. If the violation occurs within five (5) years following the execution of the grant award agreement, 100% of the grant amount;
    - b. If the violation occurs more than five (5) years but less than six (6) years following execution of the grant award agreement, 80% of the grant amount;
    - c. If the violation occurs more than six (6) but less than seven (7) years following execution of the grant award agreement, 65% of the grant amount;
    - d. If the violation occurs more than seven (7) but less than eight (8) years following execution of the grant award agreement, 50% of the grant amount;
    - e. If the violation occurs more than eight (8) but less than nine (9) years following execution of the grant award agreement, 35% of the grant amount; and
    - f. If the violation occurs more than nine (9) but less than ten (10) years following execution of the grant award agreement, 20% of the grant amount.
  - 7) The amount due as a result of Grantee's violation of this restrictive covenant shall be due in full within 90 days of the violation, or some other period of time as agreed upon by the parties.
  - 8) If the entire amount due under the paragraph (6.) is not repaid by the Grantee within the time allotted, the Parties agree that the Division may obtain a stipulated judgment against the Grantee for the amount due plus interest at the current legal rate, and record it in the public records of the county where the facility is located. The Parties further agree that such a judgment shall be a stipulated judgment by virtue of full execution of this restrictive covenant; that it shall not require further approval of the Grantee to obtain; and that no trial or hearing shall be necessary to make such a stipulated judgment legally effective. The Division shall have the right to enforce the stipulated judgment by resorting to any legal or equitable available remedy including an action for specific performance.
  - 9) As a condition to receipt of the grant funds, the Grantee shall:
    - a. Record this covenant in the public records with the Clerk of the Circuit Court of St. Lucie County, Florida;
    - b. Pay all fees associated with its recording; and
    - c. Provide a certified copy of the recorded covenant to the Division and to the Owner.
  - 10) The Parties agree that the Division shall incur no tax liability as a result of this covenant.

IN WITNESS WHEREOF, the Grantee and the Owner hereby affirm that they have read this restrictive covenant; that they understand and agree to its terms; and that they hereby affix their signatures accordingly.



WITNESSES:

PARTIES:

\_\_\_\_\_  
First Witness Signature

\_\_\_\_\_  
GRANTEE Signature

\_\_\_\_\_  
First Witness Name (print)

\_\_\_\_\_  
GRANTEE Name (print)

\_\_\_\_\_  
Second Witness Signature

\_\_\_\_\_  
GRANTEE Address

\_\_\_\_\_  
Second Witness Name (print)

\_\_\_\_\_  
City State Zip

The State of Florida County of \_\_\_\_\_

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments that

\_\_\_\_\_ personally  
(Name)

appeared as \_\_\_\_\_ for \_\_\_\_\_  
(Position) (Name of Qualifying Entity)

Known to me to be or proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced \_\_\_\_\_

Executed and sealed by me at \_\_\_\_\_, Florida on \_\_\_\_\_

Notary Public in and for

The State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)

WITNESSES:

PARTIES:



\_\_\_\_\_  
First Witness Signature

\_\_\_\_\_  
OWNER Signature

\_\_\_\_\_  
First Witness Name (print)

\_\_\_\_\_  
OWNER Name (print)

\_\_\_\_\_  
Second Witness Signature

\_\_\_\_\_  
OWNER Address

\_\_\_\_\_  
Second Witness Name (print)

\_\_\_\_\_  
City State Zip

The State of Florida County of \_\_\_\_\_

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments that

\_\_\_\_\_ personally  
(Name)

appeared as \_\_\_\_\_ for \_\_\_\_\_  
(Position) (Name of Qualifying Entity)

Known to me to be or proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced \_\_\_\_\_

Executed and sealed by me at \_\_\_\_\_, Florida on \_\_\_\_\_

Notary Public in and for

The State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)

For the Division of Cultural Affairs:

R.A. Gray Building  
500 S. Bronough St.  
Tallahassee, Florida 32399-0250



\_\_\_\_\_  
Sandy Shaughnessy, Director (Signature)

\_\_\_\_\_  
Print Name of Director

\_\_\_\_\_  
First Witness Signature

\_\_\_\_\_  
Second Witness Signature

\_\_\_\_\_  
First Witness Name (print)

\_\_\_\_\_  
Second Witness Name (print)

The State of Florida County of \_\_\_\_\_

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments that

\_\_\_\_\_ personally  
(Name)

appeared as \_\_\_\_\_ for \_\_\_\_\_  
(Position) (Name of Qualifying Entity)

Known to me to be or proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced \_\_\_\_\_

Executed and sealed by me at \_\_\_\_\_, Florida on \_\_\_\_\_

Notary Public in and for

The State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)



July 12, 2016

Mr. Nick Mimms  
City Manager  
City of Ft. Pierce

Dear Mr. Mimms,

As you know, the Museum has broken ground on our project. With a target reopening date of November 5, 2016 time is of the essence.

I recently received a letter from the Governor congratulating us on receipt of the grant. It is so exciting to see it in black and white. The State's \$300,000 was the final key to the project. I am in the process of complying with the State's requirements for their contract between the Museum and the Florida Department of Cultural Affairs. In addition to a large number of record keeping requirements and paperwork, there is a requirement for the leaseholder (The City of Fort Pierce) to sign a Restrictive Covenant.

The Restrictive Covenant is a commitment by the property owner that the structure will be used as a cultural facility for at least ten years following receipt of the grant. It is not a requirement that the structure be used as a museum or by the A.E. Backus Museum, strictly that it be a cultural facility. Without a signed Restrictive Covenant, the state will not remit the \$300,000 for the project. I assume that you are familiar with this type of covenant being required for other past City owned projects. The Grant Contract refers to a possible purchase of a surety bond but it turns out that a surety bond has never actually been acquired in the history of the grant program and will removed from future contract outlines.

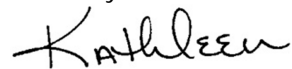
Since the City owns the land and the building, in the unexpected event that the Backus Museum should cease to exist, the City would still be able to use the building for a cultural venue. The definition of a cultural venue is quite broad. To quote the agreement, "Cultural Facility" is defined as a building which shall be used primarily for the programming, production, presentation, exhibition or any combination of the foregoing for any of the cultural disciplines listed in Section 265.283(7), Florida Statutes. These disciplines include, but are not limited to music, dance, theatre, creative writing, literature, architecture, painting, sculpture, folk arts, photography, crafts, media arts, visual arts, programs of museums, and other such allied, major art forms." Please keep in mind that the Backus Museum has been in the same place under the same organizational structure since 1960.



I spoke with Elsie Rogers, the State's Cultural Grant Administrator and she informs me that there are countless examples of Restrictive Covenants signed by municipalities to facilitate the funding of capital projects when the municipality owned building leased to a not for profit. I have attached her list to this email for your review.

I assume that an agreement of this sort will need the review of your legal department and a vote by the City Commission. I am attaching all the pertinent paperwork for your review. I will be going into the hospital for a double knee replacement on July 26, 2016. I expect to remain in the hospital and then a rehabilitation hospital for three weeks. I hope to resolve the Restrictive Covenant prior to that admission. The State of Florida will not fund the grant without it and the funds are essential to the project. Please contact me with any concerns. My personal cell number is 772-971-0559. While in the hospital I will only have my personal email address which is [piowaty62@comcast.net](mailto:piowaty62@comcast.net)

Sincerely,

A handwritten signature in cursive script that reads "Kathleen".

Kathleen P. Fredrick  
Executive Director



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

June 30, 2016

Mrs. Kathleen Fredrick  
A E Bean Backus Gallery and Museum, Inc.  
500 N. Indian River Drive  
Fort Pierce, Florida 34950-3080

Grant Number: 17.9.200.573

Dear Mrs. Fredrick:

As Florida's Chief Cultural Officer, it is an honor to notify you that you have been awarded \$300,000 for grant number 17.9.200.573 under the Department of State's 2016-2017 Cultural Facilities Program. This grant is to support the project entitled "A.E. Backus Museum Expansion & Renovation," as outlined in your application.

This program provides matching grants to support capital projects for cultural facilities in Florida. Each grant is awarded by the Department of State based on the recommendation of the Florida Council on Arts and Culture and funding by the Legislature.

The Division of Cultural Affairs will contact you with details regarding the funding and administrative requirements of the Cultural Facilities Program. If you have questions, please call Ms. Elsie Rogers at (850) 245-6483.

Congratulations on receiving this grant and for your continued support of the arts in Florida.

Yours truly,

Secretary of State

KD/ss

Enclosures

**City Commission Regular Meeting**

**Agenda Item # 10. h.**

**Meeting Date:** 08/01/2016

**Re:** Mayor Hudson

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

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**SUBJECT:**

Approval of travel expenses in the amount of \$1295.67 for Mayor Hudson to attend the FLC Annual Conference in Hollywood, Florida on August 17 - 20, 2016

**SUMMARY:**

Approval of travel expenses in the amount of \$1295.67 for Mayor Hudson to attend the FLC Annual Conference in Hollywood, Florida on August 17 - 20, 2016

**RECOMMENDATION:**

Approve request

**ALTERNATIVES:**

Deny request

**RESPONSIBLE STAFF:**

Linda Cox, City Clerk

**COORDINATED WITH:**

Caleta Scott, Deputy City Clerk

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**Fiscal Impact**

**Budgeted Y/N:** y  
**Fiscal Year:** 2016  
**Account:** 001-1000-511-40-30  
**Amount:** 1411.02

**OTHER INFORMATION:**

Travel expenses for Mayor Hudson to attend the FLC Annual Conference in Hollywood, Florida on August 17 - 20, 2016

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**Attachments**

Hudson

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Jennifer Robinson	07/27/2016 02:17 PM
Finance Department	Johnna Morris	07/27/2016 05:03 PM
City Manager	Nick Mimms	07/27/2016 05:11 PM
Form Started By: Caleta Scott		Started On: 07/21/2016 11:35 AM

Final Approval Date: 07/27/2016

REGISTRATION INFORMATION

Florida League of Cities - Annual Conference  
 PO Box 1757  
 Tallahassee, Florida 32302  
 (850) 222-9684

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION

Hampton Inn Hallandale Beach  
 1000 South Federal Highway  
 Hallandale Beach, FL 33009  
 954-874-1111

DATE: 7/21/2016

1. TRAVELER'S NAME: Hudson, Linda  
 2. DEPARTURE DATE: 8/17/2016  
 3. RETURN DATE: 8/20/2016  
 4. DESTINATION: Hollywood, Florida  
 5. CODE CHARGE: 001-1000-511-40-30  
 6. AMT BUDGETED: 7500

DEPARTMENT: City Commission  
 DEPARTURE TIME: 10:00 AM  
 RETURN TIME: 2:00 PM  
 PURPOSE: FLC Annual Conference  
Networking, Seminars and Training

7. BALANCE AVAILABLE: 1865.26

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.

**\$1,295.67**

- \* REGISTRATION FEE:
- \* HOTEL BILL: Confirmation # 83789629
- BAGGAGE ALLOWANCE (\$5 PER PERSON)
- \* COMMUNICATION:
- \* FARES: AIR FARE
- \* TAXI, BUS
- \* CAR RENTAL
- \* MILEAGE @ 0.54 258
- \* GASOLINE EXPENSE
- \* TOLL ROAD FEES OR PARKING FEES
- \* MISC. EXPENSES

MEALS

- 2 BREAKFAST @ \$8.00
- 3 LUNCH @ \$8.00
- 3 DINNER @ \$20.00
- 1 SPECIAL LUNCHEON - 8.19.2016 WEMG Luncheon
- 6.5% STATE TAX
- 15% GRATUITIES

PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
	525.00		
	419.85		
		5.00	
		139.32	
		40.00	
		16.00	
		24.00	
		60.00	
		45.00	
		6.50	
		15.00	

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.

TOTALS

0.00	944.85	350.82	
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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:

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

RECEIVED  
 TIME \_\_\_\_\_

JUL 25 2016

CITY OF FT. LEE  
 CITY MANAGER'S OFFICE

\* RECEIPT REQUIRED  
 REV 1/15 DLN



**FLC Annual Conference**  
**Diplomat Resort & Spa**  
**3555 S. Ocean Drive**  
**Hollywood, Florida 33019**

Dear Linda Hudson,

Thank you for registering for the FLC 2016 Annual Conference. We look forward to your attendance. Please do not hesitate to contact us if you have any questions prior to the event. **This message is confirmation of your registration.**

**Conference Information:**

Diplomat Resort & Spa  
Self-Parking: \$10 per day  
Valet Parking: \$20 per day

**\*\*\* Thursday, August 18, 2016 is CITY SHIRT DAY \*\*\***

**Hotel Information:**

**CONFIRMATION # 83789629**

Hampton Inn Hallandale Beach  
1000 South Federal Highway  
Hallandale Beach, FL 33009  
PARKING IS FREE!

Room Information:

- 1 King Bed / Non-Smoking
- Check In **Wednesday, 8/17/2016 @ 3:00 PM** *(Reservation guaranteed for late arrival)*
- Check Out **Saturday, 8/20/2016 @ 11:00 AM**

**Contact Information:**

Melanie G. Howe, CAE, CMP  
Meetings Manager  
[mhowe@flcities.com](mailto:mhowe@flcities.com)  
(850) 222-9684

**FLC Annual Conference:**

Start Date 8/17/2015 02:00 PM  
End Date 8/20/2016 04:00 PM





# President's Invitation to the Florida League of Cities 90th Annual Conference



## Dear Friends:

The **90th Annual Conference of the Florida League of Cities** will be held August 18-20, 2016, at the Diplomat Resort in Hollywood. This year's conference will explore the many ways that cities can work together to make Florida a stronger state. Taking place during a politically charged election year, we are pleased to have two prominent political experts join us to offer their analysis of this unprecedented presidential race.

As you have come to expect from a League conference, this year's schedule is packed with interactive workshops, engaging speakers and networking opportunities galore! With general sessions featuring renowned keynote speakers and workshops that will provide you with tools to help your city navigate the current economic and political landscape, you are sure to return home with new ideas that will benefit your community.

In addition to sessions on the timeliest municipal issues, we will also showcase the success of the Florida Regional Compact Initiative, which has far surpassed my expectations as a presidential initiative and will continue to make our cities stronger for years to come.

The schedule includes keynote presentations from **National League of Cities President Melodee Colbert-Kean**, councilmember for the City of Joplin, Mo.; **Mark Halperin**, managing editor of *Bloomberg Politics* and host of Bloomberg TV's *With All Due Respect*; and **Ana Navarro**, a well-known Republican strategist who serves as a political analyst for CNN and a political contributor for ABC's *The View*.

We are very excited about this year's conference and hope you'll plan to attend. Knowledge is power, and nothing is more powerful than the united voice of Florida's 411 municipalities working together to make our cities the best in the nation. I look forward to seeing you in Hollywood!



Sincerely,

Matthew Surrency, FLC President  
Mayor, City of Hawthorne



# Tentative Program

## WEDNESDAY, AUGUST 12, 2016

We are planning a variety of informative workshops to provide you with the tools to help your city navigate the current economic, technological and political landscape. The specific workshop schedule will be posted to our website as soon as it is available, so check for updates! Topics being considered include:

- ▶ Advocacy: How to Meet with Your Legislators
- ▶ Challenges of Addressing Mental Health Issues for Cities
- ▶ Preparing the Next Generation of Public Servants
- ▶ Rough Waters or Smooth Sailing: What's Ahead for Municipalities in Implementing 2016 Water Bill
- ▶ Florida Constitutional Revision Commission: What Cities Need to Know
- ▶ How Autonomous Vehicles Could Transform Cities
- ▶ Media Training for City Officials
- ▶ NASA Tech Transfer Program
- ▶ Public Records
- ▶ Resilient Redesign: Sustainability for Cities in Flood Areas
- ▶ The Sharing Economy
- ▶ Village Square
- ▶ Working with Your City Attorney

## WEDNESDAY, AUGUST 17, 2016

8:30 a.m. - 1:00 p.m.

### **Research Symposium: Building Better Cities for the 21st Century**

In today's environment, municipalities are facing the ever-challenging task to create workable entrepreneurial environments that capture local talent while stimulating the economy. How do we move our communities forward by creating new opportunities with cutting-edge technology and budding start-up communities? Come hear from the experts in civic tech, university tech transfer and the exciting new entrepreneurial incubators collaborating with municipalities to learn how it can be done. This Center for Municipal Research & Innovation Research Symposium will take a deep dive into how you can transform your community and will include a special luncheon keynote address from NASA's director of tech transfer. Space technology meets municipal innovation!

*While there is no fee to attend the symposium, registration is required. Be sure to check the box on the enclosed registration form. Please note that anyone who signs up and does not attend the symposium will be assessed a no-show fee of \$45.*

2:00 p.m. - 5:00 p.m.

### **Florida League of Mayors Roundtable**

*Additional registration required through the Florida League of Mayors; contact Jenny Anderson at [janderson@flcities.com](mailto:janderson@flcities.com).*



7:30 a.m. - 7:00 p.m.

**Registration Desk Open**

8:00 a.m. - 9:00 a.m.

**Florida League of Mayors Nominating Committee Meeting**

8:00 a.m. - 12:00 p.m.

**Continuing Education in Ethics: Are Your Hours Done?**

Florida's municipal elected officers are required to take four specific hours of continuing education in ethics. If you haven't completed your hours yet, this is your opportunity! The four hours include two hours on the Florida Ethics Law (Chapter 112, F.S.), one hour of public meetings (Chapter 286, F.S.) and one hour of public records (Chapter 119, F.S.). If your hours are completed, this is a good refresher class.

**NOTE:** *You must be registered for the full conference to attend this session and pre-registration is required. Registration is limited to the first 150 people. See the registration form for details.*

11:30 a.m. - 12:30 p.m.

**Florida League of Mayors Business Meeting**

*For more information, contact Jenny Anderson at [janderson@flcities.com](mailto:janderson@flcities.com).*

12:00 p.m. - 5:00 p.m.

**Connect and Recharge at the Technology Center**

Back again by popular demand, the Florida League of Cities Technology Center is ready to help you connect and recharge! Are you without your own mobile device? Want to view the internet on a larger screen? The Florida League of Cities Technology Center provides you the perfect place to get online access with PCs and staff to assist you. The Technology Center will also feature a charging station for your personal devices. Please note that children must be supervised while in this area.

12:30 p.m. - 1:30 p.m.

**Florida League of Mayors Board of Directors Meeting**

12:30 p.m. - 7:30 p.m.

**Municipal Marketplace Open**

1:00 p.m. - 3:00 p.m.

**"Cities 101" Workshop**

If you are newly elected or newly appointed, this "crash course" is designed for you. Details about Florida municipalities, services and governing challenges will be discussed. This is a prequel to the popular Institute for Elected Municipal Officials, but is not a substitute for the three-day IEMO class.

1:00 p.m. - 3:00 p.m.

**Legislative Policy Committee Meetings**

Energy, Environment and Natural Resources  
Finance, Taxation and Personnel  
Growth Management and Economic Affairs  
Transportation and Intergovernmental Relations  
Urban Administration

3:00 p.m. - 4:00 p.m.

**International Relations Committee Meeting**

3:15 p.m. - 4:30 p.m.

**Workshops**

4:00 p.m. - 5:00 p.m.

**Resolutions Committee Meeting**

5:00 p.m. - 6:00 p.m.

**Federal Action Strike Team (FAST) Meeting**

5:15 p.m. - 6:00 p.m.

**First-Time Attendees' Orientation**

If this is your first FLC Conference - **Welcome!** This workshop will acquaint you with the League, the conference program (with tips for the best use of your time), how to get involved in your local or regional league, FLC legislative policy committees and other municipal services.

6:00 p.m. - 7:30 p.m.

**President's Welcome Reception in the Municipal Marketplace**



7:00 a.m. - 7:50 a.m.

**FREE Sunrise Yoga on the Beach**

See page 10 for full details.

7:00 a.m. - 8:30 a.m.

**Florida Black Caucus of Local Elected Officials Breakfast**

*To be eligible to attend, a membership application and paid dues must be submitted. Membership applications can be obtained at [www.fbc-leo.org](http://www.fbc-leo.org). For more information regarding FBC-LEO, visit their website.*

7:00 a.m. - 9:00 a.m.

**Continental Breakfast in the Municipal Marketplace**

7:00 a.m. - 1:00 p.m.

**Municipal Marketplace Open**

7:00 a.m. - 5:00 p.m.

**Registration Desk Open**

8:00 a.m. - 10:00 a.m.

**Leadership Workshop: City and Party**

We like to say that “there’s no Republican or Democratic way to pick up the trash.” In an era of both heightened public partisanship and significant party involvement in municipal politics, this familiar adage merits some careful reflection. In this workshop, **Dr. Scott Paine** will lead a discussion that examines party interests in municipal politics, the critical differences between governing at the municipal, state, and national level, and ways of managing partisan sentiments (our own as well as those of others) that can preserve municipalities’ reputations for meeting public expectations without partisan rancor.

8:45 a.m. - 10:00 a.m.

**Workshops**

8:00 a.m. - 5:00 p.m.

**Technology Center Open**

See page 6 for more information.

10:15 a.m. - 11:45 a.m.

**OPENING GENERAL SESSION**

Featuring the presentation of the E. Harris Drew Award and a keynote presentation by **Mark Halperin**.



**MARK HALPERIN**

**Mark Halperin**, managing editor of *Bloomberg Politics* and host of Bloomberg TV’s *With All Due Respect*, has covered every American election since 1988. He is also a regular contributor to MSNBC’s *Morning Joe* and the most frequent guest in the history of Charlie Rose.

Prior to joining Bloomberg in 2014, Halperin served as editor-at-large and senior political analyst for *TIME*, covering politics, elections and government for the magazine and *TIME.com*. He was also the creator and author of *TIME.com*’s “The Page.”

He is the co-author of *New York Times* best sellers *Double Down: Game Change 2012* and *Game Change: Obama and the Clintons, McCain and Palin, and the Race of a Lifetime*; author of *The Undecided Voter’s Guide to the Next President*; and co-author of *The Way to Win: Taking the White House in 2008*.

*Game Change* received wide acclaim and HBO Films adapted the book for a movie, which won five Emmy Awards and three Golden Globes, including outstanding TV movie or miniseries.

Prior to joining *TIME* in April 2007, Halperin worked at ABC News for nearly 20 years, where he covered five presidential elections and served as political director from November 1997 to April 2007.







11:45 a.m. - 1:00 p.m.

**Sidewalk Café in the Municipal Marketplace  
(Cash Sales)**

12:00 p.m. - 1:00 p.m.

**Women Elected to Municipal Government  
Luncheon**

*Luncheon by invitation only. If you do not receive your invitation, please contact WEMG at susanadams19@outlook.com. See letter on page 17 for details.*

12:30 p.m. - 2:30 p.m.

**Regional Compact Initiative Exposition**

1:15 p.m. - 2:30 p.m.

**Workshops**

2:45 p.m. - 4:00 p.m.

**Workshops**

4:15 p.m. - 5:30 p.m.

**Workshops**

6:00 p.m. - 7:00 p.m.

**Membership Networking Event**

**Evening Open**

7:30 a.m. - 8:30 a.m.

**Various Local/Regional League Breakfast  
Meetings**

*Contact your local league for more information.*

7:30 a.m. - 4:00 p.m.

**Registration Desk Open**

8:00 a.m. - 5:00 p.m.

**Technology Center Open**

See page 6 for more information.

8:30 a.m. - 9:00 a.m.

**Voting Delegate Registration Open**

8:30 a.m. - 4:30 p.m.

**Youth Council Program**

See page 15 for details and registration information.

9:00 a.m. - 10:00 a.m.

**Annual Business Meeting**

10:15 a.m. - 12:00 p.m.

**SECOND GENERAL SESSION**

Featuring recognition of the Years of Service awards, a special presentation by NLC President **Melodee Colbert-Kean** and a keynote address by **Ana Navarro**.



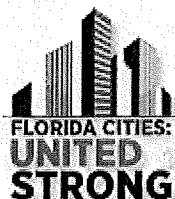
**MELODEE COLBERT-KEAN**

**Melodee Colbert-Kean**, councilmember for the **City of Joplin, Mo.**, was elected president of the National League of Cities at the organization's 2015 Congress of Cities in Nashville. She was first elected to the City Council in 2006. A small business owner and community volunteer, Colbert-Kean has made service to her community a priority. Together with her husband, William Kean Jr., she is the owner of MEs Place Soul Food Kitchen.

In 2011, the City of Joplin experienced an EF5 tornado, which claimed the lives of 161 people and devastated homes, businesses and churches in the community. Speaking about the tornado, Colbert-Kean said, "In those hours and days after a disaster you learn exactly what you need to know about the citizens in your community – that everyday people do extraordinary things."

In the wake of the disaster, Colbert-Kean was elected mayor, becoming Missouri's first female African-American mayor and Joplin's first African-American mayor. She served as mayor for two years, during which she had a central role in helping Joplin's residents rebuild areas destroyed by the tornado.

She serves on the Missouri Municipal League's Economic Development & Human Resources Board and is a governor's appointee to the Missouri Women's Council, which is a resource for women interested in starting a business.







**ANA NAVARRO**

Ana Navarro is a well-known Republican strategist and political analyst for CNN and CNN en Español, and is a political contributor on ABC's *The View*.

The *Miami New Times* named her a "Republican power-consultant," and the *Tampa Bay Times* called her "a sought-after voice in Republican politics and an adviser for any presidential hopeful." Respected on both sides of the aisle for her straight shooting and candor, Navarro frequently appears in the media, including *Meet the Press*, *Bill Maher's Real Time*, *Anderson Cooper 360*, and *The View*.

Navarro served as the national Hispanic co-chair for Gov. Jon Huntsman's 2012 campaign and the national co-chair of John McCain's Hispanic Advisory Council in 2008. She served on Gov. Jeb Bush's transition team in 1998 and was his first director of immigration policy in the Executive Office of the Governor.

In 2001, she served as ambassador to the United Nation's Human Rights Commission, devoting much of her energy to condemning human rights abuses in Cuba. In 1999, she worked in the private sector, representing private and public clients on federal issues, particularly related to immigration, trade, and policy affecting Central America. In 1997, she was a special advisor to the government of Nicaragua.



**SATURDAY, AUGUST 30, 2016 (9:00-10:00)**

12:15 p.m. - 1:45 p.m.

**Past Presidents' Luncheon and Installation of New President**

2:00 p.m. - 4:00 p.m.

**U.S. Senate Candidates Forum**

4:00 p.m. - 5:00 p.m.

**Networking Roundtables**

6:00 p.m. - 10:00 p.m.

**Childcare Provided**

*Pre-registration required. See enclosed form to register.*

6:30 p.m. - 9:30 p.m.

**Inaugural Celebration: Picnic in the Park**

Enjoy a classic summer picnic in the park, including activities, entertainment and great food. The event will include a buffet-style dinner and plenty of fun so be sure to attend. We'll bring everything but the ants!

*Schedule and speakers subject to change.*

**Top Reasons to Attend the Florida League of Cities 90th Annual Conference in Hollywood:**

Meet with colleagues and friends from around the state and exchange ideas and solutions.

Learn what national political experts are thinking about the 2016 presidential race.

Discover innovative ways to expand services and save tax dollars.

Visit the Municipal Marketplace exhibits to get information to solve your city's problems.

Learn more about key issues that passed the 2016 legislative session and learn strategies to get ready for 2017.

Bring value back to your municipality as your return home a reenergized, renewed, educated and informed official.

**The Florida League of Cities Annual Conference!**  
**BE THERE!**



**FLORIDA MAYORS: Sign up today for these outstanding events!**



**FLORIDA LEAGUE OF MAYORS ROUNDTABLE:**

**“LAW ENFORCEMENT:  
POLICING CHALLENGES  
AND PUBLIC PERCEPTION”**

**Wednesday, August 17, 2016 · 2:00 p.m. - 5:00 p.m.  
Weston Diplomat · Hollywood**



This half-day symposium will focus on helping mayors gain a better understanding of what to do when law enforcement problems arise. Attendees will hear from communications experts, as well as mayors and law enforcement officials, who have lived through policing crises. Additionally, the results of a recent poll conducted on behalf of the League relating to policing issues will be discussed.

You will learn:

- What the public thinks about policing, the role of police and who they should trust when things go bad.
- What roles mayors have played in working with local community leaders and groups.
- What policies can be developed and deployed when your city is confronted with an adverse policing event.

This interactive, highly informative symposium will cover from body cameras to dealing with the public relations challenges.

**ACTIVITIES**

*Wednesday, August 17, 2016*

2:00 p.m. – 5:00 p.m.

**FLM Roundtable**

Law enforcement: policing challenges and public perception

6:00 p.m. – 7:00 p.m.

**FLM Welcome Reception**

*Thursday, August 18, 2016*

8:00 a.m. – 9:00 a.m.

**FLM Nominating Committee**

11:00 a.m. – 12:00

**FLM Business Meeting**

12:00 – 1:00 p.m.

**FLM Board of Directors Meeting**

The Florida League of Mayors is meeting in conjunction with the Florida League of Cities 90th Annual Conference.

Please complete the following and return it to Lisa Dove by **Friday, July 31, 2016**, via fax at (850) 222-3806 or email: [ldove@flcities.com](mailto:ldove@flcities.com)

Name/Title: LINDA HUDSON, MAYOR

City/Town/Village: CITY OF FORT PIERCE

**Please check your response:**

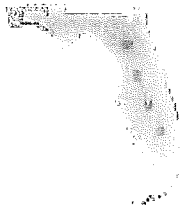
**Yes**  **No** I will attend the Florida League of Mayors Roundtable.

**Yes**  **No** I will attend the Florida League of Mayors Reception.

**Yes**  **No** I will bring a guest to the reception.

**Yes**  **No** I will attend the Florida League of Mayors Business Meeting.





## Women Elected to Municipal Government in Florida

Dear Members, Conference Guests and Spouses:

We invite you to join with us at our Annual Luncheon being held during the Florida League of Cities Conference, at the Diplomat Resort in Hollywood, Florida. This event will be on Friday, August 19th from 12:00 p.m. to 1:00 pm.

The annual luncheon is designed to encourage fellowship and networking amongst our members and guests, and increase awareness about the organization for non-members. Each year, we have a keynote address by a woman that has risen to the top of her chosen career and is making a significant difference in her community.

To reserve your place please complete the form below and mail it to the address shown below together with your check for \$40 (Member rate) or \$45 (Non-Member rate) payable to Women Elected to Municipal Government or WEMG. We must have your reservation by August 5<sup>th</sup>. If you would like to pay your membership at this time please feel free to do so. The membership fee is \$30.

We look forward to having you join us for lunch and our annual meeting on August 19<sup>th</sup>!

Sincerely,

*Dr. Stephany Eley*

President, Women Elected to Municipal Government

### Reservation Form Clip and return with your check to the address below

Name LINDA HUDSON

Title if Elected Official MAYOR City FORT PIERCE

Mailing Address PO Box 1480

City, State and Zip Code FORT PIERCE

Luncheon Payment: Member Rate \$40 \_\_\_\_\_ Non - Member Rate \$45

Membership Fee Payment or Renewal \$30 \_\_\_\_\_

Email CSCOTT@city-ftpierce

Luncheon Registration c/o Susan Adams, Treasurer  
100 S Pine St, Fellsmere, FL 32948  
Email: susanadams19@outlook.com  
Web site: www.wemg.org





Get on I-95 S from FL-68 W/Orange Ave

11 min (4.8 mi)

- ↑ 1. Head north on US-1 N toward Avenue A 292 ft
- ↶ 2. Turn left at the 1st cross street onto Avenue A 0.2 mi
- ↶ 3. Turn left onto N 7th St 72 ft
- ↷ 4. Turn right onto FL-68 W/Orange Ave 4.1 mi
- ⤴ 5. Turn left to merge onto I-95 S toward W Palm Beach 0.5 mi

Follow I-95 S to FL-858 E/Hallandale Beach Blvd in Pembroke Park. Take exit 18 from I-95 S

1 h 36 min (113 mi)

- ⤴ 6. Merge onto I-95 S 104 mi
- ↶ 7. Keep left to stay on I-95 S 8.7 mi
- ↷ 8. Take exit 18 for FL-858/Hallandale Beach Blvd 0.4 mi

Continue on FL-858 E/Hallandale Beach Blvd. Drive to US-1 S in Hallandale Beach

8 min (2.2 mi)

- ↶ 9. Use the left 2 lanes to turn left onto FL-858 E/Hallandale Beach Blvd (signs for Hallandale/Horse Track) 1.5 mi
- ↷ 10. Turn right onto US-1 S 0.7 mi  
📍 Destination will be on the right

1 h 55 min (120 mi)

1000 South Federal Highway

Hallandale Beach, FL 33009

- ↑ 11. Head south on US-1 S 39 ft
- ↻ 12. Make a U-turn 0.8 mi
- ↷ 13. Turn right onto E Hallandale Beach Blvd 1.4 mi
- ↶ 14. Use the left 2 lanes to turn left onto S Ocean Dr



**Hampton Inn Hallandale Beach Aventura**  
1000 South Federal Highway, Hallandale Beach, FL 33009  
T: 1 954-874-1111

Aug. 17, 2016 – Aug. 20, 2016  
Confirmation Number: 83789629

*Linda Hudson,*

*see you on Aug 17, 2016*

***Your Room Information:***

1 KING BED NONSMOK  
Rooms: ..... 1  
Guests: ..... 1 Adult  
Check In: ..... Aug 17 3:00 PM  
Check Out: ..... Aug 20 11:00 AM

***Your Rate Information:***

Rate per night : 139.95 USD  
Total for Stay per Room  
Rate: 419.85 USD  
Taxes: 46.18 USD  
Total: 466.03 USD  
Total for Stay : 466.03 USD

*tax  
exempt*



**City Commission Regular Meeting**

**Agenda Item # 10. i.**

**Meeting Date:** 08/01/2016

**Re:** Commissioner Sessions

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

---

**SUBJECT:**

Approval of travel expenses in the amount of \$1274.97 for Commissioner Sessions to attend the FLC Annual Conference in Hollywood, Florida on Aug 17-20, 2016

**SUMMARY:**

Approval of travel expenses in the amount of \$1274.97 for Commissioner Sessions to attend the FLC Annual Conference in Hollywood, Florida on Aug 17-20, 2016

**RECOMMENDATION:**

Approve request

**ALTERNATIVES:**

Deny request

**RESPONSIBLE STAFF:**

Linda Cox, City Clerk

**COORDINATED WITH:**

Caleta Scott, Deputy City Clerk

---

**Fiscal Impact**

**Budgeted Y/N:** y  
**Fiscal Year:** 2016  
**Account:** 001-1000-511-40-30  
**Amount:** 1390.32

**OTHER INFORMATION:**

Approval of travel expenses in the amount of \$1390.32 for Commissioner Sessions to attend the FLC Annual Conference in Hollywood, Florida on Aug 17-20, 2016

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**Attachments**

Sessions

---

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Jennifer Robinson	07/27/2016 02:18 PM
Finance Department	Johnna Morris	07/27/2016 05:03 PM
City Manager	Nick Mimms	07/27/2016 05:11 PM
Form Started By: Caleta Scott		Started On: 07/21/2016 12:51 PM

Final Approval Date: 07/27/2016

REGISTRATION INFORMATION

Florida League of Cities - Annual Conference  
 PO Box 1757  
 Tallahassee, Florida 32302  
 (850) 222-9684

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION

Hampton Inn Hallandale Beach  
 1000 South Federal Highway  
 Hallandale Beach, FL 33009  
 954-874-1111

DATE: **7/21/2016**

1. TRAVELER'S NAME: Sessions, Reginald  
 2. DEPARTURE DATE: 8/17/2016  
 3. RETURN DATE: 8/20/2016  
 4. DESTINATION: Hollywood, Florida  
 5. CODE CHARGE: 001-1000-511-40-30  
 6. AMT BUDGETED: 7500

DEPARTMENT: City Commission  
 DEPARTURE TIME: 6:00 PM  
 RETURN TIME: 6:00 PM  
 PURPOSE: FLC Annual Conference  
Networking, Seminars and Training

7. BALANCE AVAILABLE: 1965.26

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.

**\$1,274.97**

- \* REGISTRATION FEE:
- \* HOTEL BILL: Confirmation # **85889725**
- BAGGAGE ALLOWANCE (\$5 PER PERSON)
- \* COMMUNICATION:
- \* FARES: AIR FARE
- \* TAXI, BUS
- \* CAR RENTAL
- \* MILEAGE @ 0.54 **258**
- \* GASOLINE EXPENSE
- \* TOLL ROAD FEES OR PARKING FEES
- \* MISC. EXPENSES

- MEALS
- 2 BREAKFAST @ \$8.00
  - 3 LUNCH @ \$8.00
  - 4 DINNER @ \$20.00
  - SPECIAL LUNCHEON
  - 6.5% STATE TAX
  - 15% GRATUITIES

PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
	525.00		
	419.85		
		5.00	
		139.32	
		40.00	
		16.00	
		24.00	
		80.00	
		7.80	
		18.00	

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.

TOTALS	0.00	944.85	330.12	
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ADVANCE CASH RECEIVED: \_\_\_\_\_  
 REFUND DUE CITY: \_\_\_\_\_  
 REFUND DUE EMPLOYEE: \_\_\_\_\_

TRAVEL APPROVED BY: [Signature]  
 DEPARTMENT SUPERVISOR

RECEIVED TIME \_\_\_\_\_

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

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

\* RECEIPT REQUIRED  
 REV 1/15 DLN

**JUL 25 2016**  
 CITY OF FT. PINCE  
 CITY MANAGER'S OFFICE





**FLC Annual Conference**  
**Diplomat Resort & Spa**  
**3555 S. Ocean Drive**  
**Hollywood, Florida 33019**

Dear Reginald Sessions,

Thank you for registering for the FLC 2016 Annual Conference. We look forward to your attendance. Please do not hesitate to contact us if you have any questions prior to the event. **This message is confirmation of your registration.**

**Conference Information:**

Diplomat Resort & Spa  
Self-Parking: \$10 per day  
Valet Parking: \$20 per day

**\*\*\* Thursday, August 18, 2016 is CITY SHIRT DAY \*\*\***

**Hotel Information:**

**CONFIRMATION # 85889725**

Hampton Inn Hallandale Beach  
1000 South Federal Highway  
Hallandale Beach, FL 33009  
PARKING IS FREE!

Room Information:

- 1 King Bed / Non-Smoking
- Check In **Wednesday, 8/17/2016 @ 3:00 PM** (*Reservation guaranteed for late arrival*)
- Check Out **Saturday, 8/20/2016 @ 11:00 AM**

**Contact Information:**

Melanie G. Howe, CAE, CMP  
Meetings Manager  
[mhowe@flcities.com](mailto:mhowe@flcities.com)  
(850) 222-9684

**FLC Annual Conference:**

Start Date 8/18/2015 07:30 AM  
End Date 8/20/2016 04:00 PM



# President's Invitation to the Florida League of Cities 90th Annual Conference



**Dear Friends:**

The **90th Annual Conference of the Florida League of Cities** will be held August 18-20, 2016, at the Diplomat Resort in Hollywood. This year's conference will explore the many ways that cities can work together to make Florida a stronger state. Taking place during a politically charged election year, we are pleased to have two prominent political experts join us to offer their analysis of this unprecedented presidential race.

As you have come to expect from a League conference, this year's schedule is packed with interactive workshops, engaging speakers and networking opportunities galore! With general sessions featuring renowned keynote speakers and workshops that will provide you with tools to help your city navigate the current economic and political landscape, you are sure to return home with new ideas that will benefit your community.

In addition to sessions on the timeliest municipal issues, we will also showcase the success of the Florida Regional Compact Initiative, which has far surpassed my expectations as a presidential initiative and will continue to make our cities stronger for years to come.

The schedule includes keynote presentations from **National League of Cities President Melodee Colbert-Kean**, councilmember for the City of Joplin, Mo.; **Mark Halperin**, managing editor of *Bloomberg Politics* and host of Bloomberg TV's *With All Due Respect*; and **Ana Navarro**, a well-known Republican strategist who serves as a political analyst for CNN and a political contributor for ABC's *The View*.

We are very excited about this year's conference and hope you'll plan to attend. Knowledge is power, and nothing is more powerful than the united voice of Florida's 411 municipalities working together to make our cities the best in the nation. I look forward to seeing you in Hollywood!



Sincerely,

Matthew Surrency, FLC President  
Mayor, City of Hawthorne



7:30 a.m. - 7:00 p.m.

**Registration Desk Open**

8:00 a.m. - 9:00 a.m.

**Florida League of Mayors Nominating Committee Meeting**

8:00 a.m. - 12:00 p.m.

**Continuing Education in Ethics: Are Your Hours Done?**

Florida's municipal elected officers are required to take four specific hours of continuing education in ethics. If you haven't completed your hours yet, this is your opportunity! The four hours include two hours on the Florida Ethics Law (Chapter 112, F.S.), one hour of public meetings (Chapter 286, F.S.) and one hour of public records (Chapter 119, F.S.). If your hours are completed, this is a good refresher class.

**NOTE:** *You must be registered for the full conference to attend this session and pre-registration is required. Registration is limited to the first 150 people. See the registration form for details.*

11:30 a.m. - 12:30 p.m.

**Florida League of Mayors Business Meeting**

*For more information, contact Jenny Anderson at [janderson@flcities.com](mailto:janderson@flcities.com).*

12:00 p.m. - 5:00 p.m.

**Connect and Recharge at the Technology Center**

Back again by popular demand, the Florida League of Cities Technology Center is ready to help you connect and recharge! Are you without your own mobile device? Want to view the internet on a larger screen? The Florida League of Cities Technology Center provides you the perfect place to get online access with PCs and staff to assist you. The Technology Center will also feature a charging station for your personal devices. Please note that children must be supervised while in this area.

12:30 p.m. - 1:30 p.m.

**Florida League of Mayors Board of Directors Meeting**

12:30 p.m. - 7:30 p.m.

**Municipal Marketplace Open**

1:00 p.m. - 3:00 p.m.

**"Cities 101" Workshop**

If you are newly elected or newly appointed, this "crash course" is designed for you. Details about Florida municipalities, services and governing challenges will be discussed. This is a prequel to the popular Institute for Elected Municipal Officials, but is not a substitute for the three-day IEMO class.

1:00 p.m. - 3:00 p.m.

**Legislative Policy Committee Meetings**

Energy, Environment and Natural Resources  
Finance, Taxation and Personnel  
Growth Management and Economic Affairs  
Transportation and Intergovernmental Relations  
Urban Administration

3:00 p.m. - 4:00 p.m.

**International Relations Committee Meeting**

3:15 p.m. - 4:30 p.m.

**Workshops**

4:00 p.m. - 5:00 p.m.

**Resolutions Committee Meeting**

5:00 p.m. - 6:00 p.m.

**Federal Action Strike Team (FAST) Meeting**

5:15 p.m. - 6:00 p.m.

**First-Time Attendees' Orientation**

If this is your first FLC Conference - **Welcome!** This workshop will acquaint you with the League, the conference program (with tips for the best use of your time), how to get involved in your local or regional league, FLC legislative policy committees and other municipal services.

6:00 p.m. - 7:30 p.m.

**President's Welcome Reception in the Municipal Marketplace**



## FRIDAY, AUGUST 19, 2016

7:00 a.m. - 7:50 a.m.

### **FREE Sunrise Yoga on the Beach**

See page 10 for full details.

7:00 a.m. - 8:30 a.m.

### **Florida Black Caucus of Local Elected Officials Breakfast**

*To be eligible to attend, a membership application and paid dues must be submitted. Membership applications can be obtained at [www.fbc-leo.org](http://www.fbc-leo.org). For more information regarding FBC-LEO, visit their website.*

7:00 a.m. - 9:00 a.m.

### **Continental Breakfast in the Municipal Marketplace**

7:00 a.m. - 1:00 p.m.

### **Municipal Marketplace Open**

7:00 a.m. - 5:00 p.m.

### **Registration Desk Open**

8:00 a.m. - 10:00 a.m.

### **Leadership Workshop: City and Party**

We like to say that “there’s no Republican or Democratic way to pick up the trash.” In an era of both heightened public partisanship and significant party involvement in municipal politics, this familiar adage merits some careful reflection. In this workshop, **Dr. Scott Paine** will lead a discussion that examines party interests in municipal politics, the critical differences between governing at the municipal, state, and national level, and ways of managing partisan sentiments (our own as well as those of others) that can preserve municipalities’ reputations for meeting public expectations without partisan rancor.

8:45 a.m. - 10:00 a.m.

### **Workshops**

8:00 a.m. - 5:00 p.m.

### **Technology Center Open**

See page 6 for more information.

10:15 a.m. - 11:45 a.m.

### **OPENING GENERAL SESSION**

Featuring the presentation of the E. Harris Drew Award and a keynote presentation by **Mark Halperin**.



### **MARK HALPERIN**

**Mark Halperin**, managing editor of *Bloomberg Politics* and host of Bloomberg TV’s *With All Due Respect*, has covered every American election since 1988. He is also a regular contributor to MSNBC’s *Morning Joe* and the most frequent guest in the history of Charlie Rose.

Prior to joining Bloomberg in 2014, Halperin served as editor-at-large and senior political analyst for *TIME*, covering politics, elections and government for the magazine and *TIME.com*. He was also the creator and author of *TIME.com*’s “The Page.”

He is the co-author of *New York Times* best sellers *Double Down: Game Change 2012* and *Game Change: Obama and the Clintons, McCain and Palin, and the Race of a Lifetime*; author of *The Undecided Voter’s Guide to the Next President*; and co-author of *The Way to Win: Taking the White House in 2008*.

*Game Change* received wide acclaim and HBO Films adapted the book for a movie, which won five Emmy Awards and three Golden Globes, including outstanding TV movie or miniseries.

Prior to joining *TIME* in April 2007, Halperin worked at ABC News for nearly 20 years, where he covered five presidential elections and served as political director from November 1997 to April 2007.







11:45 a.m. - 1:00 p.m.

**Sidewalk Café in the Municipal Marketplace  
(Cash Sales)**

12:00 p.m. - 1:00 p.m.

**Women Elected to Municipal Government  
Luncheon**

*Luncheon by invitation only. If you do not receive your invitation, please contact WEMG at susanadams19@outlook.com. See letter on page 17 for details.*

12:30 p.m. - 2:30 p.m.

**Regional Compact Initiative Exposition**

1:15 p.m. - 2:30 p.m.

**Workshops**

2:45 p.m. - 4:00 p.m.

**Workshops**

4:15 p.m. - 5:30 p.m.

**Workshops**

6:00 p.m. - 7:00 p.m.

**Membership Networking Event**

**Evening Open**

7:30 a.m. - 8:30 a.m.

**Various Local/Regional League Breakfast Meetings**

*Contact your local league for more information.*

7:30 a.m. - 4:00 p.m.

**Registration Desk Open**

8:00 a.m. - 5:00 p.m.

**Technology Center Open**

See page 6 for more information.

8:30 a.m. - 9:00 a.m.

**Voting Delegate Registration Open**

8:30 a.m. - 4:30 p.m.

**Youth Council Program**

See page 15 for details and registration information.

9:00 a.m. - 10:00 a.m.

**Annual Business Meeting**

10:15 a.m. - 12:00 p.m.

**SECOND GENERAL SESSION**

Featuring recognition of the Years of Service awards, a special presentation by NLC President **Melodee Colbert-Kean** and a keynote address by **Ana Navarro**.



**MELODEE COLBERT-KEAN**

**Melodee Colbert-Kean**, councilmember for the **City of Joplin, Mo.**, was elected president of the National League of Cities at the organization's 2015 Congress of Cities in Nashville. She was first elected to the City Council in 2006. A small business owner and community volunteer, Colbert-Kean has made service to her community a priority. Together with her husband, William Kean Jr., she is the owner of MEs Place Soul Food Kitchen.

In 2011, the City of Joplin experienced an EF5 tornado, which claimed the lives of 161 people and devastated homes, businesses and churches in the community. Speaking about the tornado, Colbert-Kean said, "In those hours and days after a disaster you learn exactly what you need to know about the citizens in your community - that everyday people do extraordinary things."

In the wake of the disaster, Colbert-Kean was elected mayor, becoming Missouri's first female African-American mayor and Joplin's first African-American mayor. She served as mayor for two years, during which she had a central role in helping Joplin's residents rebuild areas destroyed by the tornado.

She serves on the Missouri Municipal League's Economic Development & Human Resources Board and is a governor's appointee to the Missouri Women's Council, which is a resource for women interested in starting a business.







**ANA NAVARRO**

Ana Navarro is a well-known Republican strategist and political analyst for CNN and CNN en Español, and is a political contributor on ABC's *The View*.

The *Miami New Times* named her a "Republican power-consultant," and the *Tampa Bay Times* called her "a sought-after voice in Republican politics and an adviser for any presidential hopeful." Respected on both sides of the aisle for her straight shooting and candor, Navarro frequently appears in the media, including *Meet the Press*, *Bill Maher's Real Time*, *Anderson Cooper 360*, and *The View*.

Navarro served as the national Hispanic co-chair for Gov. Jon Huntsman's 2012 campaign and the national co-chair of John McCain's Hispanic Advisory Council in 2008. She served on Gov. Jeb Bush's transition team in 1998 and was his first director of immigration policy in the Executive Office of the Governor.

In 2001, she served as ambassador to the United Nation's Human Rights Commission, devoting much of her energy to condemning human rights abuses in Cuba. In 1999, she worked in the private sector, representing private and public clients on federal issues, particularly related to immigration, trade, and policy affecting Central America. In 1997, she was a special advisor to the government of Nicaragua.



SATURDAY, AUGUST 20, 2016 (11:00 AM - 10:00 PM)

12:15 p.m. - 1:45 p.m.

**Past Presidents' Luncheon and Installation of New President**

2:00 p.m. - 4:00 p.m.

**U.S. Senate Candidates Forum**

4:00 p.m. - 5:00 p.m.

**Networking Roundtables**

6:00 p.m. - 10:00 p.m.

**Childcare Provided**

*Pre-registration required. See enclosed form to register.*

6:30 p.m. - 9:30 p.m.

**Inaugural Celebration: Picnic in the Park**

Enjoy a classic summer picnic in the park, including activities, entertainment and great food. The event will include a buffet-style dinner and plenty of fun so be sure to attend. We'll bring everything but the ants!

*Schedule and speakers subject to change.*

## Top Reasons to Attend the Florida League of Cities 90th Annual Conference in Hollywood:

Meet with colleagues and friends from around the state and exchange ideas and solutions.

Learn what national political experts are thinking about the 2016 presidential race.

Discover innovative ways to expand services and save tax dollars.

Visit the Municipal Marketplace exhibits to get information to solve your city's problems.

Learn more about key issues that passed the 2016 legislative session and learn strategies to get ready for 2017.

Bring value back to your municipality as your return home a reenergized, renewed, educated and informed official.

**The Florida League of Cities Annual Conference!**  
**BE THERE!**



Get on I-95 S from FL-68 W/Orange Ave

11 min (4.8 mi)

- ↑ 1. Head north on US-1 N toward Avenue A 292 ft
- ↶ 2. Turn left at the 1st cross street onto Avenue A 0.2 mi
- ↶ 3. Turn left onto N 7th St 72 ft
- ↷ 4. Turn right onto FL-68 W/Orange Ave 4.1 mi
- ⤴ 5. Turn left to merge onto I-95 S toward W Palm Beach 0.5 mi

Follow I-95 S to FL-858 E/Hallandale Beach Blvd in Pembroke Park. Take exit 18 from I-95 S

1 h 36 min (113 mi)

- ⤴ 6. Merge onto I-95 S 104 mi
- ↶ 7. Keep left to stay on I-95 S 8.7 mi
- ↘ 8. Take exit 18 for FL-858/Hallandale Beach Blvd 0.4 mi

Continue on FL-858 E/Hallandale Beach Blvd. Drive to US-1 S in Hallandale Beach

8 min (2.2 mi)

- ↶ 9. Use the left 2 lanes to turn left onto FL-858 E/Hallandale Beach Blvd (signs for Hallandale/Horse Track) 1.5 mi
- ↷ 10. Turn right onto US-1 S 0.7 mi  
📍 Destination will be on the right

1 h 55 min (120 mi)

1000 South Federal Highway

Hallandale Beach, FL 33009

- ↑ 11. Head south on US-1 S 39 ft
- ↻ 12. Make a U-turn 0.8 mi
- ↷ 13. Turn right onto E Hallandale Beach Blvd 1.4 mi
- ↶ 14. Use the left 2 lanes to turn left onto S Ocean Dr



Hampton Inn Hallandale Beach Aventura  
1000 South Federal Highway, Hallandale Beach, FL 33009  
T: 1 954-874-1111

Aug. 17, 2016 – Aug. 20, 2016  
Confirmation Number: 85889725

# Reginald Sessions,

see you on Aug 17, 2016

## Your Room Information:

1 KING BED NONSMOK

Rooms:	1
Guests:	1 Adult
Check In:	Aug 17 3:00 PM
Check Out:	Aug 20 11:00 AM

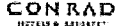
## Your Rate Information:

Rate per night :	139.95 USD
Total for Stay per Room Rate:	419.85 USD
Taxes:	46.18 USD
Total:	466.03 USD
Total for Stay :	466.03 USD

tax  
exempt







Hampton Inn Hallandale Beach - Aventura

Credit Card Payment Authorization Form

Please complete all areas below. Incomplete requests may be rejected. This form must be received at least 5 business days prior to the Check-In, or by specified date in Event Contract, to ensure acceptance of the credit card to be charged. Do not send completed form by email.

FAX COMPLETED FORM TO: 954-874-1112

ATTN: \_\_\_\_\_

CARDHOLDER - Please complete the following section and sign/date below.

Guest / Group Name:					
Confirmation number:					
Check-In / Event Date:					
Name of Person/Group Making Reservation:			Phone:		
Cardholder Name as it Appears on Credit Card:					
Cardholder Billing Address:					
City:		State:		Zip:	
Daytime /Business Telephone:			Evening Telephone:		
Credit Card Number:			Expiration Date:		
Credit Card Type: (Circle one)					
Visa/MasterCard		American Express	Discover	JCB Diners Club	
Credit Card Issuing Bank Name:			Bank Phone Number (from back of your credit card):		
I agree to cover the following categories of charges: (Please circle)					
All Charges		Room & Tax	Food & Beverage	Retail	Recreation
I agree to cover the above categories of charges up to a Maximum Amount of \$ _____					
DIRECT BILL ACCOUNT PAYMENTS ONLY: (For direct billing customers paying by credit card)					
Name on Invoice/Statement _____			Date on Invoice/Statement _____		
Invoice/Statement Number _____			Authorized Amount \$ _____		

Note: Charges for room and tax, group deposits or direct bill account payments will be charged to your credit card immediately. Any incidental charges circled above will be charged at the time of check-out.

Amount to be immediately charged to credit card for room and taxes or deposit: \$ \_\_\_\_\_

Final Balance Billed to Credit Card (hotel use only): \$ \_\_\_\_\_

By signing below, you authorize the hotel to charge your credit card immediately for the amount indicated above up to the "Maximum Amount" indicated above. You further acknowledge that if "all charges" has been selected, then all guest/group related charges (less Deposit) will be charged to the above card number at the time of check-out or event conclusion.

Cardholder Signature: \_\_\_\_\_ Date: \_\_\_\_\_

HOTEL USE ONLY:

Authorized Amount: \_\_\_\_\_ Approval Code: \_\_\_\_\_ Date: \_\_\_\_\_



**City Commission Regular Meeting**

**Agenda Item # 11. a.**

**Meeting Date:** 08/01/2016

**Re:** Presentation and Public Hearing for Assessment of Fair Housing Report

**Submitted For:** Libby Woodruff, Urban Redevelopment Manager, Planning & Zoning

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**SUBJECT:**

Presentation and Public Hearing for 2016-2020 Assessment of Fair Housing Report

**SUMMARY:**

City of Fort Pierce 2016-2020 Draft of its Assessment of Fair Housing Report is available for public review and comment June 30, 2016 through August 1, 2016. This is the second of two (2) public hearings required by the U.S. Dept of Housing and Urban Development (HUD) before the document is submitted by August 15, 2016.

**RECOMMENDATION:**

Allow a presentation and the first of two (2) public hearings on the Assessment of Fair Housing Report.

**ALTERNATIVES:**

Do not allow the presentation and the first of two (2) public hearings.

**RESPONSIBLE STAFF:**

Libby Woodruff, Manager, Urban Redevelopment

**COORDINATED WITH:**

Rebecca Grohall, Planning Department Director

---

**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 agenda item.

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**Attachments**

Draft AFH Report

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**Form Review**

**Inbox**

City Manager

Form Started By: Libby Woodruff

Final Approval Date: 07/29/2016

**Reviewed By**

Nick Mimms

**Date**

06/29/2016 11:54 AM

Started On: 06/22/2016 04:23 PM





**Assessment of Fair Housing Report  
2016-2020**

**CITY OF FORT PIERCE, FLORIDA**  
Honorable Linda Hudson, Mayor

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

**DRAFT**



## **Assessment of Fair Housing**

The City of Fort Pierce  
2016-2020 Assessment of Fair Housing Report  
was produced by the  
Fort Pierce Department of Urban Redevelopment

For more information on the report, please contact  
Si necesita esta informacion en espanol, liame al:

City of Fort Pierce  
Department of Urban Redevelopment  
100 North U.S. Hwy. 1  
Fort Pierce, Florida 31950

772-467-3169  
ewoodruff@city-ftpierce.com

# **DRAFT**

City of Fort Pierce, Florida  
Assessment of Fair Housing  
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**DRAFT**

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**I. Cover Sheet**

1. Submission date: **August 15, 2016**
2. Submitter name: **City of Fort Pierce, Florida**
3. Type of submission: **Single Program Participant**
4. Type of program participant: **Consolidated Plan Participant**
5. For PHAs, Jurisdiction in which the program participant is located: **N/A**
6. Submitter members (if applicable): **N/A**
7. Sole or lead submitter contact information:
  - a. Name: **Libby Woodruff**
  - b. Title: **Manager**
  - c. Department: **Urban Redevelopment Department**
  - d. Street address: **100 North U.S. Hwy. 1**
  - e. City: **Fort Pierce**
  - f. State: **Florida**
  - g. Zip Code: **34950**
8. Period covered by this assessment: **2016-2020**
9. Initial, amended, or renewal AFH: **Initial**
10. To the best of its knowledge and belief, the statements and information contained herein are true, accurate, and complete and the program participant has developed this AFH in compliance with the requirements of 24 C.F.R. §§ 5.150-5.180 or comparable replacement regulations of the Department of Housing and Urban Development;
11. The program participant will take meaningful actions to further the goals identified in its AFH conducted in accordance with the requirements in §§ 5.150 through 5.180 and 24 C.F.R. §§ 91.225(a)(1), 91.325(a)(1), 91.425(a)(1), 570.487(b)(1), 570.601, 903.7(o), and 903.15(d), as applicable.

All Joint and Regional Participants are bound by the certification, except that some of the analysis, goals or priorities included in the AFH may only apply to an individual program participant as expressly stated in the AFH.

\_\_\_\_\_  
(Signature) (date)

\_\_\_\_\_  
(Signature) (date)

\_\_\_\_\_  
(Signature) (date)

12. Departmental acceptance or non-acceptance: \_\_\_\_\_  
(Signature) (date)

**Comments:**



## II. Executive Summary

1. Summarize the fair housing issues, significant contributing factors, and goals. Also include an overview of the process and analysis used to reach the goals.

This report is an update to the Analysis of Impediments to Fair Housing Choice report which was created for the City of Fort Pierce by Housing Opportunities Project for Excellence, Inc., in September, 2007.

The data presented in this 2016-2020 report was gathered from multiple sources, including meetings and interviews with staff and/or representatives of participating agencies, organizations and businesses, which were held between March 1-July 3, 2016. Public input was gathered through public meetings and a Fair Housing Survey, available in English and Spanish, which targeted citizens and key businesses and organizations. An advertised public comment period and public hearings were held during regularly-scheduled Fort Pierce City Commission meetings. Excerpts from the St. Lucie County HOME Consortium Analysis of Impediments to Fair Housing Choice, published March, 2014 and the Regional Analysis of Impediments to Fair Housing (RAI) for Indian River, Martin, St. Lucie, Palm Beach, Miami-Dade and Monroe Counties, published in 2013 were also used throughout this report.

This analysis included review and analysis of data pertaining to the HUD programs being utilized within the City of Fort Pierce as well as a study of fair housing choice in Fort Pierce using the following methods:

1. Data analysis and mapping of key demographic, income, employment and housing information;
2. Review of housing discrimination complaints filed with federal and state agencies; and
3. Interviews and meetings with representatives of public, private and nonprofit organizations who are knowledgeable about local housing issues.

Existing comprehensive documents were also reviewed during the creation of this report. Some of these included:

- 2011-2015 5-Year CDBG Consolidated Plan
- 2011-2015 Consolidated Annual Performance and Evaluation Reports (CAPERs)
- 2015 CDBG Annual Action Plan
- City of Fort Pierce 2007 Analysis of Impediments to Fair Housing Choice
- City Zoning and Development Code
- City of Fort Pierce Website
- St. Lucie County Website
- St. Lucie County HOME Consortium Analysis of Impediments to Fair Housing Choice, published March, 2014
- Regional Analysis of Impediments to Fair Housing (RAI) for Indian River, Martin, St. Lucie, Palm Beach, Miami-Dade and Monroe Counties, published in 2013
- United States Census and American Community Survey
- St. Lucie County Comprehensive Plan

Some of the resources used to compile background data on the City of Fort Pierce are listed below.

SECTION	VARIABLE	DATA SOURCE
Demographics	Population totals and density age	2010 Census SF1; Shimberg Center US Census; HUD Geospatial Data
Segregation	Race and Ethnicity	2010 Census SF1; Shimberg Center US Census; HUD Geospatial Data
Housing	Tenancy; Cost Burdon	ACS 2010-2014; Shimberg Center US Census; HUD Geospatial Data
Poverty	Family Poverty Rate / Poverty By Race & Ethnicity	ACS 2010-2014; Shimberg Center US Census; HUD Geospatial Data
Labor and Commuting	Unemployment; Labor Force Participation Rate; Commute Time; Commute Mode	ACS 2010-2014; Shimberg Center US Census; HUD Geospatial Data

- Data was also collected at the census tract. Data displayed within maps utilizes census tract level data to show, in detail, the spatial relationship and patterns of variables within the City of Fort Pierce.
- Much of the data used in this report was taken from the American Community Survey 2010-2014 estimates. Where census 2010 data was available it was used in place of ACS data to alleviate concerns about sampling error.

Populated Census Tracts	
	Number of Populated Census Tracts
City of Fort Pierce	14
St. Lucie County	45

- **Lending Profile** - Lending data for this report was retrieved from the University of Florida Housing Data Clearing House. Racial lending data and overall 2014 lending data within the City and for the State of Florida were analyzed to identify disparities and trends in lending patterns by race, ethnicity. The data used in this analysis is from the year 2014.

The intent of this update is to:

- Evaluate and update data used in the 2007 report;
- Review impediments that were identified in that report to determine if the impediments still exist;
- Review what actions have been taken and evaluate the effectiveness of the actions taken;
- Identify any new impediments that may exist; and
- Recommend actions to address any new identified or continuing impediments to fair housing choice.

Impediments to fair housing choice are any actions, omissions, or decisions:

- Taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; or
- Which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex disability, familial status, or national origin.

## **2007 Impediments to Fair Housing Choice**

The following were identified as impediments to fair housing choice or barriers to affordable housing in the City of Fort Pierce 2007 Analysis of Impediments to Fair Housing Choice Report:

1. Discrimination in housing against classes of persons protected under the fair housing laws.
2. Lack of awareness of rights and responsibilities under fair housing laws.
3. A strongly-segregated housing market
4. A severe shortage of affordable housing
5. Racial disparities in fair and equal lending

## **2016 Impediments to Fair Housing Choice**

### **Impediment #1 – Housing/Lending Discrimination on the basis of Race, Color, National Origin, Religion, Sex, Familial Status and Disability**

Housing complaints based on discrimination against disability ranked the highest, with racially-based complaints ranking second. Disability is the largest alleged discriminating factor in fair housing complaints.

The data gathered on the lending patterns in the City of Fort Pierce supports this finding, with the data also indicating regular disparities on loan approvals and denials by race and by Hispanic/non-Hispanic ethnicity.

### **Recommended Actions to Address Impediment #1:**

The City of Fort Pierce will take the following actions to raise public awareness on this issue.

1. Forward all Fair Housing complaints that are received directly to HUD for investigation.
2. Continue to promote and provide First Time Homebuyer Workshops in partnership with the Martin and St. Lucie County Home Buyer Consortiums.
3. Make referrals for credit counseling when needed to help improve credit ratings for homeownership potential.
4. Allocate CDBG funding to offset the costs associated with at least two (2) yearly Fair Housing Workshops and the dissemination of Fair Housing promotional materials on TV, website, mail-outs, and posters, at meetings, symposiums, and housing events, in English and Spanish.
5. Continue running HUD-approved Fair Housing commercials on the City's Public Access channels, in English and Spanish.
6. Request the local newspapers print HUD-approved Fair Housing Notices, in English and Spanish in the real estate section. The City is served by Scripps Treasure Coast newspaper and *Hometown News*.
7. Provide HUD's Fair Housing Complaint Forms (in English and Spanish) at public buildings and local libraries.
8. Provide Fair Housing information to all Lending Consortiums within the area.
9. Promote partnerships to strengthen Fair Housing educational opportunities with individual members of the St. Lucie and Martin County Lending Consortiums.
10. Provide Fair Housing education on and address reports of "Redlining" and "Reverse Redlining" - Redlining is the practice of denying or increasing the cost of services such as banking, insurance, access to jobs, access to health care, or

even supermarkets to residents in certain, often racially determined, areas. "Reverse redlining" is a term often used to describe situations where a lender or insurer particularly targets minority consumers, not to deny loans or insurance to them, but rather to charge them more than would be charged to a similarly situated majority consumer.

11. Promote ways for citizens to report lending discrimination complaints with HUD by contacting the National Discrimination Hotline on 1-800-669-9777 (voice), 800-927-9275; completing a complaint form on the HUD website at [www.hud.gov/fairhousing](http://www.hud.gov/fairhousing); and/or allowing us to provide assistance to send a letter to our local HUD office.

### **Impediment #2 – Shortage of Affordable / Decent Housing Opportunities**

The Fort Pierce Housing Authority reported that there were approximately 8,997 applicants on the Section 8 Housing Choice Voucher Waiting List and approximately 1,593 applicants on the Public Housing Units Waiting List. The most recent 2016 data reports that there are now 827 public housing units in the City of Fort Pierce.

The Housing Authority of the City of Fort Pierce (FPHA) Section 8 Housing Choice Voucher Waiting List is currently closed. It was last open for three days in May, 2015. There is no notice of when the Waiting List will reopen.

### **Recommended Actions to Address Impediment #2:**

1. During 2016-2020, introduce a resolution for the City of Fort Pierce for inclusionary housing. Inclusionary housing is an affordable housing tool that links the production of affordable housing to the production of market-rate housing. Inclusionary housing policies produce affordable housing by requiring new residential developments to include a certain percentage of affordable housing units. The resolution could also give local governments the ability to establish a construction excise tax on developments to increase funding for affordable housing development.
2. During 2016-2020, continue to use CDBG funds, as available, to reduce the cost of housing for low-income households. Examples of this includes partnering with the Fort Pierce Utilities Authority, Indiantown Nonprofit Housing Agency and the Centro Campesino organization and using CDBG funds and funding from the City of Fort Pierce's General Fund to provide weatherization assistance for homeowners to decrease their utility bills.
3. During 2016-2020, continue allocating State Housing Initiatives Partnership (SHIP) funds to rehabilitate owner-occupied homes.
4. Continue allocating State Housing Initiatives Partnership (SHIP) funds to provide down payment and closing cost assistance for lower-income citizens wanting to purchase a home.
5. During 2016-2020, continue to provide education and outreach to realtors, developers, banks and non-profit organizations that provide or develop affordable housing.
6. During 2016-2020, work with lenders to provide lender fair housing training by the City or in conjunction with existing programs.
7. During 2016-2020, continue allocating CDBG funding, as available, to act as a 'cash match' for the Fort Pierce Housing Authority's application for tax credits to rehabilitate an old abandoned hospital into a living facility for lower income senior citizens. The Housing Authority has applied for the tax credits four (4) times. The City allocated the CDBG funds several years ago and will continue to support the Housing Authority through this endeavor.

8. During 2016-2020, continue to seek ways to assist developers and all of those involved in affordable housing in locating land, grants, and loans and by providing technical assistance to encourage the development of affordable housing and compliance with fair housing laws. All executed agreements with affordable housing providers will include the requirements of equal opportunity and fair housing laws.
9. During 2016-2020, the City should continue to pursue fair housing enforcement over the long term by identifying regional partners with similar interests, develop support for fair housing services available to multiple regions and jurisdictions at a shared cost, and help establish a private fair housing center to carry out education and enforcement programs designed to further fair housing throughout the Fort Pierce area.
10. During 2016-2020, the City should continue to assess and improve, where necessary the enforcement of current codes for landlord maintenance of property. This could include exploring ways to improve the rental maintenance by landlords and property owners through code/legislation updates or incentive programs such as increased fines for habitual violators or economic incentives for landlords to better maintain their properties and increase the number of green buildings.
11. During 2016-2020, the City should continue to explore ways to increase the amount of affordable housing throughout the City, including examining ways to increase the amount of housing stock that is barrier free and ADA compliant, especially of rental single-family housing units in older neighborhoods built before the Americans with Disability Act was enacted. The City should consider approaching landlords and property managers to discuss possible solutions to this issue.

**Impediment #3 – Lack of Knowledge, Awareness of, or Education on Fair Housing Protections**

This impediment was found to be the most common one within the City of Fort Pierce. Many potential homeowners lack the understanding of the path to homeownership, and a majority of loan denials are due to avoidable issues, such as incomplete loan applications, unverifiable information and collateral.

**Recommended Actions to Address Impediment #3:**

1. During 2016-2020, provide at least two Fair Housing Workshops during each program year; feature information on types of discrimination, 'redlining', 'reverse redlining', sub-prime, high-cost loans, protected classes, how to file a fair housing complaint, etc.;
2. During 2016-2020, promote and provide at least four First Time Homebuyer Workshops during each program year;
3. During 2016-2020, provide Fair Housing Complaint Forms in English and Spanish – throughout each program year;
4. During 2016-2020, provide Fair Housing information to lending consortiums throughout area throughout each program years;
5. During 2016-2020, request the local newspapers print HUD-approved Fair Housing Notices, in English and Spanish in the real estate section once each quarter during program years;
6. During 2016-2020, provide HUD-approved Fair Housing commercials on the City's Public Access television channel, in English and Spanish throughout program years;

7. During 2016-2020, publish Fair Housing information in non-profit community newspapers throughout the program years, in English and Spanish;
8. During 2016-2020, provide Fair Housing brochures, posters, etc. at all City-sponsored events and at City Hall;
9. During 2016-2020, we will continue updating the fair housing webpage on the City of Fort Pierce website;
10. During 2016-2020, the Fort Pierce City Commission will proclaim April of each year Fair Housing month; display Fair Housing posters throughout City Hall; and
11. During 2016-2020, forward all Fair Housing complaints that are received directly to HUD for investigation.

#### **Impediment #4 – Fair and Equal Lending Disparities**

The data gathered on the lending patterns in the City of Fort Pierce supports this finding, with the data indicating regular disparities on loan approvals and denials by race and by Hispanic/non-Hispanic ethnicity. As the data indicates, African Americans and Hispanics tend to have higher loan application failure rates when HMDA lending data is analyzed by race and ethnicity.

#### **Recommended Actions to Address Impediment #4:**

The most prevalent reason for loan application denials in the City of Fort Pierce is the loan applicant's collateral. The second leading reason for loan denials is the debt-to-income ratio, and the third reason is incomplete applications.

The City will take the following actions to increase public awareness and promote homebuyer education on these issues:

1. During 2016-2020, work with all members of St. Lucie County and Martin County Lending Consortiums to increase awareness of prevalent denial issues.
2. During 2016-2020, continue to provide referrals to credit counseling agencies to improve credit ratings, and debt-to-income ratios, for homeownership potential.
3. During 2016-2020, continue to provide promotional information for First-Time Homebuyer Workshops through public access venues.
4. During 2016-2020, promote and/or hold at least two (2) Fair Housing / Homeowner educational events each year.
5. During 2016-2020, promote financial literacy educational events within the City of Fort Pierce.
6. During 2016-2020, provide down payment and closing cost assistance to first-time homebuyers through the State Housing Initiatives Partnership (SHIP) program.

#### **Impediment #5 – Housing Market Segregation**

As in many locations in Florida, historical geographical segregation areas still exist within the City of Fort Pierce. Continued activities that are geared toward creating neighborhoods that are more open and inclusive have been and will continue to be established through Fair Housing training in the community to housing related industries.

#### **Recommended Actions to Address Impediment #5:**

The City of Fort Pierce will take the following actions to raise public awareness:

1. During 2016-2020, continue activities that are geared toward creating



neighborhoods that are more open and inclusive, including our 'creative placemaking initiative', that includes self-guided cultural history trails and events that are advertised across the United States, commercial façade improvement grants, beautification projects, art shows and family-friendly festivals, etc., in our lower-income minority historic neighborhoods;

2. During 2016-2020, continue collaborations with investors and the Allegany Franciscan Ministries organization and provide land and incentives for the construction new grocery, retail, and banking businesses in our lower-income segregated neighborhoods;
3. During 2016-2020, continue collaborations with investors, developers and St. Lucie County to develop artist live/work areas in our lower-income minority historic neighborhoods;
4. During 2016-2020, work with the local Board of Realtors and Lending Consortium promoting Fair Housing education and continued education on lending practices.
5. During 2016-2020, work with local Affordable Housing Advisory Committee (AHAC) to promote ways to enhance local land development regulations to augment fair housing. Presently, the City of Fort Pierce has adopted the following items:
  - a. Expedited Permit Reviews – All affordable housing developments receive priority review and processing.
  - b. Listing of vacant City-owned property available for development as affordable housing.
  - c. Review of proposed regulations (prior to adoption) for their impact on affordable housing.

### **III. Community Participation Process**

1. Identify media outlets used and include a description of outreach activities undertaken to encourage and broaden meaningful community participation in the AFH process, including the types of outreach activities and dates of public hearings or meetings. efforts made to reach the public, including those representing populations that are typically underrepresented in the planning process such as persons who reside in areas identified as R/ECAPs, persons who are limited English proficient (LEP), and persons with disabilities. Briefly explain how these communications were designed to reach the broadest audience possible.

Prior to the City adopting the Analysis of Impediments to Fair Housing Choice Report, the following actions were taken:

**Citizen Participation Plan** – The City updated its Citizen Participation Plan to include the process for creation and adoption of the AFH Report, per HUD's Memorandum dated March 14, 2016, 'Incorporating 24 CFR Part 5, Affirmatively Furthering Fair Housing into 24 CFR 91.10 Consolidated Program Year, 24 CFR 91.105 Citizen Participation Plan for Local Governments and 24 CFR 91.115 Citizen Participation Plan for States.' The City provided a draft of the amended Citizen Participation Plan in English and Spanish with a 30-day citizen review and comment period, advertised in a local publication, on the public service access TV channel, and in the local Hometown News newspaper, in English and Spanish.

A public presentation and public hearing was held during a regularly-scheduled City Commission meeting on May 2, 2016, followed by an additional public hearing and the City Commission's approval of Resolution #16-R21, approving the amendments to the Citizen Participation Plan on May 16, 2016. English and Spanish versions of

the Citizen Participation Plan are available in hardcopy for review at Fort Pierce City Hall, through the U.S. Mail upon request and also on the City's website.

**Public Notice** - The City published the Consolidated Plan and the AFH Report in a manner that afforded citizens, businesses, public agencies, and other interested parties a reasonable opportunity to examine its contents and to submit comments, including:

- a. A public presentation announcing the availability of the Community Needs Assessment and Fair Housing surveys, in English and Spanish, was presented, along with an overview of the creation of the AFH Report and 5-Year Consolidated Plan on March 21 and April 4, 2016 at regularly-scheduled City Commission meetings. Advertisements in English and Spanish, announcing the availability of Community Needs Assessment and Fair Housing Surveys were publicized in the Hometown News newspaper on April 8, 2016, in Hispanics for Action on the Treasure Coast newsletter, on May 12, 2016, in the Lincoln Park Main Street newsletter in April, 2016, and on the City's public access television station from April 8 through July 11, 2016.
- b. Community presentations on the 5-Year Consolidated Plan and AFH creation were advertised, in English and Spanish and held January 13 at a regularly-scheduled Communitywide Council (CWC) meeting, on January 2 at the Percy Peek Gymnasium in the Lincoln Park neighborhood, on January 26 at Fort Pierce City Hall on June 16 at the offices of Community Based Development Organization Lincoln Park Main Street, on June 23 at Fort Pierce City Hall and on July 13 at a regularly-scheduled Communitywide Council meeting at Fort Pierce City Hall. Each presentation was followed by distribution of English and Spanish versions of the Community Needs Assessment and Fair Housing surveys. Volunteers often picked up extra copies of the English and Spanish surveys following the meetings and distributed them door-to-door throughout our historic neighborhoods. Hardcopies of the English and Spanish Community Needs Assessment and Fair Housing surveys were distributed through the Police Athletic League Community Center, Lincoln Park Main Street and via numerous supportive service agencies throughout the City. A large display was set up in the foyer at Fort Pierce City Hall encouraging people to complete the surveys, which were available on the front counter.
- c. Availability of the Community Needs Assessment and Fair Housing surveys were also promoted through a newspaper article in the St. Lucie News Tribune on April 12, 2015. Notifications in English and Spanish of the availability of the surveys were also included as an electric bill insert through the Fort Pierce Utilities Authority in the April, 2016 utility bills and in the Hometown Newspaper, in English and Spanish.
- d. The Fort Pierce Community Needs Assessment Survey (CNAS) and the Fair Housing Survey were made available to the public in two (2) formats – for businesses/supportive service organizations and for citizens - in English and in Spanish. The surveys were distributed utilizing the computer-based tool, SurveyMonkey.com and in hardcopy via U.S. Mail upon request and through the various other venues described above.
- e. Urban Redevelopment staff conducted one-on-one interviews related to community needs and fair housing issues in Fort Pierce with numerous realtors, housing agencies, St. Lucie County Community Services, and other supportive service organizations between April 15 and July 1, 2016.



- f. Three (3) public hearings were provided during the development of the AFH Report. The first public hearing was held following a presentation on the creation of the Report on April 4, 2016, during the beginning of the process, to garner public comment and to promote the availability of the English and Spanish Community Needs Assessment and Fair Housing surveys. The other two (2) public hearings were held July 5 and August 1, 2016, during regularly-scheduled City Commission meetings.
- g. Interested parties had more than thirty days to examine the draft AFH and 5-Year Consolidated Plan, in English and in Spanish, prior to its submission to the City Commission for approval and proper resolution.
- h. The City encouraged citizen input at any time during the planning and creation period for the AFH Report. Any citizen comments made were duly noted in this report under Citizen Comments. Final results of the Fair Housing Survey are also included in the Consolidated Plan and AFH Report, in the Appendices section. Any citizen complaints presented verbally were answered at the time presented. Any complaints received in writing were answered within thirty working days from the date the complaint was received. All such comments, complaints, objections and responses have been summarized and attached to the Consolidated Plan and Analysis of Impediments to Fair Housing Report in their respective Appendices.

The process used to develop Fort Pierce's 5-Year Consolidated Plan and Analysis of Impediments to Fair Housing Report complies with Part 24 Section 91- 200 of HUD Regulations which requires interaction among private citizens, various local, county and state businesses and agencies concerned with housing and social services, non-profit and for-profit housing providers and other members of local institutions involved in the delivery of housing.

- 2. Provide a list of organizations consulted during the community participation process. Interviews were conducted in-person, via telephone and through a web-based survey with organizations, agencies and individuals serving the Fort Pierce area, some of which included:

- |                                     |   |
|-------------------------------------|---|
| Fort Pierce Housing Authority       | Harbor Community Bank                                       |
| St. Lucie County Council on Aging   | Save Our Children, Inc.                                     |
| St. Lucie County Community Services | In the Image of Christ, Inc.                                |
| St. Lucie County Community Transit  | Meals on Wheels of the Treasure Coast                       |
| TD Bank                             | St. Lucie County Lending Consortium                         |
| Harbor Federal Savings Bank         | Martin County Lending Consortium                            |
| Chase Bank                          | Seacoast National Bank                                      |
| BB&T Bank                           | PBC Credit Union  |
| Bank of America                     | Centerstate Bank  |
| Bank Atlantic                       | Grand Bank & Trust of Florida                               |
| Harbor Federal Savings Bank         | First National Bank   |
| PNC Bank                            | Riverside National Bank                                     |
| Florida Community Bank              | Fort Pierce Magnet School Of The Arts                       |
| SunTrust Bank                       | Virginia College  |
| Wells Fargo Bank                    | Multicultural Resource Center for Children & Families, Inc. |
| Riverside National Bank             | Treasure Coast Food Bank, Inc.                              |
| Bank United                         | Children Services Council of St. Lucie County               |
| Oculina Bank                        | The Salvation Army  |
| First Peoples Bank                  | Mustard Seed Ministries                                     |
| Southern Commerce Bank              | Habitat for Humanity  |
| Indian River State College          | World Changers  |
| Lincoln Park Neighborhood Assoc.    | Lincoln Park Small Business Association                     |
| Realtors Association of St. Lucie   | Council on Aging of St. Lucie                               |
| Florida Department of Elder Affairs | Florida Rural Legal Services                                |

3. How successful were the efforts at eliciting meaningful community participation? If there was low participation, provide the reasons.

Our efforts to elicit meaningful community participation were well received. Although no comments were received during the three (3) public hearings, we did receive comments during the public presentations/meetings, and also received more than 400 Fair Housing and Community Needs Assessment surveys. Overall, we believe the community participation was acceptable and that we were successful in informing the community of the availability of the Community Needs Assessment and Fair Housing surveys. We believe we were also successful in relaying explanations on Fair Housing and potential Fair Housing issues in Fort Pierce, were able to garner support for future Fair Housing workshops and relayed ways for citizens to report housing discrimination, if needed.

4. Summarize all comments obtained in the community participation process. Include a summary of any comments or views not accepted and the reasons why.

Summary of Key Verbal Comments Received During Community Workshops/  
Presentations

**Affordable Housing:** Increasing rents, coupled with low vacancies have made it difficult to find affordable rental units. Some felt that landlords use the strong market to discriminate among potential renters.

**Information on Affordable Housing Discrimination:** Some comments were made regarding the lack of information on tenant rights, such as when landlords asked for immigration documents. Residents did not know where to get help when discriminated against.

**Mothers with Children:** A common comment was the difficulty of families, especially mothers with children, in finding housing.

**Overcrowding:** This issue was discussed by both residents and property managers.

**Special Needs Housing:** Comments were received pertaining to the need for affordable rental housing units for seniors, persons with disabilities, and veterans.

To supplement the community meetings and to assist in further understanding the fair housing issues within the City of Fort Pierce, Fair Housing Surveys in English and Spanish were made available to residents at City Hall, online via the City's website, via hardcopy through U.S. Mail, through distribution by supportive service agencies, door-to-door distribution, and were promoted through the April, 2016 utility bill insert.

Following is an overview of the Fair Housing Survey results:

- 100% of respondents completed the survey in English.
- 57% of respondents indicated that they have encountered housing discrimination; of those, 88% felt landlord/property managers were responsible.
- 82% of the discrimination occurred in rental property situations.
- One-half of those indicated discrimination felt it was because of family status (families with children).
- Over 90% indicated that they did not report the discrimination incident.

Written comments received on Fair Housing Surveys are published in this report in the Appendices section.

#### IV. Assessment of Past Goals, Actions and Strategies

1. Indicate what fair housing goals were selected by program participant(s) in recent Analyses of Impediments, Assessments of Fair Housing, or other relevant planning documents.

Following is a list of fair housing goals that were identified in the City of Fort Pierce Analysis of Impediments to Fair Housing Report that was published in September, 2007:

**Goal #1** – Increase knowledge of fair housing rights and responsibilities to reduce incidence of discrimination in housing.

**Goal #2** – Increase affordable housing opportunities.

**Goal #3** – Eliminate disparities in lending practices.

- a. Discuss what progress has been made toward their achievement;
- b. Discuss how you have been successful in achieving past goals, and/or how you have fallen short of achieving those goals (including potentially harmful unintended consequences)

The last AFH Report was published by the City of Fort Pierce in 2007 by the Department of Community Development. That Department was disbanded in 2010 and replaced by the Department of Urban Redevelopment. The Department of Urban Redevelopment manager and four staff were laid off in 2013. The City's Grants Administrator continued working in the Department of Urban Redevelopment through March, 2016, when she was appointed Manager of the department. The Department now consists of the Manager and one staff, an Executive Assistant, who were tasked with creating a current AFH and the 5-Year Consolidated Plan for program years 2016-2020, which will all be submitted to HUD in August, 2016.

- Based on extensive research through the electronic files belonging to the previous Department of Community Development and Urban Redevelopment departments, as well as 2011-2015 Consolidated Annual Performance and Evaluation Reports (CAPERs), 2011-2015 5-Year CDBG Consolidated Plan and 2015 CDBG Annual Action Plan, following is an overview of the activities accomplished toward achieving the goals set forth in the 2007 AFH Report:

**2007-2008** - Consolidated Annual Performance Evaluation Reports (CAPER) excerpts:

*The City provided \$969,050 in down payment assistance and closing cost to thirty-five (35) households to purchase homes throughout the city. Seven (7) households received rehabilitation assistance at a cost of \$366,637 and disaster mitigation repairs were provided to seventeen (17) households at a cost of \$64,167. Funds were funded by the State of Florida through the State Housing Initiatives Partnership (SHIP) and Hurricane Housing Recovery (HHR) programs. In addition, the replacement one-for-one program, funded with state funds, reconstructed ten (10) homes at a cost of \$470,268 with HOME Again funds, and two (2) for \$208,498 with Hurricane Housing Recovery funds. The city in its provision of housing assistance does not discriminate against a person on the basis of race, color, religion, ancestry, age, sex, marital status, place of birth, handicap, or national origin.*

*Consumer Credit Counseling Services conducted twelve homeownership counseling workshops. The workshops rotated between the cities of Fort Pierce and Port St. Lucie and St. Lucie County during fiscal year 2007. The city is a member of the St. Lucie County Lending Consortium and participates in all fair housing activities and requires that all persons who apply for homeownership*

assistance through the SHIP program attend the workshops. Fair housing activities are discussed thoroughly and the pamphlet titled "Fair Housing It's Your Right" provided to the city by the U.S. Department of Housing and Urban Development, Fair Housing Division is distributed to each attendee.

**2008-2009** – Consolidated Annual Performance Evaluation Reports (CAPER) excerpts:

The City provided \$2,815,360 in purchase assistance and/or closing cost to forty-seven (47) households to purchase homes throughout the city. Ten (10) received rehabilitation assistance at a cost of \$465,483 and disaster/hazard mitigation repairs were provided to eight (8) household at a cost of \$44,055. Funds were funded by the State of Florida through the State Housing Initiatives Partnership (SHIP) and Hurricane Housing Recovery (HHR) programs. In addition, the replacement one for one CDBG disaster recovery program, funded by the Department of Community Affairs, reconstructed one (1) home at a cost of \$120,275, substantially rehabilitated three (3) homes at a cost of \$104,406, and provided \$82,000 in down payment and closing costs to two (2) households. The city in its provision of housing assistance does not discriminate against a person on the basis of race, color, religion, ancestry, age, sex, marital status, place of birth, handicap, or national origin.

Consumer Credit Counseling Services conducted twelve homeownership counseling workshops. The workshops rotated between the cities of Fort Pierce and Port St. Lucie and St. Lucie County during fiscal year 2008. The city is a member of the St. Lucie County Lending Consortium and participates in all fair housing activities and requires that all persons who apply for homeownership assistance through the SHIP, HHR, and CDBG Disaster programs attend the workshops. Fair housing activities are discussed thoroughly and the pamphlet titled "Fair Housing It's Your Right" provided to the city by the U.S. Department of Housing and Urban Development, Fair Housing Division is distributed to each attendee.

**2009-2010** – Consolidated Annual Performance Evaluation Reports (CAPER) excerpts:

Goal	Activity	Action	Measurable Results
Goal 1	Provide fair housing information to elected officials, city employees, and the general public and housing providers	Provide workshops, seminars, media campaigns and other outreach activities	One advertisement regarding Fair Housing was placed in the local paper in English and Spanish
Goal 3	Support pre-purchase counseling programs	City supported monthly housing counseling workshops which distributed HUD-generated information on fair housing	63 recipients from City of Fort Pierce attended the workshops during the program year

**2010-2011** – Consolidated Annual Performance Evaluation Reports (CAPER) excerpts:

Goal	Activity	Action	Measurable Results
Goal 1	Provide fair housing information to elected officials, City employees, and the general public and housing providers	Provide workshops, seminars, media campaigns and other outreach activities  Promote fair housing on City website.	<ul style="list-style-type: none"> <li>The City placed an advertisement in Spanish and English promoting Fair Housing in the local paper.</li> <li>The City's website contains a fair housing informational brochure.</li> </ul>
Goal 2	Increase number of affordable homes in higher-income areas.	Applied for funding through US HUD to replace Euclidean zoning codes with Form-based codes in six (6) historic districts	(If funding is awarded) affordable housing opportunities will increase by 30% in higher-income neighborhoods.
Goal 3	Support pre-purchase counseling programs	Support monthly 1 <sup>st</sup> Time Homebuyer Workshops which distribute HUD-generated information on fair housing	98 Fort Pierce citizens registered and 63 attended 1 <sup>st</sup> Time Homebuyer Workshops during the program year.
Goal 3	Provide predatory lending information to citizens.	Provide "Don't Be a Victim of Loan Fraud" brochures published by the US Department of HUD at information desk in Department of Urban Redevelopment	Disseminated 100 brochures encouraging citizens to protect themselves from predatory lenders.

**2011-2012 – Consolidated Annual Performance Evaluation Reports (CAPER) excerpts:**

Goal	Activity	Action	Measurable Results
Goal 1	Provide fair housing information to elected officials, City employees, and the general public and housing providers	- Provide workshops, seminars, media campaigns and other outreach activities - Promote fair housing on City website.	Fair Housing brochures and signage prominently displayed and available in City Hall lobby. Fair housing information posted on City website.
Goal 2	Increase number of affordable homes in higher-income areas.	Will re-apply for funding through US HUD to replace Euclidean zoning codes with Form-based codes in six (6) historic districts in 2013	(If funding is awarded) affordable housing opportunities will increase by 30% in higher-income neighborhoods.
Goal 3	Support pre-purchase counseling programs	Support monthly 1 <sup>st</sup> Time Homebuyer Workshops which distribute HUD-generated information on fair housing	103 Fort Pierce citizens registered and 72 attended 1 <sup>st</sup> Time Homebuyer Workshops during the program year.
Goal 3	Provide predatory lending information to citizens.	Provide “Don’t Be a Victim of Loan Fraud” brochures published by the US Department of HUD at information desk in Department of Urban Redevelopment	Disseminated 200 brochures through the Department of Urban Redevelopment to enlighten citizens on predatory lenders.

**2012-2013 – Consolidated Annual Performance Evaluation Reports (CAPER) excerpts:**

Goal	Activity	Action	Measurable Results
Goal 1	Provide fair housing information to elected officials, City employees, and the general public and housing providers	- Provide workshops, seminars, media campaigns and other outreach activities - Promote fair housing on City website.	Fair Housing brochures and signage prominently displayed and available in City Hall lobby. Fair housing information posted on City website.
Goal 2	Increase number of affordable homes in higher-income areas.	Re-applying for funding through US HUD to replace Euclidean zoning codes with Form-based codes in six (6) historic districts.	(If funding is awarded) affordable housing opportunities will increase by approximately 30% in higher-income neighborhoods.
Goal 3	Support pre-purchase counseling programs	Support monthly 1 <sup>st</sup> Time Homebuyer Workshops which distribute HUD-generated information on fair housing	Six (6) First-Time Homebuyer Workshops were held during PY2012. 150 citizens attended. 4 Lending Consortium meetings were held during PY2012.
Goal 3	Provide predatory lending information to citizens.	Provide “Don’t Be a Victim of Loan Fraud” brochures published by the US Department of HUD.	Disseminated approximately 250 brochures to encourage citizens to protect themselves from predatory lenders.

- Attended Fair Housing Seminars/Workshops in Orlando, Florida in 2/2013.

**2013-2014 – Consolidated Annual Performance Evaluation Reports (CAPER) excerpts:**

Goal	Activity	Action	Measurable Results
Goal 1	Provide fair housing information to elected officials, City employees, and the general public and housing providers	- Provide workshops, seminars, media campaigns and other outreach activities - Promote fair housing on City website.	Fair Housing brochures and signage are prominently displayed and available in City Hall lobby. Fair housing information is posted on City website.
Goal 2	Increase number of affordable homes in higher-income areas.	Working with Habitat for Humanity to identify and rehabilitate foreclosed and abandoned homes in higher-income areas.	Have identified three (3) homes for potential rehabilitation by Habitat for Humanity.
Goal 3	Support pre-purchase counseling programs	Support monthly 1 <sup>st</sup> Time Homebuyer Workshops which distribute HUD-generated information on fair housing	Six (6) First-Time Homebuyer Workshops were held during PY2013. 123 citizens attended. Three (3) Lending Consortium meetings were held during PY2013.
			Referred numerous citizens to the Treasure Coast Homeless Services Council, Inc., (TCHSC) who provided Housing Counseling services for 195 households.
Goal 4	Provide predatory lending information to citizens.	Provide “Don’t Be a Victim of Loan Fraud” brochures published by the US Department of HUD.	Disseminated approximately 200 brochures to encourage citizens to protect themselves from predatory lenders.



**2014-2015 – Consolidated Annual Performance Evaluation Reports (CAPER) excerpts:**

Goal	Activity	Action	Measurable Results
Goal 1	Provide fair housing information to elected officials, City employees, and the general public and housing providers	- Provide workshops, seminars, media campaigns and other outreach activities - Promote fair housing on City website.	Fair Housing brochures and signage are prominently displayed and available in City Hall lobby and in the Urban Redevelopment Department Fair housing information, including videos, are posted on City website.
Goal 2	Increase number of affordable homes in higher-income areas.	Working with Habitat for Humanity to identify and rehabilitate foreclosed and abandoned homes in higher-income areas.	Referred Habitat for Humanity of St. Lucie County to four (4) potential homes needing rehab in higher income areas.
Goal 3	Support pre-purchase counseling programs	Support monthly 1 <sup>st</sup> Time Homebuyer Workshops which distribute HUD-generated information on fair housing	Four (4) First-Time Homebuyer Workshops were held during PY14. 53 citizens attended. Four (4) Lending Consortium meetings were held during PY14.
			Referred numerous citizens to the Treasure Coast Homeless Services Council, Inc., (TCHSC) who provided Housing Counseling services for St. Lucie County residents.
Goal 4	Provide predatory lending information to citizens.	Provide “Don’t Be a Victim of Loan Fraud” brochures published by the US Department of HUD.	Disseminated approximately 100 brochures to encourage citizens to protect themselves from predatory lenders.

- c. Discuss any additional policies, actions, or steps that you could take to achieve past goals, or mitigate the problems you have experienced.

Additional actions could include:

1. The implementation of a fair housing educational program designed to increase understanding of fair housing and the dynamics of the local housing market among home seekers (buyers and renters) and housing industry stakeholders. This could be accomplished by providing education to home seekers through additional fair housing workshops and distribution of informative flyers at City-sponsored events;
2. Continuous updates to the fair housing webpage on the City of Fort Pierce website. The page currently contains information on fair housing, links to fair housing laws and other resources, including instruction on filing a fair housing complaint; and
3. Provide Q & A on how to file a Fair Housing complaint, and provide simple directions on how to file a complaint regularly in local news publications and neighborhood English and Spanish newsletters.

- d. Discuss how the experience of program participant(s) with past goals has influenced the selection of current goals.

The research of past activities toward reaching the goals set in the 2007 Analysis of Impediments to Fair Housing Report reflect that the previous goals have been partially met and should be maintained, as well as increased as we work to implement the goals set forth in the 2016 AFH, including:

- Work with lenders to provide lender fair housing training by the City or in conjunction with existing programs.
- Define and align the roles of other City departments on fair housing issues.

## V. Fair Housing Analysis

### A. Demographic Summary

1. Describe demographic patterns in the jurisdiction and region, and describe trends overtime (since 1990).

Fort Pierce is a city in and the county seat of St. Lucie County, Florida, United States. It is also known as the Sunrise City, sister to San Francisco, California, the Sunset City. As of 2013, the population recorded by the U.S. Census Bureau was 43,601. Fort Pierce is named after the army installation of Fort Pierce built in the area in 1838 during the Second Seminole War.

The city has approximately 16,49 households. Following are demographics of the City's population, taken from AFFHT Table #1:

Race/Ethnicity	(Fort Pierce, FL CDBG) Jurisdiction	
	#	%
White, Non-Hispanic	14,422	34.16
Black, Non-Hispanic	16,754	39.68
Hispanic	9,889	23.42
Asian or Pacific Islander, Non-Hispanic	349	0.83
Native American, Non-Hispanic	104	0.25
Other, Non-Hispanic	79	0.19

**Racial or Ethnic Disproportion Needs** – According to Hudexchange.org, 64.37% of the total population in Fort Pierce is African American or one or more races other than white, more specifically persons of Hispanic, Asian or Pacific Islander, Native American or non-Hispanic descent. Although data sources, such as the U.S. Census Bureau's American Community Survey (ACS), do not provide specific statistics regarding the housing conditions by race, the African American/Hispanic communities generally represent a large percentage of families that occupy substandard housing, overcrowding or live below the poverty level.

Three primary categories of race and ethnicity are discussed in this analysis (White, African American, and Hispanic/Latino). These three categories account for the large majority of all persons living within the City of Fort Pierce. It is important to note that, people of Hispanic origin may be any race. In analyzing equitable access to fair housing, understanding the relationship of race and ethnicity to other relevant variables is fundamentally important.

Within the City of Fort Pierce, the population is spread out with 25.9% under the age of 18, 7.0% from 20 to 24, 13.3% from 25 to 34, 13.0% from 45 to 54, 9.8% from 55 to 64 and 6.8% who were 65 years of age or older. The median age was 35.2 years. For every 100 females there are 97.4 males. For every 100 females age 18 and over, there are 94.9 males.

The median income for an individual in the city is \$25,976, and the median income for a family is \$30,583. Males had a median income of \$32,412 versus \$26,349 for females. The per capita income for the city is \$16,479. 35.9% of the population is below the poverty line.

The table below reflects the income level percentages for all types of households in Fort Pierce, comparing 2009 data to 2014 data, published by the U.S. Census American Community Survey. This data represents both owner-occupied and renter-occupied housing units.

	<b>Households (2009)</b>	<b>Households (2014)</b>	<b>Families (2009)</b>	<b>Families (2014)</b>
<b>Total</b>	<b>15,207</b>	<b>16,249</b>	<b>9,515</b>	<b>9,743</b>
Less than \$10,000	13.2%	18.3%	10.9%	15.7%
\$10,000 to \$14,999	8.7%	10.5%	6.2%	7.2%
\$15,000 to \$24,999	18.2%	19.6%	17.2%	18.8%
\$25,000 to \$34,999	13.7%	14.1%	13.2%	13.4%
\$35,000 to \$49,999	18%	13.9%	18.3%	15.3%
\$50,000 and above	28.4%	10.8%	34.1%	12.8%
<b>Median Income \$\$</b>	<b>31,598</b>	<b>25,976</b>	<b>36,584</b>	<b>30,583</b>

Source: American Community Survey 5-Year Estimates 2010-2014 Income in the Past 12 Months, Fort Pierce

The number of households that speak English is approximately 75%. Of those that speak a language other than English, Spanish is by far the most prevalent at 20% followed by French Creole at 6.2%.

**Disabled** – AFFHT Table #1 lists 12,119 disabled persons within the City limits of Fort Pierce. Of those, 35.7% of those are 65 years and older and 13% is 18-64 years old. Some of the housing difficulties that the disabled face are accessible housing for in-home care, wheel chair and walker accessibility, living conditions for visually impaired/blind and hearing impaired persons, the inability to climb stairs and developmentally disabled needs.

**Education** – 2015 ACS estimates 59.7% of the population attained degrees at or beyond high school. 12.7% of persons over the age of 18 have bachelor’s degrees or higher.

The City of Fort Pierce is located in the St. Lucie County School District. The total District enrollment for Fall 2015 was 36,650. 73.66% of the students participate in the free or reduced lunch program. This means that three students out of four are living at or near poverty levels. This extreme level raises concerns about the academic challenges that go along with teaching children who live in poverty.

**St. Lucie County School District – 2015-2016 Enrollment**

<b>Total Enrollment</b>	<b>36,650</b>
American Indian/Alaskan Native	1.6%
Asian	2%
Black	30%
Hispanic	29%
Multi-Racial	4%
White	36%

The Agriculture and Labor Program , Inc. (ALPI) Head Start Program, one of two (2) departments under the Children and Family Services Division, provides services in seven (7) directly operated centers and seven (7) contracted locations in St. Lucie County.

ALPI also serves as the Grantee Agency for Head Start Services in St. Lucie County. In 1978, ALPI received initial funding to serve 160 Head Start children. Today, the Head Start Program has grown to serve over 571 children. In 2000, ALPI's Early Head Start application was approved to serve 40 infants and pregnant mothers in St. Lucie County. Also in 2000, DHHS/ACF approved ALPI's grant application to serve an additional 119 children. Today, ALPI serves 731 children in its Head Start/Early Head Start program.



**Income and Employment** – The median household family income in Fort Pierce is \$30,583, compared to the State of Florida, which is \$55,774. The estimated income levels of households by percentage are:<sup>1</sup>

Number of households with income	<\$10,000 – 25.2% (4,228)
	\$10k-\$20k – 20.1% (3,365)
	\$20k-\$30k – 14.3% - (2,400)
	\$30k-\$40k – 11.6% (1,938)
	\$40k-\$50k – 8.7% - (1,452)
	\$50k-\$60k – 3.6% - (597)
	\$60k-\$75k – 5% - (835)
	\$75k-\$100k – 5% - (836)
	\$100k-\$125k – 1.6% - (272)
	\$125k-\$150k – 2.1% - (346)
	\$150k-\$200k – 1.8% - (309)
	>\$200k – 1.2% - (198)

According to the 2015 American Community Survey (ACS), the majority of households in Fort Pierce (52.7%) or 17,405 people have income through earnings. The ACS also lists 31.8% of families in Fort Pierce have income below the poverty level. Of this 31.8%, 55.4% of these families have a female head of household with no husband present and 68.9% were households with children under the age of 18.

According to the U.S. Bureau of Labor Statistics, the total civilian labor force in the Port St. Lucie Statistical Area (MSA), which includes Fort Pierce for 2015, was 131,820. As of March, 2016, the unemployment rate in Fort Pierce is 6.5%, compared with the State of Florida, which is 4.7%.

The major employment areas with the highest number of jobs are computer and mathematical occupations, architecture and engineering occupations, life, physical and social service occupations, education, training and library occupations, arts, design, entertainment, sports and media occupations, healthcare occupations, protective service occupations, personal care and service occupations, building and grounds cleaning and maintenance occupations, and farm, fishing and forestry occupations.

The highest hourly wage rates in the Port St. Lucie Statistical Area (MSA), which includes Fort Pierce, were found in the management of companies and enterprises (\$47.92/hour). The lowest median hourly wage rates were found in accommodation and food services (\$8.05/hour).

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<sup>1</sup> [city-data.com/income/income-Fort-Pierce-Florida.html](http://city-data.com/income/income-Fort-Pierce-Florida.html)

A summary of the number of persons employed by the top 20 employers in St. Lucie County is shown on the next table:<sup>2</sup>

COMPANY NAME	EMPLOYEES	PRODUCT / SERVICE
School Board of St Lucie County	5,416	Education
Indian River State College	2,400	Higher education
Lawnwood Regional Med Cntr & Heart Inst	1,339	Healthcare services
Walmart Distribution Center	890	Dry goods distribution center
Blue Goose Growers / Construction	400	Agriculture / Contractors
City of Fort Pierce	335	City government
Pursuit Boats	318	Boat manufacturer
Tropicana Products Inc.	295	Fruit juice manufacturer
Maverick Boat Company	275	Boat manufacturer
Fort Pierce Utilities Authority	268	Utilities
USDA, US Horticultural Research Lab	220	Agricultural research
A-1 Roof Trusses	189	Truss manufacturer
Southern Eagle Distributing	163	Beer distributor
FAU's Harbor Branch Oceanographic Inst	150	Research organization
Waste-Pro	108	Waste disposal
Natalie's Orchid Island Juice Company	85	Fruit juice manufacturer
Silver-Line Plastics	80	Manufacturer plastic pipes
Southern Truss Company	70	Truss manufacturer
JJ Taylor Distributing Florida, Inc.	66	Beer distributor

According to Sperling's Best Places, the projected job growth rate for Fort Pierce over the next 10 years is 37.8%, compared to the United States, which is projected to grow 36.10%.<sup>3</sup>

The overall cost of living in Fort Pierce is reasonable and below the national average. Overall, the cost of living in Fort Pierce is 80.7% of the average cost of living in the United States.<sup>4</sup> Included in this comparison are good and services such as grocery items, housing, utilities, transportation, health care, and miscellaneous goods and services.

**Labor Force and Commuting** - This section examines the labor force participation rate as well as basic commuting trends by citizens of Fort Pierce. The labor force participation rate is a representation of the proportion of the city's population in the labor force. This includes both employed and unemployed (job-seeking) civilians, 16 years and over as well as members of the US Armed Forces. Conversely, those not in the labor force includes all people 16 years old and over who are not accounted for by the labor force participation rate. These are

<sup>2</sup> [http://youredc.com/site\\_selection/major\\_employers](http://youredc.com/site_selection/major_employers)

<sup>3</sup> [www.bestplaces.net/economy/city/florida/fort\\_pierce](http://www.bestplaces.net/economy/city/florida/fort_pierce)

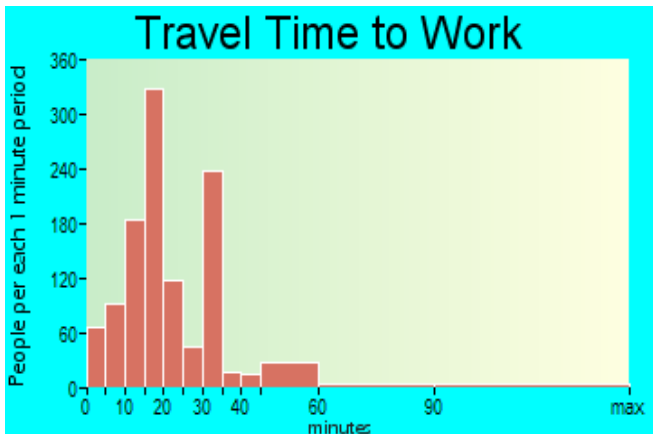
<sup>4</sup> [www.bestplaces.net/cost\\_of\\_living/city/florida/fort\\_pierce](http://www.bestplaces.net/cost_of_living/city/florida/fort_pierce)

typically students, retired workers, homemakers, institutionalized people and people doing incidental unpaid family work. The City of Fort Pierce’s labor force participation rate is 54.9%, compared to the 64.3% in the United States.

Commuting trends may seem out of place in a fair housing assessment, but commuting patterns are directly reflective of the relationship between housing and jobs. To understand commuting trends in this section we summarize mean travel time to work by mode of travel, mode of travel by tenure, and mode of travel by race/ethnicity. Mean travel time to work is measured in minutes and represents the average travel time that workers usually took to get from home to work.

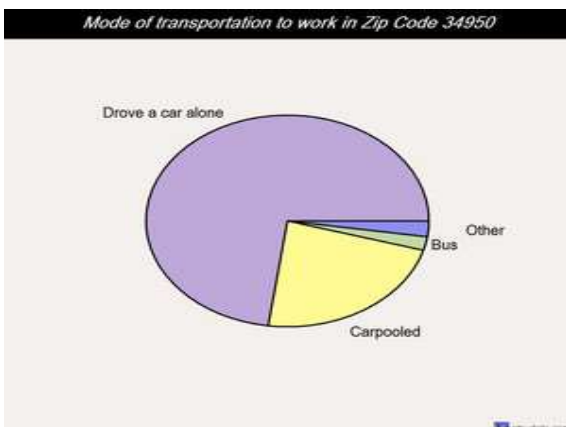
The travel time also accounts for time spent waiting for public transportation, as well as for picking up carpool passengers. Mode of travel refers to the method of transportation used to get from home to work. High travel times may indicate an imbalance between jobs and housing. Similarly the relationship between tenure and transportation mode can inform the type of transportation options that should be readily available to certain demographics.

The data indicates that Fort Pierce area individuals utilizing public transportation options have higher average travel times to work. And in the city, more renters use public transit than homeowners. The same is true of minorities in comparison to white persons. Overall there is a staggering difference between those that drive alone and those that use public transportation only. **This all indicates that efficient public transportation options are lacking throughout the City of Fort Pierce.**



### Travel time to work (commute)

- Less than 5 minutes: 284
- 5 to 9 minutes: 400
- 10 to 14 minutes: 802
- 15 to 19 minutes: 1,439
- 20 to 24 minutes: 512
- 25 to 29 minutes: 191
- 30 to 34 minutes: 1,040
- 35 to 39 minutes: 73
- 40 to 44 minutes: 62
- 45 to 59 minutes: 346
- 60 to 89 minutes: 110
- 90 or more minutes: 110



### Means of transportation to work

- Drove a car alone: 3,930 (73%)
- Carpooled: 1,226 (23%)
- Bus or trolley bus: 110 (2%)
- Bicycle: 37 (1%)
- Walked: 32 (1%)
- Other means: 34 (1%)
- Worked at home: 27 (1%)

City Data.Com – Fort Pierce

**Poverty** - The Census Bureau identifies poverty thresholds according to the composition of the household; different types of households (by age and size) have different poverty thresholds. Since poverty is defined at the family level and not the household level, the poverty status of the household is determined by the poverty status of the householder.

“Population below poverty level” refers to the sum of people in families and the number of unrelated individuals identified as poor. We summarize individual poverty rates by race/ethnicity and age. The family poverty rate distinguishes between families with children under the age of 18, which is then further divided into various household types including married couples below the poverty level and single female householders below the poverty level.

For the City of Fort Pierce, poverty is a great concern. In total, there are over 14,889 people below the poverty level – 31.8% of the total population located in the Fort Pierce City area. On average, 57.4% of all families with children under the age of 18 are below the poverty level.

Poverty is clearly linked to race and ethnicity throughout the city. While the predominant race throughout the city is white, proportionally there are about half as many white people in poverty in comparison to both African American and Hispanic populations. Finally, our analysis identifies single female householders with children as especially in need. In the City of Fort Pierce, 64.2% of all single-female households with children are below the poverty level.

2. Describe the location of homeowners and renters in the jurisdiction and region, and describe trends overtime.

The following chart shows the difference in the number of housing units based on whether they are occupied by owners or renters.<sup>5</sup> These trends have remained constant overtime.

Place	Owner-occupied Housing Units	Renter-occupied Housing Units
Fort Pierce South	1,294	557
Fort Pierce North	1,541	805
Fort Pierce	7,375	8,908

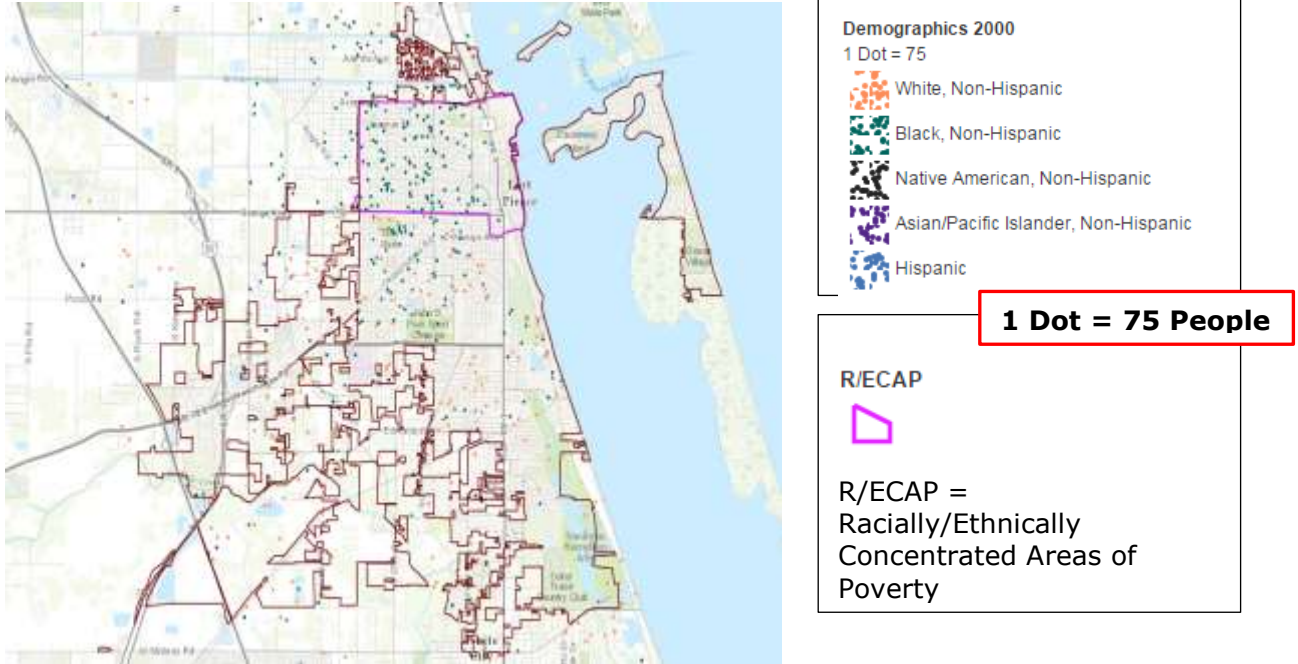
<sup>5</sup> <http://www.towncharts.com/Florida/Housing/Fort-Pierce-South-CDP-FL-Housing-data.html>

**B. General Issues**

**1. Segregation/Integration**

**a. Analysis**

1. Describe and compare segregation levels in the jurisdiction and region. Identify the racial/ethnic groups that experience the highest levels of segregation.



As shown in the map above, taken from HUD’s AFH Housing Data, and the chart below, Fort Pierce North has the highest concentration of segregation, with the highest concentration of Black/Non-Hispanic residents.

**R/ECAP = Racially/Ethnically Concentrated Areas of Poverty**

R/ECAP Demographics	Fort Pierce, FL Jurisdiction		Port St. Lucie, FL Region	
	#	%	#	%
Total Population in R/ECAPs	15,089	-	18,389	-
White, Non-Hispanic	1,774	11.76	3,141	17.08
Black, Non-Hispanic	10,106	66.98	10,983	59.73
Hispanic	2,848	18.87	3,872	21.06
Asian or Pacific Islander, Non-Hispanic	77	0.51	88	0.48
Native American, Non-Hispanic	44	0.29	49	0.27
Other, Non-Hispanic	29	0.19	31	0.17

2. Explain how these segregation levels have changed over time (since 1990).

These segregation levels have not changed significantly over time.

- Identify areas with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate the predominant groups living in each area.

As shown in the map listed under #1 on the previous page, Fort Pierce North shows the highest level of segregation within the City. The R/ECAP Demographic chart under #1 also shows a breakout of the high segregation by race/ethnicity. This area has the highest level of segregation in the City of Fort Pierce, with African Americans being the predominant group living in the segregated area.

- Consider and describe the location of owner and renter occupied housing in determining whether such housing is located in segregated or integrated areas.

Place	Owner-occupied Housing Units	Renter-occupied Housing Units
Fort Pierce South	1,294	557
Fort Pierce North	1,541	805
Fort Pierce	7,375	8,908

Due to the City of Fort Pierce being a 'destination' for 'Snow Birds' – winter visitors who reside here approximately six (6) months each year to escape the cold winters in the Northern United States - the City as a whole has lots of rental property. The majority of the area's rental properties are located in integrated areas; however, as the chart above shows, a significant amount of rental properties are located in Fort Pierce North, a highly segregated area.

- Discuss how patterns of segregation have changed over time (since 1990).

According to *An Equity Profile of the Southeast Florida Region*, published by PolicyLink and PERE, (which includes Fort Pierce) racial/ethnic groups are becoming more integrated. According to the dissimilarity index provided by PolicyLink, which estimates the share of a given racial/ethnic group that would need to move to a new neighborhood to achieve complete integration, segregation has declined significantly in Fort Pierce between all groups since 1990.<sup>6</sup>

- Discuss whether there are any demographic trends, policies, or practices that could lead to higher segregation in the jurisdiction in the future.

Housing development approvals have a great impact on fair housing choice. If the higher income areas of Fort Pierce do not allow increased levels of affordable housing, particularly rental housing, protected classes will become more highly concentrated and segregated thereby further limiting housing choice.

<sup>6</sup> <https://dornsife.usc.edu/assets/sites/242/docs/se-florida-april-2014.pdf>



A majority of households in the protected class categories rent, however, affordable rental opportunities are limited to a few areas within the City of Fort Pierce. Consequently, low income and poverty households in protected classes have become more concentrated due to limited housing choice. The consequences are particularly harmful to children, affecting their schools, social environment and health.

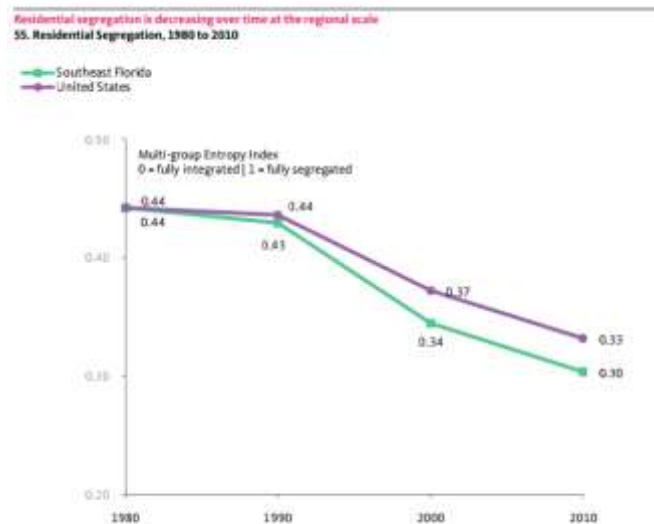
Lack of home sale price diversity can also impede fair housing choice. The lack of price diversity affects housing choice for lower income households and leads to a higher concentration of protected classes due to affordability of homes.

**b. Additional Information**

1. Beyond the HUD-provided data, provide additional relevant information, if any, about segregation in the jurisdiction and region affecting groups with other protected characteristics.

According to PolicyLink and PERE’s *An Equity Profile of the Southeast Florida Region*:<sup>7</sup>

- Residential segregation has been declining over the past few decades, though neighborhoods are still not racially integrated.
- People of color are over five times as likely as whites to live in the region’s very high poverty neighborhoods.
- Many of the neighborhoods with the highest shares of people of color also have the longest commutes and the highest rates of carelessness.
- More of Southeast Florida’s residents pay too much for housing than in any other of the largest 150 metros, and people of color have the highest housing burdens.
- Southeast Florida is less segregated by race/ethnicity than the nation, and segregation has steadily declined over time as the region has become more diverse.



The dissimilarity index shown above illustrates how, despite the positive trend, segregation remains. Six out of every ten whites would need to move to achieve integration with blacks or Hispanics. And six out of every ten blacks would need to move to achieve integration with Hispanics.

<sup>7</sup> <https://dornsife.usc.edu/assets/sites/242/docs/se-florida-april-2014.pdf>

According to the Regional Analysis of Impediments to Fair Housing, published by Carras Community Investment, Inc., in 2013, the most cited impediments of fair housing choice in St. Lucie County/Fort Pierce is housing/lending discrimination on the basis of being a member of a protected class. The impediment, stating that it occurs when, on the basis of a person being part of a protected class, lenders deny or alter services or access to housing through actions such as denying property insurance to applicants, conducting property appraisals in a discriminatory manner or by setting different terms or privileges in the sale of a dwelling, among other actions.<sup>8</sup>

2. The program participant may also describe other information relevant to its assessment of segregation, including activities such as place-based investments and mobility options for protected class groups.

Place-based disparities play a major role in perpetuating inequality within the City of Fort Pierce. Plenty of research over the past few decades confirms the damaging effects of concentrated poverty, as well as the central role of racial discrimination in perpetuating harmful, multigenerational exposure to localized risks such as violence and other sources of stress and trauma.

Even after four decades since the passage of the Fair Housing Act, nearly half of African-American children live in neighborhoods with poverty rates over 30% and around 1/5 of all Americans live in areas with very limited access to good jobs, quality housing, a clean environment, healthy food, and opportunities for physical activity.

For the City of Fort Pierce, one of our strategies must be to confront the underlying patterns of neighborhood disadvantage. Place-based investments should be a central component of this strategy.

**Mobility.** The City's public transportation system plays an important role in connecting its segregated communities to jobs and other economic opportunities located throughout the region. By coordinating transportation investments with housing, education, and economic development investments, the area can more effectively revitalize neighborhoods and reduce concentrated poverty, segregation, and housing and transportation burdens.

Mobility strategies that expand access to high-opportunity areas for low-income families and racial minorities are important, and also deserve the attention of the City of Fort Pierce. Allowing deep neighborhood resource disparities to persist is unsustainable. The City must seek to identify and invest in place-based strategies.

### c. **Contributing Factors of Segregation**

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of segregation.

- Displacement of residents due to economic pressures
- Lack of community revitalization strategies
- Lack of private investments in specific neighborhoods

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<sup>8</sup> <http://designxstudio1.wix.com/carras#!projects/cee5>

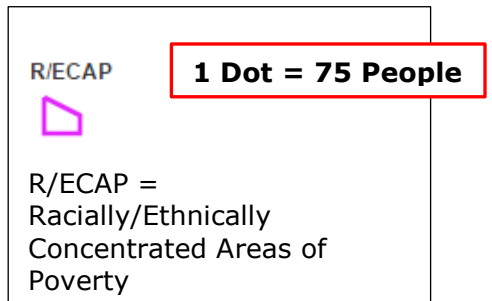
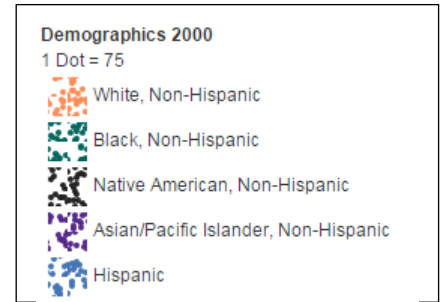
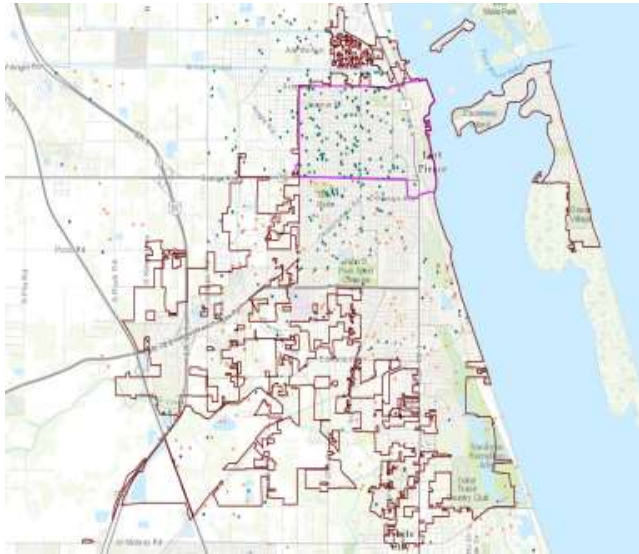


- Lack of public investments in specific neighborhoods, including services or amenities
- Land use and zoning laws
- Lending Discrimination
- Location and type of affordable housing
- Crime in segregated neighborhoods

## 2. R/ECAPs - Racially/Ethnically Concentrated Areas of Poverty

### a. Analysis

1. Identify any R/ECAPs or groupings of R/ECAP tracts within the jurisdiction.



As shown in the map above taken from HUD’s AFH Housing Data, Fort Pierce North has the highest concentration of segregation, with the highest concentration of Black/Non-Hispanic residents. R/ECAP = Racially/Ethnically Concentrated Areas of Poverty.

2. Which protected classes disproportionately reside in R/ECAPs compared to the jurisdiction and region?

R/ECAP Demographics	Fort Pierce, FL Jurisdiction		Port St. Lucie, FL Region	
	#	%	#	%
Total Population in R/ECAPs	15,089	-	18,389	-
White, Non-Hispanic	1,774	11.76	3,141	17.08
Black, Non-Hispanic	10,106	66.98	10,983	59.73
Hispanic	2,848	18.87	3,872	21.06
Asian or Pacific Islander, Non-Hispanic	77	0.51	88	0.48
Native American, Non-Hispanic	44	0.29	49	0.27
Other, Non-Hispanic	29	0.19	31	0.17

As shown in the chart taken from HUD’s AFH Housing Data above, Fort Pierce North has the highest concentration of segregation, with the highest

concentration of Black/Non-Hispanic residents. R/ECAP = Racially/Ethnicly Concentrated Areas of Poverty.

3. Describe how R/ECAPs have changed over time (since 1990).  
Racially/Ethnicly Concentrated Areas of Poverty (R/ECAPs) do not seem to have changed very much over time (since 1990).

**b. Additional Information**

1. Beyond the HUD-provided data, provide additional relevant information, if any, about R/ECAPs in the jurisdiction and region affecting groups with other protected characteristics.

Racially/Ethnicly Concentrated Areas of Poverty (R/ECAPs) are driving the City of Fort Pierce’s population growth, and the ability of the R/ECAPs to thrive is central to the City’s economic success now and in the future.

Despite strong growth overall, high unemployment and low wages have plagued the R/ECAPs. Wide racial gaps in income, health, and opportunity – along with declining wages, a shrinking middle class, and high inequality – also place the City’s economic future at risk.

Equitable growth is critical for the City’s prosperity. By creating good jobs, connecting youth and vulnerable workers located in our R/ECAPs to training and career pathways, and increasing access to economic opportunities located throughout the area, the City of Fort Pierce and St. Lucie County leaders can put all residents on the path toward reaching their full potential, and secure a bright economic future for Fort Pierce.

2. The program participant may also describe other information relevant to its assessment of R/ECAPs, including activities such as place-based investments and mobility options for protected class groups.

Please see the answer to Number B/2 on page 26 of this report.

**c. Contributing Factors of R/ECAPs**

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of R/ECAPs.

- Deteriorated and abandoned properties
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Location and type of affordable housing
- High crime in R/ECAP areas

Within the City of Fort Pierce, R/ECAP areas tend to be neighborhoods of low-valued homes with a high proportion of minority renters and homeowners. These areas of high concentrations of minority residents also tend to be in areas of only low- to mid-level access to opportunity.

With more affordable housing options in the city, these concentrations of poverty and minority residents would be less severe and more evenly distributed. The segregation in the City of Fort Pierce stems from the scarcity of affordable and adequate housing options.

### 3. Disparities in Access to Opportunity

#### a. Analysis

##### 1. Educational Opportunities

- a. Describe any disparities in access to proficient schools based on race/ethnicity, national origin, and family status.

The St. Lucie County Public School System utilizes an open-enrollment system where parents select from among a variety of schools close to where they live.

Parents have the assurance that their student will remain in that school through the highest grade offered unless the parent voluntarily chooses a different school.

**Early Childhood Initiative.** The St. Lucie County Public Schools' Early Childhood Initiative is a county-wide movement to support excellence in instruction for all Age 3 to Grade 3 students. Program goals include ensuring that students master the Common Core Standards while also developing a life-long love of learning, creating and innovating.

The Early Childhood initiative supports evidence-based instructional practices and the implementation of state-approved curricula to prepare all students for educational success in grades PK through 12 and beyond.

The initiative also includes partnering with parents and community members to collectively meet the educational, safety and well-being needs of each child, every day.

**Career and Technical Education.** The St. Lucie County Public School system offers a complete range of career options for all students, helping them to discover their interests and the educational pathways that lead to success. These programs offer students the opportunity to achieve industry-recognized certifications, work-based learning experiences, and articulated college credits. CTE helps students gain the technical skills, rigorous academic foundation, and real-world experience they need for post-secondary education and a high-skill, high-wage, high-demand career.

**Scholarships for Children with Disabilities Program.** The John M. McKay Scholarships for Students with Disabilities Program was created to provide educational options to parents of disabled students. The McKay Scholarships Program also offers parents public school choice. A parent of a special needs student who is dissatisfied with the student's current school may choose to transfer the student to another public school.

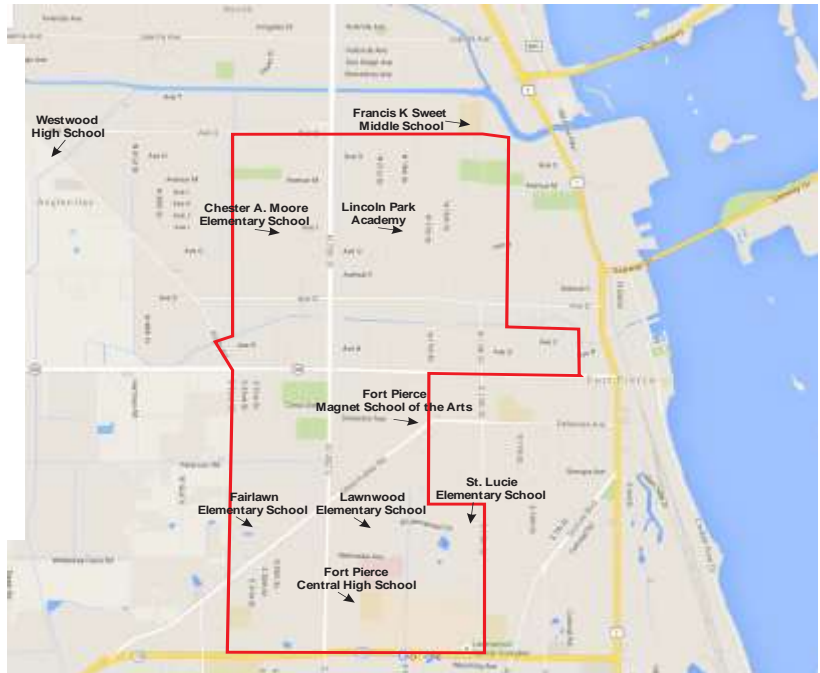
**Child Nutrition Services.** The nutrition services focus on enhancing the diet of students with more nutritious choices at school each and every day. The services include nutrition education that will help students to form healthy habits that will last a lifetime. School lunch menus focus on increasing the availability of fruits, vegetables, whole grains, legumes, and low-fat milk. The St. Lucie County School District continues to analyze its menu options to make sure that each student

served receives a wholesome nutritious meal that is filled with vital nutrients so they can continue to learn.

- b. Describe the relationship between the residency patterns of racial/ethnic, national origin, and family status groups and their proximity to proficient schools.

Location of St. Lucie County schools within Fort Pierce R/ECAPs:

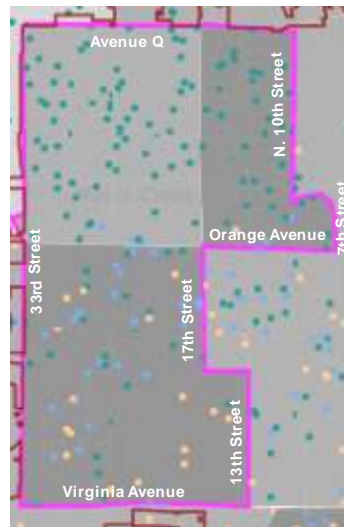
- Chester A Moore Elementary
- Francis K. Sweet Middle
- Lincoln Park Academy
- St. Lucie Elementary
- Fort Pierce Central
- Fort Pierce Magnet School of the Arts
- Fairlawn Elementary
- Lawnwood Elementary



Looking at the map that shows where St. Lucie County School District schools are located in Fort Pierce above, following are:

Residency patterns of racial/ethnic groups in Fort Pierce:

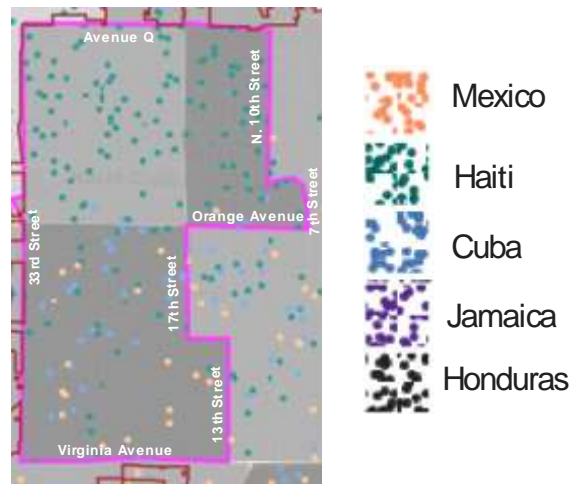
**1 Dot = 75 People**



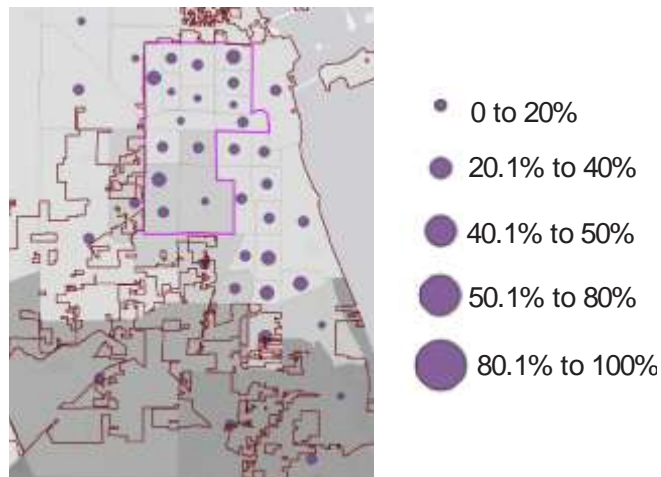
- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic

Residency patterns of national origin groups in Fort Pierce:

**1 Dot = 75 People**



Family status groups in Fort Pierce



- **Westwood High School** - Fort Pierce Westwood High School is a public magnet school in Fort Pierce. It has 1,360 students in grades 9-12. 683 students or 50.2% of the student population at Fort Pierce Westwood High School identify as African-American, making up the majority of the student body. A typical school in Fort Pierce is made up of 41.4% African-American students, so Fort Pierce Westwood High School has a similar ethnic distribution compared to other schools in the City. The demographic breakdown of Fort Pierce Westwood High School is drastically different from that of a typical school in the state of Florida, which is made up of 22.9% African-American students on average.
- **Lincoln Park Academy** – Lincoln Park Academy is an academic magnet/college preparatory school that supports students in grades 6-12. The school has an enrollment of 1,797 students. **Accredited 'A' School** – Lincoln Park Academy has been an 'A' school for the past 13 years and was named one of the best high schools in America by three news sources during 2014, making the top hundred lists. The school's graduation rate is 97%. The school has a successful Project Lead the Way Engineering program and an award-winning Adobe certification program.



**2016 Rankings** - Lincoln Park Academy is ranked #2262 in 2016 in the National Rankings and earned a silver medal. Schools are ranked based on their performance on state-required tests and how well they prepare students for college.

**Students & Teachers** – Total Minority Enrollment – 49%; Total Economically Disadvantaged Enrolled – 42%; Full-time Teachers – 82

- **Fort Pierce Central High School** – 4101 S. 25<sup>th</sup> Street

Fort Pierce Central High School is a public school in Fort Pierce, Florida. It has 2,539 students in grades 9-12.

Fort Pierce Central High School students have the opportunity to take Advanced Placement® course work and exams. The AP® participation rate at Fort Pierce Central High School is 33 percent. The student body makeup is 50 percent male and 50 percent female, and the total minority enrollment is 67 percent. Fort Pierce Central High School is 1 of 12 high schools in the St. Lucie County School District.

African American	36.22%
White	33.16%
Hispanic/Latino	26.87%
Two or More	1.98%
Asian	1.46%
Not reported	0.3%

- **Francis K. Sweet Middle School** – 1400 Avenue Q

Grades: K-5; School Type: Public, Magnet; Student Enrollment: 613; Students per Teacher: 15

African American	50.24%
White	30.5%
Hispanic/Latino	13.8%
Two or More	3.21%
Asian	2.09%
Not reported	0.16%

A Magnet School is defined as an elementary, middle/junior, or high school that offers, to all students enrolled in the school, a special curriculum capable of attracting substantial numbers of students of different social, economic, ethnic and racial backgrounds.

- An “A” school designated by the Department of Education – 1999, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013
- Recipient of the Five Star School Award/Golden School Award from the Florida Department of Education – 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013

- **Chester A. Moore Elementary School** – 827 N. 9<sup>th</sup> Street  
Chester A. Moore Elementary School enrolls 641 students in grades 1st through 12th. Total Students: 641; Pupil/Teacher Ratio: 14.2:1; Full Time Teachers: 45

African American	70.98%
Hispanic/Latino	22.15%
White	5.46%
Not reported	1.4%

Chester A. Moore Elementary School is the 983rd largest public school in Florida and the 10,668th largest nationally.

- **Fort Pierce Magnet School of the Arts** – 1200 Delaware  
Fort Pierce Magnet School of the Arts is a public magnet school. It has 476 students in grades PK and K-8. According to state standards, 50% of students at this school are considered proficient in math and/or reading.

Hispanic/Latino	44.04%
African American	41.82%
White	11.41%
Two or More	2.21%
Not reported	0.51%

- **Fairlawn Elementary School** – 3203 Rhode Island Avenue  
Fairlawn Elementary School is a public magnet school in Fort Pierce. It has 626 students in grades PK and K-5. According to state standards, 71% of students at this school are considered proficient in math and/or reading.

Hispanic/Latino	98.68%
Not reported	1.32%

- **St. Lucie Elementary School** – 2020 S. 13<sup>th</sup> Street  
St. Lucie Elementary School is a public school in Fort Pierce. It has 5,759 students, grades with a 14:1 students/teacher ratio.

African American	52.4%
Hispanic/Latino	33.05%
White	10.03%
Two or More	2.97%
Not reported	1.55%

- Describe how school-related policies, such as school enrollment policies, affect a student’s ability to attend a proficient school. Which protected class groups are least successful in accessing proficient schools?

**St. Lucie County School District Enrollment Policies:**

The district offers regional school zones rather than neighborhood schools. This assignment process allows for preference to be given to families who have siblings currently attending the school or live within two miles of a school. It also enables the district to offer more choices to parents and best utilize school facilities. Unlike many high-growth

school systems, St. Lucie County Schools does not have to re-district when an area grows beyond the capacity of the school in that neighborhood.

**The Benefits of School Choice** – 1) Once a student is assigned to a school he/she does not have to leave unless the family chooses to change schools or the family moves into another choice zone; and 2) the St. Lucie County School District believes this is fair to all students, since parents are allowed equal opportunity to select from all schools within their zone.

We were not able to determine that there are any protected class groups are least successful in accessing proficient schools.

## 2. Employment Opportunities

- a. Describe any disparities in access to jobs and labor markets by protected class groups.

According to “An Equity Profile of the Southeast Florida Region,”<sup>9</sup> at nearly every level of educational attainment, people of color earn less and face higher unemployment than whites, and women generally have worse economic outcomes than their male counterparts.

Concentrations of unemployment exist in Southeast Florida’s communities of color in the region’s urban centers. One in four of the region’s unemployed residents live in the 20 percent of neighborhoods where at least 91 percent of residents are people of color. Areas of concentrated unemployment are found in Indian River, St. Lucie, and Palm Beach counties.

**Declining or Stagnant Wages for Most Workers** - Declining wages play an important role in the region’s high inequality. After adjusting for inflation, wages have declined or stagnated for the vast majority of Southeast Florida’s workers over the past three decades. Wage decline has been more severe for the lowest paid workers in the region than it has been nationwide. Wages fell nine percent for workers in the 10th percentile (those earning less than 90 percent of all workers), and eight percent for those in the 20th percentile, while wages increased by 17 percent for workers in the 90th percentile.

**Higher Poverty and Working Poverty for People of Color** - Blacks and Hispanics are much more likely to be working poor compared with all other groups, with 8.9 and 8.8 percent working poverty rates, respectively, and compared with the 6.0 percent average overall.

- b. How does a person’s place of residence affect their ability to obtain a job?

According to Forbes.com, your salary and the ability to get a job may depend more on where you live than your resume. Additionally, Forbes reports that for every innovation job that is added, another five jobs are added in the local service economy. Innovation jobs have double the multiplier effect than manufacturing jobs do; and, innovation jobs are typically much higher paying, the service jobs pay more too.<sup>10</sup>

<sup>9</sup> <https://dornsife.usc.edu/assets/sites/242/docs/se-florida-april-2014.pdf>

<sup>10</sup> <http://www.forbes.com/sites/troyonink/2012/05/22/the-new-geography-of-jobs-where-you-live-matters-more-than->



According to forworkingfamilies.org, local hire programs have developed effective mechanisms for helping low income local residents find jobs at new development sites and have created job opportunities with existing employers that had previously been unavailable to many low-income workers. Strong policy language sets the stage for success by clearly articulating the responsibilities of all stakeholders: developers, employers, and contractors.<sup>11</sup>

The City of Fort Pierce's procurement process includes requirements for developers, contractors, etc. bidding on projects to hire local citizens.

- c. Which racial/ethnic, national origin or family status groups are least successful in accessing employment?

According to Solardarity-us.org, race does matter when it comes to joblessness. According to the Bureau of Labor Statistics (BLS) unemployment for whites in 2010 was 9.3%, but 15.6% for Blacks. Overall the unemployment rate was 10% (much higher when those who have given up and the underemployed are added). Long-term unemployment (those persons jobless for 27 weeks or more) continues to increase. It is twice as high for African Americans.

A second statistic also shows the color divide. Black men working at full-time jobs make \$622 per week, which is 74.5% of the \$835 median for white men.

The unemployment rate among men with college degrees in 2010 was 4.4% for whites, and 8.4% for Blacks. For those with high school diplomas, unemployment is 10% for white men, and 15.9% for Black men. For those with less than a high school degree, it is 13.9% for white and 24.2% for Black men.

The BLS statistics among women are similar — 4% for white women with a college degree compared to 6.9% for Black women. For those with a high school diploma, 7.4% for white women, compared to 11.4% for Black women; and 13% for white women with less than a high school degree compared to 18.3% for Black women.

The BLS statistics are raw data compiled from across the country. The fact that the racial gap is consistent for all social categories indicates that race and racism is structural in society. Accordingly, special measures (enforced by the federal government) are required to help African Americans overcome structural discrimination.<sup>12</sup>

### 3. Transportation Opportunities

- a. Describe any disparities in access to transportation based on place of residence, cost, or other transportation related factors.

Community Transit, a division of Council on Aging of St. Lucie, Inc. (COASL), is the public transit provider for St. Lucie County through a contract with the Board of County Commissioners of St. Lucie County.

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<sup>11</sup> <http://www.forworkingfamilies.org/sites/pwff/files/publications/0708-MakingDevelopmentWorkForLocalResidents-Summary.pdf>

<sup>12</sup> <https://www.solidarity-us.org/node/2604>

Community Transit has been servicing St. Lucie County since 1990 and has two modes of transportation:

- 1) A demand response system which is an origin to destination system where passenger trips are generated by calls from passengers or their agents at least twenty-four (24) hours in advance, to the Transit Reservationists, who then schedules a vehicle to pick up the passenger; and
- 2) A fixed route service provides service along specific routes with scheduled arrival times at predetermined bus stop areas. This is the type of system most people refer to when they mention a city bus. Public transportation is provided at a nominal cost to all locations for all reasons within St. Lucie County.

Community Transit has seven (7) routes serving St. Lucie County. Two of the seven (7) routes are regional, Route 1 connects with Martin County and Route 7 connects with Indian River County. As funding becomes available, Community Transit continues to develop system improvements and implement new fixed routes.

- b. Which racial/ethnic, national origin or family status groups are most affected by the lack of a reliable, affordable transportation connection between their place of residence and opportunities?

Transportation is a big household expense, constituting as much as a fifth of the budget for an average family of four. For those with low incomes, cars are not an option. If it costs hundreds a month to own a car, a monthly transit pass is a better alternative, although costly.

Following is the fare schedule for the City of Fort Pierce’s transit system – the Treasure Coast Connection:

Single ride	\$2.00
Senior, Disabled, Children 5-11	\$1.00
Medicare Card Holders	\$1.00
Children under 5	Free
Single Day Pass	\$5.00
Senior, Disabled Single Day Pass	\$2.50
10-Ride Ticket Book	\$14.00
Senior, Disabled 10-Ride Ticket Book	\$7.00
Monthly Pass	\$50.00
Senior, Disabled Monthly Pass	\$25.00

**FARES - DEMAND RESPONSE:**

Single ride	\$2.00
Seniors / Disabled	\$1.00
Medicare Card Holders	\$1.00
Children 5-11	\$1.00
Children under 5	Free
Medicaid Recipients	\$1.00 co-pay

While we were unable to determine which racial/ethnic, national origin or family status groups are most affected by the lack of reliable, affordable transportation, the Campaign for Better Transport recently published a new report on transport poverty, ‘Transport, Accessibility and Social Exclusion’, which states that a lack of affordable public transport is having a serious effect on low income households and reducing people’s ability to find work. The report also states that those on low incomes are more reliant on bus services with half of the poorest of the population not having a car, rising to more than two-thirds of job seekers.<sup>13</sup>

<sup>13</sup> <http://www.transportworks.org/news/cbt-poor-public-transport-having-serious-effect-low-income-households-and->

- c. Describe how the jurisdiction's and region's policies, such as public transportation routes or transportation systems designed for use by personal vehicles, affect the ability of protected class groups to access transportation.

Data indicates that Fort Pierce area individuals utilizing public transportation options have higher average travel times to work. And in the City of Fort Pierce, more renters use public transit than homeowners. The same is true of minorities in comparison to white persons. We were unable to determine how, if any, transportation systems designed for use by personal vehicles affect the ability of protected class groups to access transportation.

#### **4. Low Poverty Exposure Opportunities**

- a. Describe any disparities in exposure to poverty by protected class groups.

According to the American Psychological Association<sup>14</sup>, discrimination and marginalization are sometimes barriers for ethnic and racial minorities seeking to escape poverty. Additionally:

- African American children are three times more likely to live in poverty than Caucasian children. American Indian/Alaska Native, Hispanic, Pacific Islander, and Native Hawaiian families are more likely than Caucasian and Asian families to live in poverty;
- Minorities are more likely to receive high-cost mortgages: African Americans (53%) and Latinos (43%), in comparison to Caucasians (18%); and
- Unemployment rates for African Americans are typically double those of Caucasian Americans. African American men working full time earn 72% of the average earnings of comparable Caucasian men and 85% of the earnings of Caucasian women.

- b. What role does a person's place of residence play in their exposure to poverty?

Research forges a solid, convincing link between lower income neighborhoods, low socioeconomic status and bad health. Poor neighborhoods are more likely to have higher crime rates, lower-performing schools, and little access to healthy foods. Transportation and time also factor into health behaviors. A person who has strung together three jobs to make ends meet for his or her family, and who must travel by bus to each job, likely does not have the luxury to make healthy eating choices.

Low-income neighborhoods are likely to have lower-quality social, municipal, and local services. Because of higher crime rates and less playground safety—to name but a few factors—poor neighborhoods are more hazardous and less likely to contain green space than well-off neighborhoods. Their households are more crowded, noisy, and physically deteriorated, and they contain a greater number of safety hazards.

Although childhood is generally considered to be a time of joyful, carefree exploration, children living in poverty tend to spend less time finding out about the world around them and more time struggling to survive within it. Poor children have fewer and less-supportive networks than their more affluent counterparts do; live in neighborhoods that are lower in social capital; and, as adolescents, are more likely to rely on peers than on adults for social and emotional support. Children living in lower income neighborhoods also have fewer cognitive-enrichment opportunities. They have fewer books at home, visit the library less often, and spend considerably more time watching TV than their middle-income counterparts do.

Often, poor children live in chaotic, unstable households. They are more likely to come from single-guardian homes, and their parents or caregivers tend to be less emotionally responsive. Single parenthood strains resources and correlates directly with poor school attendance, lower grades, and lower chances of attending college. Contrast these children with their peers living in stable two-parent families, who have more access to financial resources and parental time, receive more supervision, participate in more extracurricular activities, and do better in school.<sup>15</sup>

- c. Which racial/ethnic, national origin or family status groups are most affected by these poverty indicators?

According to the National Poverty Center (NPC):<sup>16</sup>

- Racial disparities in poverty result from cumulative disadvantage over the life course, as the effects of hardship in one domain spill over into other domains.
- In the U.S., one of every three African American children and one of every four Latino children live in poverty— two times higher than the rate for white children.
- By age three, white children have a significantly larger vocabulary than black children of the same economic class.
- The collateral consequences of felony convictions—such as bans on entering many occupations, on voting, jury service, and receiving federal college loans and grants—harm both ex-offenders and their communities.
- Residents of predominately black or Hispanic neighborhoods have access to roughly half as many social services as those in predominately white neighborhoods.

- d. Describe how the jurisdiction’s and region’s policies affect the ability of protected class groups to access low poverty areas.

Local authority-driven initiatives and policies that contribute to extending opportunities to poorer communities and protected class groups will empower them to achieve economic security and social inclusion. Such initiatives contribute significantly to improving their lives. They include:

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<sup>15</sup> <http://www.ascd.org/publications/books/109074/chapters/Understanding-the-Nature-of-Poverty.aspx>

<sup>16</sup> [http://www.npc.umich.edu/publications/policy\\_briefs/brief16/](http://www.npc.umich.edu/publications/policy_briefs/brief16/)

- Instituting participatory processes that give a voice in decision-making to protected class groups;
- Partnering with communities, community-based development organizations (CBDOs), and non-governmental organizations (NGOs), including advocacy groups, on community-based initiatives;
- Initiating creative placemaking initiatives to instill civic pride and improve the communities;
- Supporting the development of new and growth of existing small businesses and micro-enterprises;
- Collaborating with foundations and philanthropic organizations on social and economic developmental projects; and
- Initiating special programs to reach vulnerable groups.

The City of Fort Pierce Department of Urban Redevelopment is committed to act on a wide range of issues, including improving participatory processes, negotiating collaborations and partnerships to counter exclusion, developing instruments to target and reach the areas of greatest need, and to launching a range of initiatives to foster social inclusion.

## **5. Environmentally Healthy Neighborhood Opportunities**

- a. Describe any disparities in access to environmentally healthy neighborhoods by protected class groups.

Nearly one fifth of all Americans—about 52 million people—live in poor neighborhoods (i.e., neighborhoods in which at least 20 percent of residents are poor). The percentage of individuals living in poor neighborhoods varies considerably across states, from a low of 2% in New Hampshire to a high of 42% in Louisiana, Mississippi and Washington, D.C. Some groups of people are more likely to live in poor neighborhoods than others. Poor families are more likely to live in neighborhoods with concentrated poverty and wealthier families are more likely to live in wealthier neighborhoods.

The overwhelming weight of evidence indicates that physical, social and service characteristics of neighborhoods influence health in important ways, including by shaping choices and behaviors.

We know that, when it comes to health impact, characteristics of both people and places matter. Listed below are several examples of positive actions we can take, at the neighborhood level, to help create environmentally-healthy neighborhoods.

In addition to strategies directly targeting improvement at the neighborhood level, interventions targeting individuals in the neighborhoods can also be expected to contribute to improving the quality of neighborhoods from a health perspective. Examples of these include the Earned Income Tax Credit, a poverty reduction policy directly benefiting low-income households that significantly concentrates financial resources in poor neighborhoods.

Following are examples of neighborhood-level interventions that are proving to make a difference toward creating environmentally healthy neighborhoods for protected class groups:

- Homeownership assistance to families which will contribute to neighborhood stability and development, as individual assets become investments in neighborhoods; and
- Adding retail food markets into disadvantaged communities to increase the availability of affordable healthful food choices in neighborhoods that now have the most limited choices.

A range of community revitalization initiatives designed to promote neighborhood economic development and improve physical, social and service environments in neighborhoods are underway or are being considered as important approaches to improving community health:

- Organizing the Community - to motivate action and bring people together to work collectively to improve neighborhoods.
  - Promotion of local history, arts and cultural assets in our historic neighborhoods which will increase tourism, promote economic development and instill civic pride.
  - “Environmental justice” interventions – the removal of all known toxic exposures in the physical environment in neighborhoods to eliminate health.
  - Identifying strategies to reduce residential segregation along socioeconomic lines, for example through: zoning measures; expanding the supply of affordable housing in neighborhoods that offer opportunities for employment and quality schools; enforcement of fair housing laws, including the Federal Fair Housing Act.
- b. Which racial/ethnic, national origin or family status groups have the least access to environmentally healthy neighborhoods?

Individuals in minority racial or ethnic groups also are more likely to live in poor neighborhoods: nearly half of all blacks live in poor neighborhoods, compared with only one in ten whites. The uneven pattern of neighborhood disadvantage across racial or ethnic groups is not fully explained by differences in family income, because even among families with similar incomes, blacks and Hispanics live in neighborhoods with higher concentrations of poverty than whites.

Racial and economic segregation go hand in hand, so that blacks are concentrated in the poorest neighborhoods to a much greater extent than any other racial or ethnic group.

## **6. Patterns in Disparities in Access to Opportunity**

- a. Identify and discuss any overarching patterns of access to opportunity and exposure to adverse community factors based on race/ethnicity, national origin or familial status.

According to the Center for Disease Control and Prevention<sup>17</sup>, the socioeconomic circumstances of persons and the places where they live and work strongly influence their health. In the City of Fort Pierce, as elsewhere, the risk for mortality, morbidity, unhealthy behaviors, reduced access to health care, and poor quality of care increases with decreasing socioeconomic circumstances.

<sup>17</sup> <http://www.cdc.gov/mmwr/pdf/other/su6001.pdf>



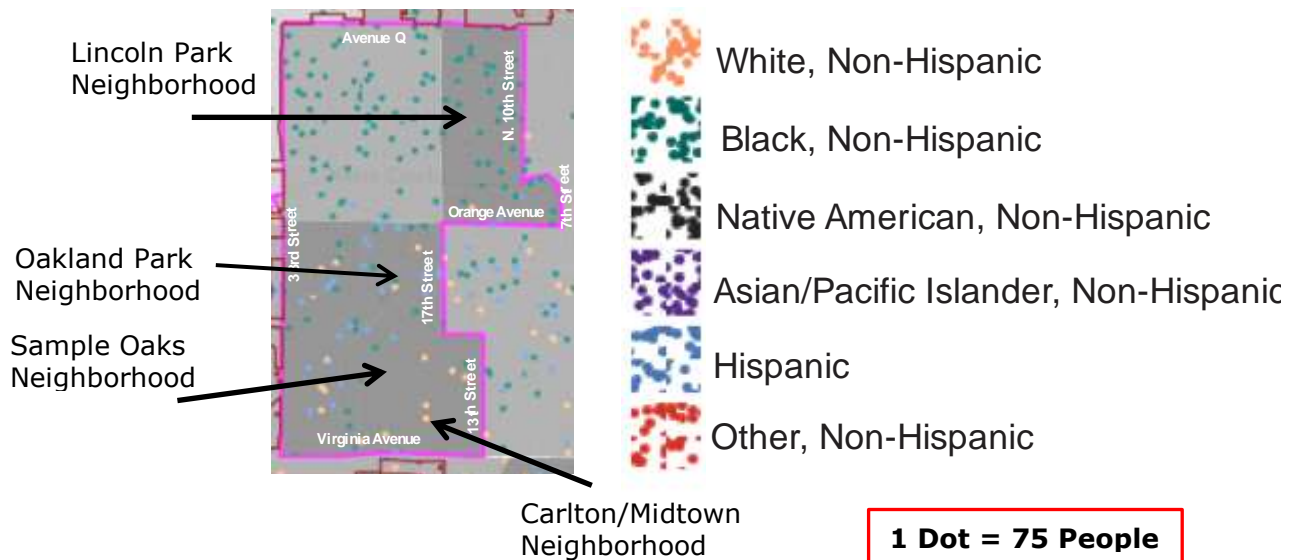
Educational attainment and family or household income are two indicators used commonly to assess the influence of socioeconomic circumstances on health. Education is a strong determinant of future employment and income.

In the majority of persons, educational attainment reflects material and other resources of family of origin and the knowledge and skills attained by young adulthood. Therefore, it captures both the long-term influence of early life circumstances and the influence of adult circumstances on adult health.

In many cities, racial differences in poverty levels, employment opportunities, wages, education, housing and health care, among other things, are so strong that the worst urban conditions in which whites reside are considerably better than the average conditions of black communities.<sup>18</sup>

Identify areas that experience an aggregate of poor access to opportunity and high exposure to adverse factors. Include how these patterns compare to patterns of segregation and R/ECAPs.

The Racially or Ethnically Concentrated Areas of Poverty R/ECAPs map of Fort Pierce shown below highlights the Lincoln Park Neighborhood, which is predominantly plagued with poor access to opportunity, such as accessible employment/job training opportunities and exposure to adverse factors, such as poor quality housing, food deserts, convenience access to medical care, etc. Public transportation is available in the Lincoln Park neighborhood; however, the transit system lacks the number of timely routes needed to accommodate the working class.



The Racially or Ethnically Concentrated Areas of Poverty R/ECAPs map (shown above) also highlights the following Fort Pierce neighborhoods: Lincoln Park - Oakland Park – Sample Oaks – Carlton Midtown

<sup>18</sup> <http://nhi.org/online/issues/147/privilegedplaces.html>

These neighborhoods are also plagued with poor access to employment/job training opportunities. Improved quality of housing is available; however, the cost to purchase or rent decent housing is continuously rising. Public transportation provides easier access to quality food and medical care in these neighborhoods, however, as with the Lincoln Park neighborhood; it lacks timely routes needed to accommodate the working class as well.

**b. Additional Information**

1. Beyond the HUD-provided data, provide additional relevant information, if any, about disparities in access to opportunity in the jurisdiction and region affecting groups with other protected characteristics.

The program participant may also describe other information relevant to its assessment of disparities in access to opportunity, including any activities aimed at improving access to opportunities for areas that may lack such access, or in promoting access to opportunity (e.g., proficient schools, employment opportunities, and transportation).

Please see the answer to Number 6a, above. Additionally, the City of Fort Pierce is currently collaborating with Career Source Research Coast (formerly Workforce Solutions) and Indian River State College to promote job training opportunities that include free tuition, stipends for transportation and child care for the under employed and unemployed.

**c. Contributing Factors of Disparities in Access to Opportunity**

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disparities in access to opportunity.

- Access to financial services
- The availability, type, frequency, and reliability of public transportation
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Lending Discrimination – loan origination and subprime lending rates; loan approval disparities based on race and Hispanic non-Hispanic ethnicity
- Location of employers
- Location and type of affordable housing



## 4. Disproportionate Housing Needs

### a. Analysis

1. Which groups (by race/ethnicity and family status) experience higher rates of housing cost burden, overcrowding, or substandard housing when compared to other groups? Which groups also experience higher rates of severe housing burdens when compared to other groups?

According to HUD's Affirmatively Furthering Fair Housing Tool (AFFHT), Black, Non-Hispanic groups experience higher rates of housing cost burden, as shown in the graphic below:



The trends of housing occupancy by tenancy and housing costs are a burden on the city, and the vast majority of housing units are owner-occupied. This trend holds true for the white population, but is reversed for both Hispanics and African American households.

Renter-occupied households as a whole are more likely to spend more than 35% of their monthly income on housing costs than those that own. When considering various incomes within lower income brackets, there are more renters than owners. Also within this income range, households that rent have high probabilities of paying above 35% of their household income than those that own.

Conversely within the higher income bracket, there are more owner-occupied housing units and therefore more owners are cost-burdened in these brackets. Proportionally, however, renting households making less than \$20,000 are the most cost-burdened group within the City of Fort Pierce.

In comparison to the 2009 income and ownership for the low-income population characteristics, the following statistics remain similar in pattern:

- Just under one in ten very low-income persons owned their own home;
- More than one out of three renters were very low-income;
- Very low-income renters constituted the largest group of renters by income;
- Low-income owners were just under one in eight owners;
- Low-income renters were just over one in five in the City; and
- Moderate-income owners were one in five and one and five were also renters.

**Housing Problems** - Cost-burden, severe cost-burden, substandard housing conditions, and overcrowding (especially large families) are key indicators of the economic health and sustainability of a community and its neighborhoods. Overall, in 2014, renter occupied households reported

having more housing problems than owner occupied households in Fort Pierce.

**Housing Cost Burden** - In 2014, the American Community Survey reported that renter occupied households suffered a much higher cost burden than owner occupied households with approximately 5,154 households paying 35% or more of their monthly income toward housing costs. More specifically, very low-income households represented 4,036 of the 5,154 households reflected in the highest bracket of cost burden.

Among all types of households combined within the City, more than 7,290 households, or approximately 45% of all households in Fort Pierce pay more than 35% of income toward monthly housing costs. By comparison, 29% of households in Florida are cost burdened.

In regards to elderly households, 4,201 or approximately 25% of households are headed by a person 65 years or older. In comparison, elderly persons head 28.3% of households statewide. Elderly households are 42.3% owner occupied.

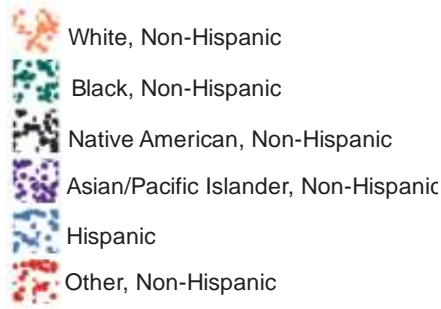
**Overcrowding and Poverty** - The 2010-2014 ACS 5-Year Estimates data shows that 31.8% or 6,904 households, out of a total 16,249 occupied housing units in Fort Pierce are living at or below poverty. The data available does not provide overcrowding statistics by income level, but it does reflect that approximately 13% or 2,106 households are living in overcrowded conditions.

**Substandard Housing** - The City of Fort Pierce uses three main categories to define housing conditions within the City. These categories include: 1) substandard housing suitable for rehabilitation, 2) housing not suitable for rehabilitation, and 3) standard housing in need of minor home repair. While the City has homes that are in substandard condition due to lack of maintenance/code enforcement, less than 1% are lacking kitchen or plumbing facilities.

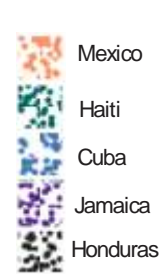
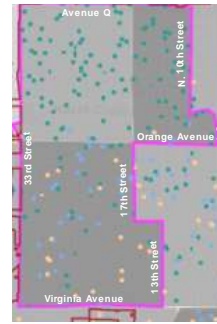
2. Which areas in the jurisdiction and region experience the greatest housing burdens? Which of these areas align with segregated areas, integrated areas, or R/ECAPs and what are the predominant race/ethnicity or national origin groups in such areas?

The very low-income or below poverty neighborhoods within the City of Fort Pierce generally face the greatest housing burdens, including substandard housing. All of these areas are designated R/ECAPs by the U.S. Department of Housing and Urban Development (HUD). The predominant race/ethnicity or national origin groups in these areas are shown in the maps below:

Race/Ethnicity:



National Origin Groups:



**1 Dot = 75 People**

- Compare the needs of families with children for housing units with two, and three or more bedrooms with the available existing housing stock in each category of publicly supported housing.

Of the 299 households who reported head of household data in the Fort Pierce Housing Authority’s most recent report, 39 (13.04%) were elderly, 260 (86.96%) were nonelderly, 241 (80.6%) were disabled, 101 (33.78%) contained children and 366 (122.41%) were headed by a female.

**Assisted Rental Housing** - In cooperation with the Housing Authority of the City of Fort Pierce, an analysis of current and projected Public Housing needs was completed using different tools and sources such as, the *American Community Survey 2014*, the *Fort Pierce Community Needs Assessment Survey*, the *Fort Pierce Community Needs Assessment Survey for Organizational Input*, the Fair Housing Survey, and *The University of Florida Shimberg Center for Housing Studies 2014 Assisted Housing Inventory* and direct information received from the Fort Pierce Housing Authority.

**Public and Assisted Housing Units Available and Physical Conditions**

**Analysis** - According to the *2014 Assisted Housing Inventory*, there are 17 Public and Assisted Housing Developments in the City of Fort Pierce. Within the seventeen (17) developments, there are approximately 2,824 assisted housing units funded by several federal, state and local housing programs. Physical conditions of the units are generally determined by the approximate age of the unit and the potential for overcrowding. After analyzing the data available, it was determined that seven of the developments were built prior to the year 2000, five developments were built after the year 2000, and five of the developments did not report an approximate age.

The bedroom sizes of units belonging to the Fort Pierce Housing Authority range from studio apartments to 5-bedroom apartments. The FPHA’s public housing inventory includes 20% studio apartments, 22% 1 bedroom apartments, 18% 2 bedroom apartments, 28% 3 bedroom apartments, 11% 4 bedroom apartments, and 1% 5 bedroom apartments.

**Public Housing and Tenant-Based Waiting List Characteristics**

- The Fort Pierce Housing Authority reported that there were approximately 8,997 applicants on the Section 8 Housing Choice Voucher Waiting List and approximately 1,593 applicants on the Public Housing Units Waiting List. The Housing Authority of the City of Fort Pierce (HACFP) Section 8 Housing Choice Voucher waiting list is currently closed. It was last open for three

days in May 2015. There is no notice of when this waiting list will reopen. There are currently 8,841 people on the Fort Pierce Housing Authority's Section 8 Waiting List.

Breakout of people on PHA Waiting List: Public Housing: 255 Elderly; 674 Disabled; 825 Non-Elderly or Disabled. Section 8: 254 Elderly; 1,308 Disabled; 7,252 Non-Elderly or Disabled.

Number of near-elderly, elderly, handicapped/disabled, homeless, very low income (50%), extremely low income (30%) - Public Housing: 715 Extremely Low; 97 Very Low; 2 Low - Section 8: 594 Ext Low; 142 Very Low; 86 Low.

4. Describe the differences in rates of renter and owner occupied housing by race/ethnicity in the jurisdiction and region.

Currently, in Fort Pierce, there are 17,313 houses: 17,313 (16,249 occupied: 7,234 owner-occupied, 9,015 renter-occupied).

<b>City of Fort Pierce Housing Units</b>	<b>Occupied Housing</b>	<b>Owner-Occupied Housing Units</b>	<b>Renter-Occupied Housing</b>
Total	16,249	7,234	9,015
White	7,440	4,776	2,664
Black or African American	5,835	1,844	3,991
Hispanic or Latino Origin	2,223	891	1,332

ACS, 2010 - 2014, 5 Year Plan

**Monthly Rent paid by renters in 2015 in the City of Fort Pierce:**

- Less than \$100: 149
- \$100 to \$149: 47
- \$150 to \$199: 78
- \$200 to \$249: 78
- \$250 to \$299: 62
- \$300 to \$349: 79
- \$350 to \$399: 61
- \$400 to \$449: 334
- \$450 to \$499: 209
- \$500 to \$549: 314
- \$550 to \$599: 149
- \$600 to \$649: 335
- \$650 to \$699: 274
- \$700 to \$749: 277
- \$750 to \$799: 262
- \$800 to \$899: 83
- \$900 to \$999: 85
- \$1,000 to \$1,249: 99
- \$2,000 or more: 27
- No cash rent: 184

**Home value estimates of owner-occupied houses/condos in 2015 in Fort Pierce:**

- \$25,000 to \$29,999: 26
- \$30,000 to \$34,999: 64
- \$35,000 to \$39,999: 11
- \$40,000 to \$49,999: 281
- \$50,000 to \$59,999: 165
- \$60,000 to \$69,999: 192
- \$70,000 to \$79,999: 199
- \$80,000 to \$89,999: 154
- \$90,000 to \$99,999: 110
- \$100,000 to \$124,999: 263
- \$125,000 to \$149,999: 244
- \$150,000 to \$174,999: 126
- \$175,000 to \$199,999: 175
- \$200,000 to \$249,999: 76
- \$250,000 to \$299,999: 22
- \$300,000 to \$399,999: 58
- \$400,000 to \$499,999: 17
- \$500,000 to \$749,999: 8
- \$750,000 to \$999,999: 19
- \$1,000,000 or more: 30

Information is not available on the differences in rates paid by renter and owner-occupied housing by race/ethnicity within the City of Fort Pierce.

**b. Additional Information**

1. Beyond the HUD-provided data, provide additional relevant information, if any, about disproportionate housing needs in the jurisdiction and region affecting groups with other protected characteristics.

In 2015, the demand for rental apartments reached its highest level ever since the 1960s. The pinched access to mortgage credit after the Great Recession is one reason why. Another is that many Americans—especially the poor and people of color—haven’t felt the effects of the economic recovery, and may not be able to come up with funds for a down payment. A third reason is that Millennials, now the largest generation ever since the baby boomers, are especially loath to buy homes. The supply of rentals, especially at the lower end of the market, has been no match for the skyrocketing demand.

In 2016, a worker would need to make \$20.30 per hour to rent a two-bedroom accommodation comfortably—without devoting more than 30% of income on housing costs.

To really understand the weight of 2016’s housing wage, consider this: The average hourly wage for Americans is actually \$15.42 per hour, which is not nearly enough to afford a two-bedroom. And the federal minimum wage, at \$7.25, is around a third of what’s required. That means minimum-wage workers would have to work three jobs, or 112 hours a week, to be able to afford a decent two-bedroom accommodation.

If this worker slept for eight hours per night, he or she would have no remaining time during the week for anything other than working and sleeping.

Raising the minimum wage would undoubtedly narrow these gaps, but it’s still just not enough. The key lies in expanding the affordable housing supply, one of the most important steps we can take to help people succeed today, and live healthier lives long into the future.

2. The program participant may also describe other information relevant to its assessment of disproportionate housing needs. For PHAs, such information may include a PHA’s overriding housing needs analysis.

Please see our answer to #B1 above.

**c. Contributing Factors of Disproportionate Housing Needs**

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disproportionate housing needs.

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Lending Discrimination

## C. Publicly Supported Housing Analysis

### a. Publicly Supported Housing Demographics

1. Are certain racial/ethnic groups more likely to be residing in one category of publicly supported housing than other categories (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and Housing Choice Voucher (HCV))? Compare the demographics, in terms of protected class, of residents of each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and HCV) to the population in general, and persons who meet the income eligibility requirements for the relevant category of publicly supported housing. Include in the comparison, a description of whether there is a higher or lower proportion of groups based on protected class.

Our research does not show certain racial/ethnic groups that are more likely to be residing in one category of public supported housing more than other categories.

40% of public housing units are occupied by households headed by a person 65 years old or older, most of who live alone (88%). Over half of the elderly households live in public housing specifically designed for the elderly. Public housing contains a much higher percentage of elderly households than the overall rental housing stock. Only 14% of all rental housing is occupied by the elderly.

Households with children comprise 43% of public housing within the City of Fort Pierce. A slight majority of these families (56%) are single-parent households. Households headed by handicapped persons are also an important component of public housing; 12% of public housing families have a nonelderly disabled head of household. To summarize: 52% of all public housing is occupied by elderly or handicapped households, 43% by households with children (including some with handicapped heads of household), and the balance by nonelderly households without children.

Overall, within the City of Fort Pierce, 48% of public housing households are black, compared to 44% of renter households. Hispanic households make up 15% of public housing households. Non-Hispanic white households occupy 39% of public housing, considerably less than their share of the total renter population (29%).

The HUD Resident Characteristics Report (RCR) provides updated Head of Household race and ethnicity data at the Fort Pierce Housing Authority (FPHA) and property level. Across all properties in the FPHA portfolio, 83% of households identified as black, 14% identified as white and 6% identified as Hispanic or Latino.

Public housing tenants are very poor. Considering the number of elderly households, single-parent households, and disabled households, it is not surprising that only 21% of all public housing households within the City of Fort Pierce reported income from wages and salaries. 43% reported receiving social security, while 44% reported receiving public assistance.

The average annual income of public housing residents living in Fort Pierce Housing Authority (FPHA) properties is \$9,654. Of all FPHA public



housing residents, 1% has no income and 1% earns more than \$25,000, while 98% have incomes that fall between \$0 and \$25,000.

Distribution of incomes among the FPHA’s public housing residents:

No Income	\$1-5,000	\$5,001-10,000	\$10,001-15,000	\$15,001-20,000	\$20,001-25,000	\$25,000 and Up
1%	20%	45%	18%	9%	5%	1%

The HUD Residential Characteristics Report (RCR) includes source of income information as well. The data includes five categories of family income: wage income, welfare income, SSI/SS/Pension income, other income and no income. Some families receive income in multiple categories.

Among families residing in Housing Authority of the City of Fort Pierce public housing 25% have wage income, 85% have welfare income, 60% have SSI/SS/Pension income, 26% have other income and 0% have no income.

**b. Publicly Supported Housing Location and Occupancy**

1. Describe patterns in the geographic location of publicly supported housing by program category (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, HCV, and LIHTC) in relation to previously discussed segregated areas and R/ECAPs.

Following is a listing of public housing within the City of Fort Pierce, showing which ones are located within the previously discussed segregated areas and R/ECAPs. FPPH indicates public housing owned by the Fort Pierce Housing Authority.

Number of Public Housing Developments and Type of Household			
Name of Development	Assisted Units	Type of Household	Located within R/ECAPs
Avenue H - FPPH	12	Elder; Family	Yes
Bethany Court	60	Family	Yes
Buell Brown - FPPH	95	Elder; Family	Yes
Jenkins Pointe Apartments – Phase 1	14	Family	No
Jenkins Pointe Apartments – Phase II	43	Family	No
Jenkins Pointe Apartments, -Phase III	14	Family	No
Juanita Avenue - FPPH	20	Family	Yes
Live Oak Villas	104	Family	Yes
Live Oak Villas II	80	Family	Yes
Madison Cay	132	Family	Yes
Madison Vines	92	Family	No
Orangewood Village	60	Family	Yes
Parkland Homes - FPPH	70	Family	No
Pine Creek Village	107	Family	Yes
Sands at St. Lucie	320	Family	Yes
Sabal Chase Apartments	340	Family	No
South 27 <sup>th</sup> Street Circle - FPPH	52	Family	Yes
Eldorado Terrace - FPPH	70	Family	Yes
Garden Terrace - FPPH	259	Elderly; Family	Yes
Lawnwood Terrace - FPPH	84	Elderly; Family	Yes
Park Terrace - FPPH	284	Elderly; Family	Yes
Wildwood Terrace - FPPH	60	Elderly; Family	No
Scattered Sites	280	Elderly; Family	Yes & No
<b>Total Number of Assisted Housing Units:</b>	<b>2,824</b>		

2. Describe patterns in the geographic location for publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to previously discussed segregated areas or R/ECAPs.

Based on the listing of public supported housing shown above, most of the locations of public housing properties are located in previously discussed segregated areas or R/ECAPs. See Chart at #B1 above.

3. How does the demographic composition of occupants of publicly supported housing in R/ECAPS compare to the demographic composition of occupants of publicly supported housing outside of R/ECAPs.

48% of public housing households are black, compared to 44% of renter households. Hispanic households make up 15% of public housing households. Non-Hispanic white households occupy 39% of public housing, considerably less than their share of the total renter population (29%).

4. Do any developments of public housing, properties converted under the RAD, and LIHTC developments have a significantly different demographic composition, in terms of protected class, than other developments of the same category? Describe how these developments differ?

None of the public housing developments have a significantly different demographic composition, in terms of protected class, other than the following:

- Avenue H – 12 Units – Elderly; Family
- Buell Brown – 95 Units – Elderly; Family
- Garden Terrace – 259 Units - Elderly; Family
- Lawnwood Terrace – 84 Units - Elderly; Family
- Park Terrace – 284 Units - Elderly; Family
- Wildwood Terrace – 60 Units - Elderly; Family
- Various Scattered Sites – 280 Units – Elderly; Family

5. Provide additional relevant information, if any, about occupancy, by protected class, in other types of publicly supported housing.

There are currently 463 disabled families living in Public Housing. Of those families, 35 occupy all ADA units. There are currently 674 disabled families on the FPHA Public Housing Waiting List and 1,308 disabled families on the Section 8 Waiting List; the pre-application data utilized to populate the Waiting List is basic and does not specifically address ADA needs. Nor do we have a preference that would indicate the need. (Possible Need - HDA accessibility, ADA bathrooms, etc.)

Most immediate needs of residents of Public Housing and Housing Choice voucher holders: As stated above, there are currently 463 disabled families living in public housing properties owned by the Fort Pierce Housing Authority (FPHA). Of those families, 35 occupy all ADA units. There are currently 674 disabled families on the FPHA Public Housing Waiting List and 1,308 disabled families on the Section 8 Waiting List.



6. Compare the demographics of occupants of developments, for each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, properties converted under RAD, and LIHTC) to the demographic composition of the areas in which they are located.

As stated above, 48% of public housing households are black, compared to 44% of renter households. Hispanic households make up 15% of public housing households. Non-Hispanic white households occupy 39% of public housing, considerably less than their share of the total renter population (29%).

7. Describe whether developments that are primarily occupied by one race/ethnicity are located in areas occupied largely by the same race/ethnicity. Describe any differences for housing that primarily serves families with children, elderly persons, or persons with disabilities.

The Fort Pierce Housing Authority does not segregate race/ethnicity in their housing offerings, therefore, there are no public housing developments primarily occupied by one race/ethnicity within areas in Fort Pierce that are occupied largely by the same race/ethnicity.

### **c. Disparities in Access to Opportunity**

1. Describe any disparities in access to opportunity for residents of publicly supported housing, including within different program categories (public housing, project-based Section 8, Other HUD Multifamily Assisted Developments, HCV, and LIHTC) and between types (housing primarily serving families with children, elderly persons, and persons with disabilities) of publicly supported housing.

To combat a lack of access to opportunities for residents of publicly supported housing in all program categories, the Fort Pierce Housing Authority implemented the U.S. Department of Housing and Urban Development (HUD) program entitled Family Self-Sufficiency (FSS) Program in 1990.

The purpose of this program is to help families (with the help of community services) become self-sufficient by attaining established goals. In this 5-year program (some families need less time), families can establish an escrow account (a savings account) that is often used to help pay for such things as a college education, a car, and/or the down payment on a new home.

The Fort Pierce Housing Authority (FPHA) provides assistance to residents to determine goals that can be reached within five years or less, and refer the residents to resources that can provide assistance in reaching those goals. The FPHA also makes it possible for residents to save money when their rent increases because of an increase in earned income (employment).

FSS Program participant's goals are specific to each person. They are designed to guide participants toward self-sufficiency. The FPHA provides assistance for residents with career counseling to help determine the best careers that will help them succeed in a field that

uses natural abilities. An individual's goals can include completing an educational or training program, credit building or repair, personal development, getting a full-time or better-paying job, home ownership, or another idea that suits the participant's own personal dreams.

Life's experiences can change one's goals and aspirations. For this reason, participants can change their goals up to their fourth year in the program. After four years in the program, the goals listed in the participant's file must be completed in order to graduate from the program. Participant's goals are set to represent the individual's goals and dreams.

Escrow Accounts – The amount of money a participant can place in their escrow account depends on the individual participant.

To qualify for the program, an applicant must be a Public Housing Resident or a (HCV) Section 8 Voucher holder of the City of Fort Pierce Housing Authority. Section 8 voucher holders who have ported from another housing authority must already be FSS participants in the original housing authority.

Program Coordinating Committee (PCC) - The PCC is an advisory committee to the FSS Program. It represents various community organizations. The PCC meets monthly to discuss problems and obstacles that impede the progress of FSS participants, and find creative ways to assist them to become more successful. Among the many things with which these organizations assist participants are: helping with their resumes, finding employment (and training for employment), providing food and clothing, teaching financial literacy, offering educational classes and seminars, and providing credit counseling. When program participants have a need, the PCC is committed to finding resources to assist them.

We were unable to identify any disparities in access to opportunities for persons with disabilities in publicly supported housing.

#### **d. Additional Information**

1. Beyond the HUD-provided data, provide additional relevant information, if any, about publicly-supported housing in the jurisdiction and region, particularly information about groups with other protected characteristics and about housing not captured in the HUD-provided data.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders: There are currently 463 disabled families living in Public Housing. Of those families, 35 occupy all ADA units. There are currently 674 disabled families on the FPHA Public Housing Waiting List and 1,308 disabled families on the Section 8 Waiting List.

2. The program participant may also describe other information relevant to its assessment of publicly supported housing. Information may include relevant programs, actions, or activities, such as tenant self-sufficiency, place-based investments, or mobility programs.

Descriptions of tenant self-sufficiency programs currently underway at the Fort Pierce Housing Authority are listed in #C1 above.

**e. Contributing Factors of Publicly Supported Housing Location and Occupancy**

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing issues related to publicly supported housing, including Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor that is significant, note which fair housing issue(s) the selected contributing factor relates to.

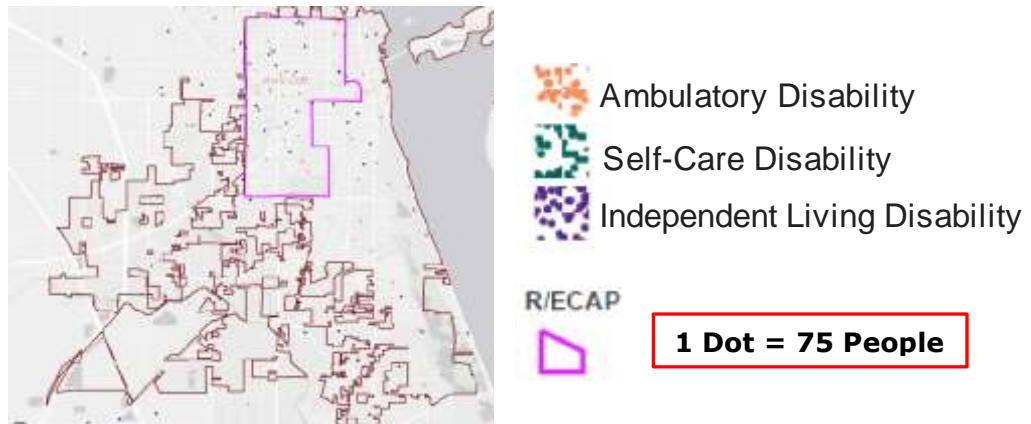
We have not been able to determine any factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing issues, related to publicly-supported housing, including Segregation, R/ECAPs, and disparities in access to opportunity, or disproportionate housing needs, related to the operation and management of housing units by the Fort Pierce Housing Authority.

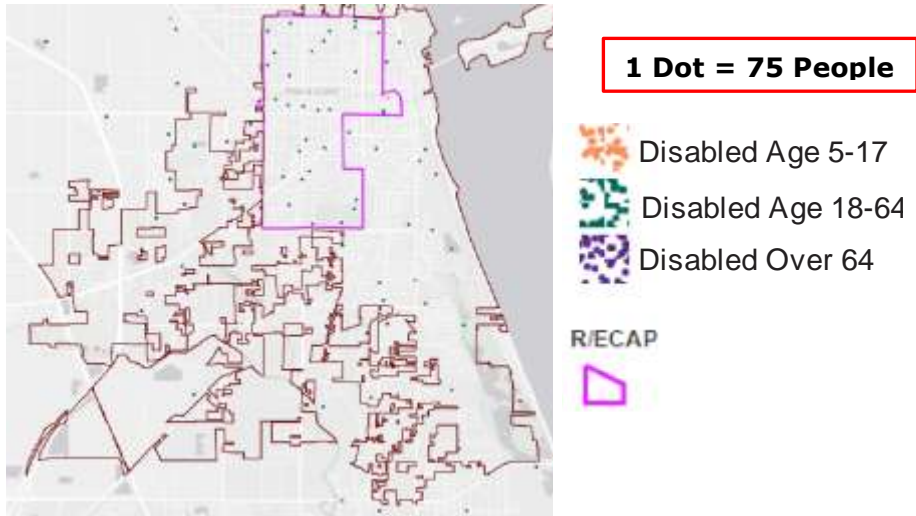
**D. Disability and Access Analysis**

**a. Population Profile**

1. How are persons with disabilities geographically dispersed or concentrated in the jurisdiction and region, including R/ECAPs and other segregated areas identified in previous sections?

Please see the maps below taken from HUD’s Affirmatively Furthering Fair Housing Tool (AFFHT) that show the geographic location within the City of Fort Pierce of people with disabilities:





2. Describe whether these geographic patterns vary for persons with each type of disability or for persons with disabilities in different age ranges. As shown in the 2 maps above, geographic patterns show a greater number of persons with different types of disabilities and persons with disabilities in different age ranges reside in R/ECAPs area within the City of Fort Pierce.

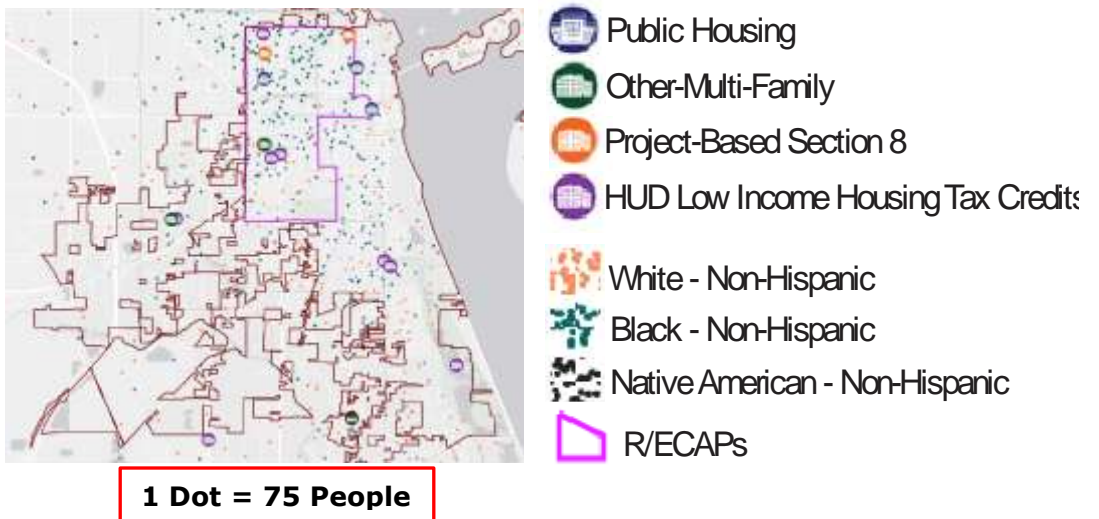
**b. Housing Accessibility**

1. Describe whether the jurisdiction and region have sufficient affordable, accessible housing in a range of unit sizes.

The City of Fort Pierce does not have sufficient affordable, accessible housing in a range of unit sizes.

As stated earlier, the Fort Pierce Housing Authority’s Waiting List consists of: Public Housing: 255 Elderly; 674 Disabled; 825 Non-Elderly or Disabled. Section 8: 254 Elderly; 1,308 Disabled; 7,252 Non-Elderly or Disabled.

Describe the areas where affordable accessible housing units are located. Do they align with R/ECAPs or other areas that are segregated?



Please see the map above that shows the location of all affordable accessible housing units within the City of Fort Pierce and color-codes the location of minorities. Yes, the affordable housing units within the City of Fort Pierce do primarily align with R/ECAPs and other areas in the City that are segregated.

2. To what extent are persons with different disabilities able to access and live in the different categories of publicly supported housing?

To the best of our knowledge, persons with different disabilities are able to access in most all of the different categories of publicly supported housing shown in the table on page 49.

**c. Integration of Persons with Disabilities Living in Institutions and Other Segregated Settings**

1. To what extent do persons with disabilities in or from the jurisdiction or region reside in segregated or integrated settings?
2. Describe the range of options for persons with disabilities to access affordable housing and supportive services.

**Supportive Services** for the disabled in Fort Pierce are provided through the Arc of St. Lucie County. Services include: screening assessment, educational/tutorial assistance, recreational and community awareness activities, transportation and nutrition services.

The Arc also provides Adult Day Training (ADT) programs - opportunities for individuals 22 years of age and older to obtain and improve their skills, which encourages them to access activities and relationships of their choice. The ADT program offers education, community integration, socialization, pre-vocational skills and recreation. Many of the individuals volunteer at local businesses honing their employment skills.

The Arc partners with United Way and Indian River State College (IRSC) to offer a non-credit class, Vocational Education for Students with Disabilities. These classes are taught by an adjunct instructor from the ADT program in a classroom setting at the college. The class teaches the individuals important skills to prepare them for job placement.

The Arc has been a part of our local Transportation Disadvantaged (TD) Coordinating System since 1996. A total of 18 agency vehicles are used to provide daily door to door transportation to children, adolescents, and adults who are enrolled in agency programs.

**Affordable Housing** for the disabled in Fort Pierce is in limited supply. As stated earlier, the Fort Pierce Housing Authority's 'Waiting List' is now closed, meaning, no applications are being taken. The Fort Pierce Housing Authority reported that there were approximately 8,997 applicants on the Section 8 Housing Choice Voucher Waiting List and approximately 1,593 applicants on the Public Housing Units Waiting List.

Currently, there are 255 Elderly and 674 Disabled on the FPHA's public housing waiting list and 254 Elderly and 1,308 Disabled on the Section 8 Waiting List.



#### **d. Disparities in Access to Opportunity**

1. To what extent are persons with disabilities able to access the following? Identify major barriers faced concerning:
  - a. Government services and facilities
  - b. Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals)
  - c. Transportation
  - d. Proficient schools and educational programs
  - e. Jobs
2. Describe the processes that exist in the jurisdiction and region for persons with disabilities to request and obtain reasonable accommodations and accessibility modifications to address the barriers discussed above.

**Government services and facilities** – Persons with disabilities are encouraged to contact the City of Fort Pierce and/or regional government offices for assistance in accessing government services and facilities; the City strives to provide accommodations in a timely manner.

**Public Infrastructure** (sidewalks, pedestrian crossings, pedestrian signals) – Persons with disabilities are encouraged to contact the City of Fort Pierce’s Public Works Department, who will work with the citizen to try to improve any accessibility issues related to sidewalks, pedestrian crossings, pedestrian signals, etc.

**Transportation** – The City’s public transit system – The Treasure Coast Connector provides a ‘demand response system’ - which is a origin to destination system where passenger trips are generated by calls from passengers or their agents at least twenty-four (24) hours in advance, to the Transit Reservationists, who then schedules a vehicle to pick up the passenger. This mode of transportation is most helpful for the disabled.

3. Describe any difficulties in achieving homeownership experienced by persons with disabilities and by persons with different types of disabilities.

Since 2010, the number of complaints has been declining in St. Lucie County/Fort Pierce but over the five-year period the number of reported cases has varied substantially. 35% of complaints from 2007-2012 are based in disability discrimination, 24% for race and 23% for familial status. There are no registered fair housing complaints for either age or color.<sup>19</sup>

#### **e. Disproportionate Housing Needs**

1. Describe any disproportionate housing needs experienced by persons with disabilities and by persons with certain types of disabilities.

According to the St. Lucie HOME Consortium’s (St. Lucie County, Martin County and Indian River County), Analysis of Impediments to Fair Housing Choice, published in March, 2014, St. Lucie County is the only

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<sup>19</sup> Regional Analysis of Impediments to Fair Housing – Part 1

member of the HOME Consortium lacking any assisted housing targeting persons with disabilities.

The report also states that 'Disability is, over the 5-year period and for each county, the largest alleged discriminating factor in fair housing complaints.'

#### **f. Additional Information**

1. Beyond the HUD-provided data, provide additional relevant information, if any, about disability and access issues in the jurisdiction and region affecting groups with other protected characteristics.

According to the St. Lucie HOME Consortium's (St. Lucie County, Martin County and Indian River County), Analysis of Impediments to Fair Housing Choice, published in March, 2014, Fort Pierce Housing Authority – Section 8 wait list is closed.

Public Housing applications are only being taken for disabled, elderly, or families with 3 or more children. There are currently 674 disabled families on the FPHA Public Housing Waiting List and 1,308 disabled families on the Section 8 Waiting List. The average wait time is six months to over one year.

2. The program participant may also describe other information relevant to its assessment of disability and access issues.

According to the Regional Analysis of Impediments to Fair Housing, Part 1 - Since 2010 the number of complaints has been declining in St. Lucie County; over the last five-year period, the number of reported cases has varied substantially. 35% of complaints from 2007-2012 were based on disability discrimination,

#### **g. Disability and Access Issues Contributing Factors**

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disability and access issues and the fair housing issues, which are Segregation, RECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor, note which fair housing issue(s) the selected contributing factor relates to:

- Access to publicly supported housing for persons with disabilities
- Lack of affordable, accessible housing in range of unit sizes
- Lack of affordable, integrated housing for individuals who need supportive services
- Lack of assistance for transitioning from institutional settings to integrated housing and use and zoning laws
- Lending Discrimination
- Location of accessible housing

### **E. Fair Housing Enforcement, Outreach Capacity, and Resources Analysis**

#### **a. Analysis**

1. List and summarize any of the following that have not been resolved: a charge or letter of finding from HUD concerning a violation of a civil rights-related law, a cause determination from a substantially equivalent state or local fair housing agency concerning a violation of a

state or local fair housing law, a letter of findings issued by or lawsuit filed or joined by the Department of Justice alleging a pattern or practice or systemic violation of a fair housing or civil rights law, or a claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally, including an alleged failure to affirmatively further fair housing.

The City of Fort Pierce has none of the following: charges or letters of findings from HUD concerning a violation of a civil rights-related law, a cause determination from a substantially equivalent state or local fair housing agency concerning a violation of a state or local fair housing law, a letter of findings issued by or lawsuit filed or joined by the Department of Justice alleging a pattern or practice or systemic violation of a fair housing or civil rights law, or a claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally, including an alleged failure to affirmatively further fair housing.

2. Describe any state or local fair housing laws. What characteristics are protected under each law?

**Listed below are Fair Housing Laws for the State of Florida:**

**760.23 Discrimination in the sale or rental of housing and other prohibited practices.—**

- 1) It is unlawful to refuse to sell or rent after the making of a bona fide offer, to refuse to negotiate for the sale or rental of, or otherwise to make unavailable or deny a dwelling to any person because of race, color, national origin, sex, handicap, familial status, or religion.
- 2) It is unlawful to discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, national origin, sex, handicap, familial status, or religion.
- 3) It is unlawful to make, print, or publish, or cause to be made, printed, or published, any notice, statement, or advertisement with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, national origin, sex, handicap, familial status, or religion or an intention to make any such preference, limitation, or discrimination.
- 4) It is unlawful to represent to any person because of race, color, national origin, sex, handicap, familial status, or religion that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available.
- 5) It is unlawful, for profit, to induce or attempt to induce any person to sell or rent any dwelling by a representation regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, national origin, sex, handicap, familial status, or religion.
- 6) The protections afforded under ss. 760.20-760.37 against discrimination on the basis of familial status apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.



- 7) It is unlawful to discriminate in the sale or rental of, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap of:
  - a) That buyer or renter;
  - b) A person residing in or intending to reside in that dwelling after it is sold, rented, or made available; or
  - c) Any person associated with the buyer or renter.
- 8) It is unlawful to discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection with such dwelling, because of a handicap of:
  - a) That buyer or renter;
  - b) A person residing in or intending to reside in that dwelling after it is sold, rented, or made available; or
  - c) Any person associated with the buyer or renter.
- 9) For purposes of subsections (7) and (8), discrimination includes:
  - a) A refusal to permit, at the expense of the handicapped person, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises; or
  - b) A refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling.
- 10) Covered multifamily dwellings as defined herein which are intended for first occupancy after March 13, 1991, shall be designed and constructed to have at least one building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site as determined by commission rule. Such buildings shall also be designed and constructed in such a manner that:
  - a) The public use and common use portions of such dwellings are readily accessible to and usable by handicapped persons.
  - b) All doors designed to allow passage into and within all premises within such dwellings are sufficiently wide to allow passage by a person in a wheelchair.
  - c) All premises within such dwellings contain the following features of adaptive design:
    1. An accessible route into and through the dwelling.
    2. Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations.
    3. Reinforcements in bathroom walls to allow later installation of grab bars.
    4. Usable kitchens and bathrooms such that a person in a wheelchair can maneuver about the space.
  - d) Compliance with the appropriate requirements of the American National Standards Institute for buildings and facilities providing

accessibility and usability for physically handicapped people, commonly cited as ANSI A117.1-1986, suffices to satisfy the requirements of paragraph (c). State agencies with building construction regulation responsibility or local governments, as appropriate, shall review the plans and specifications for the construction of covered multifamily dwellings to determine consistency with the requirements of this subsection.

**321. 760.24 Discrimination in the provision of brokerage services.**--It is unlawful to deny any person access to, or membership or participation in, any multiple-listing service, real estate brokers' organization, or other service, organization, or facility relating to the business of selling or renting dwellings, or to discriminate against him or her in the terms or conditions of such access, membership, or participation, on account of race, color, national origin, sex, handicap, familial status, or religion.

**760.25 Discrimination in the financing of housing or in residential real estate transactions.—**

- 1) It is unlawful for any bank, building and loan association, insurance company, or other corporation, association, firm, or enterprise the business of which consists in whole or in part of the making of commercial real estate loans to deny a loan or other financial assistance to a person applying for the loan for the purpose of purchasing, constructing, improving, repairing, or maintaining a dwelling, or to discriminate against him or her in the fixing of the amount, interest rate, duration, or other term or condition of such loan or other financial assistance, because of the race, color, national origin, sex, handicap, familial status, or religion of such person or of any person associated with him or her in connection with such loan or other financial assistance or the purposes of such loan or other financial assistance, or because of the race, color, national origin, sex, handicap, familial status, or religion of the present or prospective owners, lessees, tenants, or occupants of the dwelling or dwellings in relation to which such loan or other financial assistance is to be made or given.
- 2) a) It is unlawful for any person or entity whose business includes engaging in residential real estate transactions to discriminate against any person in making available such a transaction, or in the terms or conditions of such a transaction, because of race, color, national origin, sex, handicap, familial status, or religion.  
b) As used in this subsection, the term "residential real estate transaction" means any of the following:
- 3) The making or purchasing of loans or providing other financial assistance:
  - a) For purchasing, constructing, improving, repairing, or maintaining a dwelling; or
  - b) Secured by residential real estate.
    - 1) The selling, brokering, or appraising of residential real property.

**Listed below are the Fair Housing Ordinances for the City of Fort Pierce:**

**Sec. 11-50. - Discrimination in housing—Unlawful practice.**

In connection with any of the transactions set forth in this section which affect any housing operation, or in connection with any sale, purchase, rental or lease of any housing accommodation, it shall be an unlawful discriminatory practice for a person, owner, financial institution, real estate broker or real estate salesman, or any representative of the above, within the City of Fort Pierce, to engage in, assist or conspire to do any of the following proscribed actions or activities;

- 1) Refuse to sell, purchase, rent or lease or otherwise deny to or withhold any housing accommodation from a person, or to evict a person because of race, color, religion, ancestry, age, sex, marital status, place of birth, handicap, familial status, national origin; or
- 2) (2)To discriminate against a person on the basis of race, color, religion, ancestry, age, sex, marital status, place of birth, handicap, familial status, or national origin in the terms, conditions or privileges of the sale, purchase, rental or lease of any housing accommodations or in the furnishing of facilities or service in connection therewith; or
- 3) To refuse to receive or transmit a bona fide offer to sell, purchase, rent or lease any housing accommodation from or to a person because of race, color, religion, ancestry, sex, age, marital status, place of birth, familial status, handicap or national origin; or
- 4) (4)To evict a person because of race, color, religion, ancestry, sex, age, marital status, place of birth, familial status, handicap or national origin; or
- 5) To refuse to negotiate for the sale, purchase, rental or lease of any housing accommodation to or from a person because of race, color, religion, ancestry, sex, age, marital status, place of birth, familial status, handicap or national origin; or
- 6) To represent to a person that any housing accommodation is not available for inspection, sale, purchase, rental or lease when in fact it is so available, because of race, color, religion, ancestry, sex, age, marital status, place of birth, familial status, handicap or national origin; or
- 7) To refuse to permit a person to inspect any housing accommodation because of race, color, religion, ancestry, sex, age, marital status, place of birth, familial status, handicap or national origin when such a dwelling is in fact available to persons who are financially qualified; or
- 8) To make, publish, print, circulate, post or mail, or cause to be made, published printed, circulated, posted or mailed, any notice, statement or advertisement, or to announce a policy, or to sign or to use a form of application for the sale, purchase, rental, lease or financing of any housing accommodation, or to make a record of inquiry in connection with the prospective

- sale, purchase, rental, lease or financing of any housing accommodation, which indicates any discrimination or any intent to discriminate on the basis of race, color, religion, ancestry, sex, age, marital status, place of birth, familial status, handicap or national origin; or
- 9) To offer, solicit, accept or use a listing of any housing accommodation for sale, purchase, rental or lease with actual knowledge that a person may be subjected to discrimination on the basis of race, color, religion, ancestry, sex, age, marital status, place of birth, familial status, handicap or national origin in connection with such sale, purchase, rental or lease, or in the furnishing of facilities or service in connection therewith; or
  - 10) For profit to directly or indirectly induce or discourage, or directly or indirectly attempt to induce or discourage, the sale, purchase, rental, lease or the listing of any housing accommodation by representing that the presence or anticipated presence of persons of any particular race, color, religion, ancestry, sex, age, marital status, place of birth, familial status, handicap or national origin, in the area to be affected by such sale, purchase, rental or lease will result in:
    - a) The lowering of property values in the area; or
    - b) The increase in criminal or antisocial behavior in the area; or
    - c) A decline in the quality of the schools serving the area.
  - 11) For profit to induce or discourage, or to attempt to induce or discourage, the sale, purchase, rental, lease or the listing or advertising for any of the above, of any housing accommodation in an area by representing that the presence or anticipated presence in that area of persons of any particular race, color, religion, ancestry, sex, age, marital status, place of birth, familial status, handicap or national origin is reason for panic, unrest or fear on the part of those residing within the area; or
  - 12) For any bank, building and loan association, insurance company or other corporation, association, firm or enterprise doing business in the city, in whole or in part, in making of commercial real estate loans, to deny a loan or other financial assistance to a person applying therefor for the purpose of purchasing, constructing, improving, repairing or maintaining a dwelling, or to discriminate against such person in the fixing of the amount, interest rate, duration or other terms or conditions of such loans or other financial assistance, because of the race, color, religion, ancestry, national origin, age, sex, place of birth, familial status, handicap or marital status of such person or any persons associated with the applicant in connection with such loan or other financial assistance or the purpose of such loan or other financial assistance, or of the present or prospective owners, lessees, tenants or occupants of the

- dwelling or dwellings in relation to which such loan or other financial assistance is to be made or given; or
- 13) To deny any qualified person access to, or membership or participation in, any multiple listing service, real estate broker's organization, or other service, organization or facility relating to the business of selling or renting dwellings, or to discriminate against such person in the terms or conditions of such access, membership or participation on account of race, color, religion, ancestry, age, marital status, sex, place of birth, familial status, handicap or national origin; or
  - 14) To otherwise deny to or withhold any housing accommodation from a person because of race, color, religion, ancestry, national origin, age, sex, handicap, marital status, familial status or place of birth.
  - 15) Directly or indirectly, to refuse, withhold from, deny or deprive, or attempt to withhold from, deny or deprive any person any of the goods, services, facilities, privileges, advantages and accommodations of any place of public accommodation.
  - 16) Directly or indirectly, to segregate any person at a place of public accommodation, or to segregate any person in regards to the goods, services, facilities, privileges, advantages and accommodations of any place of public accommodation.
  - 17) To intimidate, threaten, coerce or interfere, or attempt to intimidate, threaten, coerce or interfere with any person in the exercise of, enjoyment of, or on account of such person having aided or encouraged any other person in the exercise of enjoyment of, any right granted or protected by the provisions in this section.
  - 18) To discriminate in the sale or rental, or otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap of that buyer or renter or any person associated with that buyer or renter. For purposes of this subsection, discrimination includes:
    - a) A refusal to permit, at the expense of the handicapped person, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises, except that, in the case of a rental, the landlord may, where it is reasonable to do so, condition permission for a modification on the renter agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear expected;
    - b) A refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling; or
    - c) In connection with the design and construction of covered multifamily dwellings for first occupancy after March 13,

1991, a failure to design and construct those dwellings in such a manner that:

1. The public use and common use portions of such dwellings are readily accessible to and usable by handicapped persons;
2. All doors designed to allow passage into and within all premises within such dwellings are sufficiently wide to allow passage by handicapped in wheelchairs; and
3. All premises within such dwellings contain the following features of adaptive design:
  - i. An accessible route into and through the dwelling;
  - ii. Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations;
  - iii. Reinforcements in bathroom walls to allow later installation of grab bars; and;
  - iv. Usable kitchens and bathrooms such that an individual in wheelchair can maneuver about the space.
4. Compliance with the appropriate requirement of the American National Standard for buildings and facilities providing accessibility and usability for physically handicapped people, commonly cited as ANSI A117.1-1986, suffices to satisfy the requirements of paragraphs (3)c.3.
5. The city shall review all plans for new construction of covered multifamily housing for the purpose of making determinations as to whether the design and construction requirements of paragraph (3)c. are met. Based on such determination, the city may approve the new construction if the requirements of paragraph (3)c. are met, and may deny the new construction if those requirements are not met.
6. Nothing in this subsection requires that a dwelling be made available to an individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others.

(Ord. No. I-207, § 1, 3-2-87; Ord. No. J-248, § 2, 4-7-97)

Ord. No. I-207, adopted Mar. 2, 1987, did not specifically amend this Code; hence, the provisions of section 1 of the ordinance have been codified herein as § 11-50 at the discretion of the editor.

**Sec. 11-51. - Same—Limitations and exemptions.**

- a) Nothing in section 11-50 shall prohibit a religious organization, association or society or any nonprofit institution or organization operating, supervised or controlled by or in conjunction with a religious organization, association or society from limiting the



sale, rental or occupancy of dwellings which it owns or operates for other than a commercial purpose to persons of the same religion, or from giving preference to such persons.

- b) Nothing in section 11-50 shall apply to a building which contains not more than two (2) units, one (1) of which is occupied by the owner of such building as his or her residence.
- c) Nothing in section 11-50 shall apply to a building which contains four (4) or less rooming housing units, one (1) of which is occupied by the owner of such building as his or her residence. As used herein, a rooming house unit shall be defined as a unit of three (3) or less rooms where one (1) of such rooms may contain kitchen facilities. However, there may be a single kitchen facility located within the building which may be exclusively reserved for the use of the owner-occupant or its use may be shared by the residents of the building.
- d) Notwithstanding any other provisions of section 11-50, it shall not be an unlawful discriminatory practice for a person or owner or any representative of the above to refuse to rent a dwelling unit to an unmarried pair of individuals where one (1) of said pair is of a different sex than the other.
- e) Nothing in section 11-50 shall require housing complexes that establish a bona fide policy of limiting their tenants to persons of certain age groups to admit people from other age groups. The term "housing complexes," as used in this exemption, shall mean buildings containing two (2) or more dwelling units, each of which is intended for permanent residence by persons or families living independently of each other. Any bona fide policy pertaining to age shall be in writing and the applicability of such a policy shall be stated in all listings, offerings and advertisements pertaining to such housing complexes or dwelling units within such housing complexes.
- f) The prohibitions of section 11-50 with respect to age shall not be applicable when the individual alleged to have suffered age discrimination is not if the age of majority or otherwise emancipated or sui juris.
- g) It shall not be a violation of section 11-50 for a person to discriminate because of sex when advertising or entering into a contract for the sharing of a single-family dwelling.
- h) Notwithstanding any other provisions of section 11-50, it shall not be an unlawful discriminatory practice for a landlord or lessor to refuse to rent or lease to any person if the rental or leasing to said person shall constitute an undue peril to the person or property of said person, other tenants, the landlord or lessor or the public at large. However, this exemption shall not apply if the prospective tenant is willing to execute a release and indemnification agreement to protect the landlord or lessor, thereby relieving said landlord or lessor of any liability and agreeing to indemnify him from any damage that may be incurred or result from the said undue perils as a condition of the lease being granted. Any such indemnification agreement shall be

guaranteed by a solvent surety in a reasonably sufficient amount to afford the protection it purports to give.

- i) Nothing in section 11-50 shall be applied to:
  - 1. Discrimination on the basis of sex in restrooms, shower rooms, bath houses, health spas, or similar facilities which are by their nature distinctly private, or dormitory-lodging facilities;
  - 2. A religious organization, association or society or any nonprofit institution or organization operating, supervised or controlled by or in conjunction with a religious organization, association or society, from limiting facilities and accommodations which it owns or operates, for other than a commercial purpose, to persons of the same religious organization or from giving preference to such persons. However, this exception shall not apply if such religious organization, association, society, or any nonprofit, charitable, or educational institution or organization operated, supervised or controlled by or in conjunction with a religious organization, restricts membership in its organization on the basis of race, color, or national origin.
- j) Nothing in section 11-50 shall prohibit the limiting of the use of kindergartens, nurseries, day care centers, theaters and motion picture houses to persons of a particular age group.  
(Ord. No. I-207, § 2, 3-2-87; Ord. No. J-248, 4-7-97)\  
Ord. No. I-207, adopted Mar. 2, 1987, did not specifically amend this Code; hence the provisions of section 2 of the ordinance have been codified herein as section 11-51 at the discretion of the editor.

**Sec. 11-51.1. - Same—Administrative enforcement.**

- a) *Complaints and answers.* Complaints in reference to violations of provisions in sections 11-50 and 11-51 shall be filed with the City of Fort Pierce and handled as follows:
  - 1) An aggrieved person may, not later than one year after an alleged discriminatory housing practice has occurred or terminated, file a complaint with the city alleging such discriminatory housing practice.
  - 2) Upon the filing of such a complaint:
    - a. The city shall receive complaints from the aggrieved person acknowledging such receipt and advising the aggrieved person of the choice of forums provided under this article;
    - b. The city shall, not later than ten (10) days after receipt of such filing, forward the complaint to the Florida Human Rights Commission for processing and proper disposition.
  - 3) Complaints and answers shall be in writing, under oath or affirmation, in the form prescribed by the city, and may be reasonable and fairly amended at any time.



- b) *Investigation.* City staff will not investigate complaints.
- c) *Conciliation.*
  - 1) During the period beginning with the filing of such complaint and ending with the filing of a charge or a dismissal by the state, the state shall, to the extent feasible, engage in conciliation with respect to such complaint.
  - 2) A conciliation agreement arising out of such conciliation shall be an agreement between the respondent and the complainant, and shall be subject to approval by the Florida Human Rights Commission.
  - 3) A conciliation agreement may provide for binding arbitration of the dispute arising from the complaint. Any such arbitration that results from a conciliation agreement may award appropriate relief, including monetary relief.
- d) *Prohibitions and requirements with respect to disclosure of information.* Nothing said or done in the course of conciliation under this section may be made public or used as evidence in a subsequent proceeding under this section without the written consent of the persons concerned.

(Ord. No. J-248, § 5, 4-7-97)

- 3. Identify any local and regional agencies and organizations that provide fair housing information, outreach, and enforcement, including their capacity and the resources available to them.

City of Fort Pierce, Florida, Department of Urban Redevelopment, 100 N. U.S. Hwy. 1, Fort Pierce 34950 – (772) 467-3169 / Hearing or speech impaired may use the Florida Relay System by dialing 711.

**Resources Available** – Fair Housing Public Service Announcements in English and Spanish; Advertisements in local community newsletters; Q&A on Fair Housing Discrimination; Assistance on filing Fair Housing Complaints

Florida Department of Economic Opportunity Neighborhood Stabilization Program – Jeannie Russell, Program Manager 850-717-8440

**Resources Available** – Fair Housing Public Service Announcements; downloadable Q&A on Fair Housing issues; Downloadable forms to file Fair Housing Complaints; telephone number to call with questions/assistance.

Legal Aid Society of Palm Beach County, Inc. - 423 Fern Street, Suite 200 - West Palm Beach, FL 33401 - (561) 655-8944

**Resources Available** – Fair Housing Public Service Announcements; downloadable Q&A on Fair Housing issues; Downloadable forms to file Fair Housing Complaints; telephone number to call with questions and/or assistance.

Orlando Human Relations Department - 400 South Orange Avenue, Orlando, FL 32801 - (407) 246-2122

**Resources Available** - Fair Housing Public Service Announcements; downloadable Q&A on Fair Housing issues; Downloadable forms to file Fair Housing Complaints; telephone number to call with questions and/or assistance.

HUD.gov / Office of Fair Housing and Equal Opportunity - 451 7th Street S.W., Washington, DC 20410 - Telephone: (202) 708-1112 - TTY: (202) 708-1455

**Resources Available** - Fair Housing Public Service Announcements; downloadable Q&A on Fair Housing issues; Downloadable forms to file Fair Housing Complaints; telephone number to call with questions and/or assistance.

**b. Additional Information**

1. Provide additional relevant information, if any, about fair housing enforcement, outreach capacity, and resources in the jurisdiction and region.

Please refer to the answer to number 3, above.

2. The program participant may also include information relevant to programs, actions, or activities to promote fair housing outcomes and capacity.

The City of Fort Pierce currently does the following to promote Fair Housing:

- a. Prominently displays signage in the City Hall Lobby promoting Fair Housing in English and Spanish;
- b. Provides detailed information on City website on Fair Housing, including Q&A's, and information on filing Fair Housing complaints;
- c. Collaborates with area Lending Consortium providers to provide Fair Housing information during First-Time Homebuyer Workshops;
- d. Distributes Fair Housing brochures in City Hall lobby promoting Fair Housing in English and Spanish
- e. Airs HUD approved Fair Housing commercials on City TV Station in English and Spanish.

3. Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing enforcement, outreach capacity, and resources and the fair housing issues, which are Segregation, RECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each significant contributing factor, note which fair housing issue(s) the selected contributing factor impacts.

- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement

**VI. Fair Housing Goals and Priorities**

- A.** For each fair housing issue, prioritize the identified contributing factors. Justify the prioritization of the contributing factors that will be addressed by the goals set below in Question 2. Give the highest priority to those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance.

The prioritization of the contributing factors to individual impediments to fair housing choice listed below were determined based on the impediments that

received the highest ranking, per the St. Lucie County Consortium Analysis of Impediments of Fair Housing Choice, created March, 2014; the Regional Analysis of Impediments of Fair Housing, created October, 2012, and from information garnered from City of Fort Pierce Fair Housing Survey results, one-on-one interviews and group presentations/meetings.

**Impediment #1 – Housing/Lending Discrimination on the basis of Race, Color, National Origin, Religion, Sex, Familial Status and Disability**

**Priority #1 Contributing Factor:** Housing complaints based on discrimination against disability ranked the highest, with racially-based complaints ranking second. Disability is, over the 5-year period, the largest alleged discriminating factor in fair housing complaints.

**Priority #2 Contributing Factor:** Race-based complaints ranked second.

Hispanic or Latino loan applicants received loan denials at a higher rate than non-Hispanic loan applicants, with the Hispanic loan denial rate outpacing the non-Hispanic loan denial rate by 3.54 percentage points in 2013. Hispanics received loan originations at a lower rate than non-Hispanics, with the Hispanic loan origination rate falling 5.18 percentage points behind the non-Hispanic loan origination rate in 2013.

**Priority #3 Contributing Factor:** Sub-Prime/High Cost Loans Ranked third.

African American loan applicants had the highest rate of subprime/high cost loans in the year 2013 at 3.1% of all its racial category loan originations. Native Hawaiian or Other Pacific Islander loan applicants had the lowest rates of subprime/high cost loans in at 0% of all racial category loan originations.

**Priority #4 Contributing Factor:** Discrimination against people in protected classes by real estate and other housing professionals ranked fourth.

This discrimination may go undetected and unaddressed if not adequately monitored and enforced. Considering the growing number of residents in protected classes, there is greater need for fair housing awareness, education and enforcement opportunities.

**Impediment #2 – Shortage of Affordable / Decent Housing Opportunities**

**Priority #1 – Contributing Factor:** Severe Shortage of Affordable/Decent Housing in non-Segregated Areas.

**Impediment #3 – Lack of Knowledge, Awareness of, or Education on Fair Housing Protections**

**Priority #1 – Contributing Factor:** This impediment was found to be the most common one within the City of Fort Pierce. Many potential homeowners lack the understanding of the path to homeownership, and a majority of loan denials are due to avoidable issues, such as incomplete loan applications, unverifiable information and collateral.

**Impediment #4 – Fair and Equal Lending Disparities**

**Priority #1 – Contributing Factor:** Data indicates regular disparities on loan approvals and denials by race and by Hispanic/non-Hispanic ethnicity. As the data indicates, African Americans and Hispanics tend to have higher loan application failure rates.

## **Impediment #5 – Housing Market Segregation**

**Priority #1 – Contributing Factor:** Geographically-segregated areas exist within the City of Fort Pierce.

When families with limited means become geographically isolated, the jurisdictions where they live have reduced tax capacity and that in turn means there will be fewer good-quality public services for those families. Additionally, research nationally finds that increasing economic segregation increases the performance of children from high-income families and reduces the educational attainment of students from low-income families.

As the quality of public services begins to vary more across communities, neighborhoods may have a difficult time attracting middle-income residents, and the potential for a downward spiral becomes very real. Over time, the process of neighborhood change can concentrate poverty in a few neighborhoods.

Segregation in the housing market limits the supply of housing available to the 'protected class', and therefore drives up the price of housing available to the 'protected class'.

**Priority #2 – Contributing Factor:** Lack of Decent Affordable Housing in higher income areas.

Rapidly rising housing costs have created a significant loss of low-cost rental housing in the City over the last decade, yet there has been little growth in wages for many residents, which means that rent is increasingly eating away at household budgets. As the City's growing cost of living continues to outpace incomes, more and more residents struggle to pay for housing while also meeting other necessities like food, clothing, health care, and transportation. The lack of affordable housing threatens the physical and mental health of families, makes it harder for adults to find and keep jobs, creates instability for children, making it hard to focus at school, and leaves many people at risk of homelessness at any given moment.

**Priority #3 – Contributing Factor:** Neighborhood 'Redlining' by the Federal Government, Realtors, Bankers, etc.

Segregation has been reinforced by a conscious policy of neighborhood 'redlining', by the Federal government, so the lack of loans and investment and credit in the inner city has robbed generations of Blacks and other members of the protected class of the benefits of home ownership.

**Priority #4 – Contributing Factor:** Subprime Lending; Reverse Redlining

Subprime lending is defined as higher than average rate loans given to persons who are of higher credit risk due to less than satisfactory credit. The higher rate regularly referred as "higher cost" reflects the increased risk of lending to a loan applicant with less than satisfactory credit. There are other indicators of subprime loans besides the loan rate being higher than average. Like the potential for the loan to reset to much higher rates in the future. Subprime lending is more prevalent in minority-majority neighborhoods than in non-minority majority neighborhoods, suggesting an overrepresentation of minority recipients of mortgages that are subprime in nation. Because of the apparent concentration of subprime loans in minority Current Fair Housing Profile neighborhoods and among minority loan applicants, it has been argued that subprime lenders target minority communities through 'reverse redlining'.

**B.** For each fair housing issue with significant contributing factors identified in Question 1, set one or more goals. Explain how each goal is designed to overcome the identified contributing factor and related fair housing issue(s). For goals designed to overcome more than one fair housing issue, explain how the goal will overcome each issue and the related contributing factors. For each goal, identify metrics and milestones for determining what fair housing results will be achieved, and indicate the timeframe for achievement.

<b>Impediment #1 – Housing/Lending Discrimination on the basis of Race, Color, National Origin, Religion, ex Familial Status and Disability</b>				
<b>Goal</b>	<b>Contributing Factors</b>	<b>Fair Housing Issues</b>	<b>Metrics, Milestones, and Timeframe for Achievement</b>	<b>Responsible Participant(s)</b>
Work to Eliminate Housing/Lending Discrimination in Fort Pierce.	Priority #1 – Discrimination Based on Disability Priority #2 – Discrimination Based on Race Priority #3 – Sub-Prime, High-Cost Loans based on race/ethnicity Priority #4 – Discrimination against people in protected classes	Housing/Lending Discrimination on basis of race, color, national origin, religion, sex familial status and disability	1) During 2016-2020, provide at least two Fair Housing Workshops during each program year; feature information on types of discrimination, 'redlining', 'reverse redlining', sub-prime, high-cost loans, protected classes, how to file a fair housing complaint, etc.; 2) During 2016-2020, promote and provide at least four First Time Homebuyer Workshops during each program year; 3) During 2016-2020, provide Fair Housing Complaint Forms in English and Spanish – throughout each program year; 4) During 2016-2020, provide Fair Housing information to lending consortiums throughout area throughout each program years; 5) During 2016-2020, request the local newspapers print HUD-approved Fair Housing Notices, in English and Spanish in the real estate section once each quarter during program years; 6) During 2016-2020, provide HUD-approved Fair Housing commercials on the City's Public Access television channel, in English and Spanish throughout program years; 7) During 2016-2020, publish Fair Housing information in non-profit community newspapers throughout the program years, in English and Spanish; 8) During 2016-2020, provide Fair Housing brochures, posters, etc. at all City-sponsored events and at City Hall; and 9) During 2016-2020, forward all Fair Housing complaints that are received directly to HUD for investigation.	City of Fort Pierce Department of Urban Redevelopment
<p><u>Discussion:</u> Housing discrimination complaints based on disability ranked the highest in Fort Pierce. Race-based Fair Housing complaints ranked second. Sub-Prime high cost loans ranked third. Discrimination against people in protected classes by real estate and other housing professionals ranked fourth.</p>				

**Impediment #2 – Shortage of Affordable / Decent Housing Opportunities**

Goal	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Participant(s)
<p>Increase the number of affordable housing units within the City of Fort Pierce.</p>	<p>Priority #1 – Severe shortage of affordable/ decent housing in segregated and non-segregated areas.</p>	<p>Lack of Affordable, Decent Housing for Lower-income Citizens in non-segregated areas.</p>	<ol style="list-style-type: none"> <li>1) During 2016-2017 program year, introduce a resolution for City of Fort Pierce Commission for Inclusionary Housing, an affordable housing tool that links the production of affordable housing to the production of market-rate housing; requiring new residential developments to include a certain percentage of affordable housing units;</li> <li>2) During 2016-2020 continue providing weatherization program funding through CDBG and partnerships with Fort Pierce Utilities Authority and the Centro Campesino to lower income citizens to improve home capacity to protect against the elements and reduce utility bills for lower-income residents;</li> <li>3) During 2016-2020, continue using State Housing Initiatives Partnership (SHIP) funds to rehabilitate owner-occupied homes belonging to lower-income citizens;</li> <li>4) During 2016-2020, provide SHIP funds for down-payment and closing cost assistance for lower-income citizens;</li> <li>5) During 2016-2020, promote information at lending consortium meetings on affordable housing needs within the City of Fort Pierce;</li> <li>6) During 2016-2020, provide CDBG funds as 'cash match' for Fort Pierce Housing Authority to apply for tax credits to rehabilitate an old abandoned hospital into a living facility for lower-income senior citizens;</li> <li>7) During 2016-2020, continue to identify regional partners with similar affordable housing interests and potentially provide a fair housing center to provide ongoing education and enforcement programs;</li> <li>8) During 2016-2020, continue funding Code Enforcement services to assess, and enforce current codes for landlord maintenance of property; and</li> <li>9) During 2016-2020, continue to explore ways to increase the amount of affordable housing throughout the City, including examining ways to increase the amount of housing stock that is barrier free and ADA compliant.</li> </ol>	<p>City of Fort Pierce Department of Urban Redevelopment</p>

Discussion: The Fort Pierce Housing Authority reports that there are approximately 8,997 applicants on the Section 8 Housing Choice Voucher Waiting List and approximately 1,593 applicants on the Public Housing Units Waiting List. The FPHA Housing Choice Voucher Waiting List is currently closed. It was last open for three days in May, 2015.



**Impediment #3 – Lack of Knowledge, Awareness of, or Education on Fair Housing Protections**

Goal	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Participant(s)
Increase knowledge and awareness of fair housing protections and path to homeownership	Priority #1 – Homeowners lack the understanding of the path to homeownership and are unaware of fair housing protections	The Fair Housing Act protects people from discrimination when they are renting, buying, or securing financing for any housing, because of race, color, national origin, religion, sex, disability and the presence of children.	<ol style="list-style-type: none"> <li>1) During 2016-2020, provide at least two Fair Housing Workshops during each program year; feature information on types of discrimination, 'redlining', 'reverse redlining', sub-prime, high-cost loans, protected classes, how to file a fair housing complaint, etc.;</li> <li>2) During 2016-2020, promote and provide at least four First Time Homebuyer Workshops during each program year;</li> <li>3) During 2016-2020, provide Fair Housing Complaint Forms in English and Spanish – throughout each program year;</li> <li>4) During 2016-2020, provide Fair Housing information to lending consortiums throughout area throughout each program years;</li> <li>5) During 2016-2020, request the local newspapers print HUD-approved Fair Housing Notices, in English and Spanish in the real estate section once each quarter during program years;</li> <li>6) During 2016-2020, provide HUD-approved Fair Housing commercials on the City's Public Access television channel, in English and Spanish throughout program years;</li> <li>7) During 2016-2020, publish Fair Housing information in non-profit community newspapers throughout the program years, in English and Spanish;</li> <li>8) During 2016-2020, provide Fair Housing brochures, posters, etc. at all City-sponsored events and at City Hall;</li> <li>9) During 2016-2020, we will continue updating the fair housing webpage on the City of Fort Pierce website;</li> <li>10) During 2016-2020, the Fort Pierce City Commission will proclaim April of each year Fair Housing month; display Fair Housing posters throughout City Hall; and</li> <li>11) During 2016-2020, forward all Fair Housing complaints that are received directly to HUD for investigation.</li> </ol>	City of Fort Pierce Department of Urban Redevelopment

Discussion: This impediment was found to be the most common one within the City of Fort Pierce. Many potential homeowners lack the understanding of the path to homeownership, and a majority of loan denials are due to avoidable issues, such as incomplete loan applications, unverifiable information and collateral.

### **Impediment #4 – Fair and Equal Lending Disparities**

<b>Goal</b>	<b>Contributing Factors</b>	<b>Fair Housing Issues</b>	<b>Metrics, Milestones, and Timeframe for Achievement</b>	<b>Responsible Participant(s)</b>
Promote Fair and Equal Lending Disparities	Priority #1 – Potential homebuyers are being turned down for lack of collateral, debt-to-income ratio and incomplete applications.	Disparities on loan approvals and denials by race and by Hispanic/ non-Hispanic ethnicity. African Americans and Hispanics tend to have higher loan application failure rates.	<ol style="list-style-type: none"> <li>1) During 2016-2020, work with all members of St. Lucie County and Martin County Lending Consortiums to increase awareness of prevalent denial issues;</li> <li>2) During 2016-2020, continue to provide referrals to credit counseling agencies to improve credit ratings, and debt-to-income ratios, for homeownership potential;</li> <li>3) During 2016-2020, continue to provide promotional information for First-Time Homebuyer Workshops through public access venues;</li> <li>4) During 2016-2020, promote and hold at least two (2) Fair Housing / Homeowner educational events each year.</li> <li>5) During 2016-2020, promote financial literacy educational events within the City of Fort Pierce; and</li> <li>6) During 2016-2020, provide down payment and closing cost assistance to first-time homebuyers through the State Housing Initiatives Partnership (SHIP) program.</li> </ol>	City of Fort Pierce Department of Urban Redevelopment

Discussion: The most prevalent reasons for loan application denials in the City of Fort Pierce are the loan applicant’s collateral, debt-to-income ratio, and incomplete applications.

### **Impediment #5 – Housing Market Segregation**

<b>Goal</b>	<b>Contributing Factors</b>	<b>Fair Housing Issues</b>	<b>Metrics, Milestones, and Timeframe for Achievement</b>	<b>Responsible Participant(s)</b>
Eliminate Segregated Neighborhoods in Fort Pierce	<p>Priority #1 – Lack of amenities in lower-income minority neighborhoods.</p> <p>Priority #2 – Lack of public and private investment in lower-income minority neighborhoods</p> <p>Priority #2 –</p> <p>Priority #3 – Housing and Mortgage Market Discrimination</p>	Disparities on loan approvals and denials by race and by Hispanic/ non-Hispanic ethnicity. African Americans and Hispanics tend to have higher loan application failure rates.	<ol style="list-style-type: none"> <li>1) During 2016-2020, continue ‘creative placemaking initiative’- self-guided cultural history trails, events we promote across the U.S., commercial façade grants, beautification projects, art shows, festivals, etc., in segregated neighborhoods;</li> <li>2) During 2016-2020, provide land and incentives for investment development of grocery, retail, and other businesses in segregated neighborhoods;</li> <li>3) During 2016-2020, continue collaborations with investors, developers and St. Lucie County to develop artist live/work areas in segregated historic neighborhoods;</li> <li>4) During 2016-2020, work with the local Board of Realtors and Lending Consortium to promote Fair Housing.</li> <li>5) Work with local Affordable Housing Advisory Committee to promote ways to enhance local land development regulations to augment fair housing.</li> </ol>	City of Fort Pierce Department of Urban Redevelopment

Discussion: As in many cities across the United States, historical geographical segregation areas still exist in Fort Pierce. Activities geared toward creating open and inclusive neighborhoods will continue to be a high priority for the City of Fort Pierce.



**Map 1 Race/Ethnicity** – Current (2010) race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

**Map 2 Race/Ethnicity Trends** – Past (1990 and 2000) race/ethnicity dot density maps for Jurisdiction and Region with R/ECAPs

**Map 3 National Origin** – Current 5 most populous national origin groups dot density map for Jurisdiction and Region with R/ECAPs

**Map 4 LEP** – LEP persons by 5 most populous languages dot density map for Jurisdiction and Region with R/ECAPs

**Map 5 Publicly Supported Housing and Race/Ethnicity** – Public Housing, Project Based Section 8, Other Multifamily, and LIHTC locations mapped with race/ethnicity dot density map with R/ECAPs, distinguishing categories of publicly supported housing by color, for the Jurisdiction and Region

**Map 6 Housing Choice Vouchers and Race/Ethnicity** – Housing Choice Vouchers with race/ethnicity dot density map and R/ECAPs, for the Jurisdiction and Region

**Map 7 Housing Burden and Race/Ethnicity** – Households experiencing one or more housing burdens in Jurisdiction and Region with race/ethnicity dot density map and R/ECAPs

**Map 8 Housing Burden and National Origin** – Households experiencing one or more housing burdens in Jurisdiction and Region with national origin dot density map and R/ECAPs

**Map 9 Demographics and School Proficiency** – School proficiency thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps and R/ECAPs

**Map 10 Demographics and Job Proximity** – Job proximity thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps and R/ECAPs

**Map 11 Demographics and Labor Market Engagement** – Labor engagement thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps and R/ECAPs

**Map 12 Demographics and Transit Trips** – Transit proximity thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps and R/ECAPs

**Map 13 Demographics and Low Transportation Costs** – Low transportation cost 2 thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps and R/ECAPs

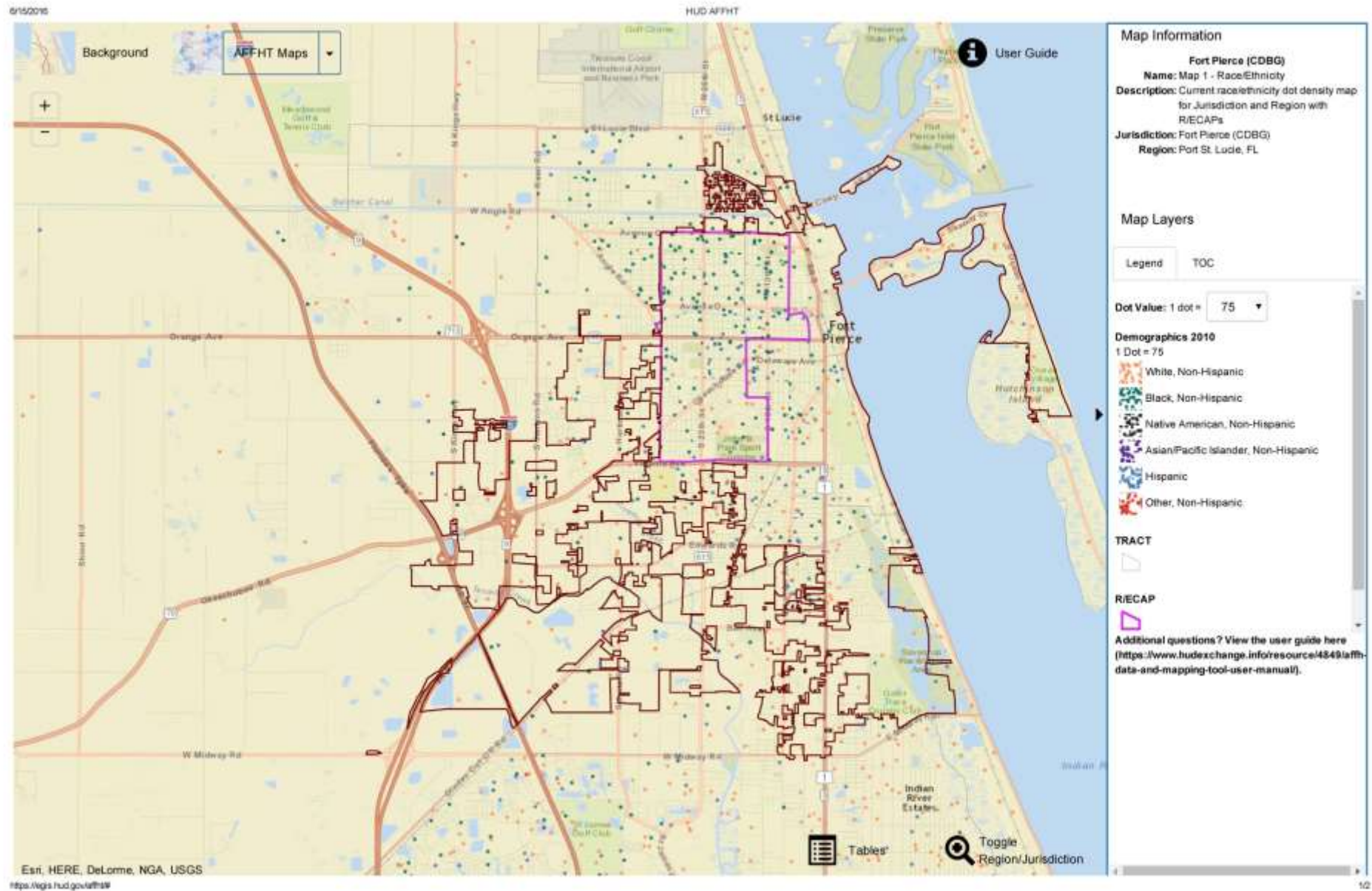
**Map 14 Demographics and Poverty** – Low poverty thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps and R/ECAPs

**Map 15 Demographics and Environmental Health** – Environmental health thematic map for Jurisdiction and Region with race/ethnicity, national origin, and family status maps with R/ECAPs

**Map 16 Disability by Type** – Population of persons with disabilities dot density map by persons with vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties with R/ECAPs for Jurisdiction and Region

**Map 17 Disability by Age Group** – All persons with disabilities by age range (5-17; 18- 64; and 65+) dot density map with R/ECAPs for Jurisdiction and Region

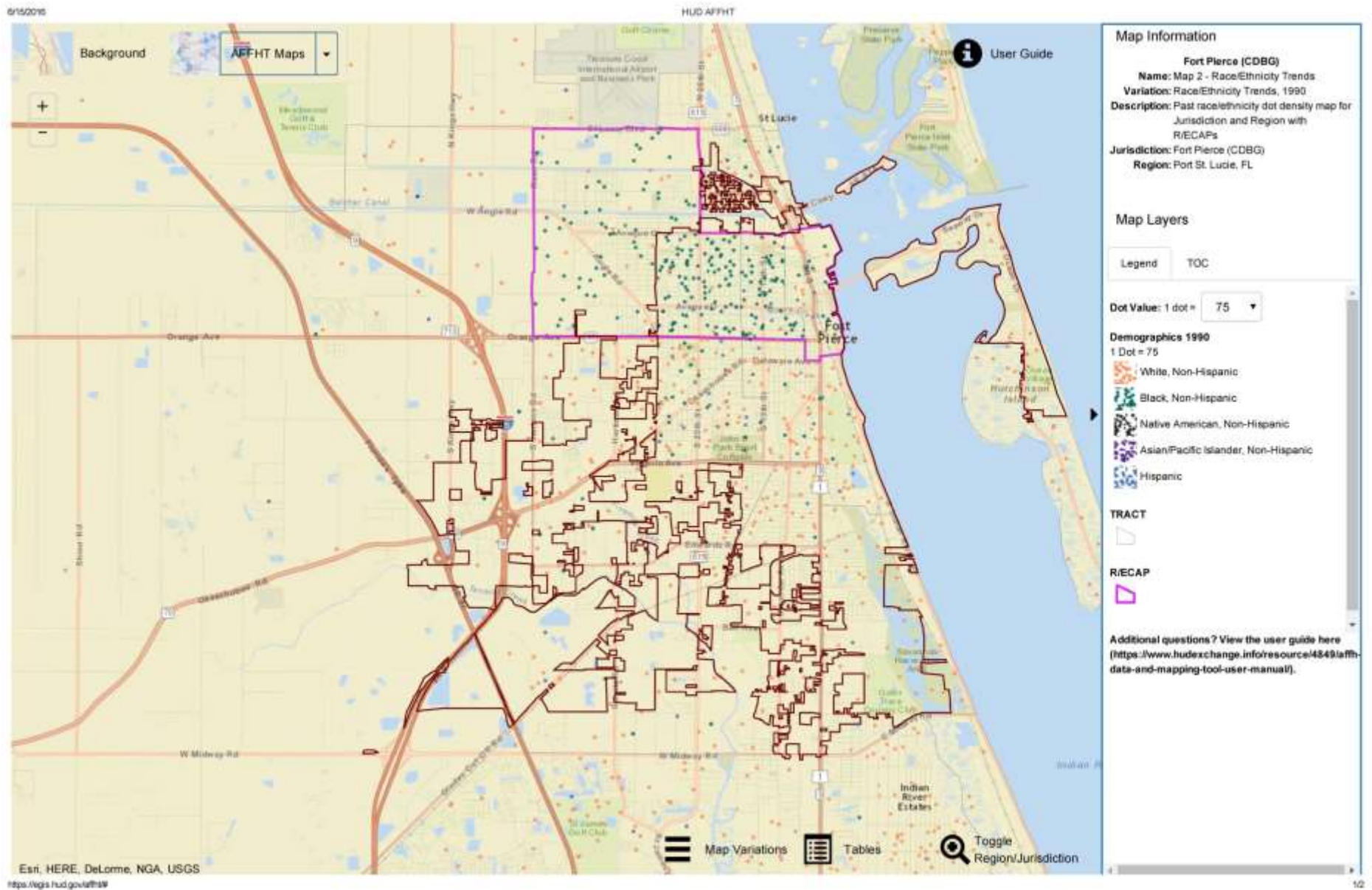
# City of Fort Pierce – Map 1 – Race/Ethnicity



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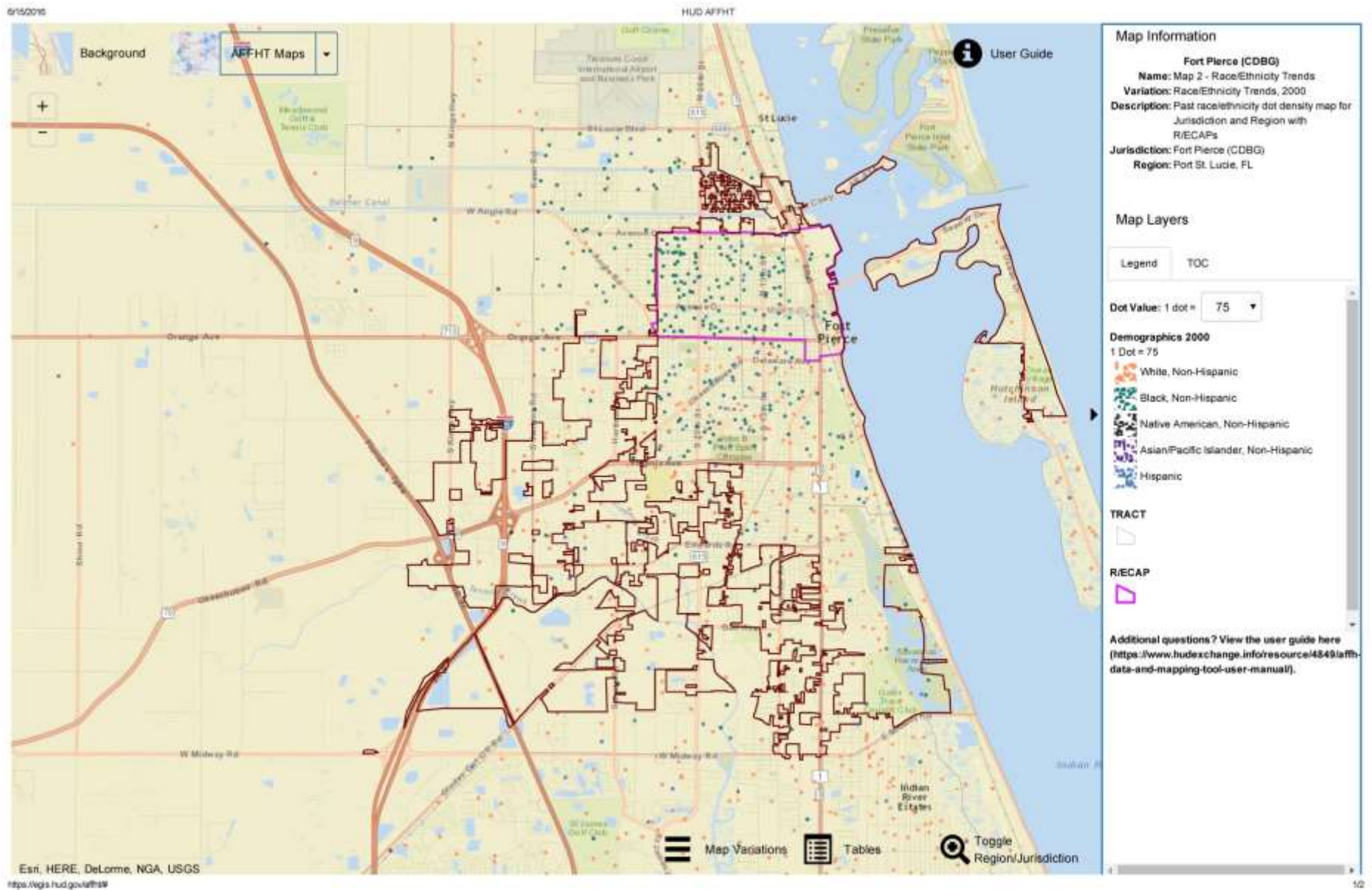


# City of Fort Pierce – Map 2 – Race/Ethnicity Trends - 1990



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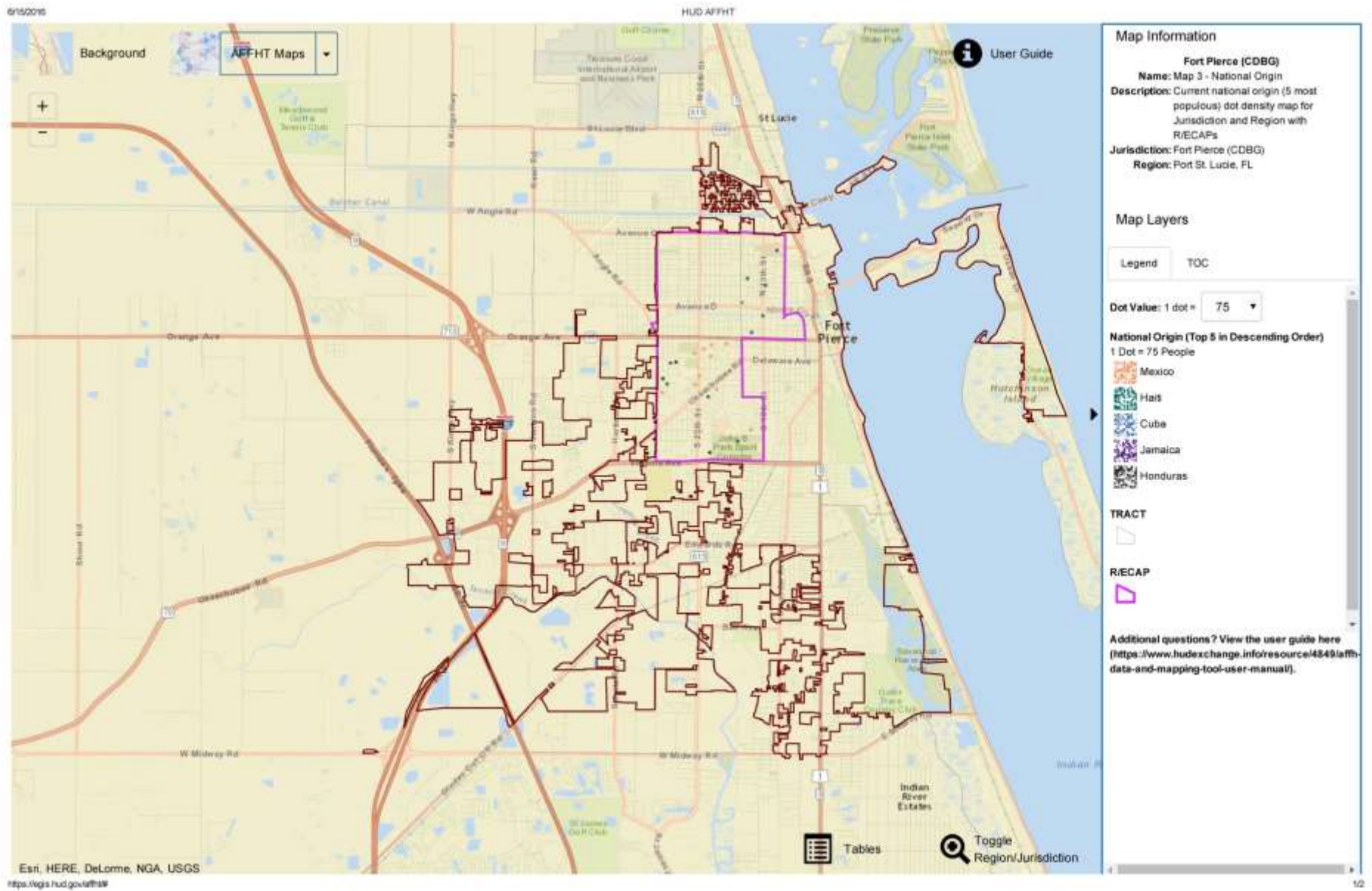
# City of Fort Pierce – Map 2 – Race/Ethnicity Trends - 2010



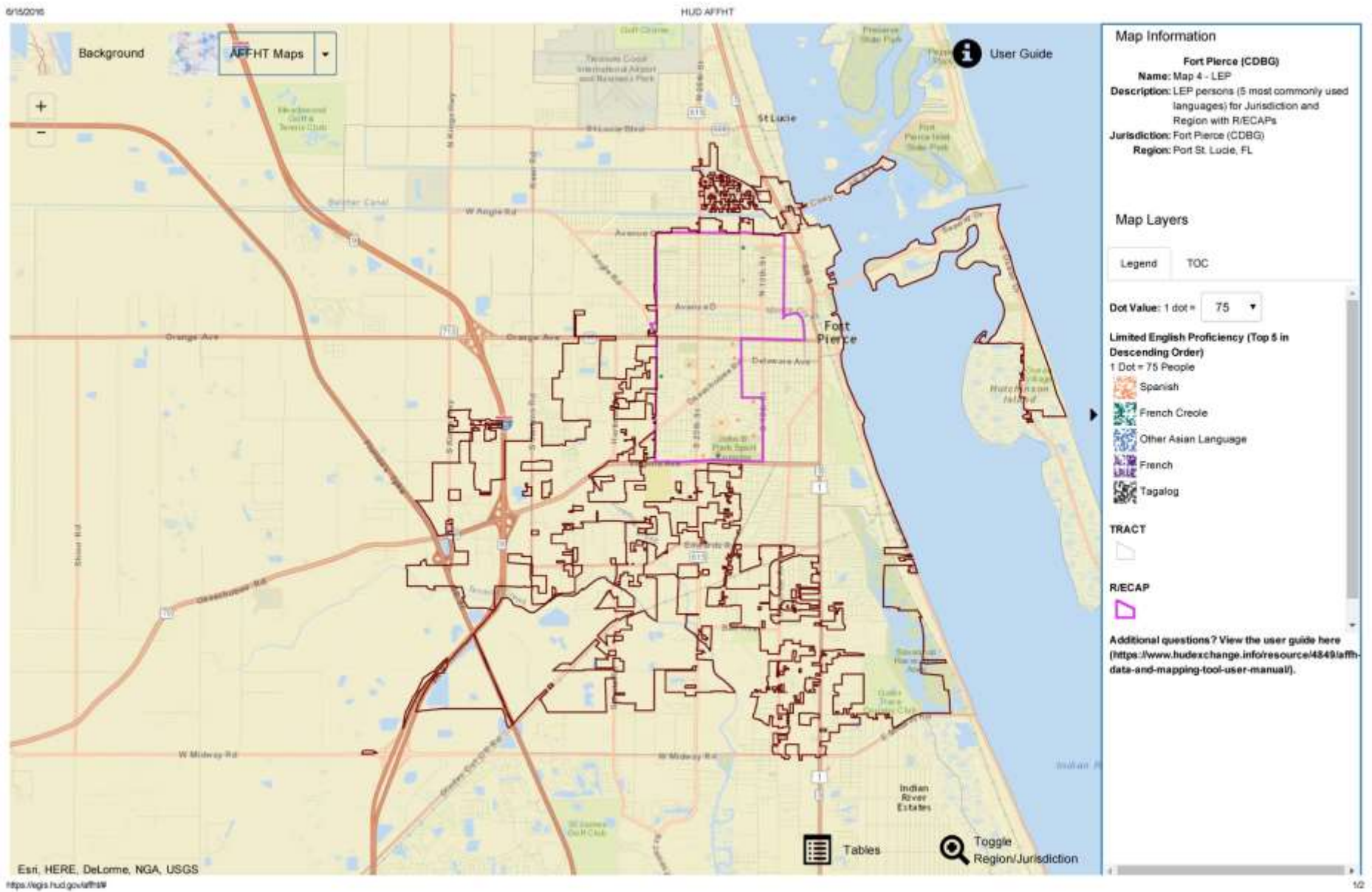
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# City of Fort Pierce – Map 3 – National Origin



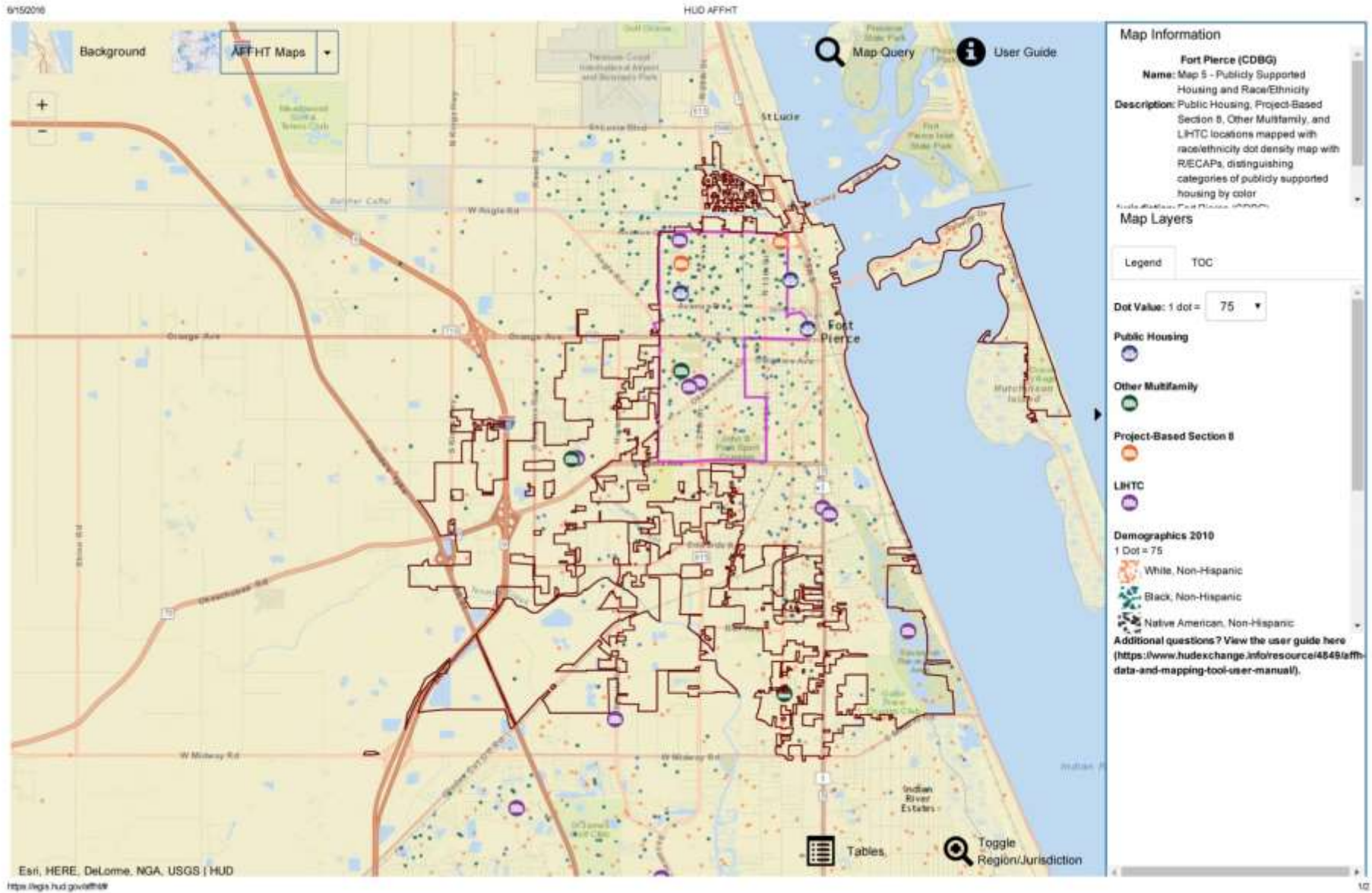
# City of Fort Pierce – Map 4 – LEP – 5 Most Commonly Used Languages



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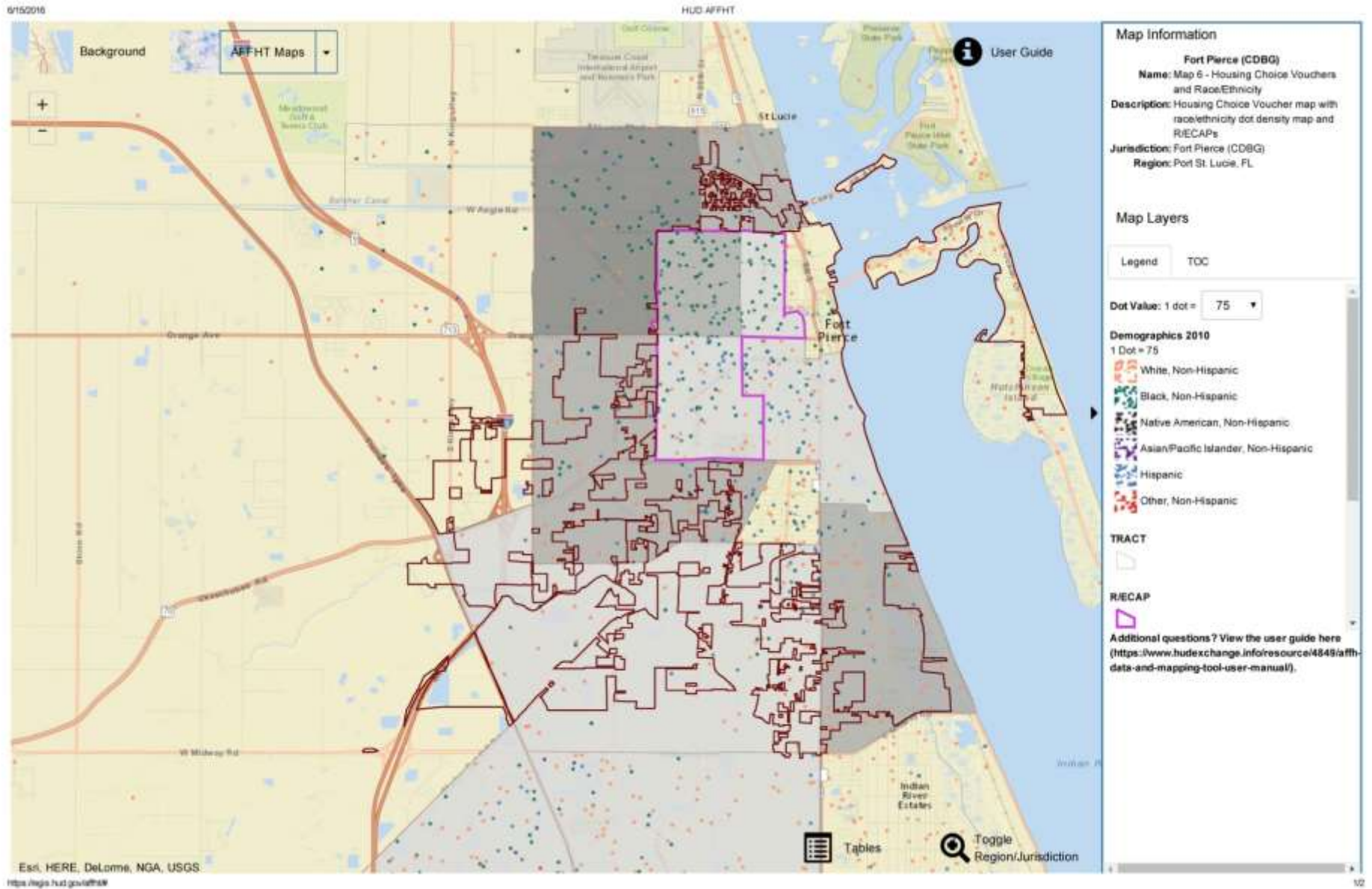
# City of Fort Pierce – Map 5 – Publicly Supported Housing and Race/Ethnicity



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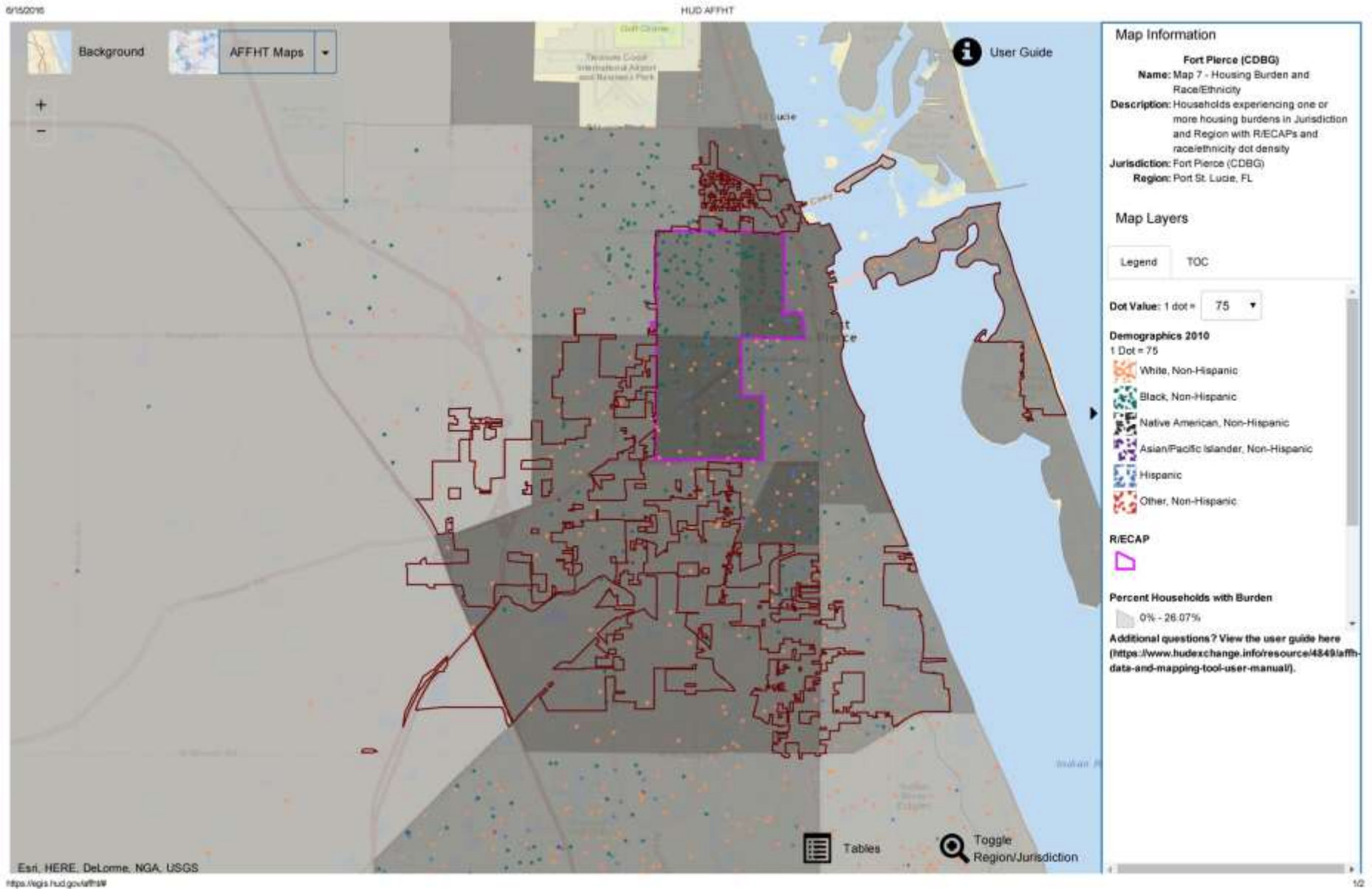


# City of Fort Pierce – Map 6 – Housing Choice Vouchers and Race/Ethnicity



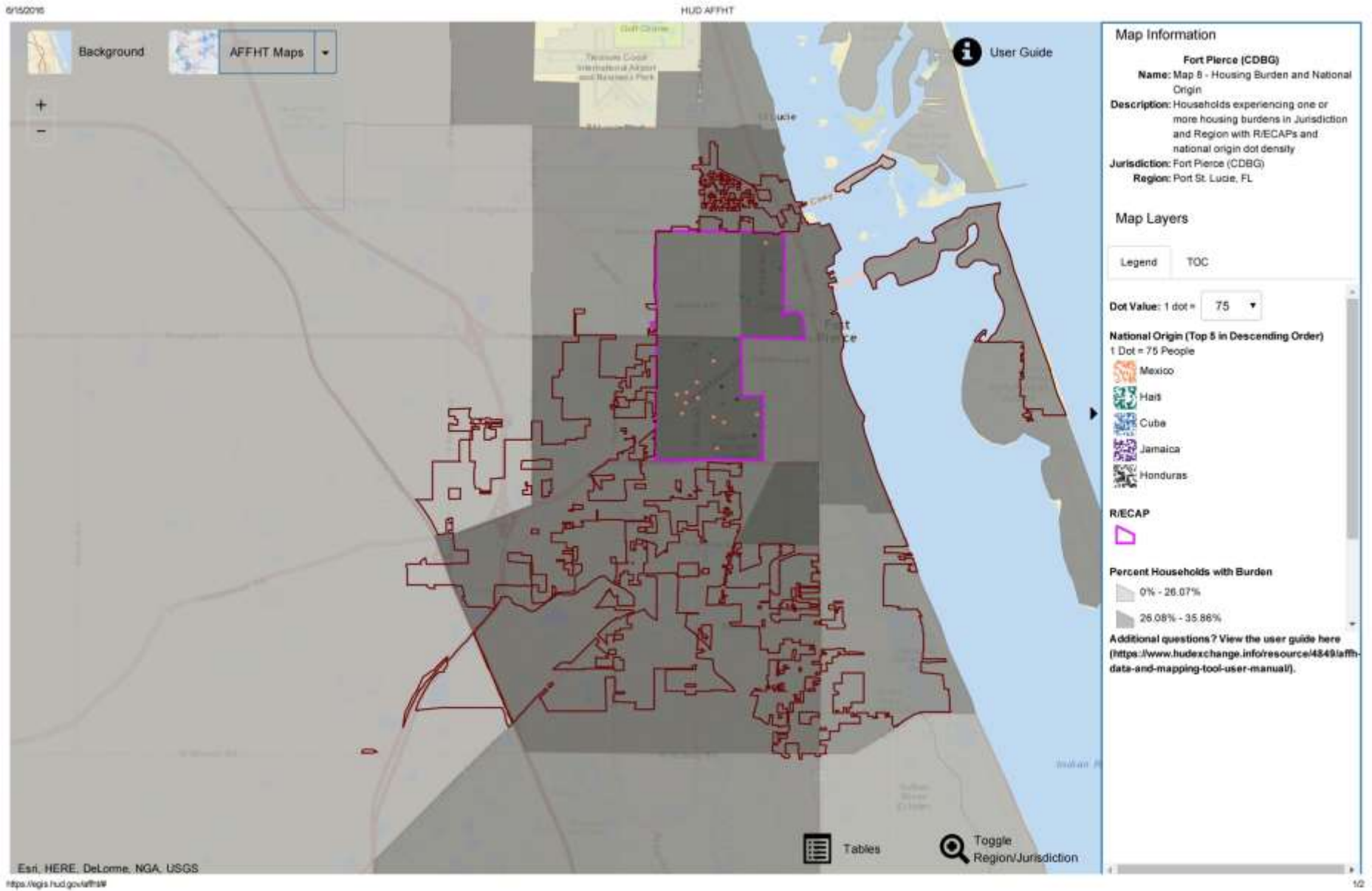
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# City of Fort Pierce – Map 7 – Housing Burden with Race/Ethnicity



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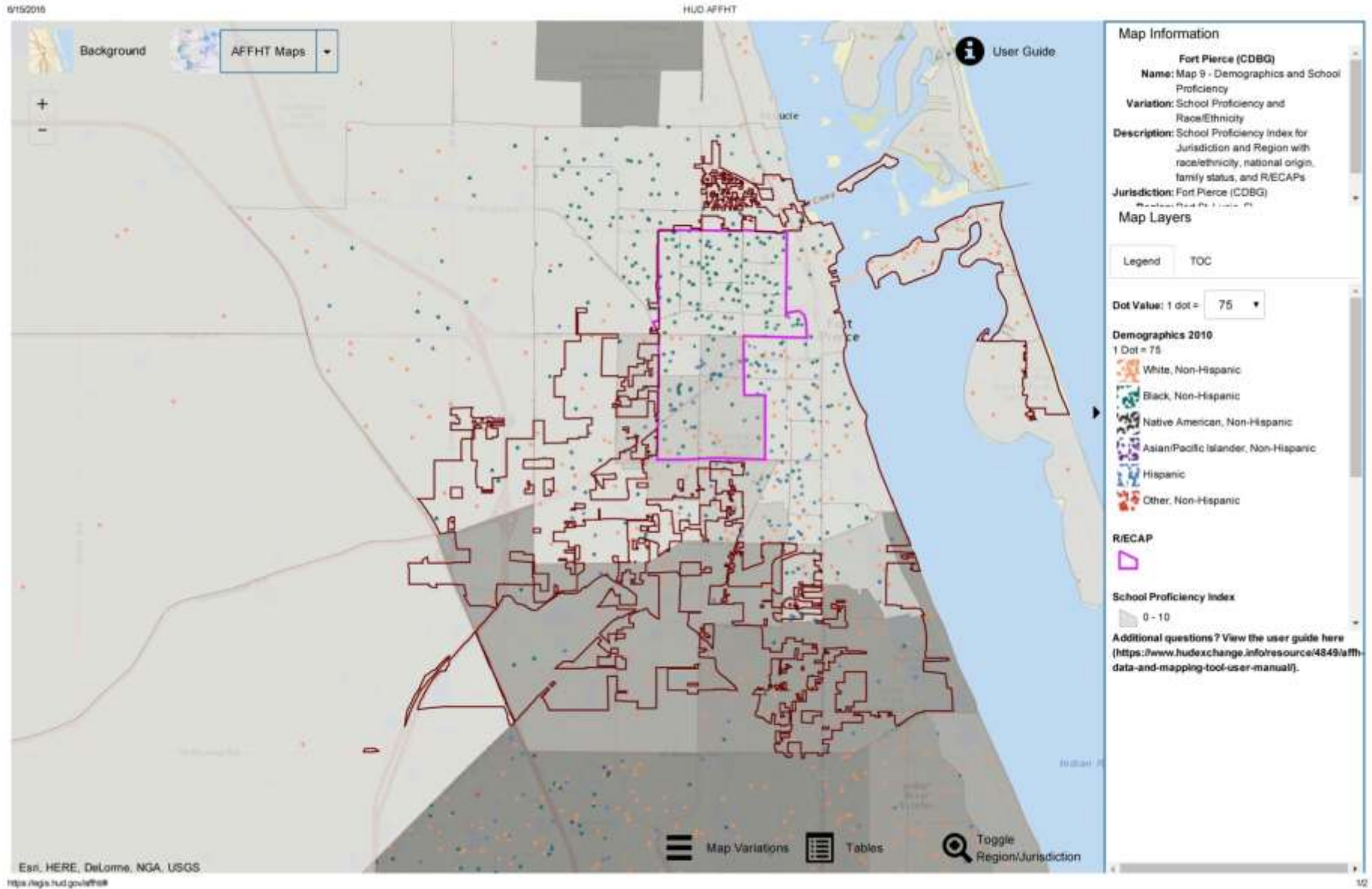
# City of Fort Pierce – Map 8 – Housing Burden with National Origin



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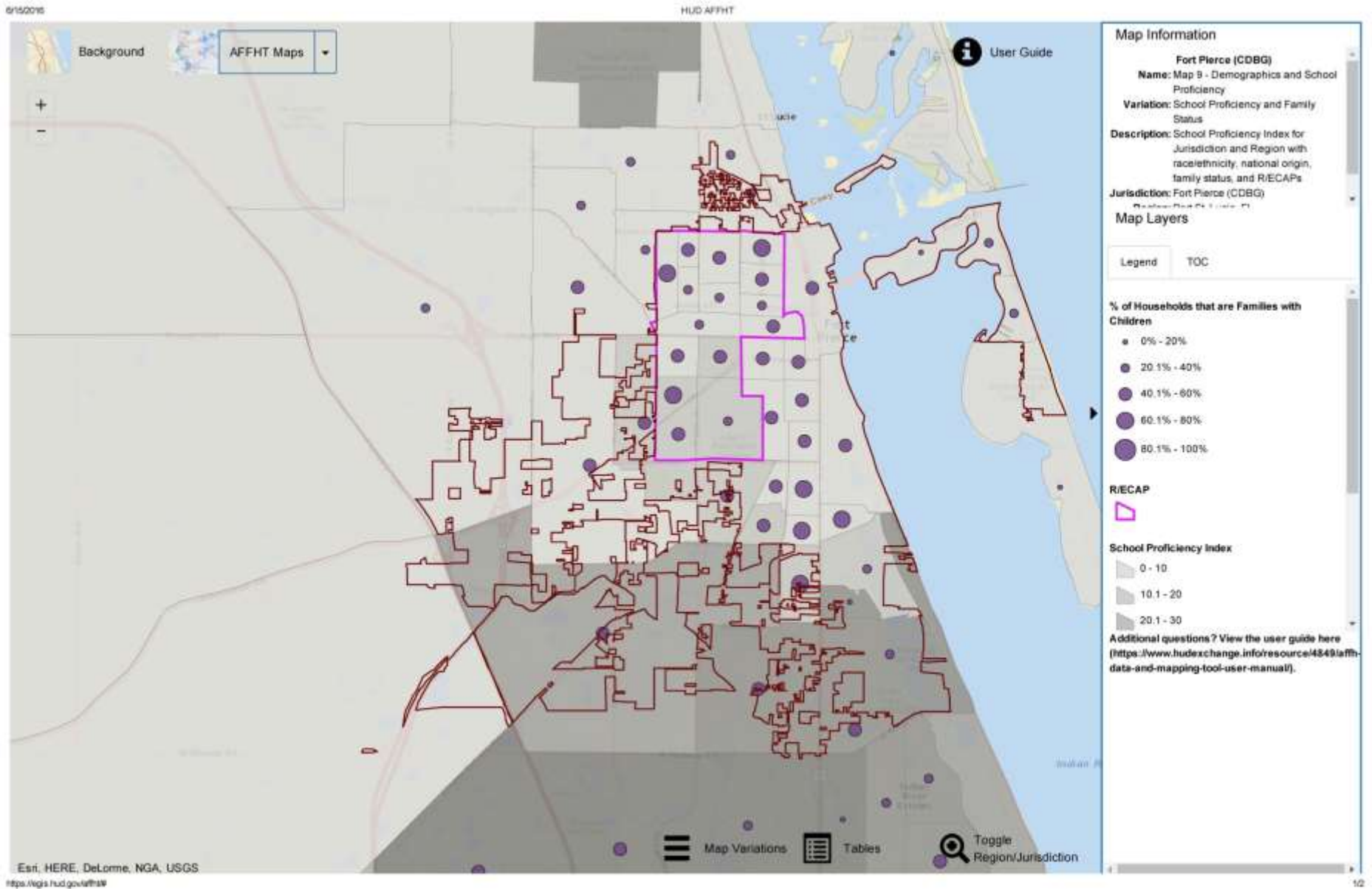


# City of Fort Pierce – Map 9 – School Proficiency and Race/Ethnicity



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# City of Fort Pierce – Map 9 – School Proficiency and Familial Status

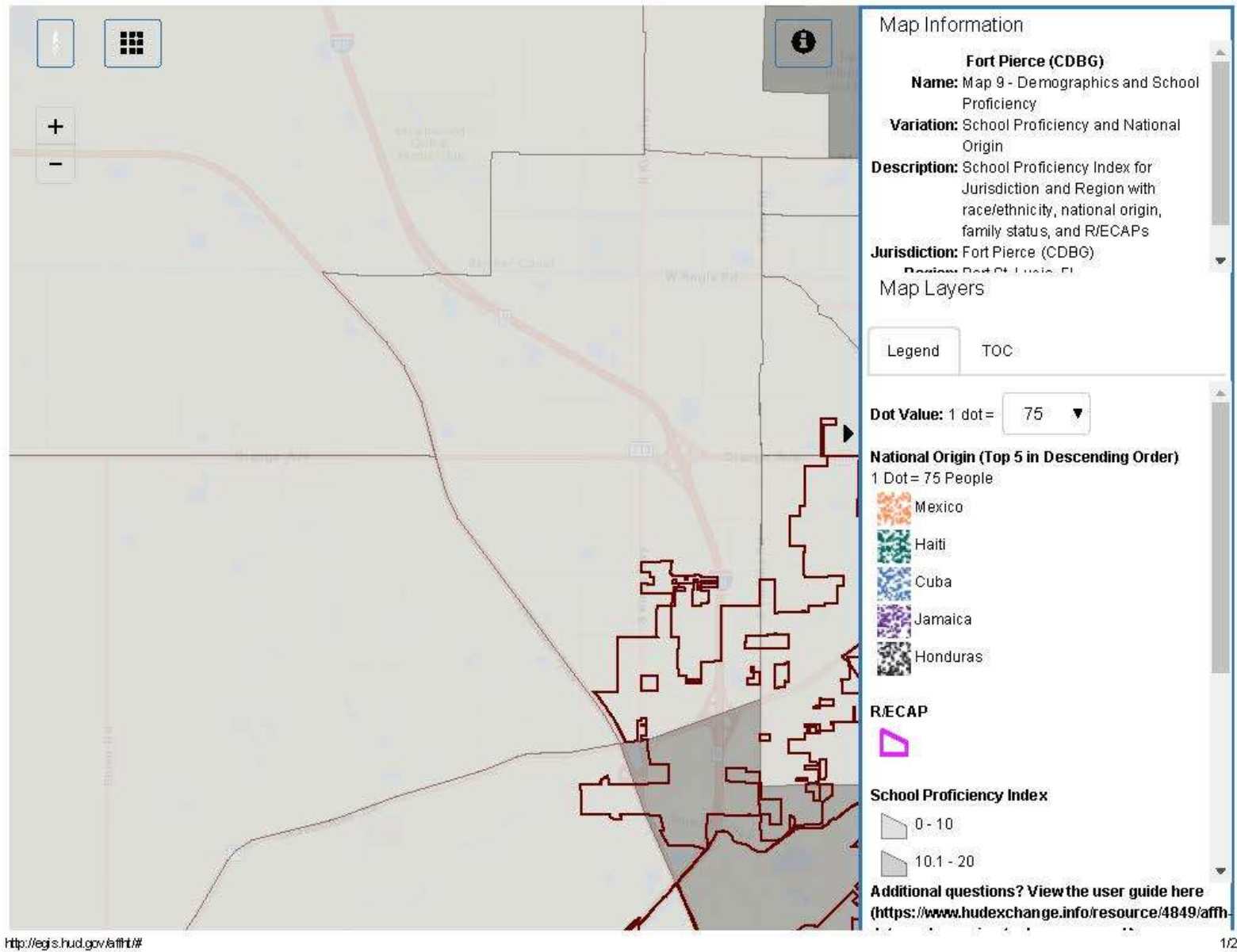


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# City of Fort Pierce – Map 9 – School Proficiency and National Origin

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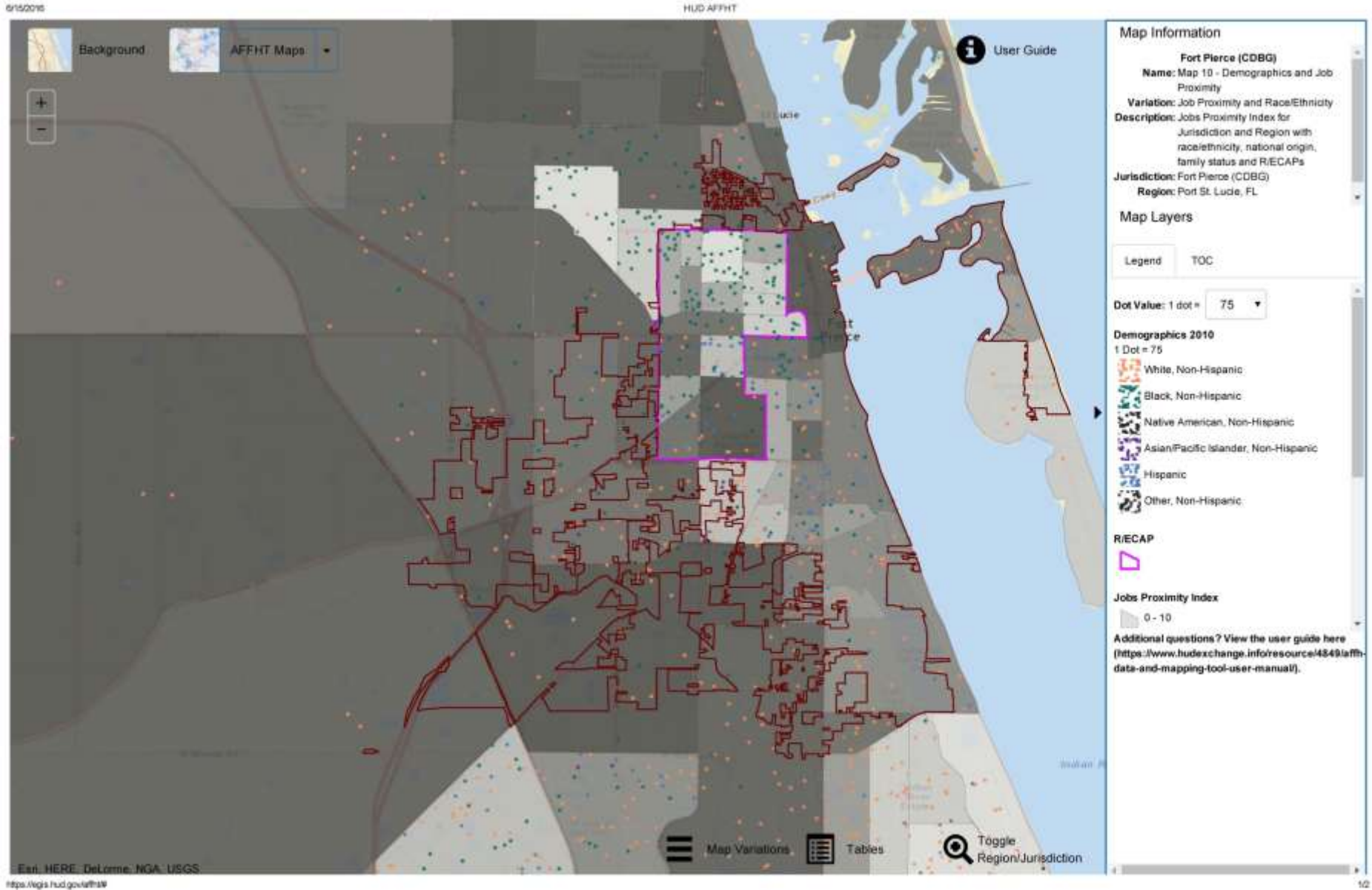
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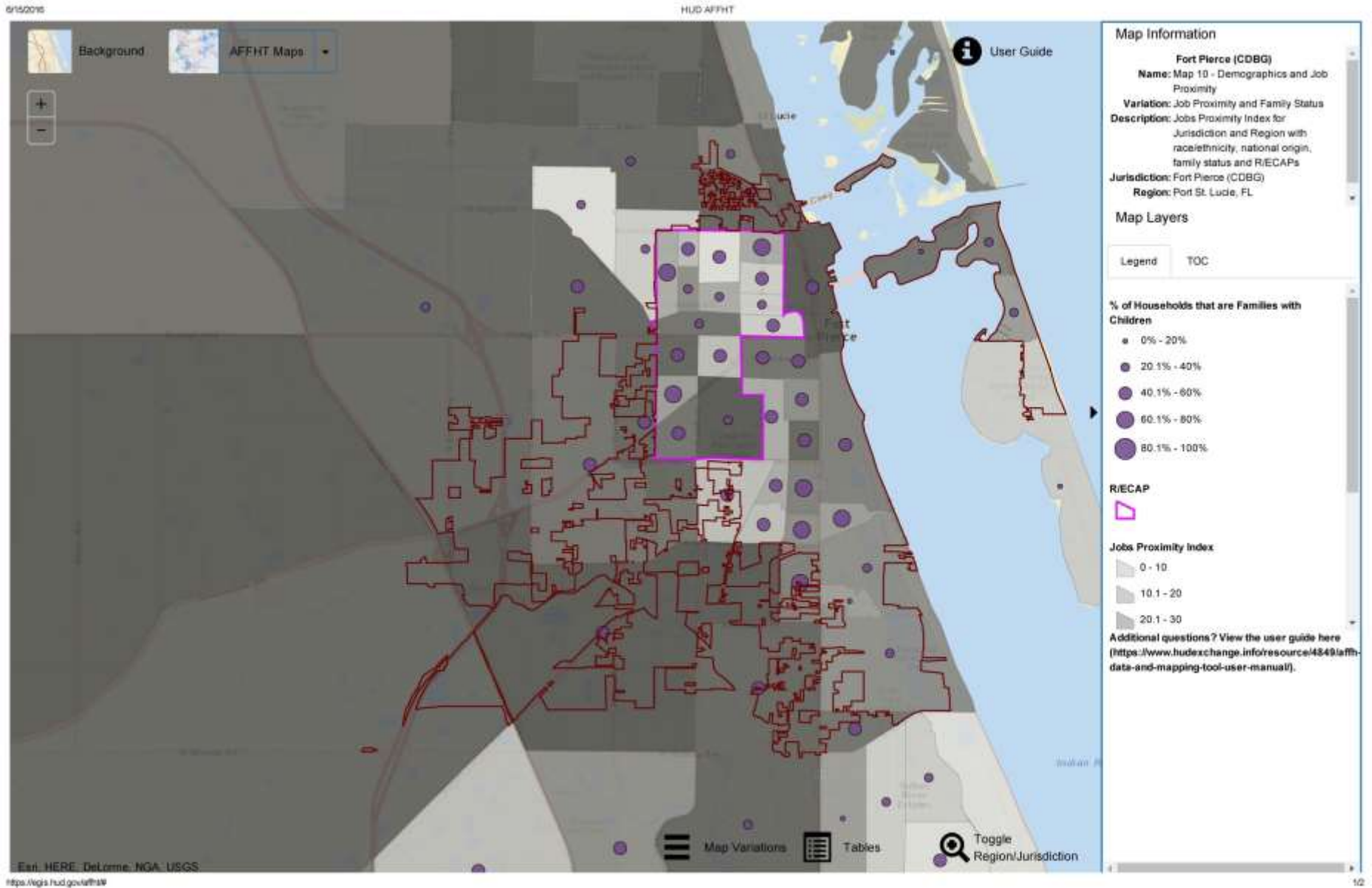


# City of Fort Pierce – Map 10 – Job Proximity and Race/Ethnicity



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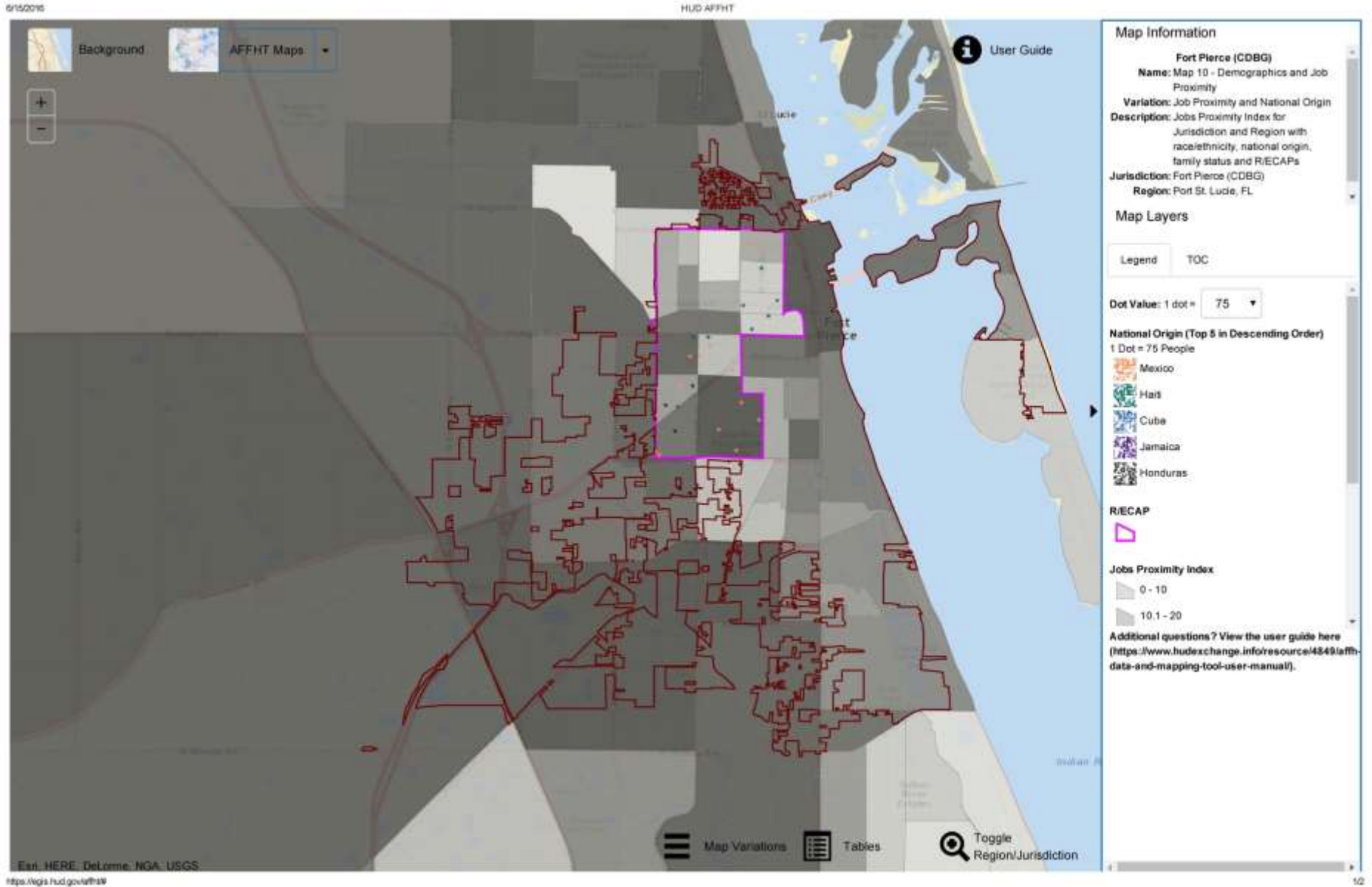
# City of Fort Pierce – Map 10 – Job Proximity and Familial Status



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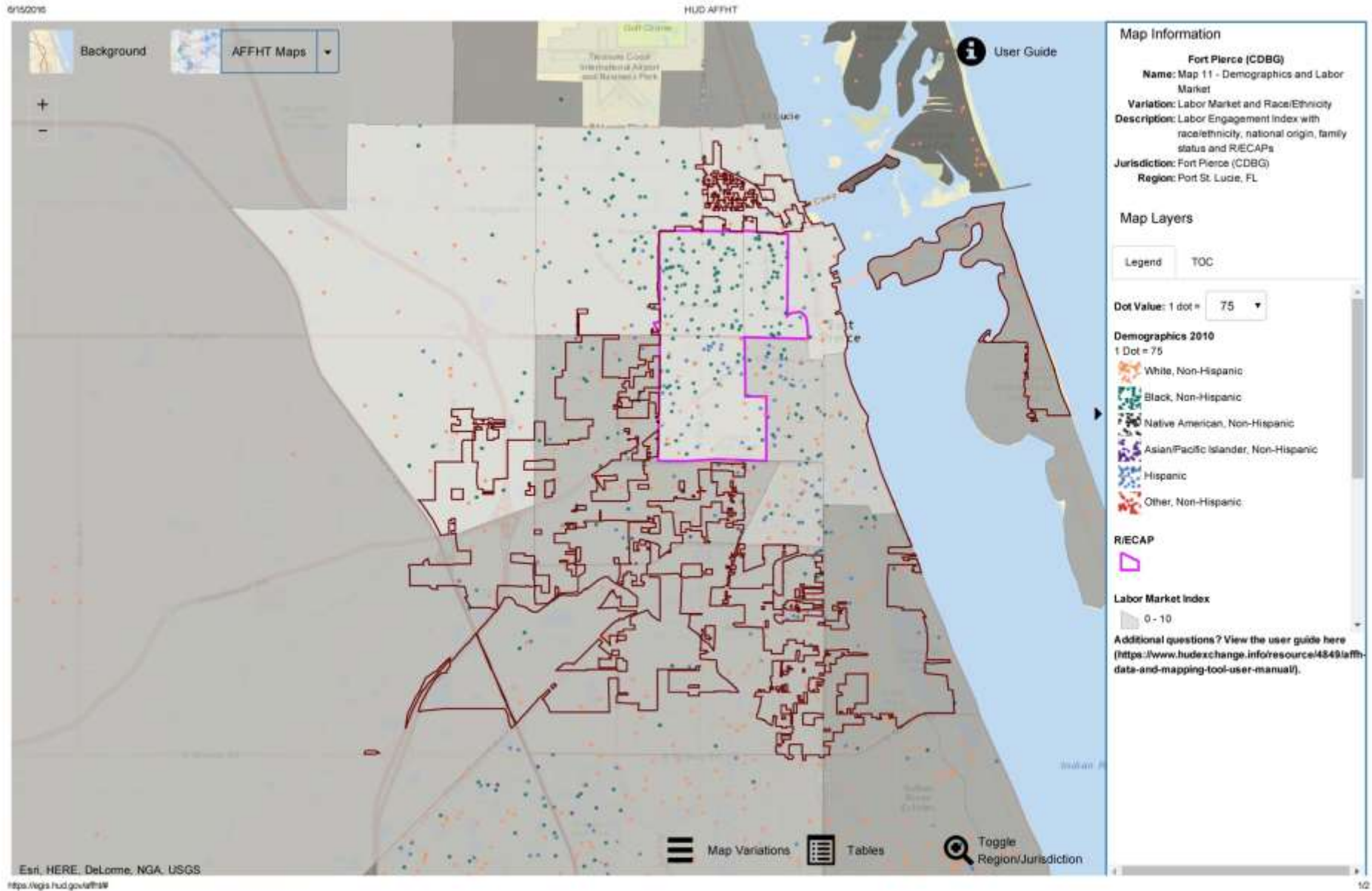


# City of Fort Pierce – Map 10 – Job Proximity and National Origin



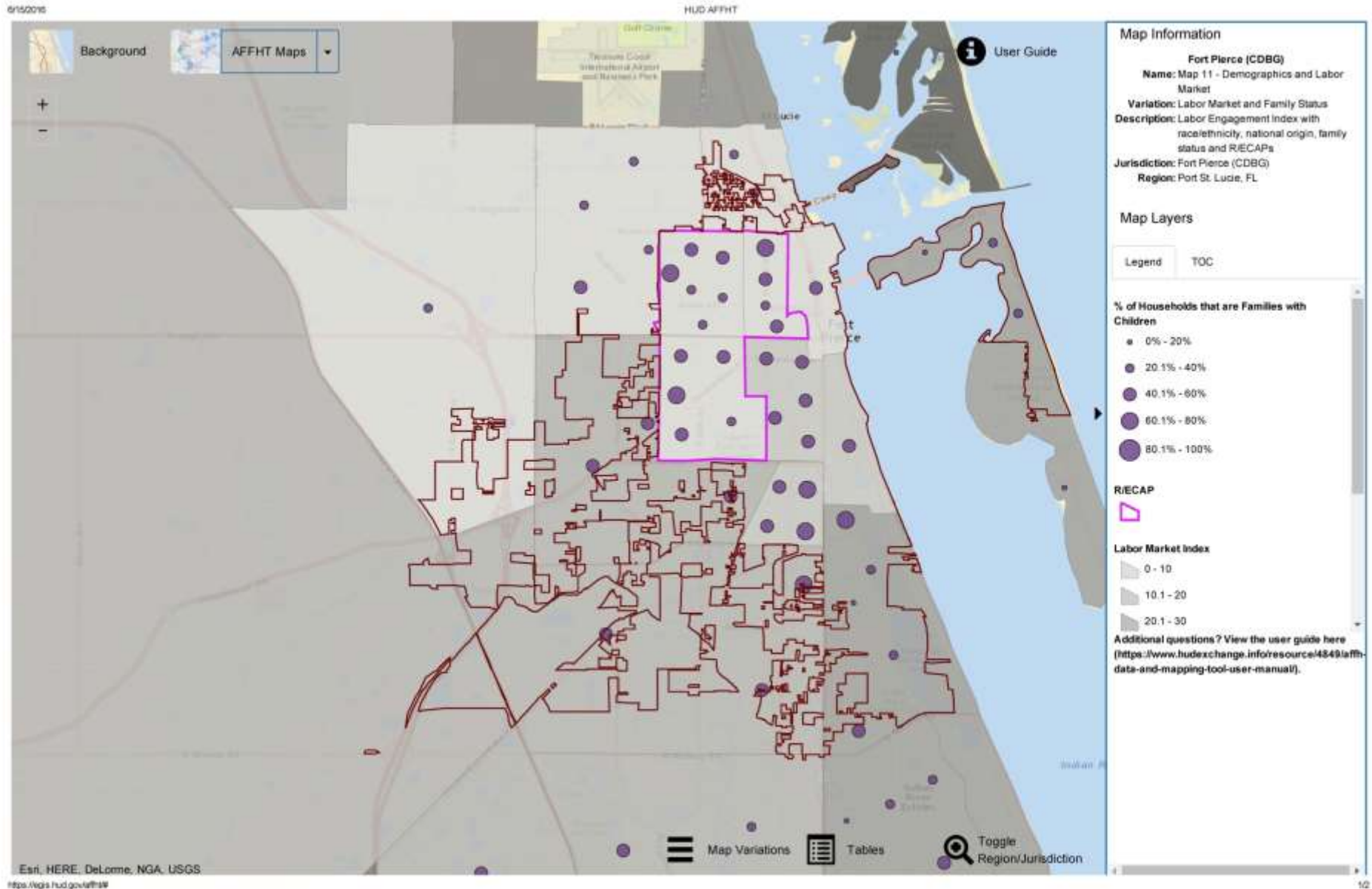
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# City of Fort Pierce – Map 11 – Labor Market Engagement and Race/Ethnicity



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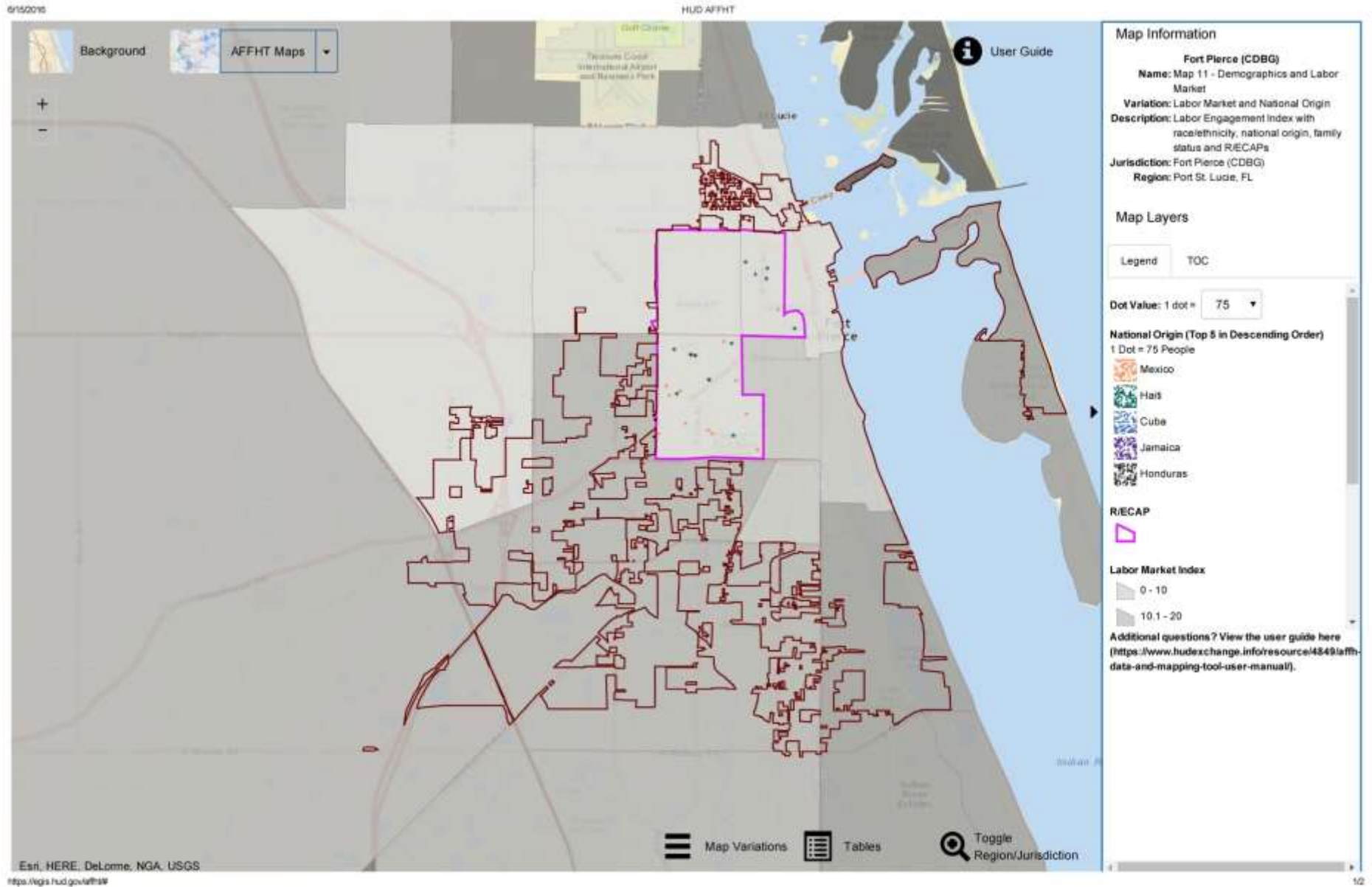
# City of Fort Pierce – Map 11 – Labor Market Engagement and Familial Status



**DRAFT – DRAFT – DRAFT – DRAFT – DRAFT – DRAFT**

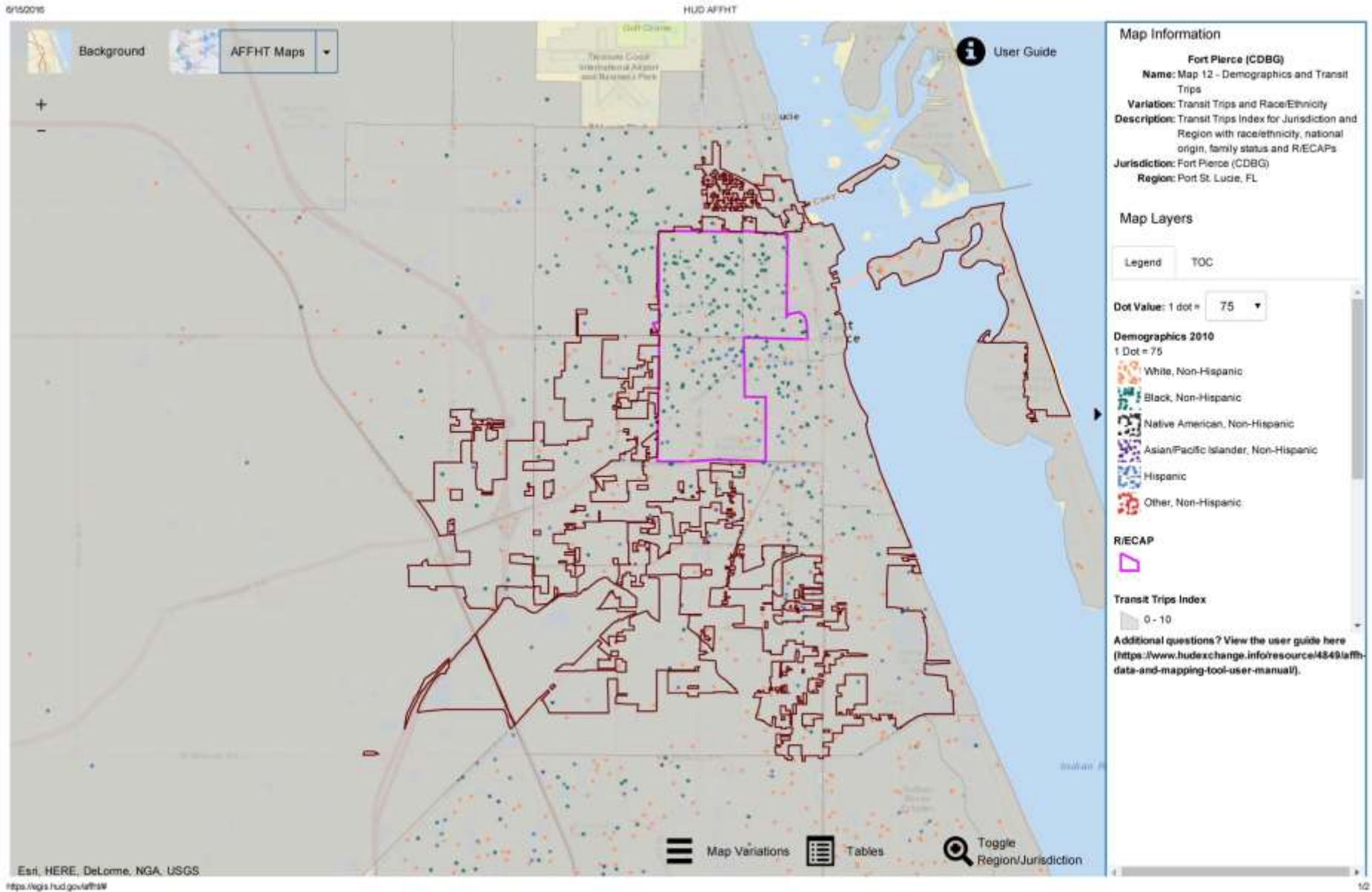


# City of Fort Pierce – Map 11 – Labor Market Engagement and National Origin



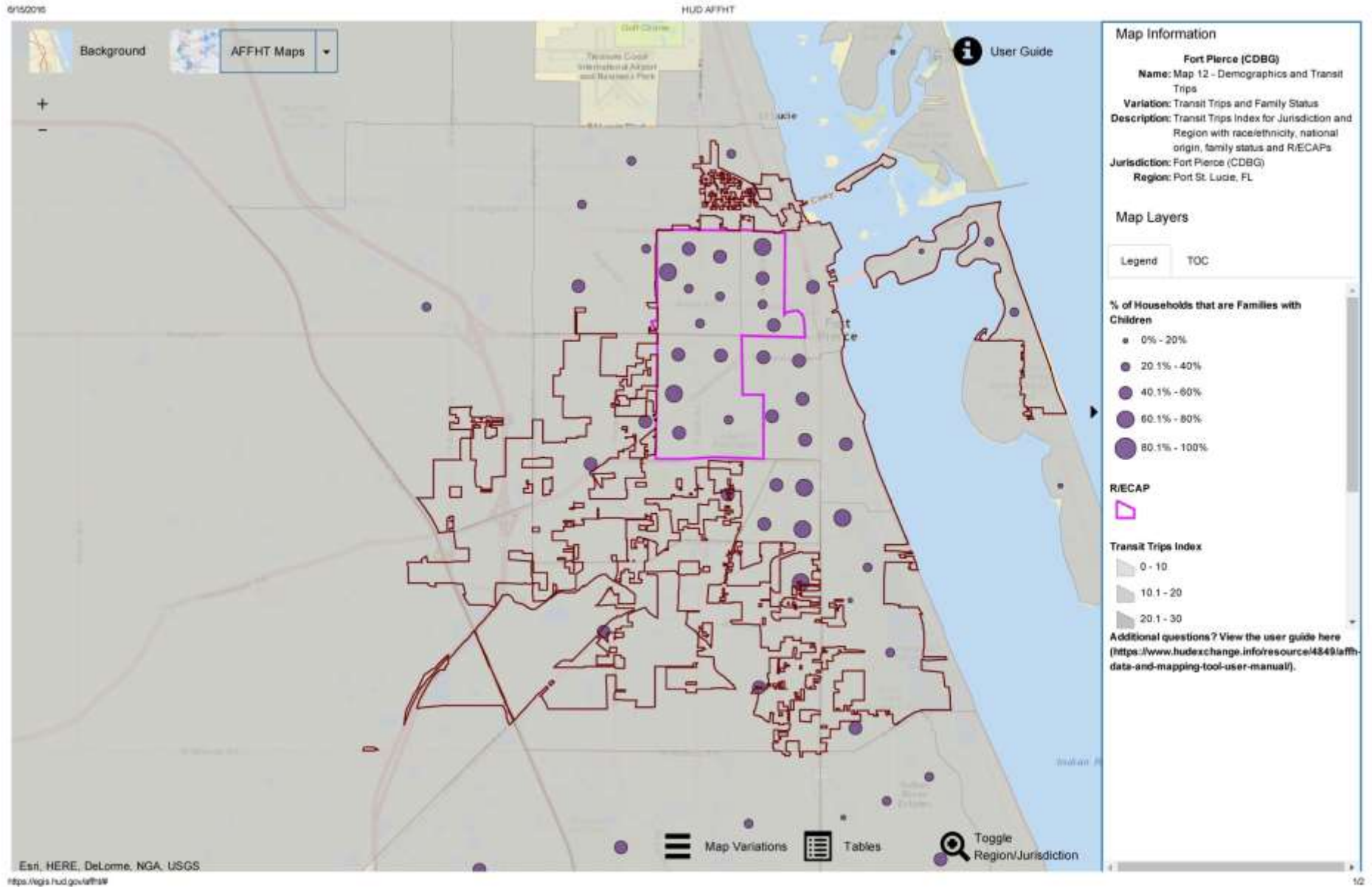
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# City of Fort Pierce – Map 12 – Transit Trips and Race/Ethnicity



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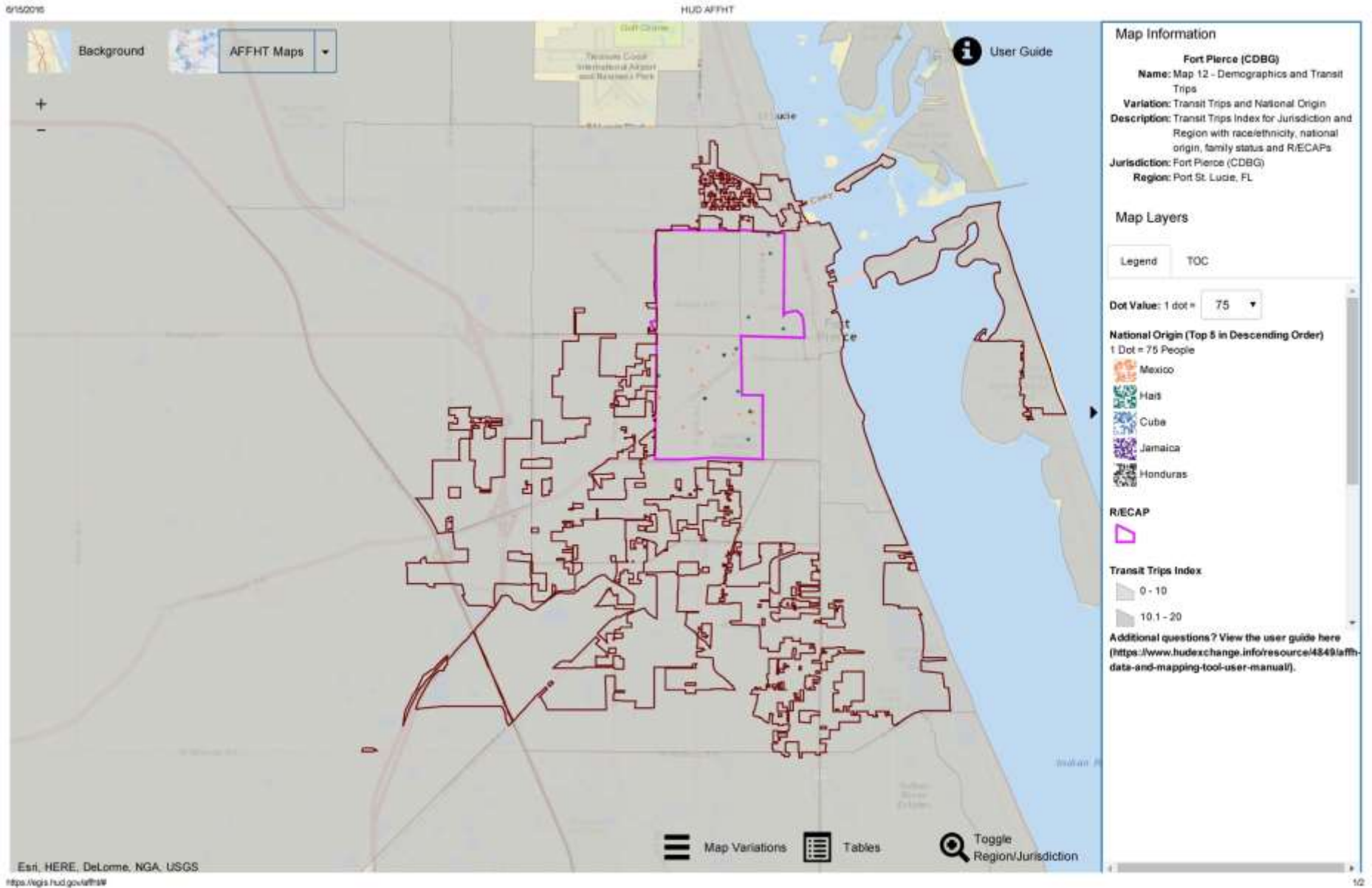
# City of Fort Pierce – Map 12 – Transit Trips and Familial Status



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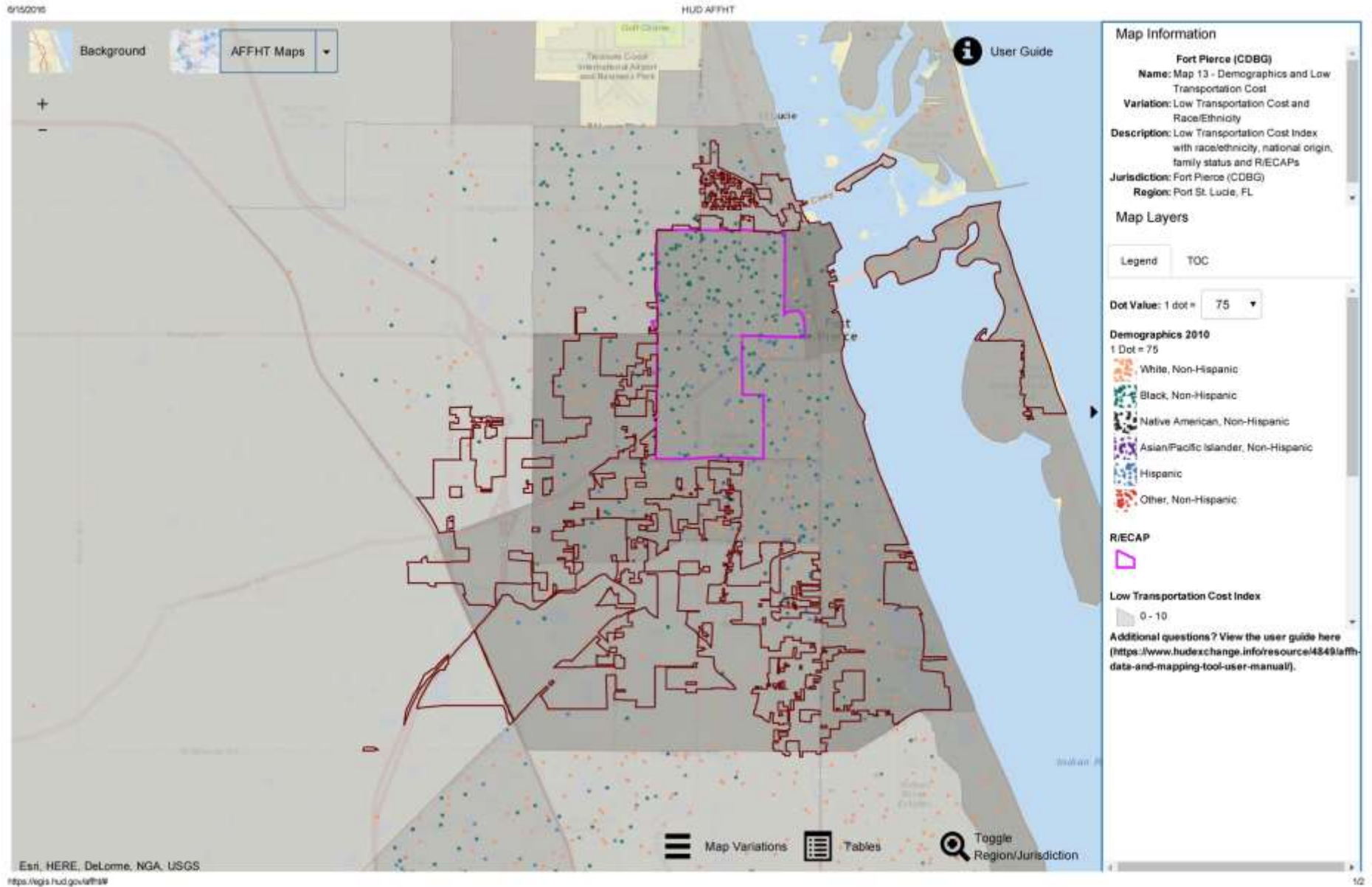


# City of Fort Pierce – Map 12 – Transit Trips and National Origin



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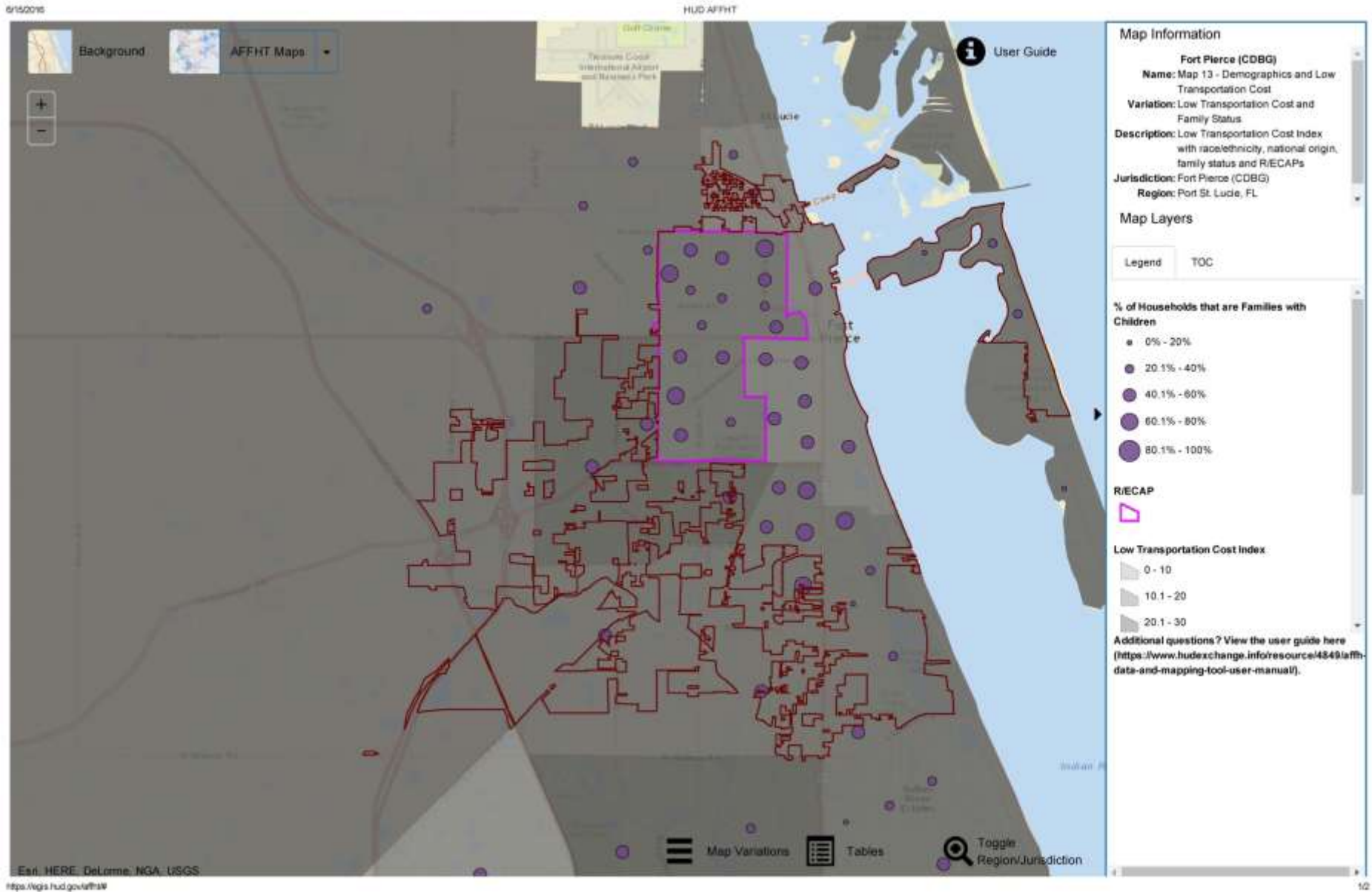
# City of Fort Pierce – Map 13 – Low Transit Costs and Race/Ethnicity



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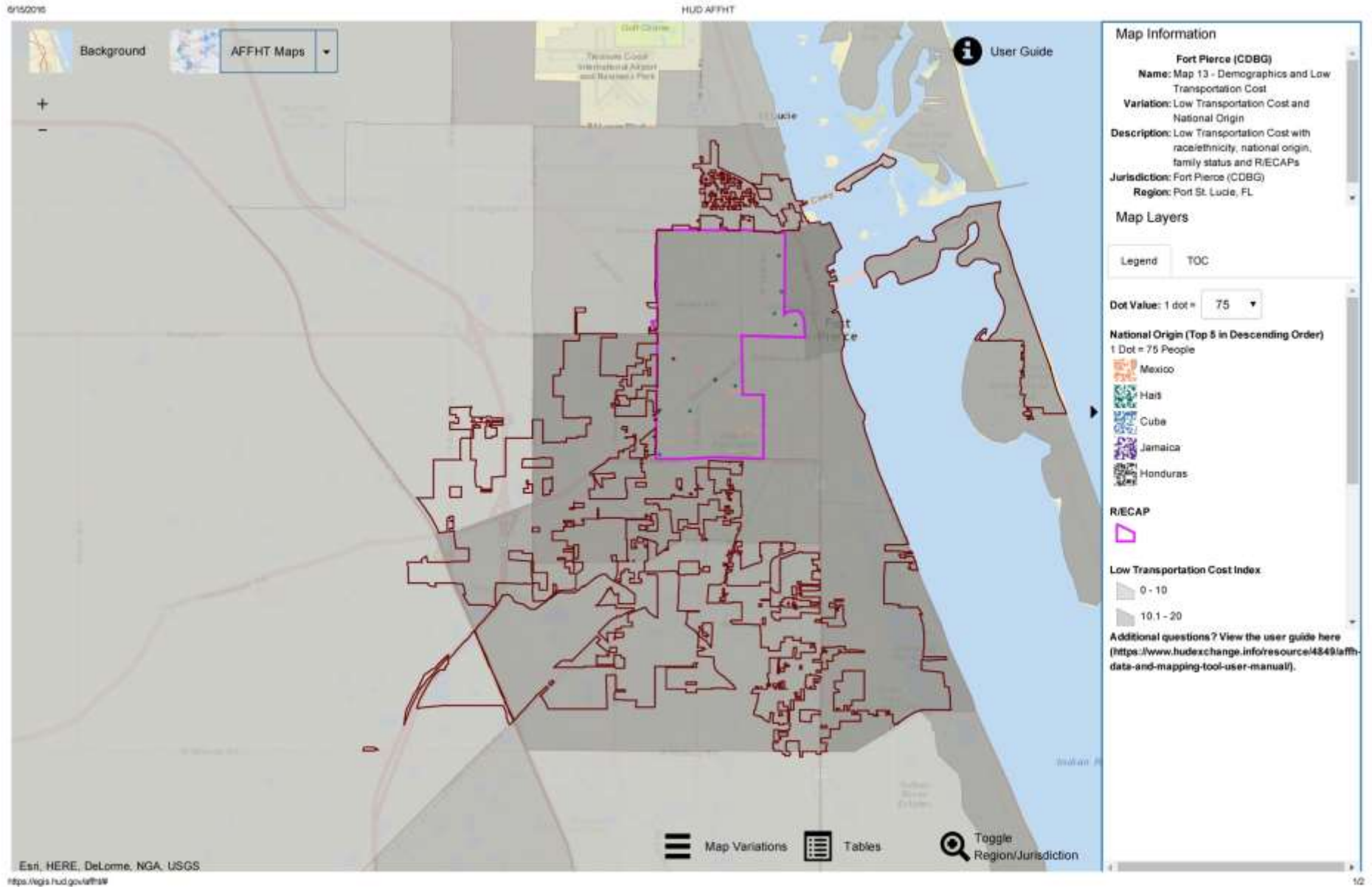


# City of Fort Pierce – Map 13 – Low Transit Costs and Familial Status



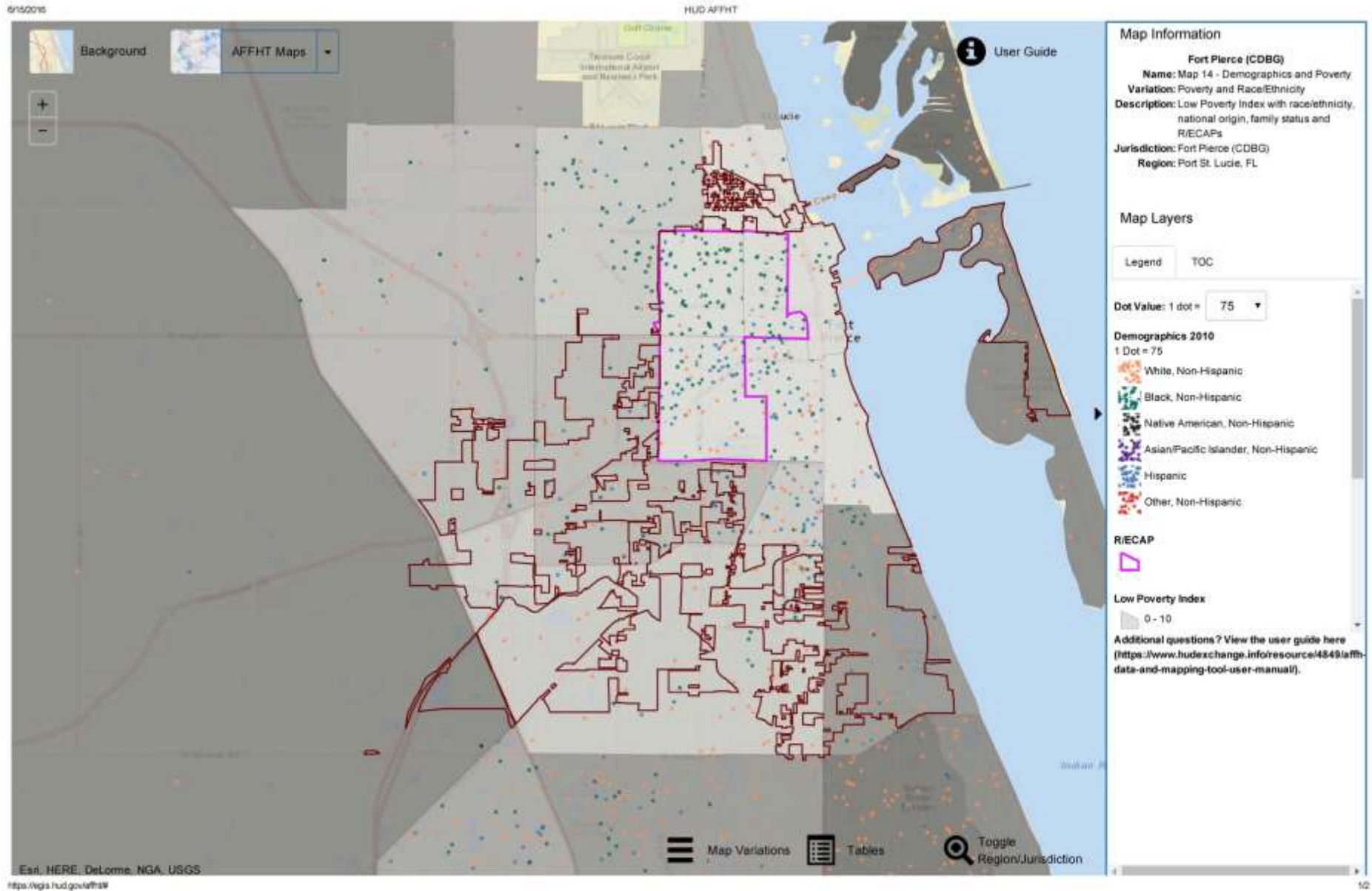
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# City of Fort Pierce – Map 13 – Low Transit Costs and National Origin



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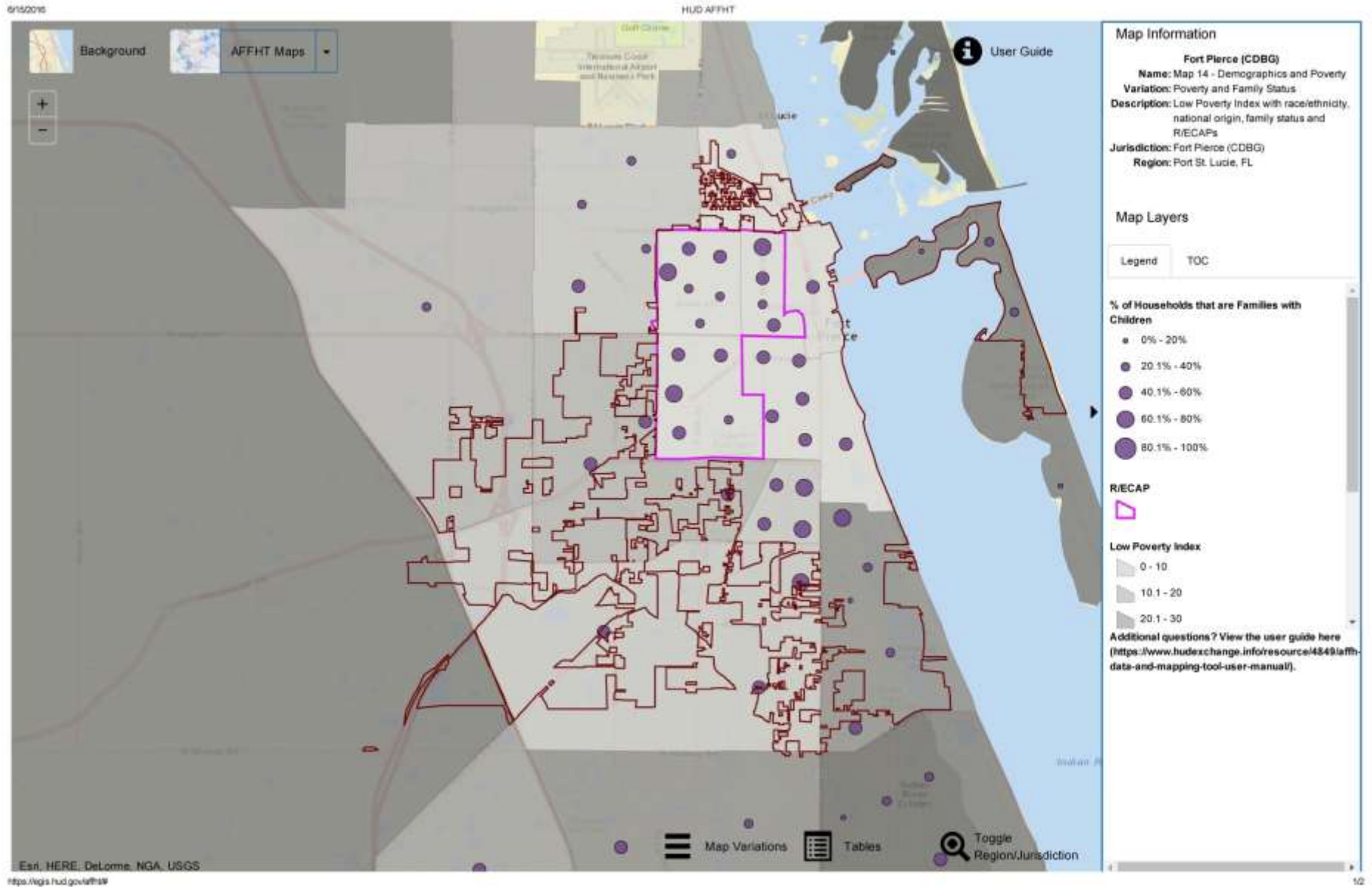
# City of Fort Pierce – Map 14 – Poverty and Race/Ethnicity



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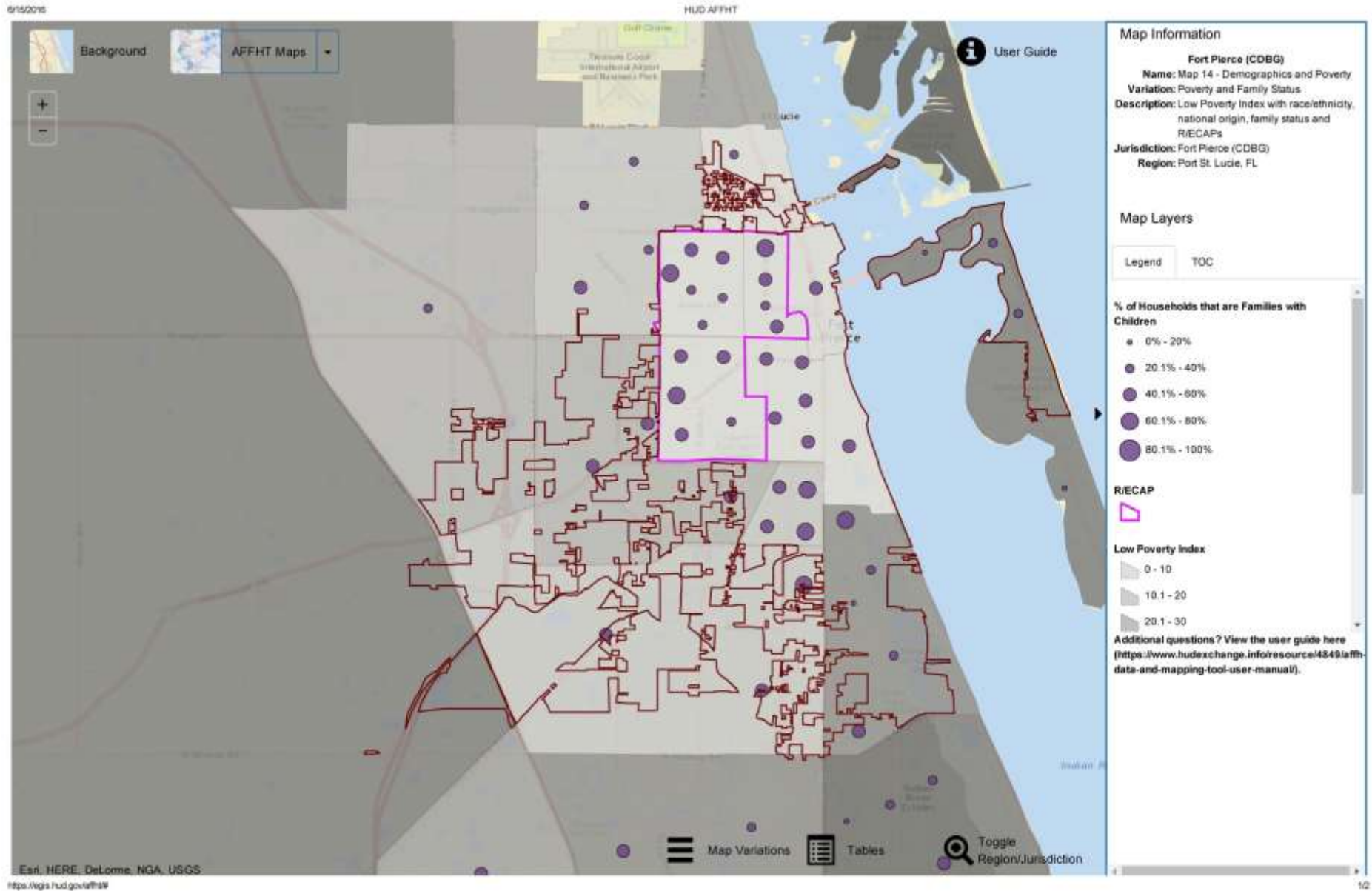


# City of Fort Pierce – Map 14 – Poverty and Familial Status



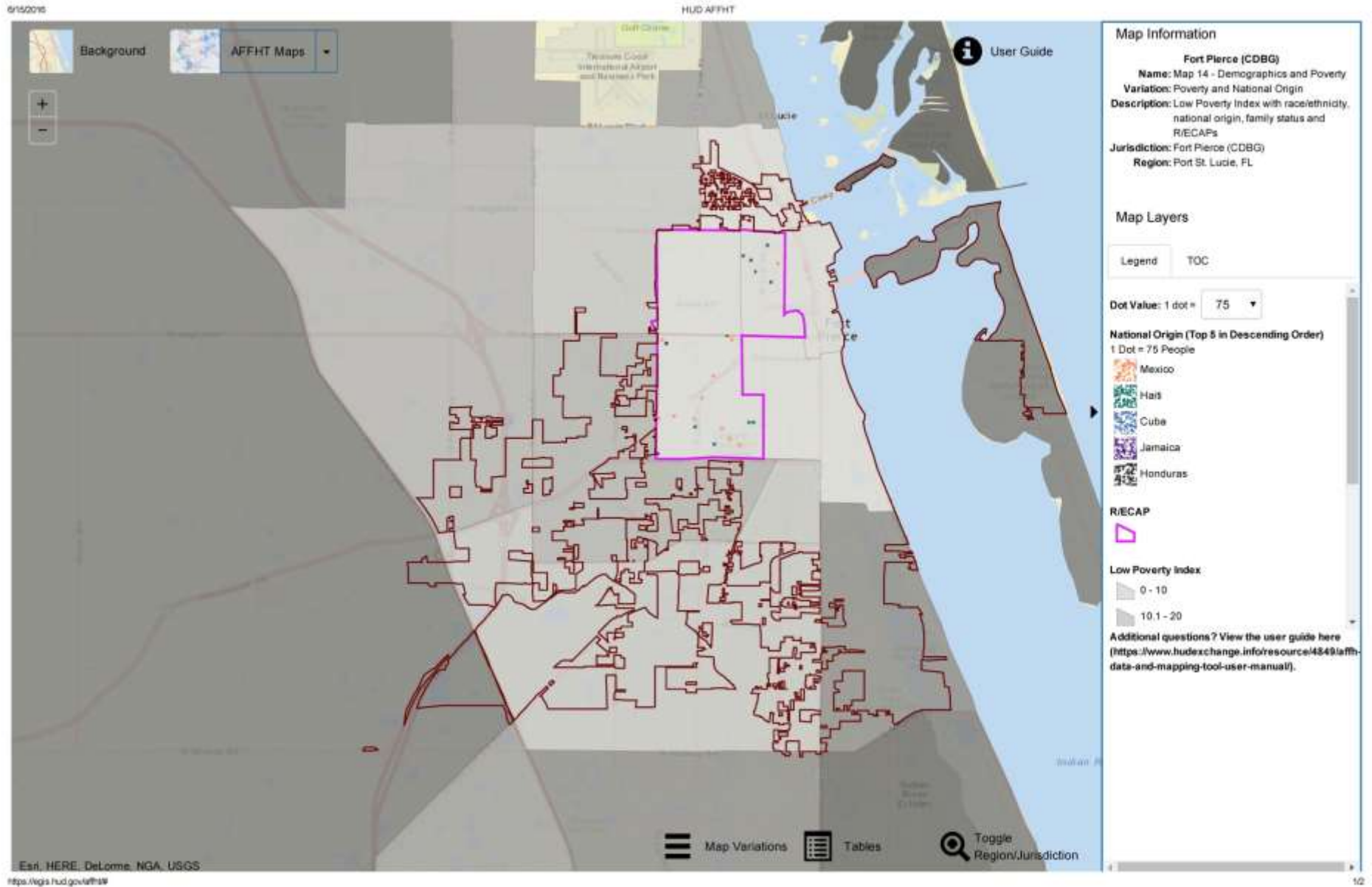
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# City of Fort Pierce – Map 14 – Poverty and Familial Status



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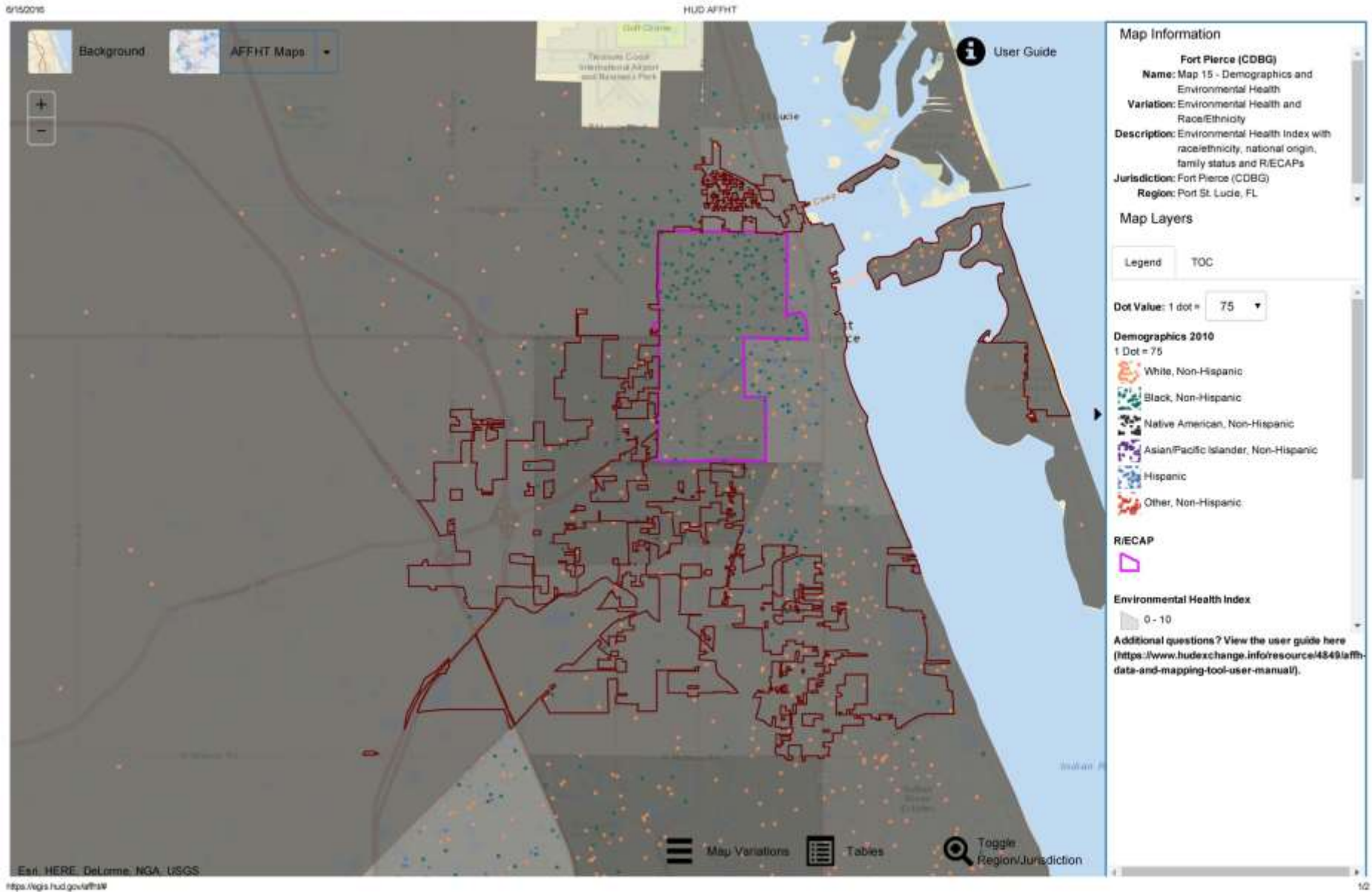
# City of Fort Pierce – Map 14 – Poverty and National Origin



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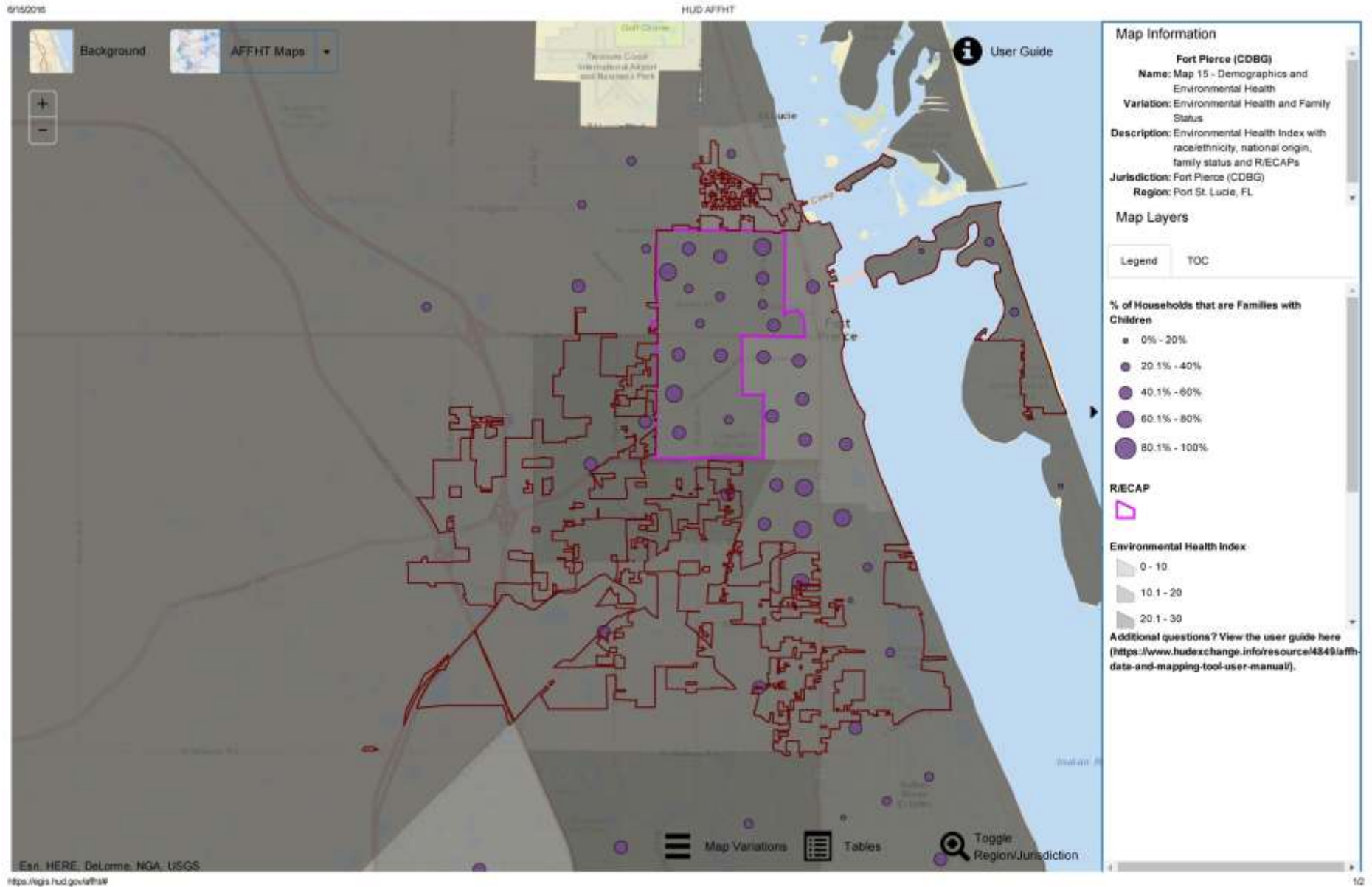


# City of Fort Pierce – Map 15 – Environmental Health and Race/Ethnicity



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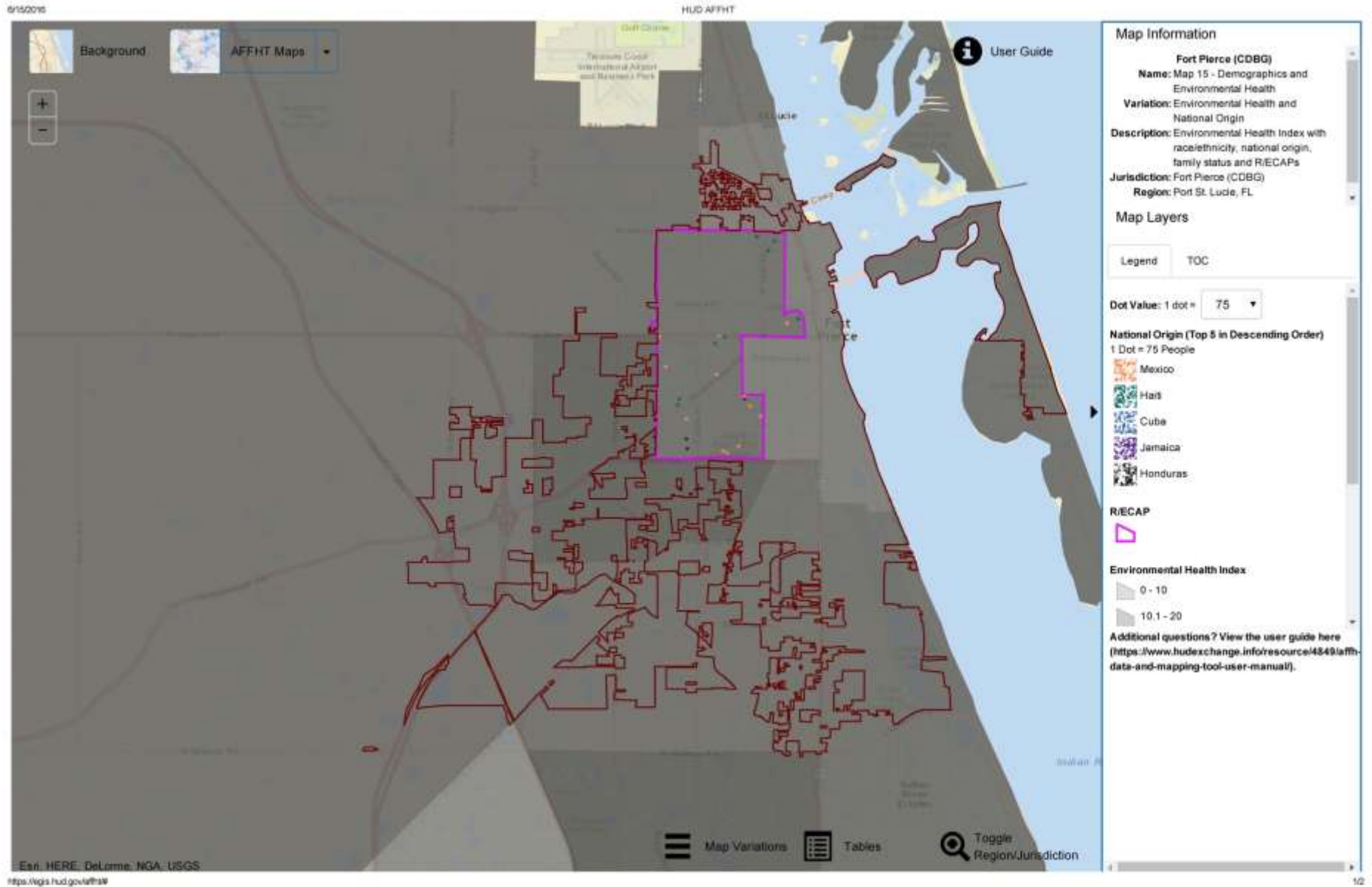
# City of Fort Pierce – Map 15 – Environmental Health and Familial Status



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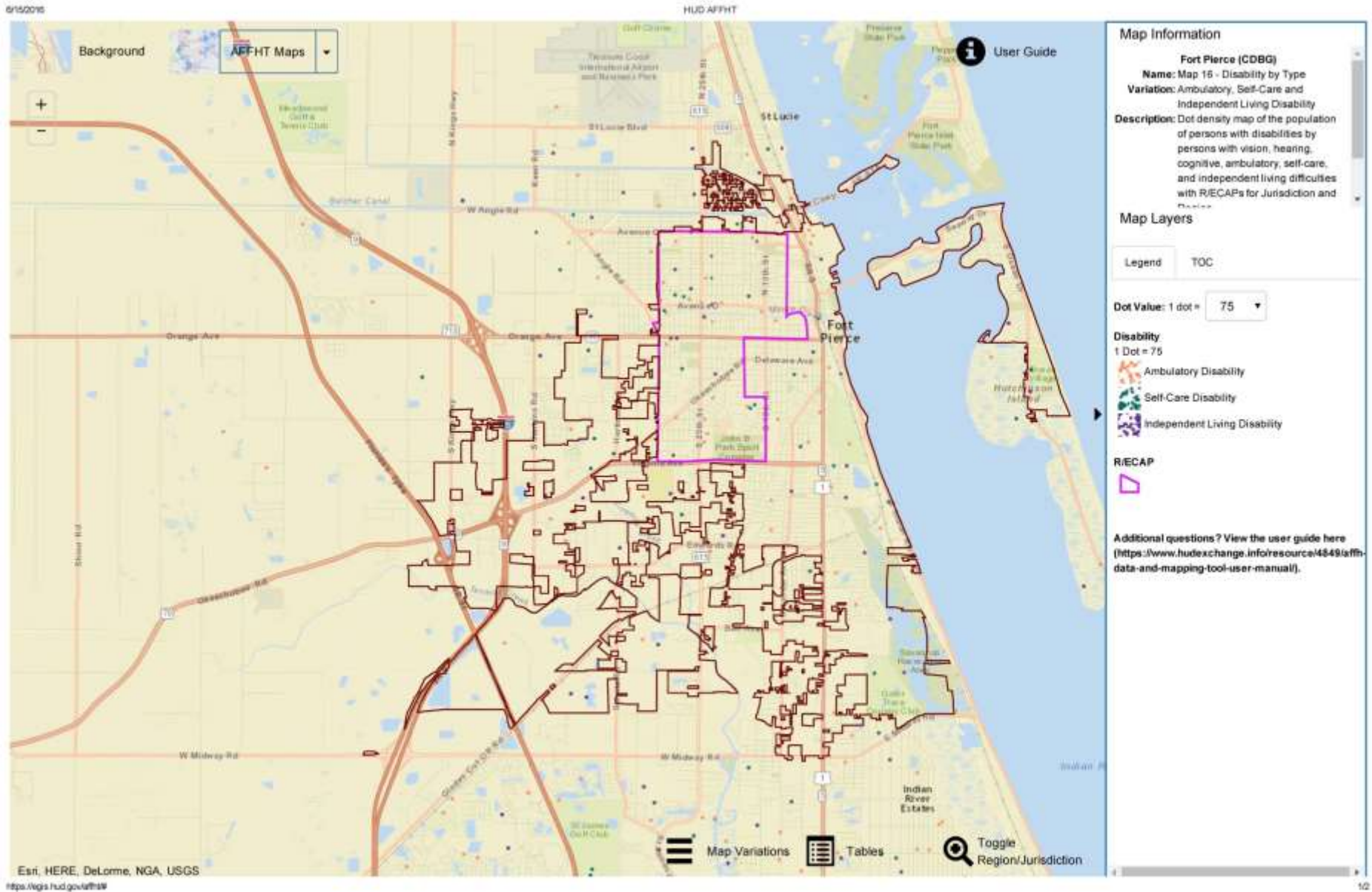


# City of Fort Pierce – Map 15 – Environmental Health and National Origin



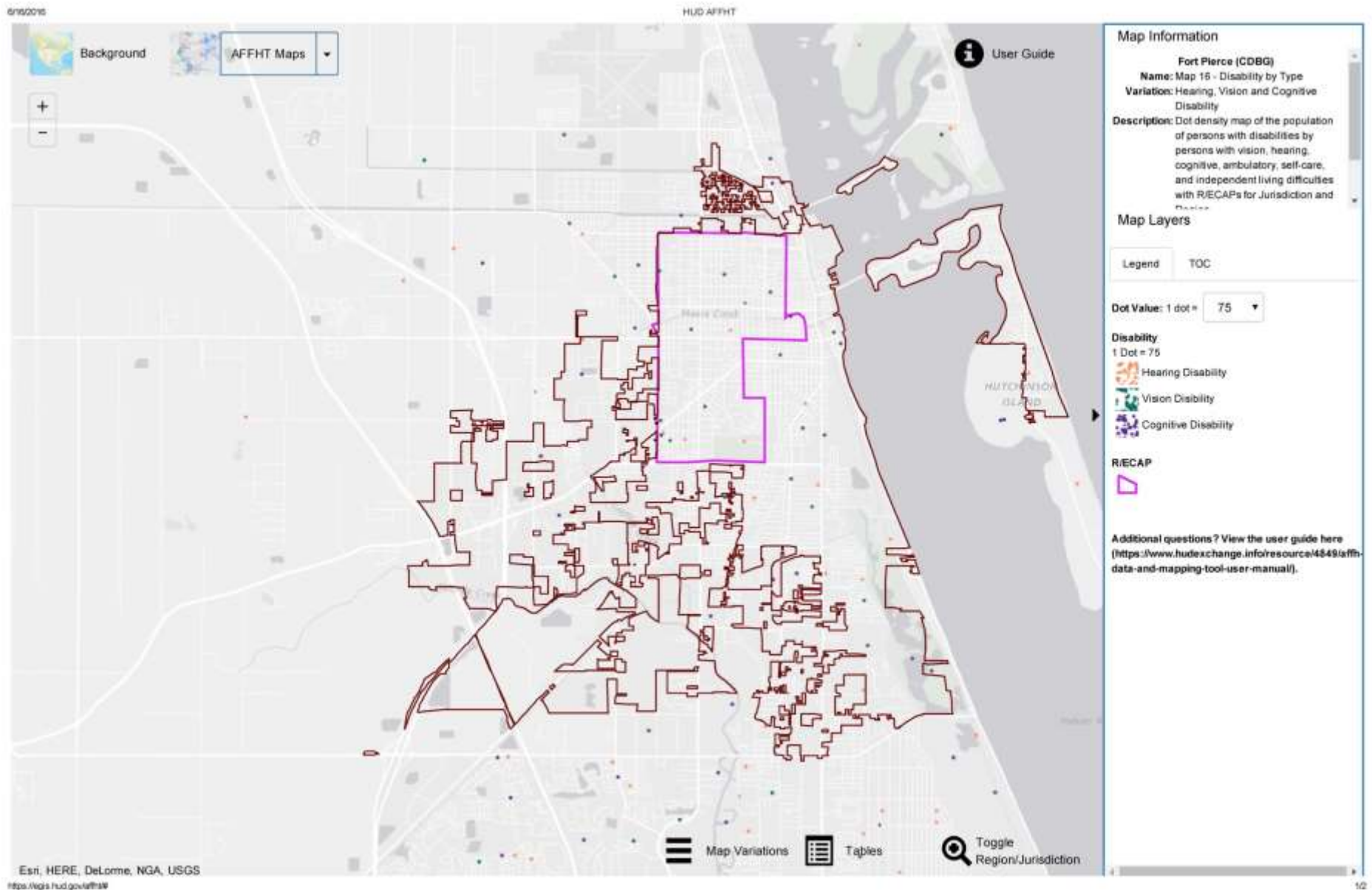
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# City of Fort Pierce – Map 16 – Ambulatory, Self-Care and Independent Living Disability



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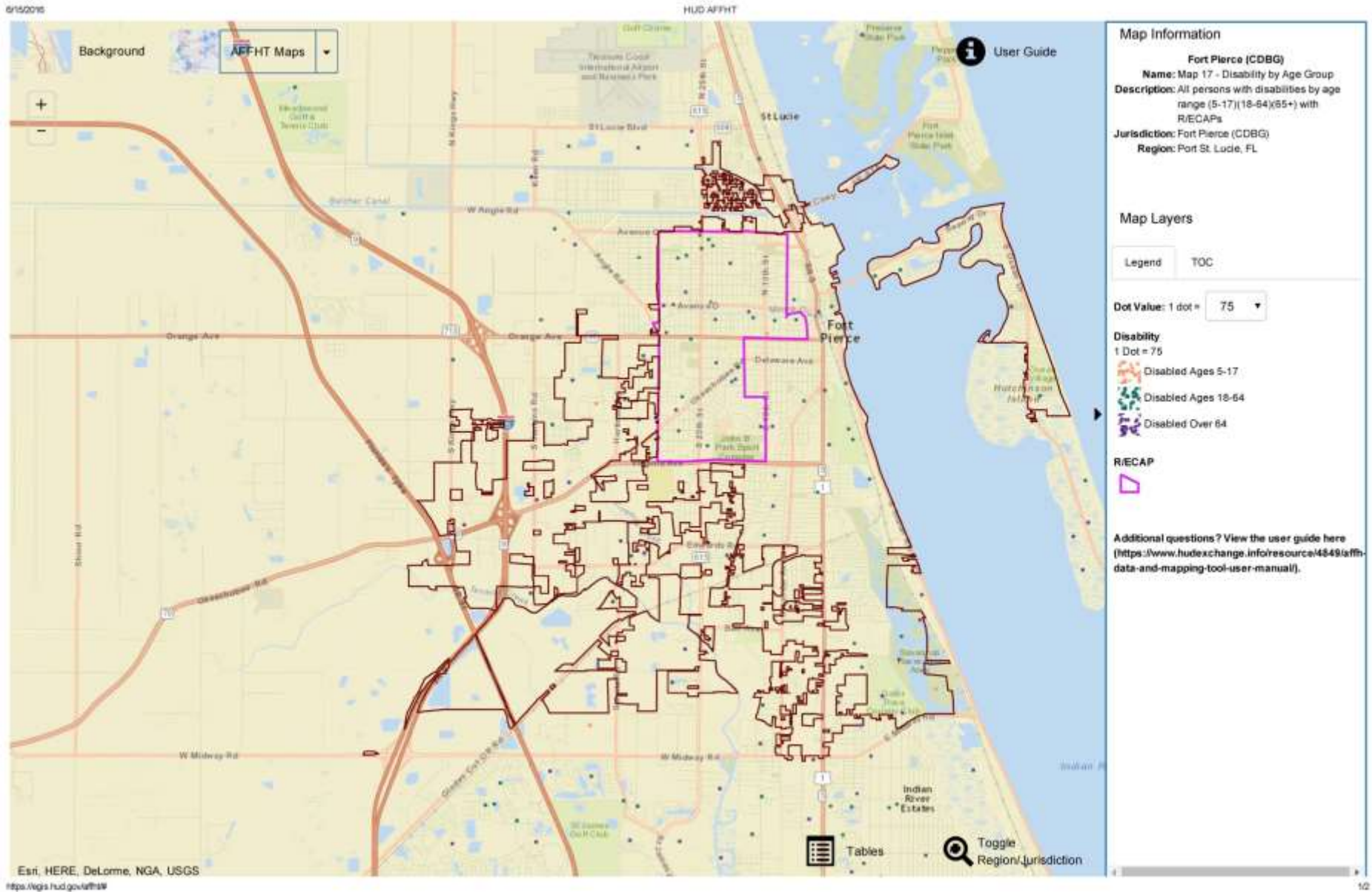
# City of Fort Pierce – Map 16 – Vision, Hearing, Cognitive, Ambulatory, Self-Care, and Independent Living Disabilities



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# City of Fort Pierce – Map 17 – Disability by Age Group



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**Table 1 Demographics** – Tabular demographic data for Jurisdiction and Region (including total population, the number and percentage of persons by race/ethnicity, national origin (10 most populous), LEP (10 most populous), disability (by disability type), sex, age range (under 18, 18-64, 65+), and households with children)

**Table 2 Demographic Trends** – Tabular demographic trend data for Jurisdiction and Region (including the number and percentage of persons by race/ethnicity, total national origin (foreign born), total LEP, sex, age range (under 18, 18-64, 65+), and households with children)

**Table 3 Racial/Ethnic Dissimilarity** – Tabular race/ethnicity dissimilarity index for Jurisdiction and Region

**Table 4 R/ECAP Demographics** – Tabular data for the percentage of racial/ethnic groups, families with children, and national origin groups (10 most populous) for the Jurisdiction and Region who reside in R/ECAPs

**Table 5 Publicly Supported Housing Units by Program Category** – Tabular data for total units by 4 categories of publicly supported housing in the Jurisdiction (Public Housing, Project-Based Section 8, Other Multifamily, Housing Choice Voucher (HCV) Program) for the Jurisdiction

**Table 6 Publicly Supported Housing Residents by Race/Ethnicity** – Tabular race/ethnicity data for 4 categories of publicly supported housing (Public Housing, Project Based Section 8, Other Multifamily, HCV) in the Jurisdiction compared to the population as a whole, and to persons earning 30% AMI, in the Jurisdiction

**Table 7 R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category** – Tabular data on publicly supported housing units and R/ECAPs for the Jurisdiction

**Table 8 Demographics of Publicly Supported Housing Developments by Program Category** – Development level demographics by Public Housing, Project-Based Section 8, and Other Multifamily for the Jurisdiction

**Table 9 Demographics of Households with Disproportionate Housing Needs** – Tabular data of total households in the Jurisdiction and Region and the total number and percentage of households experiencing one or more housing burdens by race/ethnicity and family size in the Jurisdiction and Region. Please note that, for the first year, census tract level demographic data in which publicly supported housing developments are located, also including LIHTC developments, are available through the AFFH Data and Mapping Tool which includes a data query function and ability to export tables

(continued)

**Table 10 Demographics of Households with Severe Housing Cost**

**Burden** – Tabular 2 data of the total number of households in the Jurisdiction and Region and the number and percentage of households experiencing severe housing burdens by race/ethnicity for the Jurisdiction and Region

**Table 11 Publicly Supported Housing by Program Category: Units by Number of Bedrooms and Number of Children**

– Tabular data on the number of bedrooms for units of 4 categories of publicly supported housing (Public Housing, Project-Based Section 8, Other Multifamily, HCV) for the Jurisdiction

**Table 12 Opportunity Indicators by Race/Ethnicity**

– Tabular data of opportunity indices for school proficiency, jobs proximity, labor-market engagement, transit trips, low transportation costs, low poverty, and environmental health for the Jurisdiction and Region by race/ethnicity and among households below the Federal poverty line.

**Table 13 Disability by Type**

– Tabular data of persons with vision, hearing, cognitive, ambulatory, self-care, and independent living disabilities for the Jurisdiction and Region

**Table 14 Disability by Age Group**

– Tabular data of persons with disabilities by age range (5-17, 18-64, and 65+) for the Jurisdiction and Region

**Table 15 Disability by Publicly Supported Housing Program**

**Category** – Tabular data on disability and publicly supported housing for the Jurisdiction and Region

**Table 1 - Demographics**

<b>(Fort Pierce, FL CDBG) Jurisdiction</b>				<b>(Port St. Lucie, FL CBSA) Region</b>		
<b>Race/Ethnicity</b>		<b>#</b>	<b>%</b>		<b>#</b>	<b>%</b>
White, Non-Hispanic		14,422	34.16		287,564	67.80
Black, Non-Hispanic		16,754	39.68		58,866	13.88
Hispanic		9,889	23.42		63,876	15.06
Asian or Pacific Islander, Non-Hispanic		349	0.83		5,915	1.39
Native American, Non-Hispanic		104	0.25		912	0.22
Other, Non-Hispanic		79	0.19		984	0.23
<b>National Origin</b>	<b>Country</b>			<b>Country</b>		
#1 country of origin	Mexico	3,528	8.39	Mexico	8,422	1.99
#2 country of origin	Haiti	2,173	5.17	Haiti	6,158	1.45
#3 country of origin	Cuba	395	0.94	Jamaica	5,719	1.35
#4 country of origin	Jamaica	385	0.92	Guatemala	3,692	0.87
#5 country of origin	Honduras	289	0.69	Cuba	3,651	0.86
#6 country of origin	Canada	121	0.29	Colombia	2,299	0.54
#7 country of origin	Nicaragua	118	0.28	Canada	2,164	0.51
#8 country of origin	Colombia	94	0.22	Honduras	2,018	0.48
#9 country of origin	Guatemala	91	0.22	Germany	1,203	0.28
#10 country of origin	Uruguay	69	0.16	Brazil	1,109	0.26
<b>Limited English Proficiency</b>	<b>Language</b>			<b>Language</b>		
#1 LEP Language	Spanish	4,024	10.17	Spanish	25,260	5.96
#2 LEP Language	French Creole	1,693	4.28	French Creole	4,721	1.11
#3 LEP Language	Other Asian	53	0.13	Chinese	736	0.17
#4 LEP Language	French	36	0.09	French	653	0.15
#5 LEP Language	Tagalog	21	0.05	Italian	462	0.11
#6 LEP Language	German	19	0.05	Portuguese	377	0.09
#7 LEP Language	Scandinavian	16	0.04	Other & unspecified	329	0.08
#8 LEP Language	Polish	14	0.04	Vietnamese	309	0.07
#9 LEP Language	Greek	14	0.04	Polish	208	0.05
#10 LEP Language	Thai	1	0.00	German	201	0.05
<b>Disability Type</b>						
Hearing difficulty		1,221	3.12		18,975	4.72
Vision difficulty		879	2.24		7,828	1.95
Cognitive difficulty		1,764	4.50		20,079	5.00
Ambulatory difficulty		4,038	10.31		35,328	8.79
Self-care difficulty		1,800	4.59		12,422	3.09
Independent living difficulty		2,417	6.17		21,207	5.28
<b>Sex</b>						
Male		20,787	49.23		208,282	49.11
Female		21,435	50.77		215,825	50.89
<b>Age</b>						
Under 18		11,078	26.24		87,754	20.69
18-64		24,958	59.11		241,003	56.83
65+		6,186	14.65		95,350	22.48
<b>Family Type</b>						
Families with children		4,508	46.21		41,648	36.18
Note 1: All % represent a share of the total population within the jurisdiction or region, except family type, which is out of total families.						
Note 2: 10 most populous places of birth and languages at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.						
Note 3: Data Sources: Decennial Census; ACS						
<a href="http://www.hudexchange.info">Note 4: Refer to the Data Documentation for details (www.hudexchange.info).</a>						

**Table 2 - Demographic Trends**

<b>(Fort Pierce, FL CDBG) Jurisdiction</b>							<b>(Port St. Lucie, FL CBSA) Region</b>					
<b>Race/Ethnicity</b>	1990		2000		2010		1990		2000		2010	
	#	%	#	%	#	%	#	%	#	%	#	%
White, Non-Hispanic	23,395	55.53	18,424	44.44	14,422	34.16	208,175	82.91	251,485	78.72	287,564	67.80
Black, Non-Hispanic	15,826	37.56	16,349	39.43	16,754	39.68	30,045	11.97	37,387	11.70	58,866	13.88
Hispanic	2,558	6.07	6,033	14.55	9,889	23.42	10,640	4.24	25,212	7.89	63,876	15.06
Asian or Pacific Islander, Non-Hispanic	197	0.47	371	0.89	349	0.83	1,450	0.58	3,212	1.01	5,915	1.39
Native American, Non-Hispanic	101	0.24	170	0.41	104	0.25	405	0.16	1,333	0.42	912	0.22
<b>National Origin</b>												
Foreign-born	3,570	8.51	7,119	17.19	7,913	18.83	16,394	6.53	30,483	9.54	56,199	13.25
<b>LEP</b>												
Limited English Proficiency	2,027	4.83	5,320	12.84	5,874	13.98	8,267	3.29	17,218	5.39	35,027	8.26
<b>Sex</b>												
Male	19,933	47.52	20,493	49.48	20,787	49.23	122,683	48.87	156,258	48.92	208,282	49.11
Female	22,013	52.48	20,925	50.52	21,435	50.77	128,366	51.13	163,171	51.08	215,825	50.89
<b>Age</b>												
Under 18	10,986	26.19	11,336	27.37	11,078	26.24	52,483	20.91	68,489	21.44	87,754	20.69
18-64	22,958	54.73	22,879	55.24	24,958	59.11	138,988	55.36	171,466	53.68	241,003	56.83
65+	8,003	19.08	7,204	17.39	6,186	14.65	59,578	23.73	79,474	24.88	95,350	22.48
<b>Family Type</b>												
Families w/ children	4,129	38.97	3,787	43.74	4,508	46.21	24,091	32.66	22,867	34.92	41,648	36.18

Note 1: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families.

Note 2: Data Sources: Decennial Census; ACS

Note 3: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

**Table 3 - Racial/Ethnic Dissimilarity Trends**

<b>Racial/Ethnic Dissimilarity Index</b>	<b>(Fort Pierce, FL CDBG) Jurisdiction</b>			<b>(Port St. Lucie, FL CBSA) Region</b>		
	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
Non-White/White	68.16	58.16	49.00	60.68	49.67	44.44
Black/White	75.97	67.58	59.27	72.65	60.17	53.18
Hispanic/White	42.94	43.12	40.21	41.82	42.61	40.94
Asian or Pacific Islander/White	24.49	23.27	23.75	20.92	21.90	29.59

Note 1: Data Sources: Decennial Census

Note 2: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).



**Table 4 - R/ECAP Demographics**

	<b>(Fort Pierce, FL CDBG) Jurisdiction</b>		<b>(Port St. Lucie, FL CBSA) Region</b>			
<b>R/ECAP Race/Ethnicity</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>		
Total Population in R/ECAPs	15,089	-	18,389	-		
White, Non-Hispanic	1,774	11.76	3,141	17.08		
Black, Non-Hispanic	10,106	66.98	10,983	59.73		
Hispanic	2,848	18.87	3,872	21.06		
Asian or Pacific Islander, Non-Hispanic	77	0.51	88	0.48		
Native American, Non-Hispanic	44	0.29	49	0.27		
Other, Non-Hispanic	29	0.19	31	0.17		
<b>R/ECAP Family Type</b>						
Total Families in R/ECAPs	3,404	-	3,807	-		
Families with children	1,748	51.35	1,951	51.25		
<b>R/ECAP National Origin</b>	<b>Country</b>		<b>Country</b>			
Total Population in R/ECAPs	15,089	-	18,389	-		
#1 country of origin	Haiti	968	6.42	Mexico	1,437	7.81
#2 country of origin	Mexico	953	6.32	Haiti	984	5.35
#3 country of origin	Honduras	233	1.54	Honduras	233	1.27
#4 country of origin	Jamaica	153	1.01	Guatemala	231	1.26
#5 country of origin	Nicaragua	110	0.73	Jamaica	184	1
#6 country of origin	Guatemala	87	0.58	Nicaragua	114	0.62
#7 country of origin	Colombia	64	0.42	Colombia	82	0.45
#8 country of origin	Costa Rica	21	0.14	Cuba	78	0.42
#9 country of origin	Bahamas	17	0.11	Bahamas	27	0.15
#10 country of origin	Poland	14	0.09	Costa Rica	21	0.11
Note 1: 10 most populous groups at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.						
Note 2: Data Sources: Decennial Census; ACS						
<a href="http://www.hudexchange.info">Note 3: Refer to the Data Documentation for details (www.hudexchange.info).</a>						

**Table 5 - Publicly Supported Housing Units by Program Category**

	<b>(Fort Pierce, FL CDBG) Jurisdiction</b>	
<b>Housing Units</b>	<b>#</b>	<b>%</b>
Total housing units	20,362	-
Public Housing	826	4.06
Project-based Section 8	228	1.12
Other Multifamily		
HCV Program	354	1.74
Note 1: Data Sources: Decennial Census; APSH		
<a href="http://www.hudexchange.info">Note 2: Refer to the Data Documentation for details (www.hudexchange.info).</a>		

**Table 6 - Publicly Supported Housing Residents by Race/Ethnicity**

<b>(Fort Pierce, FL CDBG) Jurisdiction</b>	<b>Race/Ethnicity</b>							
	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian or Pacific Islander</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Housing Type</b>								
Public Housing	81	10.15	670	83.96	40	5.01	7	0.88
Project-Based Section 8	1	0.45	211	94.20	11	4.91	1	0.45
Other Multifamily								
HCV Program	11	3.48	300	94.94	5	1.58	0	0.00
<b>0-30% of AMI</b>	860	26.63	2,065	63.93	295	9.13	0	0.00
<b>0-50% of AMI</b>	1,745	26.80	3,335	51.23	965	14.82	15	0.23
<b>0-80% of AMI</b>	3,080	32.35	4,385	46.06	1,560	16.39	15	0.16
<b>(Fort Pierce, FL CDBG) Jurisdiction</b>	14,422	34.16	16,754	39.68	9,889	23.42	349	0.83
Note 1: Data Sources: Decennial Census; APSH; CHAS								
Note 2: #s presented are numbers of households not individuals.								
<a href="http://www.hudexchange.info">Note 3: Refer to the Data Documentation for details (www.hudexchange.info).</a>								

**Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category**

<b>(Fort Pierce, FL CDBG) Jurisdiction</b>	<b>Total # units (occupied)</b>	<b>% Elderly</b>	<b>% with a disability*</b>	<b>% White</b>	<b>% Black</b>	<b>% Hispanic</b>	<b>% Asian or Pacific Islander</b>	<b>% Families with children</b>
<b>Public Housing</b>								
R/ECAP tracts	253	9.88	13.83	2.78	95.24	1.98	0.00	73.91
Non R/ECAP tracts	546	33.15	49.82	13.55	78.75	6.41	1.28	35.71
<b>Project-based Section 8</b>								
R/ECAP tracts	217	5.29	5.29	0.45	94.20	4.91		82.82
Non R/ECAP tracts								
<b>Other HUD Multifamily</b>								
R/ECAP tracts								
Non R/ECAP tracts								
<b>HCV Program</b>								
R/ECAP tracts	208	10.20	21.94	1.55	98.45	0.00	0.00	60.71
Non R/ECAP tracts	138	13.53	28.57	6.56	89.34	4.10	0.00	48.12
Note 1: Disability information is often reported for heads of household or spouse/co-head only. Here, the data reflect information on all members of the household.								
Note 2: Data Sources: APSH								

**Table 8 - Demographics of Publicly Supported Housing Developments, by Program Category**

**Public Housing**

<b>(Fort Pierce, FL CDBG) Jurisdiction</b>	<b>Public Housing Race/Ethnicity (%)</b>	<b>Public Housing Households with Children (%)</b>
<b>Developments</b>		
Garden Terrace	White	3
	Black	95
	Hispanic	2
	Asian	0
Park Terrace	White	22
	Black	68
	Hispanic	9
	Asian	2
Scattered Sites	White	5
	Black	90
	Hispanic	4
	Asian	1
<b>Project-Based Section 8</b>		
<b>(Fort Pierce, FL CDBG) Jurisdiction</b>	<b>Project-Based Race/Ethnicity (%)</b>	<b>Project-Based Households with Children (%)</b>
<b>Developments</b>		
Orangewood Village	White	2
	Black	81
	Hispanic	17
	Asian	0
Pine Creek Village	White	0
	Black	99
	Hispanic	0
	Asian	1
Bethany Court Apartments	White	0
	Black	98
	Hispanic	2
	Asian	0
Note 1: For LIHTC properties, this information will be supplied by local knowledge.		
Note 2: Percentages may not add to 100 due to rounding error.		
Note 3: Data Sources: APSH		
<a href="http://www.hudexchange.info">Note 4: Refer to the Data Documentation for details (www.hudexchange.info).</a>		

**Table 9 - Demographics of Households with Disproportionate Housing Needs**

<b>Disproportionate Housing Needs</b>	<b>(Fort Pierce, FL CDBG) Jurisdiction</b>			<b>(Port St. Lucie, FL CBSA) Region</b>		
<b>Households experiencing any of 4 housing problems*</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>						
White, Non-Hispanic	3,180	7,515	42.32	47,625	126,205	37.74
Black, Non-Hispanic	3,810	5,890	64.69	10,675	18,160	58.78
Hispanic	1,290	2,065	62.47	9,500	15,880	59.82
Asian or Pacific Islander, Non-Hispanic	15	50	30.00	799	1,854	43.10
Native American, Non-Hispanic	14	24	58.33	73	246	29.67
Other, Non-Hispanic	60	75	80.00	1,005	1,709	58.81
Total	8,365	15,625	53.54	69,655	164,030	42.46
<b>Household Type and Size</b>						
Family households, <5 people	3,865	7,970	48.49	36,680	97,288	37.70
Family households, 5+ people	890	1,540	57.79	7,230	11,890	60.81
Non-family households	3,620	6,125	59.10	25,755	54,855	46.95
<b>Households experiencing any of 4 Severe Housing Problems**</b>						
	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>						
White, Non-Hispanic	1,680	7,515	22.36	22,185	126,205	17.58
Black, Non-Hispanic	2,505	5,890	42.53	6,499	18,160	35.79
Hispanic	905	2,065	43.83	5,875	15,880	37.00
Asian or Pacific Islander, Non-Hispanic	15	50	30.00	523	1,854	28.21
Native American, Non-Hispanic	0	24	0.00	44	246	17.89
Other, Non-Hispanic	60	75	80.00	620	1,709	36.28
Total	5,165	15,625	33.06	35,700	164,030	21.76
<p>Note 1: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.</p> <p>Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.</p> <p>Note 3: Data Sources: CHAS</p> <p>Note 4: Refer to the Data Documentation for details (<a href="http://www.hudexchange.info">www.hudexchange.info</a>).</p>						

**Table 10 - Demographics of Households with Severe Housing Cost Burden**

Households with Severe Housing Cost Burden*	(Fort Pierce, FL CDBG) Jurisdiction			(Port St. Lucie, FL CBSA) Region		
	# with severe cost burden	# households	% with severe cost burden	# with severe cost burden	# households	% with severe cost burden
<b>Race/Ethnicity</b>						
White, Non-Hispanic	1,575	7,515	20.96	21,160	126,205	16.77
Black, Non-Hispanic	2,305	5,890	39.13	5,990	18,160	32.98
Hispanic	665	2,065	32.20	4,650	15,880	29.28
Asian or Pacific Islander, Non-Hispanic	15	50	30.00	505	1,854	27.24
Native American, Non-Hispanic	0	24	0.00	4	246	1.63
Other, Non-Hispanic	60	75	80.00	520	1,709	30.43
Total	4,620	15,625	29.57	32,829	164,030	20.01
<b>Household Type and Size</b>						
Family households, <5 people	2,100	7,970	26.35	16,280	97,288	16.73
Family households, 5+ people	465	1,540	30.19	2,655	11,890	22.33
Non-family households	2,050	6,125	33.47	13,900	54,855	25.34
Note 1: Severe housing cost burden is defined as greater than 50% of income.						
Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.						
Note 3: The # households is the denominator for the % with problems, and may differ from the # households for the table on severe housing problems.						
Note 4: Data Sources: CHAS						
<a href="http://www.hudexchange.info">Note 5: Refer to the Data Documentation for details (www.hudexchange.info).</a>						

**Table 11 - Publicly Supported Housing by Program Category: Units by Number of Bedrooms and Number of Children**

Housing Type	(Fort Pierce, FL CDBG) Jurisdiction							
	Households in 0-1 Bedroom Units		Households in 2 Bedroom Units		Households in 3+ Bedroom Units		Households with Children	
	#	%	#	%	#	%	#	%
Public Housing	334	41.80	142	17.77	320	40.05	382	47.81
Project-Based Section 8	22	9.69	159	70.04	43	18.94	188	82.82
Other Multifamily								
HCV Program	43	13.07	142	43.16	131	39.82	183	55.62
Note 1: Data Sources: APSH								
<a href="http://www.hudexchange.info">Note 2: Refer to the Data Documentation for details (www.hudexchange.info).</a>								

**Table 12 - Opportunity Indicators, by Race/Ethnicity**

(Fort Pierce, FL CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Total Population</b>							
White, Non-Hispanic	29.27	14.47	22.55	18.45	42.15	60.92	74.65
Black, Non-Hispanic	6.74	7.83	7.88	18.77	45.97	47.32	72.90
Hispanic	14.09	12.36	15.87	18.67	46.25	55.09	73.17
Asian or Pacific Islander, Non-Hispanic	22.87	12.11	19.45	18.51	44.32	61.16	74.97
Native American, Non-Hispanic	12.91	10.29	12.19	18.58	45.95	57.68	73.48
<b>Population below federal poverty line</b>							
White, Non-Hispanic	26.98	12.89	20.51	18.56	42.22	60.34	73.71
Black, Non-Hispanic	4.68	7.62	6.16	18.88	46.56	45.29	72.76
Hispanic	11.89	11.90	14.32	18.75	46.35	57.17	72.57
Asian or Pacific Islander, Non-Hispanic	27.00	3.00	6.00	17.00	20.00	90.00	80.00
Native American, Non-Hispanic	8.17	14.51	11.08	18.88	49.01	61.93	73.37
(Port St. Lucie, FL CBSA) Region	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Total Population</b>							
White, Non-Hispanic	50.85	46.30	37.56	16.64	25.89	47.28	68.05
Black, Non-Hispanic	27.39	29.07	22.39	16.97	29.33	43.75	68.97
Hispanic	34.78	38.94	28.28	16.64	27.38	46.79	67.17
Asian or Pacific Islander, Non-Hispanic	46.24	44.67	34.64	15.88	24.18	45.65	66.92
Native American, Non-Hispanic	40.99	37.51	30.87	16.57	26.67	47.78	68.83
<b>Population below federal poverty line</b>							
White, Non-Hispanic	44.01	42.18	33.64	16.72	26.99	48.16	68.96
Black, Non-Hispanic	14.55	20.32	15.11	18.02	37.94	47.10	71.11
Hispanic	28.53	40.88	25.18	16.83	27.50	48.78	67.13
Asian or Pacific Islander, Non-Hispanic	40.11	51.11	29.21	17.13	31.00	61.23	65.71
Native American, Non-Hispanic	38.00	53.23	27.04	15.26	26.75	53.23	62.70
Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							
<a href="http://www.hudexchange.info">Note 2: Refer to the Data Documentation for details (www.hudexchange.info).</a>							

**Table 13 - Disability by Type**

Disability Type	(Fort Pierce, FL Jurisdiction)		(Port St. Lucie, FL CBSA) Region	
	#	%	#	%
Hearing difficulty	1,221	3.12	18,975	4.72
Vision difficulty	879	2.24	7,828	1.95
Cognitive difficulty	1,764	4.50	20,079	5.00
Ambulatory difficulty	4,038	10.31	35,328	8.79
Self-care difficulty	1,800	4.59	12,422	3.09
Independent living difficulty	2,417	6.17	21,207	5.28
Note 1: All % represent a share of the total population within the jurisdiction or region.				
Note 2: Data Sources: ACS				
<a href="http://www.hudexchange.info">Note 3: Refer to the Data Documentation for details (www.hudexchange.info).</a>				

**Table 14 - Disability by Age Group**

Age of People with Disabilities	(Fort Pierce, FL CDBG) Jurisdiction		(Port St. Lucie, FL CBSA) Region	
	#	%	#	%
age 5-17 with Disabilities	210	0.54	4,007	1.00
age 18-64 with Disabilities	3,385	8.64	27,390	6.82
age 65+ with Disabilities	2,387	6.09	31,092	7.74
Note 1: All % represent a share of the total population within the jurisdiction or region.				
Note 2: Data Sources: ACS				
<a href="http://www.hudexchange.info">Note 3: Refer to the Data Documentation for details (www.hudexchange.info).</a>				

**Table 15 - Disability by Publicly Supported Housing Program Category**

(Fort Pierce, FL CDBG) Jurisdiction	People with a Disability*	
	#	%
Public Housing	307	38.42
Project-Based Section 8	12	5.29
Other Multifamily		
HCV Program	81	24.62
(Port St. Lucie, FL CBSA) Region		
Public Housing	322	37.10
Project-Based Section 8	12	5.29
Other Multifamily	41	5.56
HCV Program	212	22.63
Note 1: The definition of "disability" used by the Census Bureau may not be comparable to reporting requirements under HUD programs.		
Note 2: Data Sources: ACS		
<a href="http://www.hudexchange.info">Note 3: Refer to the Data Documentation for details (www.hudexchange.info).</a>		

## **APPENDIX C – Contributing Factors Descriptions**

**Access to financial services.** The term “financial services” refers here to economic services provided by a range of quality organizations that manage money, including credit unions, banks, credit card companies, and insurance companies. These services would also include access to credit financing for mortgages, home equity, and home repair loans. Access to these services includes physical access - often dictated by the location of banks or other physical infrastructure - as well as the ability to obtain credit, insurance or other key financial services. Access may also include equitable treatment in receiving financial services, including equal provision of information and equal access to mortgage modifications. For purposes of this contributing factor, financial services do not include predatory lending including predatory foreclosure practices, storefront check cashing, payday loan services, and similar services. Gaps in banking services can make residents vulnerable to these types of predatory lending practices, and lack of access to quality banking and financial services may jeopardize an individual’s credit and the overall sustainability of homeownership and wealth accumulation.

**Access to proficient schools for persons with disabilities.** Individuals with disabilities may face unique barriers to accessing proficient schools. In some jurisdictions, some school facilities may not be accessible or may only be partially accessible to individuals with different types of disabilities (often these are schools built before the enactment of the ADA or the Rehabilitation Act of 1973). In general, a fully accessible building is a building that complies with all of the ADA's requirements and has no barriers to entry for persons with mobility impairments. It enables students and parents with physical or sensory disabilities to access and use all areas of the building and facilities to the same extent as students and parents without disabilities, enabling students with disabilities to attend classes and interact with students without disabilities to the fullest extent. In contrast, a partially accessible building allows for persons with mobility impairments to enter and exit the building, access all relevant programs, and have use of at least one restroom, but the entire building is not accessible and students or parents with disabilities may not access areas of the facility to the same extent as students and parents without disabilities. In addition, in some instances school policies steer individuals with certain types of disabilities to certain facilities or certain programs or certain programs do not accommodate the disability-related needs of certain students.

**Access to publicly supported housing for persons with disabilities.** The lack of a sufficient number of accessible units or lack of access to key programs and services poses barriers to individuals with disabilities seeking to live in publicly supported housing. For purposes of this assessment, publicly supported housing refers to housing units that are subsidized by federal, state, or local entities. “Accessible housing” refers to housing that accords individuals with disabilities equal opportunity to use and enjoy a dwelling. The concept of “access” here includes physical access for individuals with different types of disabilities (for example, ramps and other accessibility features for individuals with mobility impairments, visual alarms and signals for individuals who are deaf or hard of hearing, and audio signals, accessible signage, and other accessibility features for individuals who are blind or have low vision), as well as the provision of auxiliary aids and services to provide effective communication for individuals who are deaf or hard of hearing, are blind or have low vision, or individuals who have speech impairments. The concept



of “access” here also includes programmatic access, which implicates such policies as application procedures, waitlist procedures, transfer procedures and reasonable accommodation procedures.

**Access to transportation for persons with disabilities** Individuals with disabilities may face unique barriers to accessing transportation, including both public and private transportation, such as buses, rail services, taxis, and para-transit. The term “access” in this context includes physical accessibility, policies, physical proximity, cost, safety, reliability, etc. It includes the lack of accessible bus stops, the failure to make audio announcements for persons who are blind or have low vision, and the denial of access to persons with service animals. The absence of or clustering of accessible transportation and other transportation barriers may limit the housing choice of individuals with disabilities.

**Admissions and occupancy policies and procedures, including preferences in publicly supported housing.** The term “admissions and occupancy policies and procedures” refers here to the policies and procedures used by publicly supported housing providers that affect who lives in the housing, including policies and procedures related to marketing, advertising vacancies, applications, tenant selection, assignment, and maintained or terminated occupancy. Procedures that may relate to fair housing include, but are not limited to:

- Admissions preferences (e.g. residency preference, preferences for local workforce, etc.)
- Application, admissions, and waitlist policies (e.g. in-person application requirements, rules regarding applicant acceptance or rejection of units, waitlist time limitations, first come first serve, waitlist maintenance, etc.).
- Income thresholds for new admissions or for continued eligibility.
- Designations of housing developments (or portions of developments) for the elderly and/or persons with disabilities.
- Occupancy limits.
- Housing providers’ policies for processing reasonable accommodations and modifications requests.
- Credit or criminal record policies.
- Eviction policies and procedures.

**The availability of affordable units in a range of sizes.** The provision of affordable housing is often important to individuals with certain protected characteristics because groups are disproportionately represented among those who would benefit from low-cost housing. What is “affordable” varies by circumstance, but an often used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. This contributing factor refers to the availability of units that a low- or moderate-income family could rent or buy, including one bedroom units and multi-bedroom units for larger families. When considering availability, consider transportation costs, school quality, and other important factors in housing choice. Whether affordable units are available with a greater number of bedrooms and in a range of different geographic locations may be a particular barrier facing families with children. The availability, type, frequency, and reliability of public transportation Public transportation is shared passenger transport service available for use by the

general public, including buses, light rail, and rapid transit. Public transportation includes paratransit services for persons with disabilities. The availability, type, frequency, and reliability of public transportation affect which households are connected to community assets and economic opportunities. Transportation policies that are premised upon the use of a personal vehicle may impact public transportation. "Availability" as used here includes geographic proximity, cost, safety and accessibility, as well as whether the transportation connects individuals to places they need to go such as jobs, schools, retail establishments, and healthcare. "Type" refers to method of transportation such as bus or rail. "Frequency" refers to the interval at which the transportation runs. "Reliability" includes such factors as an assessment of how often trips are late or delayed, the frequency of outages, and whether the transportation functions in inclement weather.

**Community opposition.** The opposition of community members to proposed or existing developments—including housing developments, affordable housing, publicly supported housing (including use of housing choice vouchers), multifamily housing, or housing for persons with disabilities—is often referred to as "Not in my Backyard," or NIMBY-ism. This opposition is often expressed in protests, challenges to land-use requests or zoning waivers or variances, lobbying of decision-making bodies, or even harassment and intimidation. Community opposition can be based on factual concerns (concerns are concrete and not speculative, based on rational, demonstrable evidence, focused on measurable impact on a neighborhood) or can be based on biases (concerns are focused on stereotypes, prejudice, and anxiety about the new residents or the units in which they will live). Community opposition, when successful at blocking housing options, may limit or deny housing choice for individuals with certain protected characteristics.

**Deteriorated and abandoned properties.** The term "deteriorated and abandoned properties" refers here to residential and commercial properties unoccupied by an owner or a tenant, which are in disrepair, unsafe, or in arrears on real property taxes. Deteriorated and abandoned properties may be signs of a community's distress and disinvestment and are often associated with crime, increased risk to health and welfare, plunging decreasing property values, and municipal costs. The presence of multiple unused or abandoned properties in a particular neighborhood may have resulted from mortgage or property tax foreclosures. The presence of such properties can raise serious health and safety concerns and may also affect the ability of homeowners with protected characteristics to access opportunity through the accumulation of home equity. Demolition without strategic revitalization and investment can result in further deterioration of already damaged neighborhoods.

**Displacement of residents due to economic pressures.** The term "displacement" refers here to a resident's undesired departure from a place where an individual has been living. "Economic pressures" may include, but are not limited to, rising rents, rising property taxes related to home prices, rehabilitation of existing structures, demolition of subsidized housing, loss of affordability restrictions, and public and private investments in neighborhoods. Such pressures can lead to loss of existing affordable housing in areas experiencing rapid economic growth and a resulting loss of access to opportunity assets for lower income families that previously lived there. Where displacement disproportionately affects persons with certain protected

characteristic, the displacement of residents due to economic pressures may exacerbate patterns of residential segregation.

**Impediments to mobility.** The term “impediments to mobility” refers here to barriers faced by individuals and families when attempting to move to a neighborhood or area of their choice, especially integrated areas and areas of opportunity. This refers to both Housing Choice Vouchers and other public and private housing options. Many factors may impede mobility, including, but not limited to:

- Lack of quality mobility counseling. Mobility counseling is designed to assist families in moving from high-poverty to low-poverty neighborhoods that have greater access to opportunity assets appropriate for each family (e.g. proficient schools for families with children or effective public transportation.). Mobility counseling can include a range of options including, assistance for families for “second moves” after they have accessed 4 stable housing, and ongoing post-move support for families.
- Lack of appropriate payment standards, including exception payment standards to the standard fair market rent (FMR). Because FMRs are generally set at the 40th percentile of the metropolitan-wide rent distribution, some of the most desirable neighborhoods do not have a significant number of units available in the FMR range. Exception payment standards are separate payment standard amounts within the basic range for a designated part of an FMR area. Small areas FMRs, which vary by zip code, may be used in the determination of potential exception payment standard levels to support a greater range of payment standards.
- Jurisdictional fragmentation among multiple providers of publicly supported housing that serve single metropolitan areas and lack of regional cooperation mechanisms, including PHA jurisdictional limitations.
- HCV portability issues that prevent a household from using a housing assistance voucher issued in one jurisdiction when moving to another jurisdiction where the program is administered by a different local PHA.
- Lack of a consolidated waitlist for all assisted housing available in the metropolitan area.
- Discrimination based on source of income, including SSDI, Housing Choice Vouchers, or other tenant-based rental assistance.

**Inaccessible buildings, sidewalks, pedestrian crossings, or other**

**infrastructure.** Many public buildings, sidewalks, pedestrian crossings, or other infrastructure components are inaccessible to individuals with disabilities including persons with mobility impairments, individuals who are deaf or hard of hearing, and persons who are blind or have low vision. These accessibility issues can limit realistic housing choice for individuals with disabilities. Inaccessibility is often manifest by the lack of curb cuts, lack of ramps, and the lack of audible pedestrian signals. While the Americans with Disabilities Act and related civil rights laws establish accessibility requirements for infrastructure, these laws do not apply everywhere and/or may be inadequately enforced. Inaccessible government facilities or services Inaccessible government facilities and services may pose a barrier to fair housing choice for individuals with disabilities by limiting access to important community assets such as public meetings, social services, libraries, and recreational facilities. Note that the concept of accessibility includes physical access

(including to websites and other forms of communication) as well as policies and procedures. While the Americans with Disabilities Act and related civil rights laws require that newly constructed and altered government facilities, as well as programs and services, be accessible to individuals with disabilities, these laws may not apply in all circumstances and/or may be inadequately enforced.

**Lack of affordable, accessible housing in a range of unit sizes.** What is “affordable” varies by circumstance, but an often used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. For purposes of this assessment, “accessible housing” refers to housing that accords individuals with disabilities equal opportunity to use and enjoy a dwelling. Characteristics that affect accessibility may include physical accessibility of units and public and common use areas of housing, as well as application procedures, such as first come first serve waitlists, inaccessible websites or other technology, denial of access to individuals with assistance animals, or lack of information about affordable accessible housing. The clustering of affordable, accessible housing with a range of unit sizes may also limit fair housing choice for individuals with disabilities.

**Lack of affordable in-home or community-based supportive services.** The term “in-home or community-based supportive services” refers here to medical and other supportive services available for targeted populations, such as individuals with mental illnesses, cognitive or developmental disabilities, and/or physical disabilities in their own home or community (as opposed to in institutional settings). Such services include personal care, assistance with housekeeping, transportation, in-home meal service, integrated adult day services and other services (including, but not limited to, medical, social, education, transportation, housing, nutritional, therapeutic, behavioral, psychiatric, nursing, personal care, and respite). They also include assistance with activities of daily living such as bathing, dressing, eating, and using the toilet, shopping, managing money or medications, and various household management activities, such as doing laundry. Public entities must provide services to individuals with disabilities in community settings rather than institutions when: 1) such services are appropriate to the needs of the individual; 2) the affected persons do not oppose community-based treatment; and 3) community-based services can be reasonably accommodated, taking into account the resources available to the public entity and the needs of others who are receiving disability-related services from the entity. Assessing the cost and availability of these services is also an important consideration, including the role of state Medicaid agencies. The outreach of government entities around the availability of community supports to persons with disabilities in institutions may impact these individuals’ knowledge of such supports and their ability to transition to community based settings.

**Lack of affordable, integrated housing for individuals who need supportive services.** What is “affordable” varies by the circumstances affecting the individual, and includes the cost of housing and services taken together. Integrated housing is housing where individuals with disabilities can live and interact with persons without disabilities to the fullest extent possible. In its 1991 rulemaking implementing Title II of the ADA, the U.S. Department of Justice defined “the most integrated setting appropriate to the needs of qualified individuals with disabilities” as “a setting that enables individuals with disabilities to interact with nondisabled persons to the fullest extent possible.” By contrast, segregated settings are occupied exclusively or

primarily by individuals with disabilities. Segregated settings sometimes have qualities of an institutional nature, including, but not limited to, regimentation in daily activities, lack of privacy or autonomy, policies limiting visitors, limits on individuals' ability to engage freely in community activities and manage their own activities of daily living, or daytime activities primarily with other individuals with disabilities. For purposes of this tool "supportive services" means medical and other voluntary supportive services available for targeted populations groups, such as individuals with mental illnesses, intellectual or developmental disabilities, and/or physical disabilities, in their own home or community (as opposed to institutional settings). Such services may include personal care, assistance with housekeeping, transportation, in-home meal service, integrated adult day services and other services. They also include assistance with activities of daily living such as bathing, dressing, and using the toilet, shopping, managing money or medications, and various household management activities, such as doing laundry.

**Lack of assistance for housing accessibility modifications.** The term "housing accessibility modification" refers here to structural changes made to existing premises, occupied or to be occupied by a person with a disability, in order to afford such person full enjoyment and use of the premises. Housing accessibility modifications can include structural changes to interiors and exteriors of dwellings and to common and public use areas. Under the Fair Housing Act, landlords are required by fair housing laws to permit certain reasonable modifications to a housing unit, but are not required to pay for the modification unless the housing provider is a recipient of Federal financial assistance and therefore subject to Section 504 of the Rehabilitation Act or is covered by the Americans with Disabilities Act (in such cases the recipient must pay for the structural modification as a reasonable accommodation for an individual with disabilities). However, the cost of these modifications can be prohibitively expensive. Jurisdictions may consider establishing a modification fund to assist individuals with disabilities in paying for modifications or providing assistance to individuals applying for grants to pay for modifications.

**Lack of assistance for transitioning from institutional settings to integrated housing.** The integration mandate of the ADA and *Olmstead v. L.C.*, 527 U.S. 581 (1999) (*Olmstead*) compels states to offer community-based health care services and long-term services and supports for individuals with disabilities who can live successfully in housing with access to those services and supports. In practical terms, this means that states must find housing that enables them to assist individuals with disabilities to transition out of institutions and other segregated settings and into the most integrated setting appropriate to the needs of each individual with a disability. A critical consideration in each state is the range of housing options available in the community for individuals with disabilities and whether those options are largely limited to living with other individuals with disabilities, or whether those options include substantial opportunities for individuals with disabilities to live and interact with individuals without disabilities. For further information on the obligation to provide integrated housing opportunities, please refer to HUD's Statement on the Role of Housing in Accomplishing the Goals of *Olmstead*, the U.S. Department of Justice's Statement on *Olmstead* Enforcement, as well as the U.S. Department of Health and Human Services' Centers for Medicare and Medicaid Services final rule and regulations regarding Home and Community-Based Setting requirements. Policies that



perpetuate segregation may include: inadequate community-based services; reimbursement and other policies that make needed services unavailable to support individuals with disabilities in mainstream housing; conditioning access to housing on willingness to receive supportive services; incentivizing the development or rehabilitation of segregated settings. Policies or practices that promote community integration may include: the administration of long-term State or locally-funded tenant-based rental assistance programs; applying for funds under the Section 811 Project Rental Assistance Demonstration; implementing special population preferences in the HCV and other programs; incentivizing the development of integrated supportive housing through the LIHTC program; ordinances banning housing discrimination on the basis of source of income; coordination between housing and disability services agencies; increasing the availability of accessible public transportation.

**Lack of community revitalization strategies.** The term “community revitalization strategies” refers here to realistic planned activities to improve the quality of life in areas that lack public and private investment, services and amenities, have significant deteriorated and abandoned properties, or other indicators of community distress. Revitalization can include a range of activities such as improving housing, attracting private investment, creating jobs, and expanding educational opportunities or providing links to other community assets. Strategies may include such actions as rehabilitating housing; offering economic incentives for housing developers/sponsors, businesses (for commercial and employment opportunities), bankers, and other interested entities that assist in the revitalization effort; and securing financial resources (public, for-profit, and nonprofit) from sources inside and outside the jurisdiction to fund housing improvements, community facilities and services, and business opportunities in neighborhoods in need of revitalization. When a community is being revitalized, the preservation of affordable housing units can be a strategy to promote integration.

**Lack of local private fair housing outreach and enforcement.** The term “local private fair housing outreach and enforcement” refers to outreach and enforcement actions by private individuals and organizations, including such actions as fair housing education, conducting testing, bring lawsuits, arranging and implementing settlement agreements. A lack of private enforcement is often the result of a lack of resources or a lack of awareness about rights under fair housing and civil rights laws, which can lead to under-reporting of discrimination, failure to take advantage of remedies under the law, and the continuation of discriminatory practices. Activities to raise awareness may include technical training for housing industry representatives and organizations, education and outreach activities geared to the general public, advocacy campaigns, fair housing testing and enforcement.

**Lack of local public fair housing enforcement.** The term “local public fair housing enforcement” refers here to enforcement actions by State and local agencies or non-profits charged with enforcing fair housing laws, including testing, lawsuits, settlements, and fair housing audits. A lack of enforcement is a failure to enforce existing requirements under state or local fair housing laws. This may be assessed by reference to the nature, extent, and disposition of housing discrimination complaints filed in the jurisdiction.

**Lack of private investment in specific neighborhoods.** The term “private investment” refers here to investment by non-governmental entities, such as

corporations, financial institutions, individuals, philanthropies, and non-profits, in housing and community development infrastructure. Private investment can be used as a tool to advance fair housing, through innovative strategies such as mixed-use developments, targeted investment, and public-private partnerships. Private investments may include, but are not limited to: housing construction or rehabilitation; investment in businesses; the creation of community amenities, such as recreational facilities and providing social services; and economic development of the neighborhoods that creates jobs and increase access to amenities such as grocery stores, pharmacies, and banks. It should be noted that investment solely in housing construction or rehabilitation in areas that lack other types of investment may perpetuate fair housing issues. While “private investment” may include many types of investment, to achieve fair housing outcomes such investments should be strategic and part of a comprehensive community development strategy.

**Lack of public investment in specific neighborhoods, including services or amenities.** The term “public investment” refers here to the money government spends on housing and community development, including public facilities, infrastructure, services. Services and amenities refer to services and amenities provided by local or state governments. These services often include sanitation, water, streets, schools, emergency services, social services, parks and transportation. Lack of or disparities in the provision of municipal and state services and amenities have an impact on housing choice and the quality of communities. Inequalities can include, but are not limited to disparity in physical infrastructure (such as whether or not roads are paved or sidewalks are provided and kept up); differences in access to water or sewer lines, trash pickup, or snow plowing. Amenities can include, but are not limited to recreational facilities, libraries, and parks. Variance in the comparative quality and array of municipal and state services across neighborhoods impacts fair housing choice.

**Lack of regional cooperation.** The term “regional cooperation” refers here to formal networks or coalitions of organizations, people, and entities working together to plan for regional development. Cooperation in regional planning can be a useful approach to coordinate responses to identified fair housing issues and contributing factors because fair housing issues and contributing factors not only cross multiple sectors—including housing, education, transportation, and commercial and economic development—but these issues are often not constrained by political-geographic boundaries. When there are regional patterns in segregation or R/ECAP, access to opportunity, disproportionate housing needs, or the concentration of affordable housing there may be a lack of regional cooperation and fair housing choice may be restricted.

**Lack of resources for fair housing agencies and organizations.** A lack of resources refers to insufficient resources for public or private organizations to conduct fair housing activities including testing, enforcement, coordination, advocacy, and awareness raising. Fair housing testing has been particularly effective in advancing fair housing, but is rarely used today because of costs. Testing refers to the use of individuals who, without any bona fide intent to rent or purchase a home, apartment, or other dwelling, pose as prospective buyers or renters of real estate for the purpose of gathering information which may indicate whether a housing provider is complying with fair housing laws. “Resources” as used in this factor can be either public or private funding or other resources. Consider also coordination mechanisms between different enforcement actors.

**Lack of state or local fair housing laws.** State and local fair housing laws are important to fair housing outcomes. Consider laws that are comparable or “substantially equivalent” to the Fair Housing Act or other relevant federal laws affecting fair housing laws, as well as those that include additional protections. Examples of state and local laws affecting fair housing include legislation banning source of income discrimination, protections for individuals based on sexual orientation, age, survivors of domestic violence, or other characteristics, mandates to construct affordable housing, and site selection policies. Also consider changes to existing State or local fair housing laws, including the proposed repeal or dilution of such legislation.

**Land use and zoning laws.** The term “land use and zoning laws” generally refers to regulation by State or local government of the use of land and buildings, including regulation of the types of activities that may be conducted, the density at which those activities may be performed, and the size, shape and location of buildings and other structures or amenities. Zoning and land use laws affect housing choice by determining where housing is built, what type of housing is built, who can live in that housing, and the cost and accessibility of the housing. Examples of such laws and policies include, but are not limited to:

- Limits on multi-unit developments, which may include outright bans on multi-unit developments or indirect limits such as height limits and minimum parking requirements.
- Minimum lot sizes, which require residences to be located on a certain minimum sized area of land.
- Occupancy restrictions, which regulate how many persons may occupy a property and, sometimes, the relationship between those persons (refer also to occupancy codes and restrictions for further information).
- Inclusionary zoning practices that mandate or incentivize the creation of affordable units.
- Requirements for special use permits for all multifamily properties or multifamily properties serving individuals with disabilities.
- Growth management ordinances.

**Lending Discrimination.** The term “lending discrimination” refers here to unequal treatment based on protected class in the receipt of financial services and in residential real estate related transactions. These services and transactions encompass a broad range of transactions, including but not limited to: the making or purchasing of loans or other financial assistance for purchasing, constructing, improving, repairing, or maintaining a dwelling, as well as the selling, brokering, or appraising or residential real estate property. Discrimination in these transaction includes, but is not limited to: refusal to make a mortgage loan or refinance a mortgage loan; refusal to provide information regarding loans or providing unequal information; imposing different terms or conditions on a loan, such as different interest rates, points, or fees; discriminating in appraising property; refusal to purchase a loan or set different terms or conditions for purchasing a loan; discrimination in providing other financial assistance for purchasing, constructing, improving, repairing, or maintaining a dwelling or other financial assistance secured by residential real estate; and discrimination in foreclosures and the maintenance of real estate owned properties.



**Location of accessible housing.** The location of accessible housing can limit fair housing choice for individuals with disabilities. For purposes of this assessment, accessible housing refers to housing opportunities in which individuals with disabilities have equal opportunity to use and enjoy a dwelling. Characteristics that affect accessibility may include physical accessibility of units and public and common use areas of housing, as well as application procedures, such as first come first serve waitlists, inaccessible websites or other technology, denial of access to individuals with assistance animals, or lack of information about affordable accessible housing. Federal, state, and local laws apply different accessibility requirements to housing. Generally speaking, multifamily housing built in 1991 or later must have accessibility features in units and in public and common use areas for persons with disabilities in accordance with the requirements of the Fair Housing Act. Housing built by recipients of Federal financial assistance or by, on behalf of, or through programs of public entities must have accessibility features in units and in public and common use areas, but the level of accessibility required may differ depending on when the housing was constructed or altered. Single family housing is generally not required to be accessible by Federal law, except accessibility requirements typically apply to housing constructed or operated by a recipient of Federal financial assistance or a public entity. State and local laws differ regarding accessibility requirements. An approximation that may be useful in this assessment is that buildings built before 1992 tend not to be accessible.

**Location of employers.** The geographic relationship of job centers and large employers to housing, and the linkages between the two (including, in particular, public transportation) are important components of fair housing choice. Include consideration of the type of jobs available, variety of jobs available, job training opportunities, benefits and other key aspects that affect job access.

**Location of environmental health hazards.** The geographic relationship of environmental health hazards to housing is an important component of fair housing choice. When environmental health hazards are concentrated in particular areas, neighborhood health and safety may be compromised and patterns of segregation entrenched. Relevant factors to consider include the type and number of hazards, the degree of concentration or dispersion, and health effects such as asthma, cancer clusters, obesity, etc. Additionally, industrial siting policies and incentives for the location of housing may be relevant to this factor.

**Location of proficient schools and school assignment policies.** The geographic relationship of proficient schools to housing, and the policies that govern attendance, are important components of fair housing choice. The quality of schools is often a major factor in deciding where to live and school quality is also a key component of economic mobility. Relevant factors to consider include whether proficient schools are clustered in a portion of the jurisdiction or region, the range of housing opportunities close to proficient schools, and whether the jurisdiction has policies that enable students to attend a school of choice regardless of place of residence. Policies to consider include, but are not limited to: inter-district transfer programs, limits on how many students from other areas a particular school will accept, and enrollment lotteries that do not provide access for the majority of children.

**Location and type of affordable housing.** Affordable housing includes, but is not limited to publicly supported housing; however each category of publicly supported

housing often serves different income-eligible populations at different levels of affordability. What is “affordable” varies by circumstance, but an often used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. The location of housing encompasses the current location as well as past siting decisions. The location of affordable housing can limit fair housing choice, especially if the housing is located in segregated areas, R/ECAPs, or areas that lack access to opportunity. The type of housing (whether the housing primarily serves families with children, elderly persons, or persons with disabilities) can also limit housing choice, especially if certain types of affordable housing are located in segregated areas, R/ECAPs, or areas that lack access to opportunity, while other types of affordable housing are not. The provision of affordable housing is often important to individuals with protected characteristics because they are disproportionately represented among those that would benefit from low-cost housing.

**Occupancy codes and restrictions.** The term “occupancy codes and restrictions” refers here to State and local laws, ordinances, and regulations that regulate who may occupy a property and, sometimes, the relationship between those persons. Standards for occupancy of dwellings and the implication of those standards for persons with certain protected characteristics may affect fair housing choice.

Occupancy codes and restrictions include, but are not limited to:

- Occupancy codes with “persons per square foot” standards.
- Occupancy codes with “bedrooms per persons” standards.
- Restrictions on number of unrelated individuals in a definition of “family.”
- Restrictions on occupancy to one family in single family housing along with a restricted definition of “family.”
- Restrictions that directly or indirectly affect occupancy based on national origin, religion, or any other protected characteristic.
- Restrictions on where voucher holders can live. Private Discrimination The term “private discrimination” refers here to discrimination in the private housing market that is illegal under the Fair Housing Act or related civil rights statutes. This may include, but is not limited to, discrimination by landlords, property managers, home sellers, real estate agents, lenders, homeowners’ associations, and condominium boards. Some examples of private discrimination include:
  - Refusal of housing providers to rent to individuals because of a protected characteristic.
  - The provision of disparate terms, conditions, or information related to the sale or rental of a dwelling to individuals with protected characteristics.
  - Steering of individuals with protected characteristics by a real estate agent to a particular neighborhood or area at the exclusion of other areas.
  - Failure to grant a reasonable accommodation or modification to persons with disabilities.
  - Prohibitions, restrictions, or limitations on the presence or activities of children within or around a dwelling. Useful references for the extent of private discrimination may be number and nature of complaints filed

against housing providers in the jurisdiction, testing evidence, and unresolved violations of fair housing and civil rights laws.

**Quality of affordable housing information programs.** The term “affordable housing information programs” refers here to the provision of information related to affordable housing to potential tenants and organizations that serve potential tenants, including the maintenance, updating, and distribution of the information. This information includes: but is not limited to, listings of affordable housing opportunities or local landlords who accept Housing Choice Vouchers; mobility counseling programs; and community outreach to potential beneficiaries. The quality of such information relates to, but is not limited to:

- How comprehensive the information is (e.g. that the information provided includes a variety of neighborhoods, including those with access to opportunity indicators)
- How up-to-date the information is (e.g. that the publicly supported housing entity is taking active steps to maintain, update and improve the information).
- Pro-active outreach to widen the pool of participating rental housing providers, including both owners of individual residences and larger rental management companies.

**Regulatory barriers to providing housing and supportive services for persons with disabilities.** Some local governments require special use permits for or place other restrictions on housing and supportive services for persons with disabilities, as opposed to allowing these uses as of right. These requirements sometimes apply to all groups of unrelated individuals living together or to some subset of unrelated individuals. Such restrictions may include, but are not limited to, dispersion requirements or limits on the number of individuals residing together. Because special use permits require specific approval by local bodies, they can enable community opposition to housing for persons with disabilities and lead to difficulty constructing this type of units in areas of opportunity or anywhere at all. Other restrictions that limit fair housing choice include requirements that life-safety features appropriate for large institutional settings be installed in housing where supportive services are provided to one or more individuals with disabilities. Note that the Fair Housing Act makes it unlawful to utilize land use policies or actions that treat groups of persons with disabilities less favorably than groups of persons without disabilities, to take action against, or deny a permit, for a home because of the disability of individuals who live or would live there, or to refuse to make reasonable accommodations in land use and zoning policies and procedures where such accommodations may be necessary to afford persons or groups of persons with disabilities an equal opportunity to use and enjoy housing.

**Siting selection policies, practices and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs.** The term “siting selection” refers here to the placement of new publicly supported housing developments. Placement of new housing refers to new construction or acquisition with rehabilitation of previously unsubsidized housing. State and local policies, practices, and decisions can significantly affect the location of new publicly supported housing. Local policies, practices, and decisions that may influence where developments are sited include, but are not limited to, local funding approval processes, zoning and land use laws, local approval of LIHTC applications,

and donations of land and other municipal contributions. For example, for LIHTC developments, the priorities and requirements set out in the governing Qualified Allocation Plan (QAP) influence where developments are located through significant provisions in QAPs such as local veto or support requirements and criteria and points awarded for project location.

**Source of income discrimination.** The term “source of income discrimination” refers here to the refusal by a housing provider to accept tenants based on type of income. This type of discrimination often occurs against individuals receiving assistance payments such as Supplemental Security Income (SSI) or other disability income, social security or other retirement income, or tenant-based rental assistance, including Housing Choice Vouchers. Source of income discrimination may significantly limit fair housing choice for individuals with certain protected characteristics. The elimination of source of income discrimination and the acceptance of payment for housing, regardless of source or type of income, increases fair housing choice and access to opportunity.

**State or local laws, policies, or practices that discourage individuals with disabilities from being placed in or living in apartments, family homes, and other integrated settings.** State and local laws, policies, or practices may discourage individuals with disabilities from moving to or being placed in integrated settings. Such laws, policies, or practices may include medical assistance or social service programs that require individuals to reside in institutional or other segregated settings in order to receive services, a lack of supportive services or affordable, accessible housing, or a lack of access to transportation, education, or jobs that would enable persons with disabilities to live in integrated, community-based settings.

**Unresolved violations of fair housing or civil rights law.** Unresolved violations of fair housing and civil rights laws include determinations or adjudications of a violation or relevant laws that have not been settled or remedied. This includes determinations of housing discrimination by an agency, court, or Administrative Law Judge; findings of noncompliance by HUD or state or local agencies; and noncompliance with fair housing settlement agreements.

# Appendix D – Fair Housing Survey – English – Page 1 of 8

**City of Fort Pierce Fair Housing Survey - FOR CITIZENS**

Citizen Survey

Thank you for taking part in this survey of impediments to fair housing in the City of Fort Pierce. The information you provide is important and will be used to make housing better, fairer and more affordable. Please answer to the best of your ability. Please do not complete this survey if you have already done so.

**1. Address**

Name (Optional)

Street Address

Zip Code

**2. Please indicate your race, color, or origin:**

Black

Hispanic

White

Hatian

Asian/Pacific Islander

American Indian / Alaska Native

Other (please specify)

**3. How long have you lived in Fort Pierce?**

**4. For your household, please indicate the number of:**

Total People

Children

Handicapped Persons

Elderly (Age 65+)

**Appendix D – Fair Housing Survey – English – Page 2 of 8**

**5. Is your household:**

Male-headed

Female-headed

**6. Do you own or rent your home?**

Own

rent

**7. How old is your home (in years)?**

**8. Do you currently use public transportation?**

**9. If you answered "Yes" to Question #8 above, what is the approximate distance from your home to the closest bus stop?**

**10. Please select the type of home you live in below:**

House

Apartment

Duplex

Group Home

Mobile Home

Other (please specify)

**Appendix D – Fair Housing Survey – English – Page 3 of 8**

**11. Please select your household's yearly income range (from all sources of income):**

- Less Than \$10,000
- \$10,000-\$15,000
- \$15,001-\$20,000
- \$20,001-\$25,000
- \$25,001-\$30,000
- \$30,001-\$35,000
- \$35,001-MORE THAN \$40,000

**12. Please select your highest level of education:**

- Elementary (K-5)
- Middle (6-8)
- High School (9-12)
- Less than 2 Years College
- Finished College
- Masters Degree
- Other (please specify)

**13. Please select all that your home has:**

- Indoor Running Water
- Hot Water
- Water and Sink
- Working Bathroom and/or Shower
- Well
- Septic
- Connection to Public Sewer
- Electricity
- Insurance (Home Owners or Renters)
- Gas
- Air Conditioning
- Heat

**Appendix D – Fair Housing Survey – English – Page 4 of 8**

**14. Please indicate ALL programs you are interested in:**

- Educational Programs (GED and Other)
- Home Owner Educational Programs
- Budgeting and Recovering Credit
- Home Improvement
- Job Training
- Renter's Rights
- Fair Housing Laws
- Other (please specify)

**15. Are you currently receiving Federal, State or other monetary assistance? If Yes, please select from list below:**

- Child Support
- Food Stamps
- Aid for Dependent Children
- Disability
- Retirement
- Social Security
- Other (please specify)

**16. Have you ever been discriminated against regarding access to affordable housing? If Yes, please select if it was for:**

- Rental
- Sale



**Appendix D – Fair Housing Survey – English – Page 5 of 8**

**17. If you answered Yes to Question #16 above, please select the reason(s) for the unfair treatment you received:**

- Race
- Sex
- National Origin
- Familial Status
- Color
- Religion
- Disability/Handicap
- Other (please specify)

**18. If you answered Yes that you have been discriminated against regarding access to affordable housing, please explain:**

**19. Have you ever been the victim of housing discrimination through advertising:**

- Yes
- No

**20. If you answered Yes to #19 above, please select if this was for:**

- Rental Property
- Property for Sale

**Appendix D – Fair Housing Survey – English – Page 6 of 8**

**21. If you answered Yes to #19 above, please select the reason(s) for the unfair treatment you received:**

- Race
- Sex
- National Origin
- Familial Status
- Marital Status
- Disability / Handicap
- Other (please specify)

**22. Have you ever been turned down for a loan to buy a house?**

- Yes
- No

**23. If you answered Yes to #22 above, do you feel you should have been approved?**

- Yes
- No

**24. If you answered Yes to #22 above, please select the reason(s) you believe you received unfair treatment:**

- Race
- Sex
- National Origin
- Familial Status
- Marital Status
- Disability / Handicap
- Other (please specify)

**25. Have you been asked to refinance your home to "consolidate" your bills or pay off debts?**

- Yes
- No

## Appendix D – Fair Housing Survey – English – Page 7 of 8

Predatory Lending or abusive lending practices generally happen when a person has been taken advantage of through financing of a loan or the misuse of collateral available (like equity in your home). These loans tend to have high interest rates, outrageous fees, and unaffordable repayment terms.

**26. Have you ever been the victim of predatory lending?**

- Yes  
 No

**27. If you answered Yes to #26 above, did you seek assistance and counseling?**

- Yes  
 No

**28. If you sought counseling, where did you go:**

**29. If you answered Yes, that you sought counseling after being the victim of predatory lending, what was the final result(s) of the counseling?**

- Refund  
 Refinancing  
 Restructuring of a Loan  
 Other (please specify)

FOR THOSE OVER 55 YEARS OF AGE OR OLDER, PLEASE ANSWER THESE SPECIFIC QUESTIONS:

**30. Do you currently live in Senior Housing?**

- Yes  
 No

**31. If you answered Yes to #30 above, what type? (Restricted, Assisted, etc.)**

**32. Do you intend to move in the near future?**

- Yes  
 No

**Appendix D – Fair Housing Survey – English – Page 8 of 8**

33. If you answered Yes to #32 above, why do you intend to move? (examples: be near family, physical needs, etc.)

34. Could you afford assisted living, if it were necessary?

Yes

No

35. Has your residence been modified for any disability?

Yes

No

36. If you answered Yes to #35 above, what was changed or added? (examples wheel chair ramp, toilet seat, widening doors)

37. If you answered Yes that your home has been modified for a disability, how were the modifications financed? (examples: home equity loan, personal loan, City assistance)

38. Have you ever considered or applied for a Reverse (HECM) Mortgage?

Yes

No

39. If you answered Yes to #38 above, did you receive the Reverse Mortgage?

Yes

No

40. Please write any comments you would like to add regarding Fair Housing issues in Fort Pierce below.

**Encuesta de Vivienda Justa - Español**

Encuesta ciudadana de Vivienda Justa

Gracias por participar en esta encuesta de impedimentos a la vivienda justa en la ciudad de Fort Pierce. la información que hemos proporcionado es importante y será utilizada para hacer la vivienda mejor, más justo y más asequible . Por favor, respondan a la medida de su capacidad. Por favor, no llenar esta encuesta si ya lo ha hecho.

**1. Dirección**

Nombre: (Opcional)

Dirección

Código postal

**2. Por favor indique su raza, color y origen**

Negro

Hispano

Blanco

Haitiano

Asiático / Islas del Pacifico

Indios americanos / nativos de Alaska

Otro (especifique)

**3. Cuánto tiempo ha vivido en Fort Pierce ?**

**4. Para su hogar, por favor indique el número de:**

Total de personas

Niños

Las personas con discapacidad

Personas de edad avanzada ( mayor de 65 años )

**5. Su casa es:**

Hombres - Mayoria

Mujeres - Mayoria

**6. Es dueño o alquila su casa?**

Propio

Alquilar

**7. Qué edad tiene su casa ( en años ) ?**

**8. Actualmente usted usa transporte público?**

**9. Si su respuesta es " Sí " a la pregunta # 8, cuál es la distancia aproximada desde su casa a la parada de autobús más cercana ?**

**10. Por favor, seleccione el tipo de casa en que vive a continuación:**

Casa

Apartamento

Dúplex

Grupo Hogar

Casa móvil

Otros (especificar)

**11. Por favor, seleccione ingreso anual de su hogar ( de todas las fuentes de ingreso ):**

- Menos que \$10,000
- \$10,000-\$15,000
- \$15,001-\$20,000
- \$20,001-\$25,000
- \$25,001-\$30,000
- \$30,001-\$35,000
- \$35,001-Mas que \$40,000

**12. Por favor seleccione el nivel más alto de educación:**

- Primaria (K-5)
- Intermedia (6-8)
- secundaria (9-12)
- Menos de 2 años de universidad
- universidad terminado
- Maestría
- Otro (especifique)

**13. Por favor seleccione todo lo que su casa tiene :**

- Agua dentro de la casa
- Agua caliente
- Agua y fregadero
- Baño y / Ducha funcionando
- Pozo
- Séptico
- Conexión pública a la alcantarilla
- Electricidad
- Seguros ( propietarios o inquilinos Inicio )
- Gas
- Aire acondicionado
- Calentador

**14. Por favor indique TODOS los programas que le interesan :**

- Programas Educativos ( GED y Otros )
- Programas Educativos Para dueño de Casa
- Presupuestos y Recuperación de Crédito
- Mejorar el hogar
- Entrenamiento Profesional
- Los derechos del inquilino
- Leyes de vivienda justa
- Otros (especificar)

**15. Está recibiendo ayuda federal, estatal o otra ayuda monetaria ? si su respuesta es si, por favor seleccionar de la lista a continuación:**

- Manutención de los hijos
- Cupones de alimentos
- Ayuda para Niños Dependientes
- Discapacidad
- Jubilación
- Seguridad Social
- Otros (especificar)

**16. Alguna vez ha sido discriminada en el acceso a una vivienda asequible ? En caso afirmativo , por favor seleccione si fue por :**

- Alquiler
- Venta



**17. Si su respuesta a la pregunta # 16 es si, por favor seleccione el motivo ( s ) para el tratamiento injusto que recibió :**

- Raza
- Sexo
- Origen nacional
- Estado familiar
- Color
- Religión
- Discapacidad / Handicap
- Otros (especificar)

**18. Si su respuesta es Sí que ha sido discriminado en relación con el acceso a una vivienda asequible , por favor explique :**

**19. Alguna vez has sido víctima de discriminación en la vivienda a través de la publicidad :**

- Si
- No

**20. Si su respuesta a # 19 fue si , por favor seleccione si esto fue por:**

- Alquiler
- Propiedad en venta

**21. Si su respuesta a # 19 fue si, selecciona el motivo ( s ) para el tratamiento injusto que recibió :**

- Raza
- Sexo
- Origen nacional
- Estado familiar
- Estado civil
- Discapacidad / Handicap
- Otros (especificar)

**22. Alguna vez ha sido rechazado para un préstamo para comprar una casa ?**

Si

No

**23. Si su respuesta es si al # 22, se siente que usted debe haber sido aprobado ?**

Si

No

**24. Si su respuesta a # 22 es si, selecciona el motivo ( s ) cree que ha recibido un trato injusto :**

Raza

Sexo

Origen nacional

Estado familiar

Estado civil

Discapacidad / Handicap

Otros (especificar)

**25. Le han solicitado para refinanciar su casa para " consolidar " sus cuentas o pagar las deudas ?**

Si

No

Préstamos abusivos o las prácticas de préstamos abusivos generalmente ocurren cuando una persona ha sido aprovechado a través de la financiación de un préstamo o el mal uso de garantías disponibles (como el valor de su casa ) . Estos préstamos tienden a tener altas tasas de interés, tarifas exorbitantes , y plazos de pago inaccesibles .

**26. Si su respuesta a la pregunta #26 es si , Buscó ayuda y el asesoramiento?**

Si

No

**27. Si usted buscó asesoramiento, adónde fue :**

**28. Si su respuesta es Sí , que buscó ayuda después de haber sido víctima de un préstamo predatorio , qual fue el resultado final ( s ) de la orientación?**

Reembolso

Refinanciación

La reestructuración de un préstamo

Otros (especificar)

Para los mayores de 55 años de edad o mayores, por favor conteste las preguntas concretas:

**29. Acutal mente usted vive en viviendas para personas mayores?**

Si

No

**30. Si su respuesta a # 30 es si, qué tipo? (Restringido , asistida , etc. )**

**31. Tiene la intención de moverse en el futuro?**

Si

No

**32. Si su respuesta a # 31 es si , por qué va a pasar ? ( Ejemplos : estar cerca de la familia , las necesidades físicas , etc. )**

**33. Podría pagar vivienda asistida, si fuera necesario?**

Si

No

**34. Se ha modificado su residencia por cualquier incapacidad ?**

Si

No

**Appendix D – Fair Housing Survey – Spanish – Page 8 of 8**

35. Si su respuesta fue si al # 34, que ha sido cambiado o añadido ? ( Ejemplos rueda rampa de silla, asiento del inodoro , la ampliación de las puertas )

36. Si su respuesta es si ; que su casa ha sido modificada por una discapacidad , cómo se financiaron las modificaciones? ( Ejemplos : hogar préstamo , préstamo personal, la asistencia de la ciudad )

37. Alguna vez ha considerado o solicitado una hipoteca inversa ( HECM ) ?

- Si
- No

38. Si su respuesta fue si a # 38, recibió la Hipoteca Inversa?

- Si
- No

39. Es usted de origen o ascendencia española , hispano o latino?

- No, no soy español / hispano / latino
- Si , Puerto Riqueño
- Si , mexicano, mexicano americano, chicano
- Si, Cubano
- Si, otro grupo español / hispano / latino

40. Por favor escriba cualquier comentario desea agregar temas Feria de vivienda en Fort Pierce abajo.

## **Appendix E – Fair Housing Survey Results**

**Appendix F – Written Comments Received from Fair Housing Surveys**

**City Commission Regular Meeting**

**Agenda Item # 11. b.**

**Meeting Date:** 08/01/2016

**Re:** Presentation and Public Hearing for 2016-2020 5-Year Consolidated Plan and 2016 Annual Action Plan

**Submitted For:** Libby Woodruff, Urban Redevelopment Manager, Planning & Zoning

---

**SUBJECT:**

Presentation and Second of Two (2) Public Hearings for 2016-2020 5-Year Consolidated Plan and 2016 Annual Action Plan.

**SUMMARY:**

Draft CDBG 5-Year Consolidated Plan for 2016-20 & the 2016 Action Plan are available for public review & comment 6/30-8/1. Plan presentation will be followed by 2 public hearings, as required by HUD. The 2nd public hearing will be held August 1, 2016. Plans will be submitted to HUD by Aug 15.

**RECOMMENDATION:**

Allow a presentation and public hearing for the CDBG 5-Year Consolidated Plan for 2016-2020 and the 2016 Annual Action Plan.

**ALTERNATIVES:**

Do not allow the presentation and public hearing.

**RESPONSIBLE STAFF:**

Libby Woodruff, Urban Redevelopment Manger

**COORDINATED WITH:**

Rebecca Grohall, Planning Department Director

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**Fiscal Impact**

**Budgeted Y/N:** Y  
**Fiscal Year:** 2016  
**Account:** 10390025548340  
**Amount:** 530,925

**OTHER INFORMATION:**

This funding will be available October 1, 2016.

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**Attachments**

5-Year Consolidated Plan  
2016 Action Plan Draft

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**Form Review**

**Inbox**

City Manager

Form Started By: Libby Woodruff

Final Approval Date: 07/29/2016

**Reviewed By**

Nick Mimms

**Date**

06/29/2016 11:54 AM

Started On: 06/22/2016 04:33 PM



THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*

**2016-2020 5-Year Consolidated Plan**  
October 1, 2016 through September 30, 2020

**CITY OF FORT PIERCE, FLORIDA**  
Honorable Linda Hudson, Mayor

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

**DRAFT**

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# **1. Introduction**

The City of Fort Pierce Consolidated Plan for Housing and Community Development is a planning requirement of the Department of Housing and Urban Development (HUD). Fort Pierce is located in St. Lucie County, Florida, and the City is part of the Fort Pierce-St. Lucie County Metropolitan Statistical Area (MSA), which includes Martin County. This Consolidated Plan is a five-year planning document, consisting of a five-year plan and annual updates. This document comprises the five-year Plan for fiscal years 2016 through 2020.

This Plan is intended for application and use of the following HUD program:

- Community Development Block Grant (CDBG) Program

The City is currently a CDBG Entitlement Community, which means it receives a direct allocation of CDBG funds annually from HUD as part of a national funding formula. The City is too small to be eligible for a direct funding share of the other three HUD programs - HOME, ESG, and HOPWA.

The Fort Pierce Consolidated Plan is designed to be a collaborative process, which results in a unified vision for community development actions over five years. The Plan offers the City the opportunity to shape various housing and community development programs into an effective, coordinated strategy using citizen participation, strategic planning and partnerships. It is intended to reduce duplication of efforts at the local level. This Plan lays out the overall mission, program goals, specific objectives, annual goals and benchmarks for measuring progress. In so doing, it helps the City and its citizens track results that help determine what works.

This planning process is rooted in the National Affordable Housing Act (NAHA). The Consolidated Plan regulations further specify the Plan requirements as well as certifications required of the City prior to submitting the Plan, which include:

- Title 24 Part 91.1 - 91.6, Title I of Cranston-Gonzalez National Affordability Housing Act, 42 U.S.C. 17202-12711
- Community Development Block Grants (CDBG): Title I of the Housing and Community Development Act of 1974, 42 U.S.C. 5304-5320
- The Fair Housing Act (42 U.S.C. 3601-3619)
- Title IV of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973
- Title II of the Americans With Disabilities Act
- Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 17001U)

Through compliance with these planning requirements, the City of Fort Pierce annually receives federal funds under the Community Development Block Grant Program, which may be used for activities related to housing, infrastructure, community facilities and economic development.

As the following analysis demonstrates, Fort Pierce has a high percentage of low-income families. Because Fort Pierce is one of the smaller local jurisdictions in Florida eligible for direct allocation CDBG funding, the City has chosen to primarily allocate its HUD investments throughout a citywide target area. Priorities for the allocation of funds are directed toward families at the lowest end of the economic scale with the greatest needs in a variety of areas.

Three major challenges have accosted the City of Fort Pierce within the past 10 years: the burst of the housing bubble in 2008, the identification of significant deficiencies in the City's Community Services Division, the department originally tasked with administering the CDBG program, and the disbandment of the Department of Urban Redevelopment in July, 2013, the City department tasked with administering the program following the dismissal of the Community Services Division.

In 2008, St. Lucie County held the 10<sup>th</sup> highest foreclosure rate in the nation, out of 229 metro areas. In Fort Pierce alone, more than 1,200 foreclosures or notices to proceed with foreclosures were filed in 2008, where HUD calculated that 18.6% of the homes were at risk for foreclosure during that same period.

In 2009, HUD notified the City that over 60% of their CDBG funding was unspent, an indicator of inefficiency at a

time of great need. Shortly thereafter, the City was granted over \$1.1 million in Neighborhood Stabilization Program (NSP) funds by HUD and the State of Florida to address home foreclosures. While this grant was a huge opportunity to address community problems, it came at a time that the City was experiencing a great need for internal reorganization. In February 2010, all but one of the staff of the Community Services Division was terminated, and other City staff was deployed to take over program implementation in the newly organized Department of Urban Redevelopment.

In June, 2013, the City, in response to substantial budget shortfalls, disbanded the Department of Urban Redevelopment and discharged the departmental director and four (4) employees. While this department was effective in expending the NSP funds, they were largely ineffective in expediting the disbursement of the City's CDBG funding. The City's Grants Administrator was then tasked with revamping and jump-starting the sluggish CDBG program.

This Plan has been created in conjunction with the City's Comprehensive Plan, adopted in 2011. The Goals of the City's Comprehensive Plan are listed below:

Goal 1 - *Regulate land uses to maintain and protect its traditional Florida small town character by embracing its rich heritage, diverse cultural and community assets, and natural resources.*

Goal 2 - *Provide a safe, convenient, effective, and energy efficient multimodal transportation system which is coordinated with the Future Land Use and provides mobility of people and goods.*

Goal 3 - *Provide high quality, healthy, effective, reliable, efficient, environmentally sound and necessary services for coordinated sanitary sewer, solid waste, drainage, potable water and natural ground water aquifer recharge to meet the current and future needs of the City residents and visitors.*

Goal 4 - *Conserve, manage, appropriately use and protect the natural resources of the City ensuring continued resource availability and environmental quality.*

Goal 5 - *Protect human life and limit public expenditure in areas subject to destruction by natural disasters and, where appropriate, restrict development activities that would damage or destroy coastal resources.*

Goal 6 - *Maintain and enhance the supply of decent, safe, energy efficient and affordable housing and maximize viable options and opportunities for present and future residents of the City of Fort Pierce.*

Goal 7 - *Provide park facilities, recreation programs, and open space resources that are safe, adequate, and accessible to all City residents and that contribute to the character and quality of life that defines Fort Pierce.*

Goal 8 - *Provide accessible, effective and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the City of Fort Pierce.*

Goal 9: *Ensure adequate and timely public facilities and infrastructure capacity to accommodate existing and future residents and businesses maximizing the use and value of existing facilities, and effectively managing future growth consistent with the (LOS) standards established in the Comprehensive Plan.*

Goal 10: *Protect the public safety, health, and welfare of the City of Fort Pierce by providing sufficient public facilities concurrent with development to serve the existing and projected population.*

Goal 11: *Collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the five-year, 10-year and 20-year planning periods.*

This 5-Year Consolidated Plan should also be viewed in conjunction with the plans and activities of the City's four main partner organizations that provide supportive services encompassing a much wider vision than would be possible through Fort Pierce's CDBG allocation. These organizations were consulted in preparation of the Plan. They are in four program categories:

**Public Housing** - The Fort Pierce Housing Authority (FPHA) – serving all of St. Lucie County. The Fort Pierce Housing Authority is eligible for funding through the Balance of State HOME funding administered by the Florida Housing Finance Corporation.

**Community and Economic Development** - The Fort Pierce Redevelopment Agency (FPRA) – serving the City by redeveloping the Fort Pierce Community Redevelopment Area (CRA) does not have an approved Neighborhood Redevelopment Plan from HUD. It was designated a State Enterprise Zone; however the State of Florida discontinued the Enterprise Zone program in 2015.

The City has formed a new strong partnership with Career Source Research Coast (CSRC) (formerly Workforce Solutions) which is proving to be very fruitful. We held our first annual Job Fair in our lower income Lincoln Park neighborhood in January, 2016. More than 50 employers participated. We are now growing the partnership with CSRC by developing a job training/educational program for youth and young adults.

**Homelessness** – The Treasure Coast Homeless Services Council, Inc. (TCHSC) – provides a continuum of care for Indian River, St. Lucie, and Martin Counties. TCHSC receives Emergency Solutions Grant (ESG) funding from HUD through the Balance of State share for services to the homeless in St. Lucie County and Fort Pierce. There is not an Emergency Shelter or any homeless services funded, even in part, by the TCHSC within the City of Fort Pierce, even though the City of Fort Pierce’s Point-in-Time Count (performed by the TCHSC) showed a 185% increase in homeless children over a 12 month period 2014-2015.

The City’s Urban Redevelopment Manager contacted Ms. Lori Serino with HUD in August, 2015 who suggested the City send a letter to the director of the TCHSC requesting more information on the CoC’s usage of homeless program funds and to suggest that programs that were currently funded through the CoC that were not performing might be re-evaluated so that the City of Fort Pierce could potentially receive some of these funds to help address our homeless issues. We did send a letter stating these requests, which resulted in a meeting with the executive director of the TCHSC (CoC), who told us that all of the monies awarded to the TCHSC CoC for homeless services would remain in Indian River County (the location of the TCHSC CoC) and we were invited to direct our homeless to Indian River County for assistance. This was and still is an unrealistic solution to providing resources for our growing homeless population.

The City of Fort Pierce is currently partnering with the Fort Pierce Housing Authority and local supportive service organizations to try to establish and maintain emergency shelter and transitional housing services, without the assistance of the TCHSC CoC. We are hopeful to create a positive solution; however, due to the limited availability of funding resources, positive results from our efforts remain to be seen.

**Persons with HIV/AIDS** – The Care Network of the Treasure Coast (CNTC) – serving people with HIV/AIDS in Indian River, St. Lucie, Martin and Okeechobee counties. CNTC receives funds through the Balance of State share of the Housing Opportunities for Persons with AIDS (HOPWA) program.

## **2. Managing the Process**

### **A. Consultation**

**Lead Agency of the Consolidated Planning Process** - In compliance with 24 CFR Part 91, the City of Fort Pierce is the lead agency in the development of this Consolidated Plan with the cooperation of the Fort Pierce Housing Authority, several St. Lucie County departments, and various non-profit agencies.

Devereux Kids of the Treasure Coast	Workforce Develop Board / CareerSource Resch Coast
New Horizons of the Treasure Coast, Inc.	St. Lucie County Helping Hand Neighbors Senior Center
Treasure Coast Food Bank	Safespace, Inc.
St. Lucie County Health Access Network	Treasure Coast Food Bank
Habitat for Humanity	St Lucie County Chamber of Commerce
Main Street Fort Pierce	Care Network of the Treasure Coast
Lincoln Park Main Street	Fort Pierce Police Department
World Changers	St. Lucie County Sheriff’s Office
Council on Aging of St Lucie, Inc.	In the Image of Christ Homeless Shelter
Fort Pierce Housing Authority	Mustard Seed Ministries
St. Lucie County Planning Department	Dukes Resource
St. Lucie County Community Services Dept.	Children’s Services Council of St. Lucie County
St. Lucie County Board of Realtors	Dukes Resource
The ARC of St. Lucie County	Save Our Children
Department of Children & Families of Florida	In the Image of Christ
United Way of St. Lucie County	Mustard Seed Ministries
	Meals on Wheels of the Treasure Coast

City staff also contributed assistance with the development of this Plan. Staff included representatives from the Urban Redevelopment, Building, Code Enforcement, Engineering, Finance and Planning Departments. Major data sources included the City's Comprehensive Plan, Adopted in 2011, its previous 5-Year Consolidated Plan, Annual Action Plans and the 2015 Consolidated Annual Performance Evaluation Report (CAPER), data from HUD, US Bureau of the Census American Factfinder, and the University of Florida Shimberg Center's Florida Housing Data Clearinghouse. Plans from other cities of similar size were reviewed along with all relevant federal regulations and planning directives from HUD.

**Community Consultation for the Consolidated Plan and Assessment of Fair Housing Report** - The process used to develop Fort Pierce's Consolidated Plan and the Assessment of Fair Housing Report complies with Part 24 Section 91- 200 of HUD Regulations which requires interaction among private citizens, various local, county and state businesses and agencies concerned with housing and social services, non-profit and for-profit housing providers and other members of local institutions involved in the delivery of housing. Interviews were conducted in-person, via telephone and through a web-based survey with organizations, agencies and individuals serving the Fort Pierce area, some of which included:

Fort Pierce Housing Authority	Harbor Community Bank
St. Lucie County Council on Aging	Save Our Children, Inc.
St. Lucie County Community Services Dept.	In the Image of Christ, Inc.
St. Lucie County Community Transit	Meals on Wheels of the Treasure Coast
TD Bank	St. Lucie County Lending Consortium
Harbor Federal Savings Bank	Martin County Lending Consortium
Chase Bank	Seacoast National Bank
BB&T Bank	PBC Credit Union
Bank of America	Centerstate Bank
Bank Atlantic	Grand Bank & Trust of Florida
Harbor Federal Savings Bank	First National Bank
PNC Bank	Riverside National Bank
Florida Community Bank	Fort Pierce Magnet School of the Arts
SunTrust Bank	Virginia College
Wells Fargo Bank	Multicultural Resource Center for Children & Families, Inc.
Riverside National Bank	Treasure Coast Food Bank, Inc.
Bank United	Children Services Council of St. Lucie County
Oculina Bank	The Salvation Army
First Peoples Bank	Mustard Seed Ministries
Southern Commerce Bank	Habitat for Humanity
Indian River State College	World Changers

The Community Needs Assessment and Fair Housing Surveys were also promoted through a utility bill insert with Fort Pierce Utilities Authority, in English and Spanish advertisements on the City's website, TV station, in newspaper advertisements, advertisements in the Lincoln Park newsletter and free Spanish newsletter, five (5) community presentations, and three (3) City Commission meetings with public hearings.

## **B. Citizen Participation**

**Formulation of the Citizen Participation Plan** - Pursuant to the Consolidated Plan regulations under 24 CFR Parts 91, 92, 570, 574, 576, and 968, and Section 91.105, the City of Fort Pierce implemented its Citizen Participation Plan to include and incorporate provisions that affect the Community Development Block Grant Program. The Citizen Participation Plan was amended in April, 2016 in accordance with HUD's Memorandum, dated March 14, 2016 to Incorporate 24 CFR Part 5, Affirmatively Furthering Fair Housing into 24 CFR 91.10



Consolidated Program Year. Both English and Spanish versions of the Citizen Participation Plan are available for citizen review, via the City's website, through email or U.S. mail request, or in hardcopy at Fort Pierce City Hall.

This Consolidated Plan and its amendments represent a coordinated attempt to achieve maximum involvement of the City Commission, community groups and organizations and every citizen of the City of Fort Pierce, with emphasis on participation by extremely low, very low and low-income persons that are residents of lower income areas.

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

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

***The development of a viable community characterized by decent, safe, and sanitary housing, a suitable living environment for persons of low and very low-income, (equal to less than) ≤ 80% of the Average Median Income (AMI), and stabilizing and expanding small businesses.***

Prior to the City adopting the Consolidated Plan, the Annual Action Plan, or the Assessment of Fair Housing Report, the following actions were taken:

**Citizen Participation Plan** – The City updated its Citizen Participation Plan to include the process for creation and adoption of the Assessment of Fair Housing Report, per HUD's Memorandum dated March 14, 2016, 'Incorporating 24 CFR Part 5, Affirmatively Furthering Fair Housing into 24 CFR 91.10 Consolidated Program Year, 24 CFR 91.105 Citizen Participation Plan for Local Governments and 24 CFR 91.115 Citizen Participation Plan for States.' The City provided a draft of the amended Citizen Participation Plan in English and Spanish with a 30-day citizen review and comment period, advertised in two local publications, on the public service access TV channel, in local community newsletters, in English and Spanish.

A public presentation and public hearing was held during a regularly-scheduled City Commission meeting on May 2, 2016, followed by an additional public hearing and the City Commission's approval of Resolution #16-R21, approving the amendments to the Citizen Participation Plan on May 16, 2016. English and Spanish versions of the Citizen Participation Plan are available in hardcopy for review at Fort Pierce City Hall, through the U.S. Mail upon request and also on the City's website.

**Public Notice** - The City published the Consolidated Plan, Annual Action Plan and the Assessment of Fair Housing Report in a manner that afforded citizens, businesses, public agencies, and other interested parties a reasonable opportunity to examine its contents and to submit comments, including:

Interested parties had thirty days to examine the draft Plan and draft Assessment of Fair Housing Report, prior to its submission to the City Commission for approval and proper resolution. Both the draft Plan and AI Report are available in English and Spanish.

Three (3) public hearings were provided during the development of the Consolidated Plan, Annual Action Plan and the Assessment of Fair Housing Report. The first public hearing was held following a presentation on the creation of the Plans and Report, during the beginning of the process, to garner public comment.

The City encouraged citizen input at any time during the planning and creation period for the Consolidated and Annual Plans and the Assessment of Fair Housing Report. Any citizen comments made were duly noted in under Number 8 – Citizen Comments in the Consolidated Plan and in Chapter 10 of the AI Report. Final results of the Community Needs Assessment Survey and Fair Housing Survey are also included in the Consolidated Plan and AI Report. Any citizen complaints presented verbally were answered at the time presented. Complaints received in writing were provided written responses within thirty working days from the date the complaint was received. All such comments, complaints, objections and responses have been summarized and attached to the Consolidated Plan and Assessment of Fair Housing Report in their respective Appendices.

The Fort Pierce Community Needs Assessment Survey (CNAS) and Assessment of Fair Housing Survey (Fair Housing Survey) were made available to the public in two (2) formats – for businesses/supportive service organizations and for citizens - in English and in Spanish. The surveys were distributed utilizing the computer-

based tool, SurveyMonkey.com and in hardcopy. The first survey focused on individual citizens and was made available on the City's website for a period of three (3) months. A press release was published in a local daily news circulation to notify City residents, in English and in Spanish. Notifications in English and Spanish of the availability of the surveys were also included in Fort Pierce Utilities Authority utility bills and in the Hispanics in Action on the Treasure Coast online newsletter, and on the City's TV station. Responses to the survey were calculated and analyzed upon receipt. Hard copies were distributed via U.S. mail, upon request. The surveys were distributed via email to an extensive and comprehensive list of locally-based businesses and community agencies for their input (see list on pages 5 & 6). Also, Fort Pierce City Hall and a number of the supportive service agencies distributed copies of the surveys to their individual clients for further input.

The Urban Redevelopment Department provided five (5) oral presentations on the creation of the 5-Year Consolidated Plan, the Annual Action Plan and the Assessment of Fair Housing Report. Presentations were provided at a Communitywide Council meeting, and at locations including the Lincoln Park Main Street offices, Percy Peek Gymnasium, Police Athletic League Headquarters and Fort Pierce City Hall. All of these presentations were advertised in publications of general distribution and on the City's television station in English and in Spanish.

Three public presentations/public hearings were held during the development of the Plans and AI Report during advertised Fort Pierce City Commission meetings.

The Plans and the AI Report was made available for citizens, public agencies and other interested parties in English and Spanish at the St. Lucie County Public Library in Fort Pierce and at Fort Pierce City Hall. Summaries of the proposed Plans and Report were published in a local newspaper of general circulation, in the Lincoln Park Main Street Newsletter, in the Hispanics in Action on the Treasure Coast online newsletter, and on the City's television station, in English and Spanish.

**Amendments to the Consolidated Plan** - Any necessary amendments to the Plan or reallocation of funds during the program year will be published in local newspapers of general circulation, in English and Spanish. Public comments will be encouraged, and when obtained, they will be collected and recorded.

Reasonable notice and an opportunity to comment on substantial amendments with regard to citizen participation will be provided by placing a notice in local newspapers of general circulation, and by providing public service announcements in English and Spanish. Citizens and other interested parties will have thirty days to submit comments on the substantial amendment before the amendment is implemented.

The City will consider any comments or views of citizens received in writing or orally at public hearings in preparing the substantial amendment of the Consolidated Plan. A summary of these comments or views shall be attached to the substantial amendment of the Consolidated Plan. All comments and/or views will be accepted.

The City shall not make any substantial amendments to the Consolidated Plan without first informing and consulting with interested parties as described in this Citizen Participation Plan.

Substantial Amendments to the Annual Action Plan for the covered programs may involve changes in the method of distribution of funds, changes in uses from one eligible activity to another, new activities, or alteration of the existing activities or budget. In such cases, the City shall conduct a public review process with a minimum of one public hearing prior to implementing a Substantial Amendment.

**Access to Records** - Citizens will be provided reasonable notice and an opportunity to comment on annual performance reports through an advertisement in local newspapers of general circulation in English and Spanish, stating that performance reports are ready for submission to HUD. Copies of annual performance reports are also available in the Department of Urban Redevelopment for citizens' comments prior to submission of the annual report to HUD.

The City shall consider any comments or views of citizens received in writing, or orally at public hearings in preparing the annual performance report. A summary of these comments or views shall be attached to the report.

Public access to program information and documents relevant to the Consolidated Plan and use of assistance under the programs covered by this part during the preceding five years is available during normal working hours



for citizen review upon reasonable and timely request. This includes all documents, prior applications, letters of approval, grant agreements, the proposed application, copies of regulations and issuances governing the program, contracting procedures, environmental policies and reviews, fair housing and equal opportunity requirements, relocation and displacement provisions. Copies of the Plan shall be made available at convenient locations in English and Spanish, for review by citizens affected by the programs, and arrangements shall be made to make this information accessible to those who are handicapped or need assistance in translation of this material.

**Public Hearings** - The City held three public hearings to obtain citizens' views and to respond to proposals and questions, at two different stages of the development of the PY2016-2020 Consolidated Plan, the 2016 Action Plan and the Assessment of Fair Housing Report.

The public hearings were held at convenient times and locations to permit broad participation, especially by low and moderate-income persons, residents of lower income blighted neighborhoods, and handicapped citizens. The hearings addressed housing and community development needs, development of proposed activities, and review of program performance. Advertisements of public presentations, public hearings and citizen comment periods included contact information to arrange for accessibility by handicapped citizens, for the hearing and sight impaired, and a translator was also available, upon request.

To obtain the views of citizens on housing and community development needs, and priority non-housing community development needs, A public presentation announcing the availability of the Community Needs Assessment and Fair Housing surveys, in English and Spanish, was presented, along with an overview of the creation of the AFH Report and 5-Year Consolidated Plan on March 21 and April 4, 2016 at regularly-scheduled City Commission meetings. Advertisements in English and Spanish, announcing the availability of Community Needs Assessment and Fair Housing Surveys were publicized in the Hometown News newspaper on April 8, 2016, in Hispanics for Action on the Treasure Coast newsletter, on May 12, 2016, in the Lincoln Park Main Street newsletter in April, 2016, and on the City's public access television station from April 8 through July 11, 2016.

Community presentations on the 5-Year Consolidated Plan and AFH creation were advertised, in English and Spanish and held January 13 at a regularly-scheduled Communitywide Council (CWC) meeting, on January 2 at the Percy Peek Gymnasium in the Lincoln Park neighborhood, on January 26 at Fort Pierce City Hall on June 16 at the offices of Community Based Development Organization Lincoln Park Main Street, on June 23 at Fort Pierce City Hall and on July 13 at a regularly-scheduled Communitywide Council meeting at Fort Pierce City Hall. Each presentation was followed by distribution of English and Spanish versions of the Community Needs Assessment and Fair Housing surveys. Volunteers often picked up extra copies of the English and Spanish surveys following the meetings and distributed them door-to-door throughout our historic neighborhoods. Hardcopies of the English and Spanish Community Needs Assessment and Fair Housing surveys were distributed through the Police Athletic League Community Center, Lincoln Park Main Street and via numerous supportive service agencies throughout the City. A large display was set up in the foyer at Fort Pierce City Hall encouraging people to complete the surveys, which were available on the front counter.

Availability of the Community Needs Assessment and Fair Housing surveys were also promoted through a newspaper article in the St. Lucie News Tribune on April 12, 2015. Notifications in English and Spanish of the availability of the surveys were also included as an electric bill insert through the Fort Pierce Utilities Authority in the April, 2016 utility bills and in the Hometown Newspaper, in English and Spanish.

The Fort Pierce Community Needs Assessment Survey (CNAS) and the Fair Housing Survey were made available to the public in two (2) formats – for businesses/supportive service organizations and for citizens - in English and in Spanish. The surveys were distributed utilizing the computer-based tool, SurveyMonkey.com and in hardcopy via U.S. Mail upon request and through the various other venues described above.

Urban Redevelopment staff conducted one-on-one interviews related to community needs and fair housing issues in Fort Pierce with numerous realtors, housing agencies, St. Lucie County Community Services, and other supportive service organizations between April 15 and July 1, 2016.

Three (3) public hearings were provided during the development of the AFH Report. The first public hearing was held following a presentation on the creation of the Report on April 4, 2016, during the beginning of the process, to

garner public comment and to promote the availability of the English and Spanish Community Needs Assessment and Fair Housing surveys. The other two (2) public hearings were held July 5 and August 1, 2016, during regularly-scheduled City Commission meetings.

Interested parties had more than thirty days to examine the draft AFH and 5-Year Consolidated Plan, in English and in Spanish, prior to its submission to the City Commission for approval and proper resolution.

The City encouraged citizen input at any time during the planning and creation period for the AFH Report. Any citizen comments made were duly noted in this report under Citizen Comments. Final results of the Fair Housing Survey are also included in the Consolidated Plan and AFH Report, in the Appendices section.

Any citizen complaints presented verbally were answered at the time presented. Any complaints received in writing were answered within thirty working days from the date the complaint was received. All such comments, complaints, objections and responses have been summarized and attached to the Consolidated Plan and Assessment of Fair Housing Report in their respective Appendices.

The process used to develop Fort Pierce's 5-Year Consolidated Plan and Assessment of Fair Housing Report complies with Part 24 Section 91- 200 of HUD Regulations which requires interaction among private citizens, various local, county and state businesses and agencies concerned with housing and social services, non-profit and for-profit housing providers and other members of local institutions involved in the delivery of housing.

The Consolidated and Annual Action Plans, the Citizen Participation Plan and the Assessment of Fair Housing Report were all available in English and Spanish. Residents were encouraged to contact City staff to request assistance, as needed with additional translations of the Plans and Report.

**Meetings - Communitywide Council (Advisory Council)** - The City is desirous of encouraging the participation of its citizens, especially low-income residents, in developing and implementing a Community Development program. Citizens are involved in an advisory role in recommending policy issues and strategies to help determine both short and long term community development goals and objectives.

The Communitywide Council consists of seven regular voting and up to four alternate members appointed by the City Commission. The regular voting members consist of four persons of low or moderate income neighborhoods from the CDBG target area and are residents of federally assisted housing, representatives of community organizations or otherwise eligible for participation in the CDBG program and three members are from the community at large. The alternate members consist of two persons from each group and have no voting powers, except to fill the seat of an absent regular voting member and vote in their stead, as required, and as defined in City of Fort Pierce Resolution No. 10-54. All members are appointed to serve a two-year term. Members may serve no more than two consecutive terms.

Meetings of the Communitywide Council are held on the second Wednesday of the month beginning at 6:30 p.m. or at a time designated by the Council, in the second floor conference room at City Hall. Meetings are held monthly. Community presentations on January 13, 2016 and July 8, 2016 of the Consolidated Plan, Annual Action Plan and Assessment of Fair Housing Report and promotion of the available surveys were presented during Communitywide Council meetings on January 13, 2016.

**Availability to the Public** - The Consolidated Plan, Annual Action Plan and Assessment of Fair Housing Report were made available to the public upon reasonable and timely request. Printed copies, in English and Spanish, were made available for citizens to examine at Fort Pierce City Hall, on the City's website and, upon request through email and U.S. mail. Availability of the Plans and Report were advertised in newspapers of general circulation, on the City's website and in the Fort Pierce Utilities Authority utility statement.

**Response to Complaints and Grievances** - If the City receives a written complaint regarding any aspect of the Consolidated Plan process, a written response will be provided within fifteen (15) working days, where practical. Contact information for Urban Redevelopment Department staff was identified at public meetings, public hearings, with an address, telephone number and email address provided for individuals to submit comments. This contact information was also provided in all printed materials related to the Consolidated Plan, Annual Action Plan and Assessment of Fair Housing Report.

**Use of Citizen Participation Plan** – The City updated its Citizen Participation Plan to include the process for creation and adoption of the Assessment of Fair Housing Report, per HUD's Memorandum dated March 14, 2016,

'Incorporating 24 CFR Part 5, Affirmatively Furthering Fair Housing into 24 CFR 91.10 Consolidated Program Year, 24 CFR 91.105 Citizen Participation Plan for Local Governments and 24 CFR 91.115 Citizen Participation Plan for States.'

The City provided a draft of the amended Citizen Participation Plan in English and Spanish with a 30-day citizen review and comment period, advertised in two local publications, in English and Spanish, on the City's website and television station, followed by a public presentation and public hearing on May 2, 2016. The City of Fort Pierce has followed the guidelines set forth in its Citizen Participation Plan.

**Jurisdiction's Responsibility** - The requirement for citizen participation did not restrict the responsibility or authority of the City for the development and execution of its Consolidated Plan, Annual Action Plan or the Assessment of Fair Housing Report.

### **3. Housing and Homeless Needs Inventory**

#### **A. Housing Needs**

Housing is a basic human need, and a resource for attaining many other human goals. Housing is central to most people's desire to build their net worth, enjoy a settled, safe and serene life, and capitalize on the value of a home for other major purchases and investments. It is both a means and evidence of self-accomplishment. It is this critical role of housing for both individual and community well-being that accounts for the commitment of governments at all levels to the provision of safe, decent and affordable households in communities across America. An analysis of the City's housing market provides practical insight into its housing needs.

Information provided by the American Community Survey (ACS) Five-Year Estimates 2010-2014 for Fort Pierce reflected a total of 21,711 housing units, which is a decrease from the previous Five-Year Consolidated Plan which reported 22,003 housing units. This data reflects a relatively sluggish growth to an overall current population of 42,125 or approximately 2 persons per household, compared to St. Lucie County's total population of 298,563 persons, 277,789 total housing units or 1.08 persons per household.

The 2010-2014 ACS Five-Year Estimates report a total of 16,283 occupied housing units in the City of Fort Pierce. In order to determine an accurate estimate of households by annual income, it must be known that the median income for households is \$25,976 (combination of all types), the median family household (up to 4 persons) is \$31,220, the median income for married-couple families (up to 6 persons) is \$44,833, and the median income for non-family households (up to 2 persons) is \$19,400. This information helps to determine the overall percentage of each type of income level of extremely low, very low, low and moderate-income households within the City. The 2010-2014 ACS data reflects that an overall 35.9% of the people living in Fort Pierce live in poverty, or 15,653 people. Of this, 27% or 4,226 people represent the extremely low-income bracket, 34.7% or 5,432 households represent the very low-income bracket, 14.8% or 2,317 people represent the low-income bracket, and 23.4% or 3,678 persons represent the low to moderate income bracket. The Housing Market Analysis portion of this plan represents 7,375 housing units as owner-occupied versus 9,015 housing units as renter-occupied.

The table below reflects the income level percentages for all types of households in Fort Pierce, comparing 2009 data to 2014 data, published by the U.S. Census American Community Survey. This data represents both owner-occupied and renter-occupied housing units.

	<b>Households (2009)</b>	<b>Households (2014)</b>	<b>Families (2009)</b>	<b>Families (2014)</b>
<b>Total</b>	<b>15,207</b>	<b>16,283</b>	<b>9,515</b>	<b>9,743</b>
Less than \$10,000	13.2%	18.3%	10.9%	15.7%
\$10,000 to \$14,999	8.7%	10.5%	6.2%	7.2%
\$15,000 to \$24,999	18.2%	19.6%	17.2%	18.8%
\$25,000 to \$34,999	13.7%	14.1%	13.2%	13.4%
\$35,000 to \$49,999	18%	13.9%	18.3%	15.3%
\$50,000 and above	28.4%	10.8%	34.1%	12.8%
<b>Median Income \$\$</b>	<b>31,598</b>	<b>25,976</b>	<b>36,584</b>	<b>30,637</b>

Source: American Community Survey 5-Year Estimates 2010-2014 Income in the Past 12 Months, Fort Pierce

In comparison to the 2009 income and ownership for the low-income population characteristics, the following statistics remain similar in pattern:

- Just under one in ten very low-income persons owned their own home;
- More than one out of three renters were very low-income;
- Very low-income renters constituted the largest group of renters by income;
- Low-income owners were just under one in eight owners;
- Low-income renters were just over one in five in the City; and
- Moderate-income owners were one in five and one and five were also renters.

The trend of renter-occupied units in Fort Pierce has remained the most prominent housing statistic since 1990.

**Housing Problems** - Cost-burden, severe cost-burden, substandard housing conditions, and overcrowding (especially large families) are key indicators of the economic health and sustainability of a community and its neighborhoods. Overall, in 2014, renter occupied households reported having more housing problems than owner occupied households in Fort Pierce.

**Housing Cost Burden** - In 2014, the American Community Survey reported that renter occupied households suffered a much higher cost burden than owner occupied households with approximately 5,154 households paying 35% or more of their monthly income toward housing costs. More specifically, very low-income households represented 4,036 of the 5,154 households reflected in the highest bracket of cost burden.

Among all types of households combined within the City, more than 7,290 households, or approximately 45% of all households in Fort Pierce pay more than 35% of income toward monthly housing costs. By comparison, 29% of households in Florida are cost burdened.

In regards to elderly households, 4,201 or approximately 25% of households are headed by a person 65 years or older. In comparison, elderly persons head 28.3% of households statewide. Elderly households are 42.3% owner occupied.

**Overcrowding and Poverty** - The 2010-2014 ACS 5-Year Estimates data shows that 31.8% or 6,904 households, out of a total 16,283 occupied housing units in Fort Pierce are living at or below poverty. The data available does not provide overcrowding statistics by income level, but it does reflect that approximately 13% or 2,106 households are living in overcrowded conditions.

**Substandard Housing** - The City of Fort Pierce uses three main categories to define housing conditions within the City. These categories include: 1) substandard housing suitable for rehabilitation, 2) housing not suitable for rehabilitation, and 3) standard housing in need of minor home repair. While the City has homes that are in substandard condition due to lack of maintenance/code enforcement, less than 1% are lacking kitchen or plumbing facilities.

The very low-income or below poverty communities within the City generally face substandard conditions such as lack of telephone service available; however, private local non-profit agencies are available to assist residents living in these conditions. The City has also been able to assist in securing abandoned, unsafe structures using Federal funding.

The City is currently in the process of selling 14 first mortgages that it provided using Hurricane Housing Recovery (HHR) funds several years ago. Once this sale is complete, more than \$700,000 will be available in the State Housing Initiatives Partnership (SHIP) program, in addition to the City's annual SHIP entitlement, which has recently averaged around \$200,000 annually. All of these funds will be used to provide home rehabilitations and first time homebuyer assistance. The City completed fourteen (14) home rehabs in 2015 and has a current Waiting List of 19 citizens on the Waiting List will be contacted within the few weeks to update their applications as we prepare to begin their home rehabs. The City expects to complete 40 home rehabilitations using SHIP funds within the next three (3) years, which we believe will significantly impact our substandard housing issue, as it pertains to owner-occupied homes.

**Racial or Ethnic Disproportion Needs** - Approximately 40.9% of the total population in Fort Pierce is African American or one or more races, more specifically persons of Haitian decent. Although data sources, such as the U.S. Census Bureau's American Community Survey (ACS), do not provide specific statistics regarding the

housing conditions by race, the African American/Haitian communities generally represent a large percentage of families that occupy substandard housing, overcrowding or live below the poverty level. This demographic is better represented under the non-homeless special needs population category of this Plan, specifically farm workers and their families.

## B. Homeless Needs

According to the Treasure Coast Homeless Services Council January 2015 Point-in-Time Survey, there is an estimated 1,096 persons in St. Lucie County who meet the federal definition of *homeless*. The U.S. Department of Housing and Urban Development defines the term *homeless* as someone who meets the following criteria:

- An individual who lacks a fixed, regular, and adequate nighttime residence; and
- An individual who has a primary nighttime residence that is –
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The following chart reflects **Homelessness Facts for St. Lucie County, Florida**.

2014 Homelessness Totals	2015 Homelessness Totals
Homeless Adults: 799	Homeless Adults: 764
Homeless Children: 177	Homeless Children: 332
Total Homeless: 976	Total Homeless: 1096
Reason For Homelessness	
Disability: 20	Disability: 57
Unemployment: 144	Unemployment: 129

Source: Treasure Coast Homeless Services Council, Inc. January 2015 Point-in-Time Survey

Racial/ethnicity data is not collected at the Point-in-Time Survey or at other junctures.

## C. Non-Homeless Special Needs

**Persons with Disabilities** - The 2010-2014 Five-Year Estimates of the American Community Survey (ACS) from the U.S. Census Bureau identified 13.47% of the population of the City of Fort Pierce with a disability. Of children eighteen and under, 1.8% had a disability. Persons aged 18-64 had a 13% disability rate and seniors aged 65 and older had a 35.7% disability rate. For comparisons to Florida’s population, see the following table:

Persons with Disabilities (non-institutionalized)		
Age	Fort Pierce	Florida
17 and under	1.8%	3.9%
18-64 years	13%	9.9%
65 years and older	35.7%	34%
Total # with disability	5803	2,429,834

**Elderly and Frail Elderly** - For purposes of the Plan, an elderly person is defined as being at least 65 years of age. As previously mentioned, the elderly are frequently hit hardest by inflation, shortage of health care facilities and the special burdens imposed by infirmity and isolation. For many elderly, their savings and fixed income cannot withstand the strain of rising costs of living. We also live in an era of an increasingly aging population, with Florida leading the Country in the high average age of our population. Over 13.9% of persons over age 65 in Fort Pierce live alone.<sup>1</sup>

<sup>1</sup> 2009-2013 American Community Survey; U.S. Census Bureau



The frail elderly are defined “as individuals, over 65 years of age, dependent on others for activities of daily living, and often in institutional care.” In plain terms, the frail elderly need assistance in order to perform routine activities such as eating, bathing and household maintenance. In order to estimate the number of elderly that are frail and are low-income, we have to rely on national studies. At a minimum, we know that nationally:

- About 50% of all elderly 85 years and over have one or more limitations to activities of daily living; that is they are frail elderly.
- For persons aged 80-84, 31% are frail elderly.
- For persons aged 75-79, 20% are frail elderly.
- For persons aged 70-74, 11% are frail elderly.
- For persons aged 65-69, 9% are frail elderly.

Very low-income frail elderly are typically in great need of public sector assistance in order to maintain an acceptable living condition. There are approximately 1,168 very low-income elderly in Fort Pierce. Their supportive housing needs include health care, home maintenance, transportation, shopping and, sometimes, food preparation. Two agencies serving the City are the Council on Aging of St. Lucie, Inc. (COASL) and St. Lucie County Helping Hand Neighbors Center, which provide meals, education services, homemaking, personal care, recreation, and transportation assistance to elderly and disabled citizens. COASL provides services to over 25,000 seniors in St. Lucie County annually.

**Severely Mentally Ill** - The National Institute for Mental Health estimates that 20% of Americans 18 or older – about one in five adults – suffer from a diagnosable mental disorder in a given year. In addition, 4 of the 10 leading causes of disability in the United States are mental disorders – major depression, schizophrenia, bipolar disorder, and autism/Asperger’s Syndrome. Many people suffer from more than one mental disorder at a given time. The National Institute for Mental Health defines serious mental illness as: “Adults with a serious mental illness are persons: (1) age 18 and over, (2) who currently or at any time during the past year, (3) have a diagnosable mental, behavioral, or emotional disorder of sufficient duration to meet diagnostic criteria specified within the Diagnostic and Statistical Manual of Mental Disorders, (4) that has resulted in functional impairment which substantially interferes with or limits one or major life activities. All these disorders have episodic, recurrent, or persistent features; however, they vary in terms of severity and disabling effects.” The exact number of people in this community with mental illness is unknown. Using the figure of just one percent of the population, this would account for 431 severely mentally ill within the City. This population is vulnerable to job loss and homelessness. New Horizons of the Treasure Coast has a 90 bed residential facility serving children and adults in Fort Pierce, and also provides outpatient services. The national and regional trend to remove the severely mentally ill from institutions and allow them to assimilate into the community can accelerate homelessness and create other community problems. Treasure Coast Homeless Services Council is taking the lead in addressing the need for homeless prevention and housing for this in-need population.

**Developmentally Disabled** - The developmentally disabled are persons with severe, chronic mental and/or physical impairments, which are likely to continue indefinitely and cause serious problems in language, learning, mobility and capacity for independent living. Developmentally disabled individuals frequently need assisted living/working conditions, life skills training and transportation. There are no estimates of developmentally disabled persons within Fort Pierce. Nationally, it is estimated that one to three percent of the population meet this definition. This figure is published by the Association for Retarded Citizens, a national organization for retarded and disabled citizens. The City continues to seek resources – social services and housing -- that will meet this need. Taking the middle range of just over 2% of the population, Fort Pierce has 830 developmentally disabled residents.

**Physically Disabled** - The physically disabled have one or more physical impairments, which impede their ability to function independently. This does not necessarily mean that the physically disabled are unproductive members of our community. However, these citizens want to live as independently as possible. The American Community Survey (ACS) does not differentiate between types of disabilities, and there are no local estimates of the number of physically disabled residents. Supportive housing efforts by the City of Fort Pierce have identified those low-income, physically disabled residents:

- Often need modifications to their current housing in order to live more independently (ramps, expanded doorways, accessible kitchens and bathrooms);
- Need socially stimulating living environments with opportunities for leisure-time activities; and
- Cannot always afford decent, accessible housing.

**Persons with Alcohol/Other Drug Addictions** - Alcohol and other drug addictions are defined as excessive and impairing use of alcohol or other drugs, including addiction. There is a correlation between alcohol and other drug addiction and housing problems. For example, about one-third or more of clients in publicly funded residential programs are homeless most of the year. Even for individuals that are not homeless, addictions can lead to unemployment, loss of wages (due to absenteeism), poor property maintenance and other problems. New Horizons of the Treasure Coast offers counseling, job training and one-on-one guidance to individuals under treatment or returning from treatment for drug and alcohol addictions. According to the National Alcoholism Center, at least 15% of Floridians are in danger of being alcoholics. Applying this figure to the 41,590 persons in Fort Pierce, at least 6,239 persons may be addicted to alcohol without considering numbers affected by street or prescription drugs.

While drug abuse is nothing new, addictions to prescription drugs such as Oxycodone have reached epidemic proportions. Many people begin taking pain medications with legal prescriptions for diagnosed conditions, but become addicted and begin using at greater and greater quantities. Seventy percent of detoxification admissions at New Horizons of the Treasure Coast are for prescription drug withdrawal.

Heroin is quickly becoming the 'drug of choice' in Florida. The drug was detected in 447 fatalities throughout the state in 2014, according to a report released Florida's medical examiners. That's an all-time high, and more than doubles the 199 people who had heroin in their bodies when they died in 2013.

The deadly surge parallels that of another drug — fentanyl — which was detected in 538 deaths across the State in 2014. That was an 84 percent jump from the 292 fatalities in 2013.

A powerful opioid medication, fentanyl is commonly mixed with heroin to enhance its effects — and is blamed for making heroin even deadlier.

The data reflect a nationwide resurgence in heroin use, which experts attribute to efforts to combat prescription drug abuse. According to Khary Rigg, a professor of mental health law and policy at the University of Florida, "For many people, painkillers have been a gateway into heroin use."

**Persons with AIDS and Related Diseases** - Nationally, HIV/AIDS is more likely to be found in men (80%) and in the black population (44%) compared to white (31%), Hispanic (21%) and others (4%). At the end of 2011, the Center for Disease Control (CDC) said an estimated 1.2 million persons in the United States were living with HIV/AIDS. Florida ranks second (2<sup>nd</sup>) in the nation for number of HIV/AIDS cases among adults and second in pediatric HIV/AIDS cases. The CDC estimates that approximately 33,000 persons become infected with HIV each year. Anyone actually diagnosed with AIDS, AIDS related complex or HIV-positive is considered a member of this special needs population.

The most recent Florida Department of Health, Division of Disease Control's Surveillance Report identified 337 HIV/AIDS cases in St. Lucie County as of 2014. St. Lucie County ranks number seven in Florida in Aids cases 2012-2014.

According to the Sun Sentinel's story by reporter Dan Sweeney on July 24, 2015, the number of reported HIV cases in Florida jumped 23 percent between 2014-2015, the biggest increase in a continuing upward trend that began in 2012 after several years of decreases. And, the proportion of Floridians infected with the disease is at its highest in seven years. Experts say the reasons include a decreased fear of dying from AIDS, subpar attempts at safe-sex education and disease prevention, and increased use of injected drugs such as heroin.

The Care Network of the Treasure Coast (CNTC) is the Ryan White Part B, Community Advisory Planning Body for Indian River, St. Lucie, Martin and Okeechobee counties. The CNTC is committed to improving the health and quality of life for people living with HIV/AIDS throughout the Treasure Coast. They are committed to working

together to build and strengthen relationships with consumers, providers, and community partners. The CNTC, formerly known as the AIDS Consortium of the Treasure Coast, was established in the mid-90's to serve as the advisory planning body for the Ryan White Part B funds in Area 15. The Ryan White Part B funds are awarded by the federal government to each state to provide access to medical care and social services for people living with HIV/AIDS. The State of Florida Department of Health in turn awards the funds to a lead agency within each Area. The St. Lucie County Health Department (SLCHD) currently serves as the Lead Agency for Area 15. The Lead Agency serves as the fiscal and administrative agency for the Ryan White Part B funds.

**Farmworkers/Fishing Workers** – Florida has a total of 13,291 farms with 107,192 farm workers. Florida has a total of 1,014 migrant worker farms with 43,842 migrant workers. St Lucie County has a total of 150 farms with 1,033 workers. St Lucie County has 404 migrant workers on contract labor farms.<sup>2</sup> Migrant workers are defined as a person traveling more than 75 miles to find farm work. Seasonal workers also perform labor in crop agriculture but do not make this migration. In addition to the migrant/season distinction, farmworkers may be accompanied or unaccompanied. Accompanied farmworkers are those living with a spouse, children, or parents or minor farmworkers living with a sibling. Unaccompanied farmworkers are those who do not live with immediate family.

Unaccompanied Migrant/Seasonal Workers	Accompanied Migrant/Seasonal Workers	Total Migrant/Seasonal Workers
461	264	724

FL Dept. of Health Permitted Camps and State and Federally-Assisted Farmworker Housing - 2014			
Rural Development & FL Housing Multifamily Housing		FL Dept. of Health Permitted Camps	Total Capacity
Units	Capacity		
104	416	60	476

*Florida Dept. of Health; Shimborg Center for Housing Studies, Assisted Housing Inventory*

Unaccompanied migrant farmworkers fall most frequently into the lowest income groups, earning less than \$10,000 per year.<sup>3</sup> However, it is important to note that many farmworkers meet their housing needs through the private market or through subsidized housing not specifically reserved for farmworkers.

Data for fishing workers is too small to be analyzed at the County level but housing affordability challenges can be assumed to be the same as that of farmworkers.

**Large Families** - HUD defines large families as being a family unit comprised of five or more persons. The housing needs of large families within this community are problematic on two counts. First, there is a limited supply of rental units with 3 or more bedrooms in the City. Hence, large families are often forced to live in overcrowded conditions.

Secondly, the large family finds it increasingly difficult to locate affordable housing to accommodate its needs. Homeownership is prohibitively expensive for many families, as income has not kept pace with the cost of housing. The strong need for increased family housing is evident when viewed against the numbers of families qualifying for assisted housing programs. The 2014 American Community Survey found 2,086 large family households among the City's total households (9.5% of all households). Often, large families have several dependent children and thus need a location close to day care centers and schools. Large families are more likely to have low and moderate-incomes and pay more than 35% of their incomes for housing. Overcrowding is also an indicator of the need for more affordable housing for these families. A total of 4.7 percent of all renter households and 3.3 percent of all owner households contain 1.01 or more persons per room. The federal definition of overcrowding is more than 1 person per room per dwelling unit.

**Children and Youth** - In 2014, there were 10,553 children and youth under 18 in the City of Fort Pierce. The City of Fort Pierce has labeled children and youth who are troubled or threatened with homelessness as a special

<sup>2</sup> AGcensus. USDA, Census of Agriculture, 2014

<sup>3</sup> Shimborg Center for Housing Studies, 2015



needs population. The City realizes that young people must receive adequate guidance and care in order to develop into productive members of society. The City also believes that youth must be provided with alternatives to drugs and violence. Most social service needs of the City are coordinated and provided by St. Lucie County and the Children’s Services Council of St. Lucie County, as well as direct state and federal funding through a myriad of programs. However, the City allocates a portion of its Community Development Block Grant funds for Public Service Grants, which are provided to non-profit organizations that provide funding to services for at-risk children, adults and families.

The City of Fort Pierce and many community partners are proud sponsors of Project SafePlace locations. Project SafePlace is a nationally acclaimed prevention and outreach program located in over 600 communities across the country. The program is designed to assist youth that are at-risk, in crisis, or have run away from home. Signage at locations, such as fast food restaurants provides a network of sites where young people can go if they need help quickly. When a young person requests help at a SafePlace, the site contacts the Children’s Home Society’s Wave C.R.E.S.T facility in Fort Pierce. Wave C.R.E.S.T., a facility for youth aged 12-17, provides temporary shelter and counseling.

**Victims of Domestic Violence** - Domestic violence is a pattern of controlling behaviors – violence or threats of violence – that one person uses to establish power over an intimate partner in order to control that partner’s actions and activities. Physical assault is widespread among adults in the United States. An estimated 4 million women and 3 million men are physically assaulted annually in the United States.<sup>4</sup> More than 3 million children witness domestic violence in their homes every year. Children who live in homes where there is domestic violence also suffer abuse or neglect (30 to 60%). Safespace, Inc. provides temporary shelter for children and their parents of the Treasure Coast who are victims of family violence.

**D. Lead-Based Paint**

**Incidence of Lead-Based Paint** - The Plan requires Fort Pierce, to the extent feasible, to assess the number of incidents of lead-based paint in housing units. In this assessment, the City must also estimate the number of units with lead-based paint that are occupied by low, very low and extremely low-income households. Occurrence of lead-based paint does not necessarily mean a hazard or risk. The properties more at risk are ones deteriorating, particularly with plumbing problems or rehabilitated units where unsafe renovations occurred. Lead-based paint in these instances can cause lead poisoning, which can result in IQ reductions, reading and learning disabilities, decreased attention span and hyperactivity. Lead paint was banned from residential paint beginning in 1978. Sources of lead paint hazards can be lead dust (often generated during inappropriate lead-based paint elimination efforts) and the deterioration and peeling of lead paint (even where the lead paint has been covered with oil-based or water-based paint).

**Age of Housing as Indication of Lead Based Paint** – Knowing the age of the housing unit is one of the key ways to estimate the number of units with lead-based paint. However, estimating the number of units that may have lead-based paint is extremely difficult since not all housing units built before 1979 contain lead paint. The following table shows the ages of housing units in the City of Fort Pierce by housing type.

	2010 or later	2000 - 2009	1980 - 1999	1960 - 1979	1940 - 1959	1939 or earlier	Total
Owner Occupied	40	955	1,881	2,858	1,288	246	7,268
Renter Occupied	46	1,271	2,389	3,624	1,451	234	9,015
Total Occupied Housing Units	52	2,226	4,270	6,482	2,739	480	16,283

Source: 2010-2014 American Community Survey, Table S2504

<sup>4</sup> 2000 Safe Horizon, originally Victim Service Agency, 2014

According to 2010-2014 American Community Survey data, 9,749 housing units, or approximately 59.8% of the City's current stock, were constructed before 1980.

Most of the very low and moderate-income families occupy older housing. These figures are utilized below in determining the extent of possible lead-based paint hazards in Fort Pierce.

As stated previously, not all housing built before 1979 contain lead paint. Some houses were never painted with lead paint; others have had the lead paint removed properly. Although no accurate analysis as to the extent of lead paint is available, the federal government requires that the City estimate the prevalence of lead-based paint in the community. Based on HUD's formulas regarding the prevalence of lead paint, the City could have lead paint occurrences in as many as 6,177 residences. Geographic locations of these housing units are not available.

**Estimates of Housing Units with Lead-Based Paint Hazards**

	Total # of Houses	% Estimated with Lead-Based Paint	Estimated with Lead-Based paint
1939 or earlier Housing	480	90%	432
1940-1959 Housing	2,739	80%	2,191
1960-1979 Housing	6,482	62%	4,018
TOTAL	9,701		6,641

*Source: 2010--2014 American Community Survey, Table S2504, Florida Housing Clearinghouse*

**Lead Hazard Reduction Activities** - As shown in the previous table, 6,641 housing units in Fort Pierce mostly occupied by very low, low and moderate-income households may contain lead-based paint. With regard to lead-based paint hazards, the Fort Pierce Housing Authority has completed comprehensive testing of all 827 public housing units under its jurisdiction.

All housing rehabilitated with CDBG funds will meet the compliance found at 24 CFR 25 and will provide notification for the owner occupants of properties assisted with rehabilitation of the potential presence and hazards of lead-based paint. Notification will continue to be achieved through the distribution of the EPA/HUD/CPSC lead-based paint hazard information pamphlet. A written notice to occupants informing them of the results of lead hazard evaluation or presumption and a notice of lead hazard reduction activity will be posted within 15 days after lead hazard reduction activities have been completed. All property owners (both subsidized and market rate) must disclose available information about the presence of lead-based paint and provide prospective buyers/occupants with any existing documentation on known lead-based paint hazards in the dwelling unit.

On homes constructed prior to 1978, painted surfaces that will be disturbed during rehabilitation shall be assumed to contain lead-based paint, and the abatement by standard treatments will be implemented. For units that are assisted at less than \$5,000, the surfaces that are disturbed will be rehabilitated in a safe manner, using safe work practices. Those housing units constructed prior to 1978 and receiving up to \$20,000 in rehabilitation will be assumed to have lead-based paint. Lead hazard reduction activities will be conducted and may include paint stabilization, interim controls, standard treatments, or abatement, depending on the requirements for the activity type. Safe work practices shall be used when performing lead hazard reduction or rehabilitation work that disturbs painted surfaces known or assumed to contain lead-based paint. Clearance activities will be conducted to confirm that no lead-based paint hazards remain when work is complete.

## 4. Housing Market Analysis

### A. General Characteristics

This section of the Consolidated Plan will address the general characteristics of the City's current housing market including supply, demand, condition, cost of housing, housing stock available to serve persons with disabilities and housing to serve person with HIV/AIDS and their families.

**Fort Pierce Housing Stock (Supply)** - During the last Five-Year Consolidated Plan, there was an estimated 22,003 housing units in the City of Fort Pierce. Data collected during the 2010-2014 American Community Survey (ACS) Five-Year Estimates, reflects a decrease to 21,711 overall housing units. The chart below represents the types of housing units established and supply of each type of unit.

<b>Fort Pierce Housing Units in Structure, 2010 - 2014</b>	
Type of Housing Unit	Number of Housing Units
Single-Family	9,598
Multi-Family	11,361
Mobile Homes	739
Boat, RV, Van, etc.	13
Total Housing Units	21,711

Source: American Community Survey 2010-2014, City of Fort Pierce

The age of the housing stock is an important factor to determine when analyzing housing need strategies. Older housing stock generally means a greater need for rehabilitation. Housing units built prior to 1950 represent 7% (1,541 units) of the overall housing stock in Fort Pierce.

<b>Fort Pierce Housing Stock by Year Structure Built, 2010 - 2014</b>		
Total Housing Units	21,711	
		Percentage of Overall Stock
Built 2010 or later	68	.3%
Built 2000 to 2009	3,272	15.1%
Built 1990 to 1999	2,204	10.2%
Built 1980 to 1989	3,939	18.1%
Built 1970 to 1979	4,535	20.9%
Built 1960 to 1969	3,368	15.5%
Built 1950 to 1959	2,668	12.3%
Built 1940 to 1949	695	3.2%
Built 1939 or earlier	962	4.4%

Source: American Community Survey 2010-2014, City of Fort Pierce

Even though age is a significant factor in determining housing rehabilitation needs, other factors, such as lead-based paint and asbestos are generally found in housing units built prior to 1979. Housing units built prior to 1979 represent 56.3% (12,228 units) of the overall housing stock in Fort Pierce. Housing units built after 1980 represent 46.4% (9,483 units) of the overall housing stock. However, within the time period of this five-year Plan, housing stock built during this time frame will experience normal wear and unforeseen weather occurrences, which will increase its need for rehabilitation. The chart below represents the age ranges of the housing stock within Fort Pierce.

**Fort Pierce Housing Stock (Demand and Conditions)** - This section combines the aspects of demand and housing conditions in Fort Pierce. With an ever-increasing population, demand for suitable housing stock remains a barrier to affordable housing in Fort Pierce.

Housing stock demand also depends on factors such as, estimated number of households living in substandard units. Substandard housing is defined as persons/families living in overcrowded or substandard housing arrangements and/or a house or apartment that does not have a safe working kitchen, bathroom, plumbing or electrical service, or an adequate source of heat. The following chart describes the current number of substandard housing units and the characteristics that are used to determine the condition throughout the City.

<b>Substandard Housing Data, Fort Pierce 2010-2014</b>			
<b>Substandard Characteristics</b>			
Lack of complete plumbing facilities	Lack of complete kitchen facilities	No telephone service available	Overcrowding
74	129	1,041	545
*Please note that this data may not provide an accurate total of substandard housing due to duplication of data			

Source: American Community Survey, 2010-2014, Fort Pierce

**Fort Pierce Housing Stock (Cost of Housing)** - Fort Pierce housing stock contains a mixture of housing types including condominiums on Hutchinson Island, historic Indian River Drive residences, public and assisted housing, and a large array of working class single-family homes. Housing costs are determined in several ways, including City of Fort Pierce, Florida 2016-2020 Consolidated Plan - DRAFT Page 19 of 47

the monthly housing costs for homeowners and renters. The first section below demonstrates the cost burdens of homeowners, specifically the overall housing market prices and the monthly owner costs of homes with and without mortgages.

Housing market values in Fort Pierce generally range from less than fifty thousand dollars to more than one million dollars, depending on the geographic and cultural aspects on the community and surrounding areas. The chart below reflects housing values for all owner-occupied housing units located throughout the City and surrounding areas.

<b>Housing Market Values, Owner-Occupied Units, Fort Pierce 2010-2014</b>		
<b>Total Owner-Occupied Units</b>	<b>7,375</b>	
Less than \$50,000	1,863	25.3%
\$50,000 to \$99,999	2,189	31.6%
\$100,000 to \$149,999	715	9.7%
\$150,000 to \$199,999	729	9.9%
\$200,000 to \$299,999	1,065	14.4%
\$300,000 to \$499,999	420	5.7%
\$500,000 to \$999,999	190	2.6%
\$1,000,000 or more	63	0.9%

*Source: American Community Survey, 2010-2014, Fort Pierce*

Although housing market values determine the overall cost of the primary mortgage of a home, monthly housing costs (not including utilities; but including maintenance, taxes, assoc. fees, etc.) must be factored into a homeowner’s cost burden to properly demonstrate the current needs and trends of the housing market in Fort Pierce. In order to demonstrate a reasonable analysis of cost burden, this Plan separates Selected Monthly Owner Costs (SMOC) into two categories: Selected Monthly Owner Costs (SMOC) Housing Units with a mortgage and Selected Monthly Owner Costs (SMOC) Housing Units without a mortgage. According to the ACS Five Year Estimates for 2010-2014, there are a total of 7,375 owner-occupied housing units within the City of Fort Pierce. Of the total 7,375 housing units, there are 3,600 housing units with a mortgage and 3,775 housing units without a mortgage. The following two charts represent the estimated Selected Monthly Owner Costs (SMOC) ranges for both categories.

<b>Selected Monthly Owner Costs (SMOC) in Fort Pierce, 2010-2014</b>		
<b>Housing Units with a Mortgage (3,600 units)</b>		
<b>Cost Range (per month)</b>	<b>Number of Units in Range</b>	<b>Percentage of Overall Units</b>
Less than \$300	0	0.0%
\$300 to \$499	83	2.3%
\$500 to \$699	231	6.4%
\$700 to \$999	705	19.6%
\$1,000 to \$1,499	1,437	39.9%
\$1,500 to \$1,999	609	16.9%
\$2,000 or more	535	14.9%

<b>Selected Monthly Owner Costs (SMOC) in Fort Pierce, 2010-2014</b>		
<b>Housing Units without a Mortgage (3,775)</b>		
<b>Cost Range (per month)</b>	<b>Number of Units in Range</b>	<b>Percentage of Overall Units</b>
Less than \$100	126	3.3%
\$100 to \$199	426	11.3%
\$200 to \$299	481	12.7%
\$300 to \$399	623	16.5%
\$400 or more	2,119	56.1%

*Source: American Community Survey 5-Year Estimates 2010-2014, Fort Pierce*

When trying to capture an entire community’s housing costs, it is important to evaluate not only homeowner costs, but also those of rental housing occupants. Data calculated by the ACS Five-Year Estimates from 2010 to 2014

reflects a total of 9,015 renter-occupied units in the City of Fort Pierce. Below is a chart that represents the cost range, number and percentage of monthly gross rents for persons who occupy rental-housing units.

<b>Monthly Gross Rents for Renter-Occupied Housing in Fort Pierce, 2010-2014</b>		
<b>Cost Range (per month)</b>	<b>Number of Units in Range</b>	<b>Percentage of Overall Units</b>
Less than \$200	221	2.6%
\$200 to \$299	302	3.6%
\$300 to \$499	745	8.8%
\$500 to \$749	2,554	29.7%
\$750 to \$999	2,676	22.3%
\$1,000 to \$1,499	1,831	21.7%
\$1,500 or more	234	2.8%
No rent paid	452	(x)

Source: American Community Survey 5-Year Estimates 2010-2014, Fort Pierce

The overall data collected in the Cost of Housing section for this Five-Year Consolidated Plan will be combined with data collected from the **Fort Pierce Community Needs Assessment Surveys** (Community and Organizational Input) and the **Fair Housing Survey** (Assessment of Fair Housing Report) to formulate the strategies and goals to eliminate the barriers to affordable housing and to determine the greatest housing needs throughout the City of Fort Pierce and surrounding areas of St. Lucie County.

**Fort Pierce Housing Stock (Housing Stock Available to Serve Persons with Disabilities)** - According to the Selected Social Characteristics section of the 2010-2014 American Community Survey Five-Year Estimates, 12,119 people in the City of Fort Pierce are non-institutionalized civilians, five years of age or older, with a disability. Furthermore, housing statistics related to the availability of housing stock to serve persons with disabilities are unavailable. The Treasure Coast Homeless Services Council January, 2015 Point-in-Time Survey reported St. Lucie County has 109 adult persons who fit HUD’s definition of both disabled and homeless.

Community-Based Organizations (CBOs), such as the Housing Authority of the City of Fort Pierce, offer supportive housing programs for persons with disabilities based on type of disability, age of beneficiary, and type of support needed. However, housing stock characteristics and availability data can only be determined for vacant housing units.

The Housing Authority of the City of Fort Pierce offers a Section 8 Housing Choice Voucher Program specifically designed for non-elderly disabled residents; however, reports do not show how many units are designated.

**Fort Pierce Housing Stock (Housing Stock Available to Serve Person with HIV/AIDS and their Families)** –

Florida has been heavily impacted by the HIV/AIDS epidemic. The state of Florida now ranks #3 in the United States with new HIV infection cases diagnosed in 2013. New HIV cases in Florida jumped 23% from 2014-2015 (total of 131,774 cumulative cases in 2013). Of those persons living with HIV disease in Florida, 48% are black, 29% are white and 21% are Hispanic. Men represent 71% of the cases. Persons over the age of 50 years represent 40% of the cases.

In 2006, the Treasure Coast Health Council published a report entitled *Breaking the Silence in St. Lucie County: A Strategic Approach to Reducing the Burden of HIV/AIDS*, which estimated that 79.5% of HIV/AIDS cases reported were in the City of Fort Pierce. The next chart reflects the number of cases reported by zip code in 2006. Among these cases, persons reported with HIV or AIDS is highest in the Black/African American/Haitian community.

<b>Total Number of HIV/AIDS Cases Reported in 2006, Fort Pierce</b>	
<b>Number of Cases Reported</b>	<b>Zip Code</b>
738	34950
113	34947
76	34946
62	34982
27	34951
17	34945
<b>Total Number of Cases Reported: 1,033</b>	
<b>Total Percentage Compared to St. Lucie County: 79.5%</b>	

Source: *Breaking the Silence in St. Lucie County: A Strategic Approach to Reducing the Burden of HIV/AIDS, 2006.*

There is no current information that breaks out the number of HIV/AIDS cases for Fort Pierce. The old chart (shown above) was left in this Plan as a reference to the data provided for St. Lucie County. New information (below) was taken from the Florida Department of Health, Bureau of Communicable Diseases, HIV/AIDS and Hepatitis Program, Surveillance Section, July 2014.

**AIDS Data for St. Lucie County**

Indicators	
AIDS Cases 2012-2014	134
Case Rates (rate per 100,000 population) 2012	40.6
AIDS Case Rank 2012	8
AIDS Percent Change (2010 to 2012)	7%
Morbidity: Reported AIDS cases Jan-Dec 2012	114
Morbidity: AIDS Case Rank	8

[www.floridacharts.com/charts/NonVitalHIVAIDSViewer.aspx?cid=0471](http://www.floridacharts.com/charts/NonVitalHIVAIDSViewer.aspx?cid=0471)

The tables below provide information by the Department of Health about the gender, race/ethnicity, and age at first diagnosis for AIDS cases in St Lucie County 2010 – 2012.

**AIDS Data for St Lucie County**

	2010	2011	2012
Number of Cases	77	107	114
Female	34	45	63
Male	43	62	51
Hispanic, All Races	7	6	6
Asian	0	0	1
Black	54	71	85
White	14	29	22
Multi-Race	2	1	0

**Age at AIDS Diagnosis**

	2010	2011	2012
0-12	0	0	0
13-19	2	1	3
20-24	7	5	7
25-29	3	6	11
30-39	22	24	25
40-44	11	17	18
45-49	11	14	16
50-59	15	28	21
60-64	3	7	5
65-69	1	2	4
70+	2	3	4

St. Lucie County ranks 30<sup>th</sup> among Florida’s 67 counties in HIV deaths. As of 2014, there were 1,479 individuals presumed living with HIV or AIDS in St. Lucie County.<sup>5</sup>

<sup>5</sup> <http://www.countyhealthrankings.org/app/florida/2014/measure/outcomes/61/data>



The tables below provide information on HIV data for St. Lucie County.

### HIV Data for St. Lucie County

Indicators	
HIV Infection Cases 2012**	78
Case Rates 2012*	27.8
HIV Case Rank 2012	12
HIV Percent Change (2010 to 2012)	+4%
Morbidity: Reported HIV Infection Cases 2012	78
Morbidity: 2012 HIV Case Ranks	12

\*Rate per 100,000 population

\*\*HIV data includes those cases that have converted to AIDS. These HIV cases cannot be added with AIDS cases to get combined totals since the categories are not mutually exclusive.

### HIV Infection Data for Gender, Race/Ethnicity

	2010	2011	2012
Number of Cases	88	75	78
Female	41	23	35
Male	47	52	43
Hispanic, All Races	10	2	10
Asian	0	0	1
Black	50	52	51
White	26	20	15
Multi-Race	2	1	1

### Age at HIV Diagnosis

	2010	2011	2012
0-4	0	0	1
5-12	0	1	0
13-19	6	2	5
20-24	9	5	7
25-29	8	2	8
30-39	22	18	18
40-44	12	11	6
45-49	13	11	12
50-59	9	17	16
60-64	4	4	1
65-69	2	1	1
70+	3	3	3

**Vacancy Rates and Determination for Suitability of Rehabilitation** - This section of the Consolidated Plan will illustrate the vacant and abandoned housing rate statistics and the condition characteristics of buildings deemed suitable for rehabilitation.

**Fort Pierce Housing Stock (Vacancy Rates)** - In March 2011, the 2010 Decennial Census reported that 13% of homes in the United States were considered vacant. This statistic has increased by 12.1% since 2007. An analysis of the City's housing vacancy and abandonment rate can assist City/County staff and local organizations in creating strategies and goals as to where funding is best suited when it comes to determining a community's greatest housing needs. The Department of Housing and Urban Development (HUD) defines the term *vacant* as a

property that has been unoccupied for at least ninety days; whereas, the term *abandoned* is defined as a property for which mortgage or tax foreclosure proceedings have been initiated, no mortgage or tax payments have been made by the property owner for at least ninety days, and that has been vacant for at least ninety days. The ACS Five-Year Estimates for 2010 to 2014 estimate that a total of 1,064 housing units are considered *vacant* or *abandoned*, but does not specify the exact estimates of each type.

## **B. Public and Assisted Housing**

**Public Housing Needs** - In cooperation with the Housing Authority of the City of Fort Pierce, an analysis of current and projected Public Housing needs was completed using different tools and sources such as, the *American Community Survey 2014*, the *Fort Pierce Community Needs Assessment Survey*, the *Fort Pierce Community Needs Assessment Survey for Organizational Input*, the *Fair Housing Survey*, and *The University of Florida Shimberg Center for Housing Studies 2014 Assisted Housing Inventory*.

**Public and Assisted Housing Units Available and Physical Conditions Analysis** - According to the *2014 Assisted Housing Inventory*, there are approximately seventeen Public and Assisted Housing Developments in the City of Fort Pierce. Within the seventeen (17) developments, there are approximately 2,824 assisted housing units funded by several federal, state and local housing programs. Physical conditions of the units are generally determined by the approximate age of the unit and the potential for overcrowding. After analyzing the data available, it was determined that seven of the developments were built prior to the year 2000, five developments were built after the year 2000, and five of the developments did not report an approximate age. With an average of 2.56 persons per unit, compared to the approximate 2,824 public and assisted housing units available, it can be determined that overcrowding is not an immediate burden.

**Restoration and Revitalization Needs for Public Housing Projects** - Due to the overwhelming demand for more public housing developments and units, the Housing Authority is constantly working to achieve new sources of funding for the revitalization and restoration of larger, more energy efficient units for public housing developments. The economic benefits of offering more energy efficient units would be a positive aspect for both the Housing Authority and public housing residents.

In 2009, the U.S. Department of Housing and Urban Development announced an allocation of \$300 million in Recovery Act Grants for the creation on green public housing. Included in the Act was \$3 billion allocation to over 3,100 public housing authorities for the improvement of public housing to create safer, more livable environments for lower income residents. The Housing Authority of the City of Fort Pierce was awarded \$1,981,625 within the formulated distribution. Eligible activities were created to substantially increase energy efficiency and environmental performance of public housing properties with the installation of water-conserving appliances, fixtures and efficient irrigation, and energy efficient Energy Star standards for new construction. The Housing Authority of the City of Fort Pierce continues to apply for tax credits which are needed to construct three phases of a new public housing development in Fort Pierce, which should house up to 213 Fort Pierce citizens when completed.

**Public Housing and Tenant-Based Waiting List Characteristics** - The Fort Pierce Housing Authority reported that there were approximately 8,997 applicants on the Section 8 Housing Choice Voucher Waiting List and approximately 1,593 applicants on the Public Housing Units Waiting List.

The Housing Authority of the City of Fort Pierce (HACFP) Section 8 Housing Choice Voucher waiting list is currently closed. It was last open for three days in May 2015. There is no notice of when this waiting list will reopen. There are currently 8,841 people on the Fort Pierce Housing Authority's Section 8 Waiting List.

Breakout of people on PHA Waiting List: Public Housing: 255 Elderly; 674 Disabled; 825 Non-Elderly or Disabled. Section 8: 254 Elderly; 1,308 Disabled; 7,252 Non-Elderly or Disabled.

Number of near-elderly, elderly, handicapped/disabled, homeless, very low income (50%), extremely low income (30%) - Public Housing: 715 Extremely Low; 97 Very Low; 2 Low - Section 8: 594 Ext Low; 142 Very Low; 86 Low.



## Results from the Section 504 Needs Assessment on Public Housing Projects

The following information was gathered from the Fort Pierce Housing Authority in April, 2016:

1. Describe the needs of public housing tenants and applicants on the waiting list for accessible units:  
There are currently 463 disabled families living in Public Housing. Of those families, 35 occupy all ADA units. To our knowledge, there are no additional ADA needs currently nor is any pending. There are currently 674 disabled families on the Public Housing Waiting List; the pre-application data utilized to populate the Waiting List is basic and does not specifically address ADA needs. Nor do we have a preference that would indicate the need. (Possible Need - HDA accessibility, ADA bathrooms, etc.)
2. Most immediate needs of residents of Public Housing and Housing Choice voucher holders:  
As stated above, there are currently 463 disabled families living in Public Housing. Of those families, 35 occupy all ADA units. To our knowledge, there are no additional ADA needs currently nor is any pending. There are currently 674 disabled families on the Public Housing Waiting List; the pre-application data utilized to populate the Waiting List is basic and does not specifically address ADA needs.
3. **Number of people on Section 8 Waiting List:** 8,997
4. Breakout of people on Waiting List: **Public Housing:** 255 Elderly; 674 Disabled; 825 Non-Elderly or Disabled. **Section 8:** 254 Elderly; 1308 Disabled; 7,252 Non-Elderly or Disabled.
5. **Number of near-elderly, elderly, handicapped/disabled, homeless, very low income (50%), extremely low income (30%) - Public Housing:** 715 Extremely Low; 97 Very Low; 2 Low - **Section 8:** 594 Ext Low; 142 Very Low; 86 Low

**Number and Targeting of Units Assisted with Local, State and Federal Funds** - Since Public Housing Authorities are not 100% federally funded, they also rely on a variety of funding sources through the state and local government to develop and maintain public housing. Some of these sources include, but are not limited to, local bonds, state bonds, HUD Rental Assistance, Section 8 Programs, the HOME Program, and Housing Tax Credits. The chart below is a breakdown of the public housing developments within the City and the federal, state and local sources that fund them.

<b>Number of Public Housing Developments and Sources of Funding</b>			
<b>Name of Development</b>	<b>Assisted Units</b>	<b>Type of Household</b>	<b>Source of Funding</b>
Avenue H	12	Elder; Family	HUD Rental Assistance
Bethany Court	60	Family	HUD Rental Assistance/FHFC
Buell Brown	95	Elder; Family	FHFC
Jenkins Pointe Apartments – Phase 1	14	Family	Local Bonds
Jenkins Pointe Apartments – Phase II	43	Family	Local Bonds
Jenkins Pointe Apartments, -Phase III	14	Family	Local Bonds
Juanita Avenue	20	Family	HUD Rental Assistance
Live Oak Villas	104	Family	FHFC
Live Oak Villas II	80	Family	FHFC
Madison Cay	132	Family	FHFC
Orangewood Village	60	Family	HUD Rental Assistance
Parkland Homes	70	Family	FHFC
Peacock Run Apartments	264	Family	HUD Rental Assistance
Pine Creek Village	107	Family	FHFC/HUD Rental Assistance
Sabal Chase Apartments	340	Family	FHFC/HUD Rental Assistance
Sands at St. Lucie	320	Family	FHFC
South 27 <sup>th</sup> Street Circle	52	Family	FHFC
Eldorado Terrace	70	Family	HUD/Public Housing
Garden Terrace	259	Elderly; Family	HUD Public Housing
Lawnwood Terrace	84	Elderly; Family	HUD Public Housing
Park Terrace	284	Elderly; Family	HUD Public Housing/FHFC
Wildwood Terrace	60	Elderly; Family	HUD Public Housing
Scattered Sites	280	Elderly; Family	HUD Public Housing
<b>Total Number of Assisted Housing Units:</b>	<b>2,824</b>		

Source: University of Florida Shimberg Center Assisted Housing Inventory, 2015

**Anticipated Loss of Assisted Housing Inventory** - The City of Fort Pierce, in partnership with the Housing Authority of the City of Fort Pierce, determines anticipated loss of assisted housing stock by factors such as expiration of Section 8 contracts, cost burden related to dilapidation of units due to age and environmental factors, and budget funding cuts or funding source suspension. As it stands, the Housing Authority receives an annual allocation of an undisclosed amount to continue benefiting low, very low, and extremely low-income families currently receiving housing assistance through the Section 8 Housing Choice Voucher Program. Homes provided to beneficiaries through this program are not directly provided through the Housing Authority; therefore calculating the data for a loss of potential housing stock is not immediately available.

In regards to public housing developments, the oldest functioning development was built in 1940 and is maintained and operated by the Housing Authority and HUD Public Housing.

Funding source suspension or decreases in funding amounts have proven to be a barrier to the Housing Authority assisting new applicants, but anticipated loss of assisted housing inventory is not expected to be a barrier within the next five years.

### C. Homeless Facilities and Services

As of 2015, the Florida Department of Corrections Local Community Resource Directory, Circuit 19, Shelter Listings, and Homeless Shelter Directory reflects that there are approximately twenty-three facilities/service centers that assist homeless persons and their families, as well as people “at-risk” of homelessness. Types of facilities/services provided include transitional/half-way housing, food assistance/other donations, counseling/drug recovery, and emergency shelter. There are eight transitional/half-way housing facilities in Fort Pierce. Three facilities house only women, four of the facilities only house men, and one facility houses both men and women. One shelter operates only during cold months, closed during the summer. One shelter is for Domestic Violence only. There are eleven donation-based food and clothing assistance service centers in Fort Pierce. There are four counseling/drug recovery based facilities in Fort Pierce (please note that the counseling/drug recovery based facilities also include transitional housing services). There are eleven donation service centers in Fort Pierce that provide necessities such as food (groceries and hot meals), clothing, rent subsidy, electricity payments, and transportation allowances. There are two emergency shelters in Fort Pierce. The chart below provides more in-depth information regarding the types of facilities/service centers available to assist homeless persons and their families, as well as people “at risk” of homelessness.

<b>Information for Homeless Programs/Facilities in Fort Pierce</b>		
<b>Name Facility/Service Center</b>	<b>Type Facility/Service Center</b>	<b>Type of Assistance Provided</b>
Angel House of Comfort	Transitional/Half-Way Housing	Religious based housing for expecting mothers and mothers with children.
Restoration House	Transitional/Half-Way Housing and Counseling/Drug Recovery	Housing/substance abuse treatment/females only.
Plant a Seed Ministry, Celebrate Recovery (3 locations in Ft Pierce)	Transitional/Half-Way Housing and Counseling/Drug Recovery	Housing and a 12-Step Program Services to men and women depending upon location.
Love Regeneration Center	Transitional/Half-Way Housing and Counseling/Drug Recovery	Temporary housing and drug/ alcohol counseling for men only.
Safe Harbor, Inc.	Transitional/Half-Way Housing	Religious based housing for men only.
Safe Space, Inc.	Disaster/Emergency Shelter	Religious based housing for domestic violence only
New Horizons of the Treasure Coast	Transitional/Half-Way Housing and Counseling/Drug Recovery	Substance abuse treatment & housing for both men and women. (30 beds)
In the Image of Christ	Homeless Shelter	Homeless Shelter- men, women and children
A Better Way in Christ Ministry	Homeless Shelter	Religious based shelter for men only
ADAP Fort Pierce Office	Domestic Violence Shelter	Anger Mgmt/Family Counseling/Referral Service
Northside Christian Fellowship	Emergency Shelter	Religious based emergency services available to church members only
Harvest Outreach Center	Food Assistance/Other Donations	Food subsidy to at-risk of homelessness

Name Facility/Service Center	Type Facility/Service Center	Type of Assistance Provided
Common Grounds Feeding Center	Food Assistance/Other Donations	Groceries, clothing & hot meals; 3 days/week
Faith Temple Comm Develop Cntr	Food Pantry	Groceries given last Thursday of the month
Christ Family Church	Food Bank	Contact church for availability
Treasure Coast Food Bank	Food Assistance/Other Donations	Groceries for homeless & persons at-risk of homelessness.
Salvation Army	Food Assistance/Other Donations	Groceries and clothing for homeless and persons at-risk of homelessness
Mustard Seed Ministries	Food Assistance/Other Donations	Grocery, clothing, rent subsidy, electrical payments, and transportation allowances.
Matthew's Café at Grace Way Village	Soup Kitchen	Hot Meals on Sunday Nights
Church of God Prince of Peace	Food Pantry	Groceries given 1 <sup>st</sup> & 3 <sup>rd</sup> Wed of the month
Apostle Faith Church of Deliverance	Food Pantry	Groceries given 3 <sup>rd</sup> Wed of the month
Hartman Rd Church of Christ	Food Pantry	Groceries given 2 <sup>nd</sup> & 4 <sup>th</sup> Wed of the month

*Source: Florida Department of Corrections Local Community Resource Directory, Circuit 19, 2015; Shelterlistings.org; HomelessShelterDirectory.org*

In their 2015 Continuum of Care, the Treasure Coast Homeless Services Council, Inc. reported an 86%+ bed coverage percentage for each type of supportive housing available in Fort Pierce/St. Lucie County. No further increase measures were recorded because the Homeless Management Information System (HMIS) requirements state that follow-up strategies are only required when a 0-64% bed coverage rate is reflected.

Homeless Services and Supportive Housing Programs in Fort Pierce are generally specified to a particular type of homeless persons such as jail releases, recovering drug addicts and alcoholics, etc. There are currently no emergency shelters available for subpopulations such as chronically homeless. However, the Treasure Coast Homeless Services Council 2015 Annual Report states that they provided 47 permanent housing beds for St. Lucie County's chronically homeless. We expect that they are referring to 14 homes, purchased then completely rehabilitated using Neighborhood Stabilization Funds (NSF) by St. Lucie County that were donated to the TCHSC which they are now renting from themselves. All of these homes are located outside the City limits of Fort Pierce.

As stated earlier in this Plan: the Manager of the newly-restructured Urban Redevelopment Department contacted Ms. Lori Serino with HUD in August, 2015 to talk about the mounting homeless population in Fort Pierce. Ms. Serino recommended that the City send a letter to the director of the TCHSC requesting more information on the CoC's usage of homeless program funds and to suggest that programs that were currently funded through the CoC that were not performing might be re-evaluated so that the City of Fort Pierce could potentially receive some of these funds to help address our homeless issues. We did send a letter stating these requests, which resulted in a meeting with the executive director of the TCHSC (CoC). No answers to the questions we had earlier sent in our letter were answered and we were told that all of the monies awarded to the TCHSC CoC for homeless services would remain in Indian River County (the location of the TCHSC CoC) and we were invited to direct our homeless to Indian River County for assistance. This was and still is an unrealistic solution to providing resources for our growing homeless population.

The City of Fort Pierce is currently partnering with the Fort Pierce Housing Authority and local supportive service organizations to establish, rehabilitate and maintain emergency shelter and transitional housing services, without the assistance of the TCHSC CoC. According to the Treasure Coast Homeless Services Council (TCHSC), CoC's Point in Time Count, the City of Fort Pierce experienced a 185% increase in homeless children from 2014-2015. Meetings with local supportive service agencies confirm that none of the agencies receive funding or programming assistance from the TCHSC. They also validate the City of Fort Pierce's dire need of supportive counseling services for our homeless children.

Recently, a mother of 5 children, 6 years of age and younger was terminated from her job at Wal-Mart when her manager discovered that her 6-year old son was in her car in the Wal-Mart parking lot baby-sitting his 4 siblings while the mother tried to work. They were homeless, living in their car. Also, recently, a 10-year old girl, found wandering the streets of Fort Pierce, stated that she and her mother were both homeless and were 'fending for themselves.'

We are hopeful to create a positive solution; however, due to the limited availability of funding and programming resources, positive results from our efforts remain to be seen.

## D. Special Needs Facilities and Services

There are several types of supportive housing for persons with special needs ranging from drug and alcohol treatment, assisted living for chronically mental ill, developmentally disabled, and elderly assisted living available to the citizens of Fort Pierce and surrounding areas of St. Lucie County. The *Florida Assisted Living Directory* lists at least seventeen (17) facilities that offer services ranging from supportive housing, personal care, retirement living, and intensive inpatient care for the chronically mental ill. A national directory called *Hopelinks* lists eight (8) drug treatment service providers which all only provide outpatient services. Each facility offers different outpatient treatment such as drug and alcohol detoxification, ongoing counseling during and after treatment, and more.

## E. Barriers to Affordable Housing

The policies of the City of Fort Pierce and/or St. Lucie County Government may have a negative impact (barrier) to the expansion and creation of affordable housing for very low, low, and moderate-income persons in our community, are as follows:

**Tax policy affecting land and other property** - Real property tax values are down nearly 25% over the last five years throughout Florida, including Fort Pierce, having a temporary positive impact on cost burden for affordable units. Along with lower values comes a lower local property tax bill thereby reducing the cost burden for the potential homeowner.

**Land use control and zoning ordinances** - No discernible land use controls or zoning ordinances currently negatively impact affordable housing.

**Building codes** - A difficult and lengthy permitting process, which is common to nearly every local government, existed in the City of Fort Pierce. The Affordable Housing Advisory Committee was created to review and recommend changes to simplify the procedures. The expedited permit process for affordable housing units was the result of those efforts. For example, affordable housing unit building permits are now color coded for priority and must be acted upon by the Building Department within 3 business days. A periodic and ongoing review of building codes is unending.

Excessive requirements that add to unnecessary costs to the building permit process have a negative impact on the affordable housing market. Once again, the Affordable Housing Advisory Committee was called upon to conduct a review and to make recommendations to eliminate excessive requirements that add costs. Their charge was to review current building codes and land development regulations with an eye towards the elimination of unnecessary costs that could negatively impact affordable housing construction. This Committee continues today and has full authority to make on-going recommendations for change directly to the City Manager and the City Commission.

**Fees and charges** - While impact fees are a necessary ingredient to the funding of local government's physical and infrastructure needs, they add significant costs to the creation of new affordable housing units. Persons creating new affordable housing units within the City of Fort Pierce are subject to the following City and County Impact Fees.

### City of Fort Pierce:

- Parks and Recreation Impact Fee
- Government Buildings Impact Fee
- Solid Waste Impact Fee
- Stormwater Impact Fee
- Transportation Impact Fee

### St. Lucie County:

- Road Impact Fee
- School Impact Fee
- Parks Impact Fee
- Library Impact Fee
- Public Building Impact Fee
- Fire/EMS Impact Fee
- Law Enforcement Impact Fee

**Growth limits** - No discernible growth limits currently negatively impact affordable housing.

**Policies that affect the return on residential investments** - No apparent public policy currently affects the return on residential investments.

## **5. STRATEGIC PLAN**

### **A. General Priority Needs Analysis and Strategies**

The following priorities will be addressed, *based on funding availability*. These priorities are based on both the ongoing and ever-changing needs of the residents of the City of Fort Pierce, and are designed to provide decent housing, a suitable living environment and create jobs by stabilizing and expanding small businesses.

- Provide salaries for code enforcement officers tasked with addressing code violations in lower-income neighborhoods to ensure the living environment is maintained and improved;
- Partner with the Fort Pierce Utilities Authority, the Indiantown Nonprofit Housing agency and the Centro Campesino organization to leverage CDBG funds to provide weatherization assistance to some of our most needy citizens to help lower their utility bills;
- Partner with St. Lucie County Roundtable and the Restoring the Village Youth Initiative to leverage CDBG funds and provide financial and technical assistance for resourceful crime prevention programs;
- Partner with area agencies and businesses to leverage CDBG funds and provide a pathway and resource for first time offenders to apply to have their records expunged or sealed;
- Partner with the City's Public Works and Code Enforcement Departments to leverage CDBG funds to preserve and enhance the quality of life in older neighborhoods by providing high quality public amenities such as parks and infrastructure, and secure, demolish and/or remove derelict structures to eliminate blight, reduce the number of deteriorated housing and commercial structures, and create an environment conducive to attracting public and private investment;
- Partner with the Keep Fort Pierce Beautiful organization, the Fort Pierce Utilities Authority, Lincoln Park Main Street, area businesses and nonprofit organizations to leverage CDBG funds to enhance and sustain the creation and/or operation of community gardens, neighborhood centers and public facilities that bring people of diverse backgrounds together, serve as community focal points and/or provide residents with skills or opportunities that will lead to a stronger neighborhood;
- Partner with area commercial property owners/renters to leverage CDBG funds and provide funding to rehabilitate commercial façades in depressed, lower income areas to stimulate reinvestment;
- Allocate State Housing Initiative Partnership (SHIP) funds to rehabilitate homes belonging to lower-income citizens, including new roofs, a/c and heat units, siding, and storm shutters, paint, etc.;
- Allocate State Housing Initiative Partnership (SHIP) funds to provide down payment and closing cost assistance for income-qualified citizens to increase their opportunity to purchase a home in Fort Pierce;
- Partner with the St. Lucie and Martin County Lending Consortiums to provide first time homebuyer workshops to improve home purchase opportunities for low and moderate income households;
- Partner with St. Lucie and Martin County Lending Consortiums, Lincoln Park Main Street and local banks and mortgage companies and leverage CDBG funds to advance fairness and accessibility for all housing consumers by providing Fair Housing workshops and presentations, disseminating Fair Housing information, publishing Fair Housing information in local newsletters, newspapers, the City's website and TV station, and by playing an active role in Fair Housing discussions, complaints, etc.;
- Financially support local community-based development organizations that promote neighborhood revitalization, energy conservation, economic development, heritage tourism and historic preservation;
- Partner with Allegany Franciscan Ministries and numerous local public service agencies and leverage CDBG funds to provide youth and adult services including medical and food assistance, mentoring, obesity prevention, character development, educational and physical activities and/or crime prevention;
- Partner with the Service Corps of Retired Executives (SCORE) and the St. Lucie County Tourism Development Council and Visit Florida and leverage CDBG funding to provide funding for small business educational workshops, grants and marketing/advertising to increase capacity and sustainability;
- Promote restoration to historic structures within the City;



- Partner with St. Lucie County Tourism Development Council and leverage CDBG funds in a 'Creative Placemaking Initiative' to recognize, promote and celebrate our Native and African American, Latino/Hispanic, Cuban and Haitian cultural heritage throughout the City, designed to instill civic pride and promote economic development in our lower income historic neighborhoods;
- Partner with Career Source Research Coast and Indian River State College and leverage CDBG funds to provide funding for job skills training and job placement services for unemployed and underemployed youth and adults;
- Partner with the World Changers Organization, area churches, nonprofits, businesses and agencies and leverage CDBG funds to continue the Paint Our Town Program where the City provides paint, paint supplies and minor rehabilitation materials and the agencies/organizations provide free labor to improve the exteriors of homes belonging to our lower-income citizens;
- Partner with the Fort Pierce Housing Authority and area businesses and agencies and leverage CDBG funds to help prevent homelessness, update homeless shelters, create a transitional housing program to assist the homeless as they work to regain independence, and address chronic homelessness;
- Partner with Hibiscus Children's Center and other area agencies and organizations and leverage CDBG funds for professional counseling services for our ever-increasing population of homeless children; and
- Partner with the Fort Pierce Utilities Authority (FPUA), leverage CDBG funding and work to identify additional funding mechanisms to help income-qualified homeowners convert septic sewer systems to FPUA system.

**Priority 1: Housing Needs - Very Low and Low income (0-80% MFI) Homeowners, all Household Sizes**

**Analysis:** As of 2015, the American Community Survey estimated 17,313 housing units in the City of Fort Pierce. This includes 16,249 occupied units and 1,064 vacant units. The rental property vacancy rate represents 35% of the total vacant units. There are approximately 7,234 owner-occupied units and approximately 9,015 renter occupied units, with almost 50.2% of renter occupied units receiving some sort of housing financial assistance. The average size of the housing units throughout the City and surrounding areas of St. Lucie County is 2.5 bedrooms with an average household occupancy rate of 2.5 people.

- **Strategy:** Rehabilitate up to 40 dilapidated homes in the next five (5) years that belong to our lower-income citizens.

The programs and resources to be utilized over the five-year period include:

CDBG

- Paint Our Town Home Rehab Program (World Changers & Local Volunteers)

State of Florida

- SHIP
- Other funding opportunities, as available

Local

- Habitat for Humanity

- **Strategy:** Provide financial and technical assistance for 15 lower-income citizens to purchase homes in Fort Pierce within the next five (5) years.

The programs and resources to be utilized over the five-year period include:

State of Florida

- SHIP Program - Down payment and Closing Cost Assistance

Local

- Four (4) First Time Homebuyers' Workshops per Year
- Meetings with Lending Consortium members
- Two (2) Fair Housing Workshops per Year

## **Priority 2: Homeless Services for Individuals and Families, Including All Subpopulations**

**Analysis:** Supportive Service Organizations in Fort Pierce receive no monetary or program support from the Treasure Coast Homeless Services Council, which serves as the Continuum of Care for Martin, St. Lucie and Indian River Counties. Following our request for assistance, TCHSC recommended that our homeless population receive assistance in Indian River County, which is where the TCHSC offices are located; however, transporting our homeless population to Indian River County is impractical, and according to two of our homeless shelter providers, TCHSC has a waiting list for even emergency housing services.

- **Strategy:** Provide funding for rehabilitation improvements for up to three existing Fort Pierce homeless shelters over the next five (5) years to improve their overall accommodation capabilities and services.

The programs and resources to be utilized over the five-year period include:

### CDBG

- Public Facility Improvements

### Other / Local

- Establish partnerships with businesses/organizations and identify other funding opportunities, as available, to assist with creating a successful transitional housing program and additional homeless shelter construction.

**Analysis:** The City of Fort Pierce experienced a 185% increase in homeless children during 2014-2015. First-hand accounts from homeless service providers in the City attest to the horrific trauma experienced by homeless children and youth.

- **Strategy:** Provide funding for professional child psychology services for homeless children and youth.

The programs and resources to be utilized over the five-year period include:

### CDBG

- Public Services

### Other / Local

- Partnerships, grants, and other funding services.

## **Priority 3: Non-Homeless with Special Needs – All Categories**

**Analysis:** Persons with special needs are generally grouped according to the following general descriptions and includes elderly, frail elderly, handicapped—physical and mental, persons with AIDS, and farm workers. Their numbers are hard to establish because of the differences in needs and service providers. According to the American Community Survey 2010-2014 5-Year Estimates, approximately 13.47% of the total population is categorized in one of the major categories of special needs. The largest special needs population is the elderly and frail elderly with approximately 1,168 persons needing or receiving supporting housing assistance. The next largest is the physically or mentally handicapped population with approximately 5,803 meeting the definition of a disability. Other categories such as persons with AIDS and farm workers are ranked the second priority due to having the lowest estimates with approximately 724 farm workers and approximately 192 AIDS/HIV persons. Income data for these groups is very difficult to obtain and thus no breakdown is available.

- **Strategy:** The primary activity for addressing the shortcomings of this priority is the provision of funding assistance to existing supportive service providers. Acquisition, rental assistance, rehabilitation and construction of new facilities are a secondary activity and will be addressed, as funding is available. Organizations such as the Housing Authority of the City of Fort Pierce offer a variety of programs that are annually funded for particular categories of special needs persons.

The programs and resources to be utilized over the five-year period include:

### Federal

- Section 8
- Section 811
- Supportive Housing Programs

### Other/Local

- Private Lenders/Foundation

**Geographical Location Chosen for Priority Concentration** - The Lincoln Park Neighborhood, one of Fort Pierce's oldest communities was chosen for priority consideration. Lincoln Park is located near the City center and has a predominately low-income, minority and ethnic population. With the decline of the economy, this neighborhood especially suffers with dilapidated housing, high crime rates, and an all-around unsuitable living environment. Ongoing revitalization of Lincoln Park will remain a priority for the City of Fort Pierce. Activities include, but will not be limited to: demolition and removal of spot slum and blight, home rehabilitations, neighborhood infrastructure improvements, crime prevention, code enforcement, services for elderly, youth, and the disabled, economic assistance for small businesses, job training, job fairs, preservation of historic structures, and the creation and enhancement of neighborhood centers, community gardens, cultural arts and history initiatives and other activities designed to bring people of diverse backgrounds together, instill civic pride, strengthen relationships and establish neighborhood focal points.

**Obstacles for Meeting Underserved Needs** - The primary obstacle to meeting underserved needs is a lack of financial resources. Without ongoing funding sources, expansion in affordable housing stock and supportive services are difficult to accomplish. Strategy development is challenging when the ever-changing economy prevents consistency in allocations that are depended upon by a community and its residents.

**Specific Objectives**

**Strategic Plan Goals and Objectives**

X	Objective Category: Decent Housing	X	Objective Category: Suitable Living Environment	X	Objective Category: Expanded Economic Opportunities
X	Assist homeless persons obtain affordable housing.	X	Improve the safety and livability of neighborhoods.	X	Promote job creation and retention.
X	Assist homeless children with psychological counseling services.	X	Eliminate blighting influences and deterioration of property and facilities.	X	Stabilize and expand small existing businesses.
X	Provide owner-occupied home rehabs for income-qualified lower income citizens.	X	Increase access to quality public and private facilities.	X	Assist public services concerned with job training and employment.
X	Provide down payment and closing cost assistance to income-qualified first-time homebuyers	X	Promote the revitalization of deteriorating neighborhoods.	X	Provide opportunities for the creation of new small businesses in lower-income neighborhoods.
X	Provide owner-occupied home weatherization assistance to lower-income home owners	X	Restore and preserve properties of special, historic, architectural, or aesthetic value.	X	Provide commercial façade rehabilitation assistance in lower income areas.

**B. Housing Strategy**

**Priority Housing Needs (Please refer to Table 2A)**

The priority housing needs of the City are those of very low and low income persons and the elderly, frail elderly and physically disabled.

**Specific Objectives/Home Rehabilitation (Please refer to Table 1C)**

**Objective DH 1.1 – Home Rehabilitation:** The City will allocate State Housing Initiatives Partnership (SHIP) funds to rehabilitate up to 40 homes (during 5-year Consolidated Plan period) belonging to very low income, low income-qualified and the elderly, frail elderly and physically disabled. No CDBG funds will be used for this objective.

**Objective DH 2.1 – Home Rehabilitation:** The City will partner with the World Changers organization and local nonprofits under our Paint Our Town Program and allocate CDBG funds to cover the cost of materials and supplies for these organizations who will provide volunteers to paint and provide minor rehabilitations to up to 80 homes (during 5-year Consolidated Plan period) belonging to very low and low income persons residing in low income neighborhoods and the elderly, frail elderly and physically disabled.



**Objective DH 3.1 – Home Rehabilitation:** The City will partner with the Fort Pierce Utilities Authority and allocate CDBG funds that will be used to provide weatherization assistance for 150 homes (during 5-year Consolidated Plan period) belonging to very low income, low income and the elderly, frail elderly and physically disabled.

**Objective SL 1.1 – Down Payment and Closing Cost Assistance:** The City will allocate State Housing Initiatives Partnership (SHIP) funds to provide down payment and closing cost assistance for low to moderate income-qualified citizens. No CDBG funds will be used for this objective.

### **C. Public Housing Strategy**

The Housing Authority of the City of Fort Pierce submits an annual PHA Plan, which serves as its method of reporting the current public and assisted housing needs, goals and objectives for each fiscal year. The Housing Authority also submits a 5-Year PHA Plan that projects a vision of future needs, goals and objectives, which include:

- Current number of persons being served by public and assisted housing programs;
- Current number of applicants on public housing or Section 8 waiting list;
- Current status of waiting lists (open or closed);
- Current waiting list characteristics (waiting periods, funding availability, types of persons on waiting lists);
- Conditions of public housing developments; and
- Description of non-housing related programs available (self-sufficiency, credit counseling, etc.)

**Serving the Needs of Extremely Low, Very Low and Low-income Residents** - The Housing Authority of the City of Fort Pierce offers a variety of programs, including public housing assistance and Section 8 Housing Choice Vouchers to serve the extremely low, very low and low-income resident populations throughout the City and surrounding areas of St. Lucie County. According to the 2014 Shimberg report, there are currently seventeen multi-family public housing developments in the City.

The Housing Authority's Section 8 Housing Choice Voucher Program is designed to offer rent subsidies to allow families to pay a reasonable share of their income toward rent while the program, within specific limits, provides the difference. This program is funded through the U.S. Department of Housing and Urban Development and administered by Housing Authorities. Currently the waiting list for this program is closed. The waiting list will remain closed until vouchers become available and current applicants are removed from the list. The Housing Authority hopes to receive a new appropriation in Housing Assistance Payment (HAP) funding during the next HUD allocation cycle.

**Addressing Revitalization and Restoration Needs for Public Housing** - Housing Authorities throughout the nation share one common burden among them: PHAs are never 100% federally funded. Housing Authorities have to rely on multiple funding sources, such as state and local bonds and private agency funding, in order to serve the needs of extremely low, very low and low-income clients. Federal funding sources, such as CDBG, HOME Investment Partnerships Program and SHIP are made available to the City of Fort Pierce, but do not generally benefit public and assisted housing projects.

Management and operation of public housing developments is consistently maintained and monitored by the Housing Authority, and is audited annually by a HUD Field Officer to ensure that all federal regulations and requirements are in compliance. A property manager for each development has been assigned by the Housing Authority and is considered an employee.

**Strategy for Improving Living Environment of Public Housing Residents** - When creating strategies and objectives for improving the living environment of public housing residents, it is important to know the community, the people who reside there and the resources available in that community. In some cases, public and assisted housing programs extend further than just providing a safe and sanitary living environment. As a form of incentive, public housing residents are encouraged to take pride in their community and participate in neighborhood projects such as park cleanings, gardening, landscaping and more. Residents that are unemployed must complete a certain number of hours of community service in order to stay in compliance with the Housing Authority standards. By promoting a community-based environment, residents will take pride in their neighborhood and take the next step to self-sufficiency.

**Public Housing Activities to Encourage Management and Homeownership** - A common goal of all Housing Authorities, not only in Florida but also throughout the nation, is to promote public housing residents to become more self-sufficient and take the proper steps to leave public housing and become a homeowner. The Housing Authority of the City of Fort Pierce utilizes the HUD Family Self-Sufficiency Program (FSS) in order to assist public housing residents and Section 8 Voucher holders take the first step toward homeownership. The HUD FSS Program is a five-year program that assists families in becoming more self-sufficient by attaining established goals. The program is made available to current public housing residents and Section 8 Housing Voucher holders. An escrow account is established in order to enable the resident to pay for things such as college tuition, a new car and/or a down payment on a new home. This program has been a proven success among all of its beneficiaries, and will remain as a high priority strategy for promoting management and homeownership.

**HUD “Troubled” Designations** - In 2011, the Department of Housing and Urban Development announced substandard performers are not designated as “troubled.” To be a “Troubled” PHA a score of <60 on inspections must be obtained. The Housing Authority of the City of Fort Pierce is NOT designated as “troubled.” Each property development has a full capacity staff and is assigned a Housing Authority employee as the property manager. The Housing Authority takes pride in excelling in operational functions. Monitoring strategies currently in place will remain standard procedure, however, the Housing Authority will continue looking for ways to improve and grow for its clients and the City of Fort Pierce.

## **D. Homeless Strategy**

**Homelessness Prevention/Institutional Structure** - Given our small scope of funding, and the lack of assistance from the Treasure Coast Homeless Services Council (TCHSC) which serves as the Continuum of Care for Martin, St. Lucie and Indian River Counties, the City of Fort Pierce is partnering with the Fort Pierce Housing Authority and area supportive service organizations to develop a transitional housing facility and to promote area agencies/organizations that provide assistance for homeless prevention, such as utility and rent assistance, groceries, etc.

**Priority Homeless Needs - Discharge/Coordination Policy** - The Treasure Coast Homeless Services Council (TCHSC) operates a Tri-County Pre-Release Discharge Planning Process in the region’s three jails. The Tri-County Pre-Release Discharge Planning Process is a cooperative program that is staffed and funded by the public defender’s office and the sheriff’s departments of all three counties. The program targets inmates who are homeless or who may become homeless and provides them with a Life Skills Re-Entry Program to reduce recidivism, increase their levels of community skills, and secure stable housing and employment in the community upon release. Intake Specialists in each of the jails establish Individual Re-Entry Plans, including a housing and job development component. An Intake Specialist is responsible for securing emergency funds and other resources for the inmates and to find appropriate housing prior to release. This Pre-Release Discharge Planning Process is overseen by the Treasure Coast Homeless Services Council Continuum of Care (CoC) Law Enforcement Committee for Discharge Planning.

**Chronic Homelessness** - The Mental Health Jail Diversion Program targets mentally ill homeless people, usually those who are chronically homeless. The Diversion Project is designed to avoid arrests for minor misdemeanors, including conducting life-sustaining activities. This project creates a team consisting of two officers per shift in three major jurisdictions that use unmarked cars and plain clothes to intervene and transport clients to treatment rather than jail. The project trains road officers and correctional officers to avoid arrest and incarceration of homeless mentally ill persons. Officers are trained by New Horizons of the Treasure Coast to use appropriate interventions, including the Baker/Marchman Act, de-escalation of behaviors and making referral to New Horizons of the Treasure Coast for voluntary treatment. Individuals for whom this diversion is not successful are assessed within seventy-two hours in the jail and charges may be dropped or prosecution deferred by participating judges who make court ordered referrals to treatment. There is currently not a publicly-funded institution or system of care in the three-county Continuum of Care area.

**Specific Objectives/Homeless** - Since none of the City of Fort Pierce’s supportive service agencies receive funding or program assistance through the Continuum of Care provided through the Treasure Coast Homeless Services Council, we only have limited funds to expend directly on homelessness issues. These limited funds will

be allocated to improve existing local facilities that accommodate our growing homeless population. We will also obligate a portion of our public service funds to help address the psychological needs of our rising population of homeless children (this objective is listed under the Public Services section of this Plan). We will also allocate a small amount of funding to help address rehabilitation needs of our meager homeless housing facilities.

### **Specific Objectives/Homeless (Please refer to Table 1C)**

**Objective DH 1.1 – Neighborhood Facilities:** As funding is available, the City will allocate funding to assist with rehabilitation of existing facilities that accommodate our growing homeless population. Rehabilitation activities will include, but not be limited to: construction of additional showers/bathrooms, enlarging kitchens, sleeping and counseling spaces.

### **E. Non-Homeless Special Needs**

**Priority Non-Homeless Needs (Please refer to Table 1B)** - These populations are not homeless, but may require supportive housing. Housing units for this population may be in the form of group homes, single room occupancy facilities, and other nontraditional types of housing. Supportive housing needs include apartment style housing for homeless families, accessible housing for people with disabilities, affordable permanent housing for veterans, housing for victims of domestic violence, living in care units for persons with HIV/AIDS, farmworkers and for the frail elderly. Elderly, frail elderly and disabled persons in need of accommodations in their homes are the specific target of the City of Fort Pierce's 211 Network Information and Referral Service.

The City of Fort Pierce has also defined youth as a special needs population. Priority needs for youth are professional counseling services for homeless children and youth, mentoring, obesity prevention and character development activities.

### **Specific Special Needs Objectives (Please refer to Table 1C)**

**Objective O 1.1 – Public Service Grants** – As funding is available, grants will be provided to supportive service agencies that provide professional counseling services for homeless children and youth, promote youth development in the areas of mentoring, obesity prevention and character development activities and/or resourceful crime prevention programs and services for senior citizens.

### **F. Community Development**

The City of Fort Pierce has numerous needs with respect to Public Facilities, Public Improvements, Public Services and Economic Development. We estimate that our total need over the next five years expressed in dollars is more than \$100,000,000.

### **Specific Community Development Needs (Please refer to Table 2C)**

#### **SUITABLE LIVING ENVIRONMENT**

**Objective SL 1.1 - Clearance, demolition and removal of buildings – housing and commercial** – As funding is available, the City will allocate CDBG funds to demolish and remove derelict structures to address conditions of physical decay so as to eliminate or prevent neighborhood slum and blight.

**Objective SL 2.1 - Infrastructure Improvements** – As funding is available, the City will allocate CDBG funds, coupled with public works funding to improve/repair the infrastructure in lower-income neighborhoods, including, but not limited to: parkways, trees, lighting, traffic calming, parking, street and alley lighting, signage, street paving and improvements, sidewalks, curbs and gutters.

**Objective SL 3.1 – Code Enforcement** – In concert with the City's efforts to improve and maintain its housing stock through the housing rehabilitation program, the City realizes a dire need to ensure that the surrounding environment is maintained and improved. There are few tools to meet this need beyond effective and continual code enforcement staffing. Through code enforcement activities, property maintenance and safety will be promoted and enforced. Without such enforcement, nuisances will turn into blight, which will be exacerbated by the housing market collapse and the tidal wave of foreclosures and abandoned properties that engulf the City. As funding is available, the City will yearly cover salaries and fringe benefits for up to three (3) Code Enforcement officers who address code violations in our lower-income neighborhoods.

**Objective SL 4.1 – Fair Housing Information and Promotion:** The City will partner with local banks, mortgage companies and Lincoln Park Main Street (CBDO) and will allocate CDBG funding to cover the costs of advertising, information dissemination, etc. and hold at least two (2) well-publicized Fair Housing workshops each year as well as promote Fair Housing on the City’s TV station, website, area neighborhood newsletters, and throughout City Hall.

**Objective SL 5.1 – Weatherization Assistance** – As funding is available, the City will partner with the Fort Pierce Utilities Authority (FPUA), the Indiantown Nonprofit Housing agency and the Centro Campesino organization and allocate funding from the City’s General Fund and also CDBG funds to provide a weatherization program aimed at improving the homes of our very low and low income-qualified citizens by increasing the homes’ ability to withstand the elements, including insulation, weather stripping, efficient water heaters, new exterior doors, programmable thermostats, new water heaters, refrigerators, etc.

**Objective SL 6.1 – Lead Based Paint Education and Remediation** – As funding is available, the City will allocate CDBG funds to disseminate information on Lead Based Paint Hazards. The City will utilize State Housing Initiatives Partnership (SHIP) funds to abate lead based paint in homes during rehabilitations of homes belonging to low income-qualified citizens through the SHIP program and, when lead-based paint is determined to exist in homes belonging to our very low and low income citizens.

**Objective SL 7.1 – Septic Sewer Conversion to Public Sewer** – As funding is available, the City will allocate CDBG funds to assist low income-qualified citizens convert from septic sewer systems to the public sewer system, when septic system is determined to be failing.

### **Specific Economic Opportunity Needs (Please refer to Table 2C)**

**Objective EO 1.1 – Micro Enterprise Support for small existing businesses** – As funding is available, the City will allocate CDBG funds to promote and grow existing businesses and to provide business operational training and small grants designed to increase the small business’ capacity and sustainability.

**Objective EO 2.1 – Job Training and Employment Opportunities** – As funding is available, the City will allocate CDBG funds and partner with Career Source Resource Coast (formerly Workforce Solutions), Indian River State College and area nonprofits to present annual job fairs, job training programs, tuition and child care assistance, job placement assistance, and resources for first-time offenders to have their criminal records expunged for very low and low income citizens.

**Objective EO 3.1 – Commercial Façade Improvements** – As funding is available, the City will allocate CDBG funds as part of a matching grant, to rehabilitate facades located in commercially zoned derelict areas. Individual areas will be targeted each program year, as funding is available.

### **Specific Neighborhood Revitalization Needs (Please refer to Table 2C)**

**Objective NR 1.1 – Community-Based Development Organizations** – As funding is available; the City will allocate CDBG funds to help financially support two Community Based Development Organizations as they promote neighborhood revitalization, economic development, heritage tourism and historic preservation.

**Objective NR 2.1 – Projects to Stimulate Economic Investment Through Local Art and Cultural Heritage** – As funding is available, the City will allocate CDBG funding to recognize, promote and celebrate its Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the City. Funds may be used as ‘match’ for state and federal grant opportunities, design long-range plans to qualify for grant funding and to maintain existing and create new art and cultural heritage projects.

**Objective NR 3.1 - Improvement of Community Focal Points – Gardens, Neighborhood Centers, Public Facilities, Parks, Recreation Facilities** - As funding is available, the City will allocate CDBG funds to enhance and sustain the creation and/or operation of community gardens and to repair and rehabilitate neighborhood centers, public facilities, parks and recreation facilities that bring people of diverse backgrounds together, serve as community focal points and continue our ‘Creative Placemaking’ initiative. Funding will also be allocated, as available; to improve existing homeless shelters, including updating showers/bathrooms, kitchen facilities, sleeping quarters, etc.



<b>Category</b>	<b>Determining Factors</b>
Improvement of Community Focal Points	Citizen input, Staff knowledge
Libraries, Parks, Public Facilities	Staff knowledge, Citizen Input, CIP
Infrastructure Improvements	Capital Improvement Plan
Secure, Demolish, Clearance of Derelict Buildings	Staff knowledge, Citizen Input
Home Rehabilitation Assistance	Staff knowledge; Citizen Input
Home Down Payment and Closing Cost Assistance	Staff knowledge; Citizen Input
Fair Housing Education	Staff knowledge; Citizen Input
Lead Based Paint Education and Abatement	Staff knowledge; Citizen Input
Septic Sewer System Conversion to Public Sewer	Communitywide Council recommendation
Homeless Services	Staff and Supportive Service Organization Input Homeless Statistics
Senior Services	Staff, Service Organization and Citizen input
Youth Services	Continuation of programs
Employment Opportunities/Job Training	Citizen Input; Unemployment, Underemployment Statistics
Neighborhood Facilities	Staff knowledge and Citizen input
Small Business Assistance	Staff knowledge, Citizen input
Code Enforcement	Staff knowledge
Non-Residential Historic Preservation	Staff knowledge, Citizen input
Weatherization Assistance/Energy Conservation	Staff knowledge, FPUA, Citizen input
Community Based Development Organizations	Staff knowledge, Business & Citizen input
Cultural Heritage Promotion	Citizen input, Staff knowledge
Crime Prevention	Citizen input, Staff knowledge, Crime statistics
Commercial Façade Improvements	Citizen input, staff knowledge

**Identify Obstacles to Meeting Underserved Needs** - The principal reason for not achieving 100% of the goals for all of these objectives is obvious: the lack of adequate funding. The staff expertise and capacity is available, the political will is present, and the citizen desire and interest is clear; however, the financial ability to follow through is absent.

Due to the current recession, the City of Fort Pierce, like most other communities, has received a significant reduction in their local tax base, which is generated primarily from local property taxes. Property values are down nearly 30% and therefore local tax dollars are down a corresponding amount.

The State of Florida is also feeling the blow and is one of the hardest hit states in the nation pertaining to the loss of property values and for the number of home foreclosures. Both of these issues significantly impact the State's budget and its ability to make grants available to local governments.

Cutbacks and budget reductions in Washington recently imposed by the U.S. Congress, along with the across-the-board CDBG cuts add to our lack of ability to address more of our underserved needs.

We will continue to be creative in our attempts to reach these objectives and serve as excellent stewards of the limited resources we have to maximize our impact.

**Community Development Objectives, All Categories (Please refer to Table 2C)** - Please see Table 2C entitled, "Summary of Specific Objectives (Community Development)". The purpose of this Table is to summarize the specific needs in each of the categories of Public Facilities, Public Improvements, Public Service, and Economic Development Objectives, for the City of Fort Pierce, over the next five years. Additionally, these Worksheets are divided into sections including: Availability/Accessibility, Affordability, and Sustainability of Decent Housing; Availability/Accessibility, Affordability, and Sustainability of Suitable Living Environment; Availability/Accessibility, Affordability, and Sustainability of Economic Opportunity, Neighborhood Revitalization; and Others.

**Approved Neighborhood Revitalization Strategy Areas** - The City of Fort Pierce uses its CDBG grant funds to address revitalization efforts city-wide and does not currently have a HUD-approved Neighborhood Revitalization Strategy Area, therefore this question is not applicable.

**Strategy to Remove Barriers to Affordable Housing** - The City-wide policies listed previously have not proven to have any significant negative impact on the continued development of affordable housing. Compared to nearby communities, Fort Pierce's fees and policies are reasonable.

The City acknowledges that much still must be done to increase affordable housing opportunities. As a result, the City will continue to reevaluate all development fees, impact fees, regulations and programs policies and procedures to determine whether any further revisions may be appropriate to enhance affordable housing for low and moderate-income residents of the City.

**Housing Barriers** - Over the next five years, the City will continue to address the negative effects that any policies or programs might have on the housing delivery systems in the City. The City has implemented the following policies in its Comprehensive Plan to address the issue:

- The provision of density bonuses as an incentive in moderate and high-density residential land uses for development of affordable housing.
- The establishment of guidelines for zero lot line and cluster home developments in redevelopment areas for affordable housing.
- The development of local government partnerships with the private sector to improve the efficiency and expand the capacity of the housing delivery system.
- The review of existing ordinances, codes, regulations, and the permitting process for the purpose of amending, adding, or changing requirements in order to increase private and public sector and community based organization participation in meeting the housing codes.
- The provision of a fast-track processing and other incentives for proposed housing developments intended for persons with special needs, including low to moderate-income households, the elderly, handicapped, large families, and farm worker families.
- The provision of assistance to providers of affordable housing. The City shall streamline its development review process to ensure detailed information is provided and materials are submitted at time of initial application.
- The examination of innovative ways to use SHIP funds to assist low to moderate-income households in paying for impact, permit fees, down payment and closing costs.
- The review of current land development regulations to ensure that code requirements are not excessive in providing affordable housing.

The items listed above incentives are included in the City's Comprehensive Plan. The Department of Urban Redevelopment will continue to review regulatory barriers which may affect the cost of housing and will use the comprehensive planning process to make recommendations to the City's Building, Planning and Engineering Departments to present to the City Commission for future changes which will reduce the cost of housing, including such issues as reducing lot line requirements and targeting measures to re-house families affected by demolition in neighborhoods hardest hit by the hurricanes.

**Expedited Permit Processing** - The Planning and Building Departments have implemented an expedited permit process for affordable housing projects. To date no problems have been reported by contractors, applicants, or City personnel.

As stated earlier, the City of Fort Pierce has a streamlined and expedited permit process in place for all projects. The City encourages pre-construction meetings with the builder/developer and staff representing the Planning Department. The purpose of these meetings is to save the builder the expense of having plans redrawn to meet City requirements and cause possible delays in the permitting process.

The City's processing times on all residential and multi-family building permit applications reaches 21 calendar days, expedited permit processing goes into effect. Affordable housing permits would be hand-carried through the permitting process with the goal of each reviewing department performing their review the same day received.

**Establishment of a Process to Consider Actions That Have a Significant Impact on the Cost of Housing** - The City's Communitywide Council also serves as its Affordable Housing Advisory Committee (AHAC). The AHAC is tasked with periodically reviewing the City's current building codes and land development regulations. The

objective of the committee is to recommend the elimination of excessive requirements that add to the cost of housing, that are not essential. The Committee may make non-binding recommendations to the Urban Redevelopment Manager, the Fort Pierce City Manager, and the City Commission.

## **G. Lead-based Paint**

Though no accurate geographic information about the incidence of lead-based paint (LBP) exists in the City of Fort Pierce on a house by house basis, the City realizes that lead-based paint poses a serious health hazard and must be addressed. The City will encourage residents and property owners to test for and abate lead paint.

All housing proposed for rehabilitation under the City's CDBG and SHIP programs is screened by the year built to determine possible LBP hazard before funds are utilized. If a hazard is suspected, the owner of the home being rehabbed is given the EPA Fact Sheet - *Identifying Lead Hazards in Your Home* and the EPA publication - *Protect Your Family from Lead in Your Home*. During the feasibility inspection, if the inspector identifies a potential lead-based paint problem, he notifies the owner and may test the suspect area with a swab or take a sample to be processed through the County Health Department. If the repair will disturb any surface containing lead, abatement procedures will be utilized before the repair can go forward. If lead paint is detected, abatement costs are included in the rehabilitation. In every program where federal funds are expended on a housing unit, the City incorporates the current procedures for hazard reduction or lead-based paint abatement guidelines as defined in 24 CFR Part 35.

When rehabilitating homes, the City provides homeowners a copy of the U.S. Department of Housing and Urban Development letter that informs homeowners what to do if they encounter lead-based paint in their home, and informs that no paint used during the rehabilitation contains lead. If funds expended exceed \$5,000 and old paint surfaces are disturbed, the City will take the position that the home contains lead-based paint if it was built prior to 1978 and will conduct abatement measures.

The St. Lucie County Health Department has established a lead screening process to screen school children less than 7 years old for and treat high levels of exposure to lead. All high-elevated levels are reported to the Epidemiology Division and investigated by an Epidemiology nurse.

Funding through the State Housing Initiatives Partnership (SHIP) program will be used to remediate lead-based paint issues, as needed.

The City is allocating CDBG funding to provide an ongoing educational campaign designed to inform the public on the hazards of lead-based paint and on resources that are available to address this dangerous issue.

## **H. Anti-Poverty Strategy**

**The "Where to Turn" - 211 Network** - The City of Fort Pierce is too small to be the lead agency for major social welfare programs such as family self-sufficiency, Head Start, Weatherization Assistance Program, Community Services Block Grants or workforce development initiatives. In order to insure that residents of the City of Fort Pierce are referred to partner agencies for services, the City partners with counties on the Treasure Coast to sponsor the "Where to Turn" - 211 Network. The 211 Network provides computer and telephone information and referral for all social service needs. The network provides persons needing assistance a single point of contact for finding solutions to their problems. The 211 Network links all social service providers into a multi-county network providing solutions to individual and family needs. The 211 Network receives on average 1,500 calls per month from residents of St. Lucie County.

The 211 Network provides information and referral to persons experiencing the following problems or concerns:

- Abuse/Neglect/Crime
- Basic Needs such as clothing, food, household goods, housing, shelter, utilities
- Day Care/Child Care
- Counseling/Support Groups
- Credit Counseling
- Disability Services

- Education
- Employment
- Foreclosure Concerns
- Financial Assistance
- Health and Medical, including prescription assistance
- Legal
- Mental health Issues including substance abuse and suicide
- Transportation
- Veterans Services

**St. Lucie County Housing and Community Services Department** - Beyond the 211 Network, the St. Lucie County Housing and Community Services Department serves as the lead agency for the three-county Treasure Coast Community Action Agency assisting low-income citizens with Community Services Block Grant (CSBG) funding. CSBG is focused on necessary support associated with successful employment or completion of education that can lead to self-sufficiency. All applicants for CSBG assistance must attend an Effective Budgeting workshop. Additional services provided are: transit coordination for special needs individuals, veteran's services, coordination of volunteers and donations during a declared disaster and assistance with the Special Needs Shelter, assistance for indigent cremations, administration of a program that manages the State-mandated share of County Medicaid, hospital and nursing home funding, as well as, the Health Care Responsibility Act. The County also administers funds donated for utility payments through Florida Power and Light's Care to Share program and provides computer access for individuals seeking to complete applications for benefits such as food stamps, unemployment, Medicaid and nursing home assistance and to search for employment.

**Economic Development and Anti-Poverty** - Fort Pierce's Anti-Poverty Strategy is focused on the most vulnerable group in the City - primarily the very low-income renter and home owner households with incomes between 0 and 30 percent of the median household income. The lowest income households are generally those threatened with homelessness. In all, this segment of the population has the highest incidence of poverty. These households will see the immediate benefit from a concentrated effort to increase economic opportunities for households in Fort Pierce.

It is important to recognize that the Anti-Poverty Strategy is not a housing plan; it is an economic development plan that increases the incomes and job opportunities for low-income households. Economic changes in St. Lucie County over the past decade have led to growth in the number of service sector jobs, which are usually low paying. Nonetheless, a secure and affordable residence allows household members to pursue jobs, education and training without having to worry about the threat of homelessness. Thus, implementation of anti-poverty efforts is a cooperative effort between St. Lucie County and Fort Pierce agencies, the Fort Pierce Housing Authority and the City of Fort Pierce's Department of Urban Redevelopment, administrator of the City's CDBG program funds.

**Key Players** - The economic and housing programs that will be instrumental in the Anti-Poverty Strategy include:

- Community Development Block Grants (CDBG): CDBG funds may be used for economic development initiatives that create jobs for low and moderate-income persons, create and strengthen small, community-based businesses and assist businesses that provide services needed by low and moderate-income residents.
- State Housing Initiatives Partnership (SHIP): SHIP funds will be used to provide owner-occupied home rehabilitations for our very low and lower income citizens and also first time homebuyer assistance for our lower income citizens. Decent, affordable housing for all of our citizens is a priority for the City of Fort Pierce.
- Fort Pierce Housing Authority: Very low-income households, particularly renters, are a priority. Persons who are represented in this category will receive assistance from the Fort Pierce Housing Authority with subsidized rent.



## **I. Institutional Structure**

The City of Fort Pierce works with the City of Port St. Lucie and St. Lucie County to coordinate our Housing Assistance Programs. Lending consortium meetings are held throughout the year and help keep everyone connected and focused on affordable housing issues. No gaps have been identified in the institutional structure.

The grants to Public Service Agencies were largely successful during the 2014-2015 year. Of the twelve agencies originally selected, eleven successfully completed their objectives and 4,500 low to moderate-income persons received benefits. One agency voluntarily withdrew their program after the selection process, but prior to entering into a sub-recipient agreement. Another agency failed to submit adequate documentation and did not receive funding.

Funds were used to assist with providing food, senior care, adult education, and child-centered education and summer recreation programs for youth.

The City completed fourteen (14) owner-occupied home rehabilitations during 2015 using State Housing Initiatives Partnership (SHIP) funds. The homes all belonged to our very low income, the frail elderly and/or handicapped citizens.

The City provided small business workshops and grants up to \$3,000 to businesses that attended at least 2 of the workshops, which were taught quarterly by the Service Corps of Retired Executives (SCORE) organization. More than 30 small businesses located in our minority neighborhoods have participated to date.

The City partnered with Career Source Research Coast (formerly Workforce Solutions) and held its first annual Job Fair in January, 2016. More than 50 employers participated. The event lasted from 10am-2pm. We expect our 2<sup>nd</sup> annual event to be even larger.

The City completed our Highwaymen Heritage Trail, a self-guided trail to commemorate the “Original Highwaymen” – 26 African American artists from Fort Pierce, who, during the 1950s-60s peddled their Florida landscape paintings up and down U.S. Hwy. 1 because Jim Crowe era South limited their entry into businesses, galleries, etc. Many of the artists still live in and around Fort Pierce and continue to paint today. The Trail ribbon cutting was followed by the 1<sup>st</sup> Annual Art Show and Family Friendly Festival. This is part of a ‘Creative Placemaking’ initiative designed to instill civic pride and promote economic development and the creation of jobs in our Lincoln Park neighborhood.

For the new departmental staff, this Plan represents an opportunity to utilize lessons learned and channel them into new Strategic Goals and Objectives for the next five years. Overall, the City will effectively use its CDBG dollars to sustain and increase the capacity of small businesses, and benefit low to moderate-income persons by strategically leveraging CDBG program funds with other public and private funding sources.

We are currently collaborating with Indian River State College, Career Source Research Coast, Allegany Franciscan Ministries, Hibiscus Children’s Center, World Changers, the Fort Pierce Utilities Authority, Habitat for Humanity, the Solar Energy Loan Fund, the Fort Pierce Housing Authority and others to leverage the City’s CDBG funds to create greater opportunities and resources for our citizens.

## **J. Coordination**

Local bank members of the St. Lucie County Lending Consortium contribute to the provision of affordable housing by helping to defray the cost of the homeownership workshops. The local banks pay a fee to be a member of the consortium, which in turn is used to procure the services of Consumer Credit Counseling Services (now known as CreditAbility) to provide the training. Participating in the affordable housing program also aids in promoting the local banks in their compliance under the federal Community Reinvestment Act.

## **K. Monitoring**

As previously stated, the City underwent a major reorganization of staff due to concerns with program compliance during the previous program year. The new department overseeing the CDBG program is very focused on CDBG program compliance issues.

Project monitoring activities are comprised of desk reviews and/or on-site visits during which management procedures, goal establishment and achievement, record keeping, organizational financial status, construction and labor standards (if applicable), procurement procedures, and other areas relevant to the project are reviewed. The information to be reviewed is outlined in checklists that have been developed for each type of activity. These checklists were created using HUD's Monitoring Handbook, regulations, and other statutory requirements or each funding source.

The City understands the importance of performing a periodic self-evaluation with respect to the goals and objectives outlined in the Consolidated Plan as well as the activities included in each Action Plan. The purpose of this review is to ensure long-term compliance with program and comprehensive planning requirements.

The core component of the City's structure for Program Monitoring is the Integrated Disbursement and Information System (IDIS). In this system, all CDBG funded projects can be reviewed in report format to track the timely expenditure of funds as well as overall program performance. The IDIS System enables both HUD and the City to track statistical information to ensure that timeline and drawdown requirements are being met.

## **L. Housing Opportunities for People with AIDS (HOPWA)**

The City of Fort Pierce is not a recipient of HOPWA funds. This section is not applicable.

## **6. Other Narratives and Attachments**

### **A. Additional Strategic Plan Information not Covered by other Sections**

We believe that our responses throughout the Strategic Plan and the entire Consolidation Plan are complete and very specific to allow HUD to determine the efficacy and viability of our Program. Therefore, no additional information is necessary at this time.

### **B. Section 108 Loan**

The City was awarded a Section 108 Loan Guarantee on July 13, 2009 in the amount of \$3,395,000. The purpose of the Loan Guarantee was to provide construction financing to a local developer for the Coral Square Shopping Center Redevelopment Project. The funds were loaned to the developer at a rate of LIBOR + .45% (.25% above the City's borrowing costs). The funds were utilized for the renovation of an existing closed and abandoned shopping center in a CDBG target area.

The City received an \$800,000 BEDI (Brownfield Economic Development Initiative) grant, \$400,000 of which has remained with the City as security for a corresponding Section 108 loan. The remaining \$400,000 was offered to the developer of the project as a 1% interest loan on a 5-year term. The \$400,000 BEDI grant was critical for the developer to continue the environmental cleanup of his site, which has cost (to date) approximately \$1,100,000.

The reconstruction project is complete and the leasing process is ongoing toward full occupancy. Projections equal more than 120 low to moderate income residents of Fort Pierce are employed at this location.

### **C. Regional Connections**

The City works in cooperation with its neighboring local governments including the City of Port St. Lucie and St. Lucie County. We work in concert with the area regional planning council, the Treasure Coast Regional Planning Council, on many of our planning tasks such as brownfield redevelopment projects. On a number of occasions, the City has partnered with the Housing Authority of the City of Fort Pierce on programs including the Neighborhood Stabilization Program for the advancement of affordable housing opportunities.

While we openly cooperate with these and other local entities, our Consolidated Plan does not connect to, incorporate, or reference their individual Consolidated Plans.

## **7. Fair Housing**

The City of Fort Pierce is submitting our newly-created Assessment of Fair Housing Report with this 5-Year Consolidated Plan. This report contains an Assessment of Fair Housing Report (AFH) which identifies, explains, and analyzes the fair housing environment in the City of Fort Pierce, Florida, which is located in St. Lucie County, Florida. Excerpts from the St. Lucie County HOME Consortium Analysis of Impediments to Fair Housing Choice, published March, 2014 were used throughout this report.

To date, the following top five (5) impediments to Fair Housing Choice in Fort Pierce have been identified, via numerous community meetings, presentations, community surveys in English and Spanish, public hearings, one-on-one conversations with citizens, agencies, organizations and businesses:

1. Housing/Lending Discrimination on the basis of race, color, national origin, religion, sex, familial status and disability
2. Shortage of affordable housing opportunities
3. Lack of knowledge, awareness of, or education on fair housing protections
4. Fair and equal lending disparities
5. Housing market segregation

The AI contains an Action Plan to address and correct these issues. The following actions have been established to correct the impediments identified in the recently developed AI Report:

### **2016 Impediments to Fair Housing Choice**

#### **Impediment #1 – Housing/Lending Discrimination on the basis of Race, Color, National Origin, Religion, Sex, Familial Status and Disability**

Housing complaints based on discrimination against disability ranked the highest, with racially-based complaints ranking second. Disability is the largest alleged discriminating factor in fair housing complaints.

The data gathered on the lending patterns in the City of Fort Pierce supports this finding, with the data also indicating regular disparities on loan approvals and denials by race and by Hispanic/non-Hispanic ethnicity.

#### **Recommended Actions to Address Impediment #1:**

The City of Fort Pierce will take the following actions to raise public awareness on this issue.

1. Forward all Fair Housing complaints that are received directly to HUD for investigation.
2. Continue to promote and provide First Time Homebuyer Workshops in partnership with the Martin and St. Lucie County Home Buyer Consortiums.
3. Make referrals for credit counseling when needed to help improve credit ratings for homeownership potential.
4. Allocate CDBG funding to offset the costs associated with at least two (2) yearly Fair Housing Workshops and the dissemination of Fair Housing promotional materials on TV, website, mail-outs, and posters, at meetings, symposiums, and housing events, in English and Spanish.
5. Continue running HUD-approved Fair Housing commercials on the City's Public Access channels, in English and Spanish.
6. Request the local newspapers print HUD-approved Fair Housing Notices, in English and Spanish in the real estate section. The City is served by Scripps Treasure Coast newspaper and *Hometown News*.
7. Provide HUD's Fair Housing Complaint Forms (in English and Spanish) at public buildings and local libraries.
8. Provide Fair Housing information to all Lending Consortiums within the area.

9. Promote partnerships to strengthen Fair Housing educational opportunities with individual members of the St. Lucie and Martin County Lending Consortiums.
10. Provide Fair Housing education on and address reports of “Redlining” and “Reverse Redlining” - Redlining is the practice of denying or increasing the cost of services such as banking, insurance, access to jobs, access to health care, or even supermarkets to residents in certain, often racially determined, areas. "Reverse redlining" is a term often used to describe situations where a lender or insurer particularly targets minority consumers, not to deny loans or insurance to them, but rather to charge them more than would be charged to a similarly situated majority consumer.
11. Promote ways for citizens to report lending discrimination complaints with HUD by contacting the National Discrimination Hotline on 1-800-669-9777 (voice), 800-927-9275; completing a complaint form on the HUD website at [www.hud.gov/fairhousing](http://www.hud.gov/fairhousing); and/or allowing us to provide assistance to send a letter to our local HUD office.

**Impediment #2 – Shortage of Affordable / Decent Housing Opportunities**

The Fort Pierce Housing Authority reported that there were approximately 8,997 applicants on the Section 8 Housing Choice Voucher Waiting List and approximately 1,593 applicants on the Public Housing Units Waiting List. The most recent 2016 data reports that there are now 827 public housing units in the City of Fort Pierce.

The Housing Authority of the City of Fort Pierce (FPHA) Section 8 Housing Choice Voucher Waiting List is currently closed. It was last open for three days in May, 2015. There is no notice of when the Waiting List will reopen.

**Recommended Actions to Address Impediment #2:**

1. During 2016-2020, introduce a resolution for the City of Fort Pierce for inclusionary housing. Inclusionary housing is an affordable housing tool that links the production of affordable housing to the production of market-rate housing. Inclusionary housing policies produce affordable housing by requiring new residential developments to include a certain percentage of affordable housing units. The resolution could also give local governments the ability to establish a construction excise tax on developments to increase funding for affordable housing development.
2. During 2016-2020, continue to use CDBG funds, as available, to reduce the cost of housing for low-income households. Examples of this includes partnering with the Fort Pierce Utilities Authority, Indiantown Nonprofit Housing Agency and the Centro Campesino organization and using CDBG funds and funding from the City of Fort Pierce’s General Fund to provide weatherization assistance for homeowners to decrease their utility bills.
3. During 2016-2020, continue allocating State Housing Initiatives Partnership (SHIP) funds to rehabilitate owner-occupied homes.
4. Continue allocating State Housing Initiatives Partnership (SHIP) funds to provide down payment and closing cost assistance for lower-income citizens wanting to purchase a home.
5. During 2016-2020, continue to provide education and outreach to realtors, developers, banks and non-profit organizations that provide or develop affordable housing.
6. During 2016-2020, work with lenders to provide lender fair housing training by the City or in conjunction with existing programs.
7. During 2016-2020, continue allocating CDBG funding, as available, to act as a ‘cash match’ for the Fort Pierce Housing Authority’s application for tax credits to rehabilitate an old abandoned hospital into a living facility for lower income senior citizens. The Housing Authority has applied for the tax credits four (4) times. The City allocated the CDBG funds several years ago and will continue to support the Housing Authority through this endeavor.
8. During 2016-2020, continue to seek ways to assist developers and all of those involved in affordable housing in locating land, grants, and loans and by providing technical assistance to encourage the development of affordable housing and compliance with fair housing laws. All executed agreements with affordable housing providers will include the requirements of equal

opportunity and fair housing laws.

9. During 2016-2020, the City should continue to pursue fair housing enforcement over the long term by identifying regional partners with similar interests, develop support for fair housing services available to multiple regions and jurisdictions at a shared cost, and help establish a private fair housing center to carry out education and enforcement programs designed to further fair housing throughout the Fort Pierce area.
10. During 2016-2020, the City should continue to assess and improve, where necessary the enforcement of current codes for landlord maintenance of property. This could include exploring ways to improve the rental maintenance by landlords and property owners through code/legislation updates or incentive programs such as increased fines for habitual violators or economic incentives for landlords to better maintain their properties and increase the number of green buildings.
11. During 2016-2020, the City should continue to explore ways to increase the amount of affordable housing throughout the City, including examining ways to increase the amount of housing stock that is barrier free and ADA compliant, especially of rental single-family housing units in older neighborhoods built before the Americans with Disability Act was enacted. The City should consider approaching landlords and property managers to discuss possible solutions to this issue.

### **Impediment #3 – Lack of Knowledge, Awareness of, or Education on Fair Housing Protections**

This impediment was found to be the most common one within the City of Fort Pierce. Many potential homeowners lack the understanding of the path to homeownership, and a majority of loan denials are due to avoidable issues, such as incomplete loan applications, unverifiable information and collateral.

#### **Recommended Actions to Address Impediment #3:**

1. During 2016-2020, provide at least two Fair Housing Workshops during each program year; feature information on types of discrimination, 'redlining', 'reverse redlining', sub-prime, high-cost loans, protected classes, how to file a fair housing complaint, etc.;
2. During 2016-2020, promote and provide at least four First Time Homebuyer Workshops during each program year;
3. During 2016-2020, provide Fair Housing Complaint Forms in English and Spanish – throughout each program year;
4. During 2016-2020, provide Fair Housing information to lending consortiums throughout area throughout each program years;
5. During 2016-2020, request the local newspapers print HUD-approved Fair Housing Notices, in English and Spanish in the real estate section once each quarter during program years;
6. During 2016-2020, provide HUD-approved Fair Housing commercials on the City's Public Access television channel, in English and Spanish throughout program years;
7. During 2016-2020, publish Fair Housing information in non-profit community newspapers throughout the program years, in English and Spanish;
8. During 2016-2020, provide Fair Housing brochures, posters, etc. at all City-sponsored events and at City Hall;
9. During 2016-2020, we will continue updating the fair housing webpage on the City of Fort Pierce website;
10. During 2016-2020, the Fort Pierce City Commission will proclaim April of each year Fair Housing month; display Fair Housing posters throughout City Hall; and
11. During 2016-2020, forward all Fair Housing complaints that are received directly to HUD for investigation.



#### **Impediment #4 – Fair and Equal Lending Disparities**

The data gathered on the lending patterns in the City of Fort Pierce supports this finding, with the data indicating regular disparities on loan approvals and denials by race and by Hispanic/non-Hispanic ethnicity. As the data indicates, African Americans and Hispanics tend to have higher loan application failure rates when HMDA lending data is analyzed by race and ethnicity.

#### **Recommended Actions to Address Impediment #4:**

The most prevalent reason for loan application denials in the City of Fort Pierce are the loan applicant's collateral. The second leading reason for loan denials is the debt-to-income ratio, and the third reason is incomplete applications.

The City will take the following actions to increase public awareness and promote homebuyer education on these issues:

1. During 2016-2020, work with all members of St. Lucie County and Martin County Lending Consortia to increase awareness of prevalent denial issues.
2. During 2016-2020, continue to provide referrals to credit counseling agencies to improve credit ratings, and debt-to-income ratios, for homeownership potential.
3. During 2016-2020, continue to provide promotional information for First-Time Homebuyer Workshops through public access venues.
4. During 2016-2020, promote and/or hold at least two (2) Fair Housing / Homeowner educational events each year.
5. During 2016-2020, promote financial literacy educational events within the City of Fort Pierce.
6. During 2016-2020, provide down payment and closing cost assistance to first-time homebuyers through the State Housing Initiatives Partnership (SHIP) program.

#### **Impediment #5 – Housing Market Segregation**

As in many locations in Florida, historical geographical segregation areas still exist within the City of Fort Pierce. Continued activities that are geared toward creating neighborhoods that are more open and inclusive have been and will continue to be established through Fair Housing training in the community to housing related industries.

#### **Recommended Actions to Address Impediment #5:**

The City of Fort Pierce will take the following actions to raise public awareness:

1. During 2016-2020, continue activities that are geared toward creating neighborhoods that are more open and inclusive, including our 'creative placemaking initiative', that includes self-guided cultural history trails and events that are advertised across the United States, commercial façade improvement grants, beautification projects, art shows and family-friendly festivals, etc., in our lower-income minority historic neighborhoods;
2. During 2016-2020, continue collaborations with investors and the Allegany Franciscan Ministries organization and provide land and incentives for the construction new grocery, retail, and banking businesses in our lower-income segregated neighborhoods;
3. During 2016-2020, continue collaborations with investors, developers and St. Lucie County to develop artist live/work areas in our lower-income minority historic neighborhoods;
4. During 2016-2020, work with the local Board of Realtors and Lending Consortium promoting Fair Housing education and continued education on lending practices.
5. During 2016-2020, work with local Affordable Housing Advisory Committee (AHAC) to promote ways to enhance local land development regulations to augment fair housing. Presently, the City of Fort Pierce has adopted the following items:
  - a. Expedited Permit Reviews – All affordable housing developments receive priority review and processing.
  - b. Listing of vacant City-owned property available for development as affordable housing.
  - c. Review of proposed regulations (prior to adoption) for their impact on affordable housing.

**8. Public Comments**

THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*

**2016-2017 ANNUAL ACTION PLAN**

**October 1, 2016 through September 30, 2017**

**CITY OF FORT PIERCE, FLORIDA**

**Honorable Linda Hudson, Mayor**

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**U.S. Department of Housing and Urban Development**

**DRAFT**



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## **ATTACHMENTS**

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Newspaper Advertisements and Stories Relating to Action Plan

# 2016-2017 ANNUAL ACTION PLAN

## CITY OF FORT PIERCE, FLORIDA

Community Development Block Grant Program – Oct. 1, 2016 – Sept. 30, 2017

### **EXECUTIVE SUMMARY 91.220 (b)**

The primary objective of the City's Community Development Block Grant program is the development of a viable urban community, including decent housing and a suitable living environment, for persons of very low to moderate income, and to stabilize and expand small businesses.

The City of Fort Pierce will achieve this primary objective through a program where not less than 70% of funds will support activities that benefit low- and moderate-income persons and prevent or eliminate slum or blight. All activities are eligible under the Code of Federal Regulations (CFR), Section 24 CFR 570.201-208 and will address national and local community development objectives as indicated below.

### **Objectives, Projected Outcomes, Budget Overview:**

- 1. ECONOMIC DEVELOPMENT** - Provide a technical assistance and a marketing/advertising and development campaign to promote small businesses. **Total CDBG funds - \$45,000**
- 2. ECONOMIC DEVELOPMENT** - Provide quarterly small business educational workshops for existing small businesses and new business startups in the Lincoln Park neighborhood and along the Orange Avenue Corridor from Hwy. 1 west; provide grants to the attending businesses to purchase items to increase their business capacity and sustainability. **Total CDBG funds - \$45,000**
- 3. ECONOMIC DEVELOPMENT** - Provide annual Job Fair in lower income neighborhood to promote employment and job training opportunities. **Total CDBG funds - \$5,000**
- 4. PUBLIC SERVICES** - Allocate funds via grants to nonprofit organizations that serve low to moderate income citizens in the city; provide Summer Jam basketball program in Lincoln Park neighborhood; provide professional psychological counseling to homeless children. **Total CDBG funds - Total CDBG funds - \$70,000**
- 5. PUBLIC FACILITIES** - Purchase and install new playground equipment at a park located in a lower-income neighborhood. **Total CDBG funds - \$23,940**
- 6. PUBLIC FACILITIES** - Provide improvements to facilities open to the general public; Provide improvements to local shelters for the homeless. **Total CDBG funds - \$25,000**
- 7. OWNER-OCCUPIED HOUSING REHAB ASSISTANCE** - Provide a weatherization program for very low income-qualified citizens aimed at improving their home's ability to withstand the elements, including insulation and weather-stripping. **Total CDBG funds - \$20,000**
- 8. OWNER-OCCUPIED HOUSING REHAB ASSISTANCE** - Purchase paint, paint supplies and other materials needed for the World Changers organization and the City's Paint Our Town program to partner with local nonprofits to provide free labor to paint and provide minor repairs to homes of lower income citizens and subsequently reduce the deteriorated housing stock in the City's older neighborhoods; Promote World Changers and Paint Our Town offerings. **Total CDBG funds - \$20,000**
- 9. FAIR HOUSING WORKSHOPS** - Promote and present at least two (2) Fair Housing Workshops during program year. **Total CDBG funds - \$5,000 (from Administrative)**
- 10. COMMERCIAL FAÇADE** - Provide matching grants to commercial property owners for properties located in lower income deteriorated areas for façade improvements. **Total CDBG funds - \$50,000**
- 11. NEIGHBORHOOD REVITALIZATION** - Promote Local Art and Cultural Heritage with various projects designed to recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the city. Funds may be used as

“match” for state and federal grant opportunities and to maintain and/or create new art and cultural heritage projects. **Total CDBG funds - \$30,000**

**12. NEIGHBORHOOD REVITALIZATION** - Provide grants to two Community Based Development Organizations to assist low to moderate income business owners by promoting neighborhood and downtown revitalization, economic development, job creation, tourism and historic preservation and energy conservation. **Total CDBG funds - \$100,000**

**13. GRANT ADMINISTRATION** - Allocate funds to provide oversight, management, monitoring, fair housing compliance, and CDBG program coordination, budgeted at 20% of CDBG grant award, LESS \$5,000 for Fair Housing Workshops. **Total CDBG funds - \$91,985**

2016-2017 FUNDS: \$484,925 + Anticipated Program Income: \$6,000 + Roll-Over from 2015: \$40,000 = \$530,925

## **CITIZEN PARTICIPATION 91.200 and 91.220 (b)**

### **Summary of the Citizen Participation Plan and Consultation Process**

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

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

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

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

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

The City updated its Citizen Participation Plan to include the process for creation and adoption of the Assessment of Fair Housing Report, per HUD’s Memorandum dated March 14, 2016, ‘Incorporating 24 CFR Part 5, Affirmatively Furthering Fair Housing into 24 CFR 91.10 Consolidated Program Year, 24 CFR 91.105 Citizen Participation Plan for Local Governments and 24 CFR 91.115 Citizen Participation Plan for States.’ The City provided a draft of the amended Citizen Participation Plan in English and Spanish with a 30-day citizen review and comment period, advertised in two local publications, on the public service access TV channel, in local community newsletters, in English and Spanish.

A public presentation and public hearing was held during a regularly-scheduled City Commission meeting on May 2, 2016, followed by an additional public hearing and the City Commission’s approval of Resolution #16-R21, approving the amendments to the Citizen Participation Plan on May 16, 2016. English and Spanish versions of the Citizen Participation Plan are available in hardcopy for review at Fort Pierce City Hall, through the U.S. Mail upon request and also on the City’s website.

## **Participating Agencies, Groups and Organizations**

Prior to the City adopting the 2016-2017 Annual Action Plan, the following actions were taken:

- 1.** The Fort Pierce Community Needs Assessment Survey (CNAS) was made available to the public in two (2) formats, in English and Spanish.

The Fort Pierce Community Needs Assessment Survey (CNAS) and Assessment of Fair Housing Survey (Fair Housing Survey) were made available to the public in two (2) formats – for businesses/supportive service organizations and for citizens - in English and in Spanish. The surveys were distributed utilizing the computer-based tool, SurveyMonkey.com and in hardcopy. The first survey focused on individual citizens and was made available on the City’s website for a period of four (4) months.

A press release was published in a local daily news circulation to notify City residents, in English and in Spanish. Notifications in English and Spanish of the availability of the surveys were also included as an insert in the April, 2016 Fort Pierce Utilities Authority utility bill and it was published in the Hispanics in Action on the Treasure Coast online newsletter, and on the City’s TV station. Responses to the survey were calculated and analyzed upon receipt. Hard copies were distributed via U.S. mail, upon request. The surveys were distributed via email to an extensive and comprehensive list of locally-based businesses and community agencies for their input. Also, Fort Pierce City Hall and a number of the supportive service agencies distributed copies of the surveys to their individual clients for further input.

The Urban Redevelopment Department provided five (5) oral presentations on the creation of the 5-Year Consolidated Plan, the Annual Action Plan and the Assessment of Fair Housing Report. Presentations were provided at a Communitywide Council meeting, and at locations including the Lincoln Park Main Street offices, Percy Peek Gymnasium, Police Athletic League Headquarters and Fort Pierce City Hall. All of these presentations were advertised in publications of general distribution and on the City’s television station in English and in Spanish.

Three public presentations/public hearings were held during the development of the Plans and AFH Report during advertised Fort Pierce City Commission meetings.

The Consolidated and Action Plans and the AFH Report were made available for citizens, public agencies and other interested parties in English and Spanish. Summaries of the proposed Plans and Report were published in a local newspaper of general circulation, in the Lincoln Park Main Street Newsletter, in the Hispanics in Action on the Treasure Coast online newsletter, and on the City’s public access television station, in English and Spanish.

- 2.** A total of 315 completed surveys were received by the City from citizens and supportive service agencies and organizations.
- 3.** The City made available to citizens, public agencies, and other interested parties information that included the amount of assistance the City will receive (including grant funds and program income) and the range of activities to be undertaken, including the amount that will benefit persons of extremely low, very low and low income.
- 4.** A draft 2016-2017 Action Plan was made available for citizens, public agencies and other interested parties to examine through posting on the City’s website and by reproducing copies and making them available at the Fort Pierce City Hall. A draft summary of the proposed Plan was also displayed on the City’s local television station and in two newspapers of local circulation. The summary also listed the dates and times

for the two public hearings that were conducted at regularly-scheduled City Commission meetings as well as staff contact information. Copies of the proposed Plan were also available to citizens to review via U.S. mail, upon request. Please see attached copy of Plan Summary that was published in the two newspapers as a display advertisement.

5. A presentation of the draft PY2016-2017 Action Plan was provided to the Communitywide Council (CWC) (Advisory Council) at their regularly scheduled meeting on July 8, 2016.
6. Four (4) public hearings were held during the development of the Consolidated and Action Plans and the Assessment of Fair Housing report during regularly scheduled meetings of the Fort Pierce City Commission. The first hearing was held on March 21, 2016, following a presentation of the Plan by City Staff on the Consolidated Plan. The second public hearing was held during a regularly-scheduled City Commission meeting on April 4, 2016, following a presentation on the creation of the Assessment of Fair Housing report. The availability of the Community Needs Assessment and Fair Housing surveys were promoted during both of the presentations. Citizen comments relating to the Consolidated and Action Plans and the Assessment of Fair Housing Report made during the public hearings were transcribed and are included as attachments to this Plan.

A public comment and review period was advertised and held between June 30 and August 1, 2016. The third public hearing followed a public presentation during a regularly-scheduled City Commission meeting on July 5, 2016. The fourth and final public hearing on the Consolidated Plans and Assessment of Fair Housing Report was held August 1, 2016 at a regularly-scheduled City Commission meeting.

All meetings were thoroughly advertised, well in advance of the meetings, in English and Spanish in local newspapers, in community newsletters, and on the City's public access television channel. Citizens were encouraged to review the Plans and Report and make comments during the public comment period and during the public hearings.

7. Comments received through the Community Needs Assessment Surveys are included in this Plan, beginning at the bottom of this page.

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

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

- New Horizons of the Treasure Coast, Inc.
- Housing Authority of the City of Fort Pierce
- Main Street Fort Pierce
- Lincoln Park Main Street
- Treasure Coast Food Bank
- Treasure Coast Homeless Services Council
- Safespace, Inc.
- Council on Aging of St. Lucie, Inc.
- Mustard Seed Ministries
- Children's Services Council of St. Lucie County
- The ARC of St. Lucie County
- United Way of St. Lucie County
- Workforce Development Board of the Treasure Coast
- St. Lucie County Chamber of Commerce

- Lamplighter’s Youth Group
- Harvest Food and Outreach Center
- Boys and Girls Club of St. Lucie County
- Children’s Home Society
- Empowering Special Treasures
- Fort Pierce Police Athletic League (PAL)
- Jack’s Food Pantry
- Mouny Bethel Human Services Corporation
- Future Generations of St. Lucie County

**Citizen and Supportive Service Organization Comments from Survey:**

*Will add after July 1, 2016*

**Explanation of Comments Not Accepted**

All comments were accepted.

**Public and City Commission Comments During Public Hearings**

Please see Attachments section of this Plan for transcribed minutes taken from the two public hearings that were held during regular City Commission meetings on July 5 and August 1, 2016.

**Additional Information Garnered from Survey**

*(will add after July 1, 2016)*

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**RESOURCES 91.220 (c) (2)**

\$ 484,925	CDBG Entitlement for 2016-2017
\$ 6,000	Anticipated Program Income
\$ 40,000	Roll-Over from Previous Year
\$ 530,925	Total Projected Funds for 2016-2017

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

**ANNUAL OBJECTIVES 91.220 (c) (3)**

**Strategic Plan - Goals and Specific Objectives**

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

**DESCRIPTION OF 2016-2017 PROGRAM YEAR ACTIVITIES**  
**91.220 (d) & (e) - 2016-2017**

1. **ECONOMIC DEVELOPMENT - Regulatory Citation 24 CFR 570.201()**. Provide technical assistance and a marketing/ advertising and development campaign to promote small businesses. **Total CDBG funds - \$45,000**
2. **ECONOMIC DEVELOPMENT - Regulatory Citation 24 CFR 570.201()**. Provide quarterly workshops for small existing businesses and new business startups located in the Lincoln Park neighborhood and along the Orange Avenue Corridor from Hwy. 1 west; provide grants to the attending businesses to purchase items to increase their business capacity and sustainability. **Total CDBG funds - \$45,000**
3. **ECONOMIC DEVELOPMENT - Regulatory Citation Section 105(a)(2)**. Provide annual Job Fair in lower income neighborhood to promote employment and job training opportunities. **Total CDBG funds - \$5,000**
4. **PUBLIC SERVICES - Regulatory Citation 24 CFR 570.201(e)**. Allocate funds via grants to nonprofit organizations that serve low to moderate income citizens in the city; provide Summer Jam basketball program in Lincoln Park neighborhood; provide professional psychological counseling for homeless children. **Total CDBG funds - Total CDBG funds - \$70,000**
5. **PUBLIC FACILITIES - Regulatory Citation 24 CFR 570.201(c)**. Purchase and install new playground equipment at a park located in a lower-income neighborhood. **Total CDBG funds - \$23,940**
6. **PUBLIC FACILITIES - Regulatory Citation 24 CFR 570.201(c)**. Provide improvements to facilities open to the general public; Provide improvements to local shelters for the homeless. **Total CDBG funds - \$25,000**
7. **OWNER-OCCUPIED HOUSING REHAB ASSISTANCE - Regulatory Citations 24 CFR 570.202**. Provide a weatherization program for very low income-qualified citizens aimed at improving a home's ability to withstand the elements, including insulation and weather-stripping. **Total CDBG funds - \$20,000**
8. **OWNER-OCCUPIED HOUSING REHAB ASSISTANCE - Regulatory Citations 24 CFR 570.202**. Purchase paint, paint supplies and other materials needed for the World Changers organization and the City's Paint Our Town program to partner with local nonprofits to provide free labor to paint and provide minor repairs to homes of lower income citizens and subsequently reduce the deteriorated housing stock in the City's older neighborhoods; Promote World Changers and Paint Our Town offerings. **Total CDBG funds - \$20,000**
9. **FAIR HOUSING WORKSHOPS - Regulatory Citation 24 CFR 91.100**. Promote and present at least two (2) Fair Housing Workshops during program year. **Total CDBG funds - \$5,000 (from Program Admin)**
10. **COMMERCIAL FAÇADE - Regulatory Citation 24 CFR 570.202**. Provide matching grants to commercial property owners for properties located in lower income deteriorated areas for façade improvements. **Total CDBG funds - \$50,000**
11. **NEIGHBORHOOD REVITALIZATION - Regulatory Citation 24 CFR 570.201-206(203)**. Promote Local Art and Cultural Heritage with various projects designed to recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the city. Funds may be used as "match" for state and federal grant opportunities and to maintain and/or create new art and cultural heritage projects. **Total CDBG funds - \$30,000**



**12. NEIGHBORHOOD REVITALIZATION - Regulatory Citation 24 CFR 570.204(c).**

Provide grants to two Community Based Development Organizations to assist low to moderate income business owners by promoting neighborhood and downtown revitalization, economic development, job creation, tourism, historic preservation and energy conservation.

**Total CDBG funds - \$100,000**

**13. GRANT ADMINISTRATION -**

Allocate funds to provide oversight, management, monitoring, fair housing compliance, and CDBG program coordination, budgeted at 20% of CDBG grant award, LESS \$5,000 for Fair Housing workshops.

**Total CDBG funds - \$91,985**

2016-2017 FUNDS: \$484,925 + Anticipated Program Income: \$6,000 + Roll-Over from 2015: \$40,000 = \$530,925

=====

**DESCRIPTION OF 2015-2016 PROGRAM YEAR ACTIVITIES**

**91.220(d) and (e)**

**(this information will be updated after July 31)**

**As of July 31, 2016, the City of Fort Pierce expended \$ [redacted]** in Community Development Block Grant funds during program year 2015-2016 (program year began October 1, 2015). This funding was utilized in the pursuit of the City’s and the U.S. Department of Housing and Urban Development’s mutual goals of providing decent housing, creating a suitable living environment, and expanding economic opportunities.

The categories and the percentages amount of total CDBG dollars expended per category as of the end of July 2016 for the 2015-2016 program year are as follows:

**Public Service Projects** – As of the end of July, 2016, the City expended \$ [redacted] for fourteen (14) grant awards to public service agencies for LMI citizens in Fort Pierce. The subawardees for these grants have been selected and projects are currently underway. These projects will be complete before the end of this program year.

**Home Rehabilitation** – As of the end of July, 2016, the City expended \$ [redacted] for paint, paint supplies, food and other supplies needed for World Changers organization and the Paint Our Town program to paint and repair [redacted] homes of lower income citizens and reduce the deteriorated housing stock in the City’s older neighborhoods.

**Commercial Façade Improvements** – As of the end of July, 2016, the City expended \$ [redacted] for \_\_\_ commercial façade grant awards.

**Code Enforcement** – At of the end of July, 2016, the City expended \$ [redacted] for Code Enforcement services to improve living conditions in lower income neighborhoods. Salaries and fringe for two (2) Code Enforcement officers were paid with these funds and a goal of 200 homes was projected for these staff members to. To date, more than [redacted] homes have been inspected by these employees.

**Community Based Development Organizations** – As of the end of July, 2016, the City expended \$ [redacted] to support low to moderate income business owners through economic development, job creation, tourism and historic preservation and energy efficiency improvement efforts.

**Micro Business** – As of the end of July, 2016, the City expended \$ [redacted] for marketing/advertising initiatives to strengthen the capacity and sustainability of existing micro-enterprise businesses within the City of Fort Pierce.

**Infrastructure Improvements** – As of the end of July, 2016, The City expended \$ [redacted] on infrastructure improvements in LMI neighborhoods.

**Spot Slum and Blight Removal** – As of the end of July, 2016, \$ [redacted] in CDBG funds were used to demolish and remove spot slum and blight throughout our lower-income neighborhoods.

**Promotion of Local Art and Cultural Heritage** – As of the end of July, 2016, the City expended \$ [redacted] to recognize, promote and celebrate Native and African American Latino/Hispanic, Cuban and Haitian cultures throughout the City.

**Program Administration** – As of the end of July, 2016, the City expended \$ [redacted] for project oversight, management, monitoring, fair housing compliance, and coordination of the CDBG program, budgeted at 20% of CDBG grant award.

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The 2016-2017 program year will address the following outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006.

**OUTCOME MEASURES 92.220(e)**

Activities to be undertaken WITH CDBG FUNDS during the 2016-2017 program year are classified by the following objective groups and outcome measurements:

**Decent Housing w/Purpose of New or Improved Accessibility (DH-1.1)**

- Provide paint, paint supplies and other materials needed for World Changers organization and the Paint Our Town program to paint and repair 25 homes of lower income citizens and reduce the deteriorated housing stock in the City’s older neighborhoods.

**Decent Housing w/Purpose of New or Improved Accessibility (DH-2.1)**

- Partner with the Fort Pierce Utilities Authority and the City of Fort Pierce to provide a weatherization program aimed at improving 17 low income-qualified citizens’ homes ability to withstand the elements, including insulation and weather stripping.

**Decent Housing w/Purpose of New or Improved Accessibility (DH-3.11)**

- Provide two (2) Fair Housing workshops during program year.

**Economic Development – Technical Assistance (EO-1.1)**

- Support 30 local small businesses via technical assistance, marketing and advertising to increase their capacity and sustainability.

**Economic Development – Direct Financial Assistance to For-Profits (EO-2.1)**

- Provide quarterly workshops for 20 existing small business and 10 new business startups in designated areas; provide grants to the attending businesses to purchase items to increase their business’ capacity and sustainability.

**Economic Development - Commercial Façade Improvements (EO-3.1)**

- Provide matching grants to 10 commercial property owners in the Lincoln Park neighborhood and along the Orange Avenue Corridor from Hwy. 1 west for façade improvements that promote revitalization and economic development.

**Economic Development – Job Fair (EO-4.1)**

- Provide 1 annual job fair in lower income neighborhood to promote employment and job training opportunities.

**Neighborhood Revitalization – Community-Based Develop. Organizations (NR-1.1)**

- Provide grants for 2 CBDOs’ promotion of low to moderate income businesses through neighborhood revitalization, business development, cultural/heritage tourism, improved energy efficiency and historic preservation.

**Neighborhood Revitalization - Promotion of Local Art and Cultural Heritage (NR-2.1)**

- Recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the City which will enlarge the ‘creative placemaking’ initiative in 2 lower income neighborhoods.

**Neighborhood Facilities – Playground Equipment (SL-1.1)**

- Purchase and install new playground equipment at 1 park located in a lower-income neighborhood. **Total CDBG funds - \$23,940**

#### **Neighborhood Facilities – Public Facilities (SL 2.1)**

- Provide improvements to 2 facilities open to the general public; Provide improvements to 1 local shelter for the homeless. **Total CDBG funds - \$25,000**

#### **Public Service Projects to Support LMI Citizens (Other – O-1.1)**

- Provide grants to 10 local providers of supportive services for our lower income citizens; provide 3<sup>rd</sup> annual Summer Jam basketball camp in lower-income neighborhood; provide professional psychological counseling to homeless children. **Total CDBG funds - \$70,000**

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

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

The City of Fort Pierce will use at least 70% of its CDBG funds within the census block groups that have high concentrations of low-and moderate income (LMI) persons. These block groups represent the greatest need for housing rehabilitation, improvements to overall living environments, economic development, job creation and public service projects. The assignment of priority needs was made on the basis of input from housing and supportive service organizations, the community survey, staff, input at public hearings and City staff assessment of needs.

### **ANNUAL AFFORDABLE HOUSING GOALS 91.220 (g)**

For program year 2016, the City of Fort Pierce will implement the following affordable housing goals to benefit extremely low, very low and low income residents, including homeless, non-homeless, and special-needs households to provide affordable housing by using funds made available for the specific activities including, home rehabilitations, weatherization and assistance with down payment and closing costs first time homebuyers.

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

Strategy: Use funds as available in State Housing Initiative Partnership (SHIP) to rehabilitate homes belonging to low and very low-income citizens. Partner with Habitat for Humanity and World Changers who will provide manpower and materials needed to renovate homes belonging to very low and low income homeowners in Fort Pierce. Continue collaborating with the Fort Pierce Utilities Authority and Indiantown to refer very low and low-income homeowners to these entities for weatherization assistance.

Decent Housing Goal: Increase the energy efficiency of homes owner-occupied by very low income-qualified citizens in Fort Pierce.

Strategy: Partner with the Fort Pierce Utilities Authority and the City of Fort Pierce to provide weatherization assistance to 17 very low income-qualified home owners.

Decent Housing Goal: Improve the exteriors of owner-occupied homes belonging to very low income citizens in Fort Pierce.

Strategy: Partner with the World Changers organization and the City's Paint Our Town program and provide paint, materials and supplies to paint and provide minor home repairs to 40 homes belonging to very low income citizens during the program year.

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

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

### **PUBLIC HOUSING 91.220 (h)**

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

The City allocated a portion of its 2013-2014 program year's CDBG allocation to provide 'Local Government Support' in the amount of \$37,500, as required by the Florida Housing Finance Corporation (FHFC) to enable the FPHA to apply for housing tax credits to rehabilitate the former Fort Pierce Hospital into a combination of mid-rise three-story and duplex apartments for very low income seniors and disabled citizens. To date, the FPHA's application has not been funded; however, the City has continued to designate the \$37,500 in CDBG for this project.

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

The FPHA recently reapplied for the tax credits for this project. We will continue to partner with the Housing Authority during the 2016-2017 program year to identify revenue sources to create more affordable housing opportunities for extremely low, very low and low-income residents.

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

### **HOMELESS AND SPECIAL NEEDS 91.220 (i)**

The Treasure Coast Homeless Services Council, Inc. (TCHSC) – provides a continuum of care for Indian River, St. Lucie, and Martin Counties. TCHSC receives Emergency Solutions Grant (ESG) funding from HUD through the Balance of State share for services to the homeless in St. Lucie County and Fort Pierce. There is not an Emergency Shelter or any homeless services funded, even in part, by the TCHSC within the City of Fort Pierce, even though the City of Fort Pierce's Point-in-Time Count (performed by the TCHSC) showed a 185% increase in homeless children over a 12 month period 2014-2015.

The City's Urban Redevelopment Manager contacted Ms. Lori Serino with HUD in August, 2015 who suggested the City send a letter to the director of the TCHSC requesting more information on the CoC's usage of homeless program funds and to suggest that programs that were currently funded through the CoC that were not performing might be re-evaluated so that the City of Fort Pierce could potentially receive some of these funds to help address our homeless issues. We did send a letter stating these requests, which resulted in a meeting with the executive director of the TCHSC (CoC), who told us that all of the monies awarded to the TCHSC CoC for homeless services would remain in Indian River County (the location of the TCHSC CoC) and we were invited to direct our homeless to Indian River County for assistance. This was and still is an unrealistic solution to providing resources for our growing homeless population.

The City of Fort Pierce is currently partnering with the Fort Pierce Housing Authority and local supportive service organizations to try to establish and maintain emergency shelter and transitional housing services, without the assistance of the TCHSC CoC. We are hopeful to create a positive solution; however, due to the limited availability of funding resources, positive results from our efforts remain to be seen.

The City will allocate a portion of our CDBG funds to provide professional psychological services to homeless children.

**Persons with HIV/AIDS** – The Care Network of the Treasure Coast (CNTC) – serving people with HIV/AIDS in Indian River, St. Lucie, Martin and Okeechobee counties. CNTC receives funds through the Balance of State share of the Housing Opportunities for Persons with AIDS (HOPWA) program.

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

### **BARRIERS TO AFFORDABLE HOUSING 91.220 (j)**

During the 2016-2017 Program Year, the City of Fort Pierce will administer the State-funded State Housing Initiative Partnership (SHIP) housing program to help address barriers to affordable housing.

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

Please see #3, beginning on page 14 of this Plan under ‘Other Actions’ below for a listing of impediments, Goals, Contributing Factors, Fair Housing Issues and Metrics, Milestones and Timeframes for Achievement pertaining to Fair Housing issues in Fort Pierce.

### **OTHER ACTIONS 91.220 (k)**

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

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

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

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

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

- a. Collaborate with local college, Workforce Solutions, the Service Corps of Retired Executives (SCORE), and other community supportive service providers to promote information on the availability of:
  1. Job skills training
  2. Employment opportunities
  3. Financial management training
- b. Provide grants to businesses in the Lincoln Park neighborhood and along the Orange Avenue Corridor, two of our most distressed areas. Grants will be awarded following owners attending at least 2 (two) of the SCORE workshops described in #2 above and can be used to purchase items to increase the business’ capacity and sustainability, including grease traps, signage, and other equipment.

- c. Fund the Lincoln Park Main Street Organization's promotion of businesses belonging to low to moderate income citizens through neighborhood revitalization, economic development, the creation of jobs, expansion of tourism and historic preservation.
- d. Continue providing an annual Job Fair in the Lincoln Park neighborhood; the first annual job fair included more than 50 employers with job openings.
- e. Continue providing marketing/advertising and technical assistance to small businesses in Fort Pierce.



### 3. Continue to implement the Fair Housing Plan

The City of Fort Pierce is submitting our 2016-2020 Assessment of Fair Housing Report with our 2016-2020 5-Year Consolidated Plan and 2016 Annual Action Plan. The newly completed Fair Housing Report lists the following objectives that the City will strive to complete during the next 5 years:

<b>Impediment #1 – Housing/Lending Discrimination on the basis of Race, Color, National Origin, Religion, Familial Status, Disability</b>				
<b>Goal</b>	<b>Contributing Factors</b>	<b>Fair Housing Issues</b>	<b>Metrics, Milestones, and Timeframe for Achievement</b>	<b>Responsible Participant(s)</b>
Work to Eliminate Housing/Lending Discrimination in Fort Pierce.	Priority #1 – Discrimination Based on Disability Priority #2 – Discrimination Based on Race Priority #3 – Sub-Prime, High-Cost Loans based on race/ethnicity Priority #4 – Discrimination against people in protected classes	Housing/Lending Discrimination on basis of race, color, national origin, religion, sex familial status and disability	1) During 2016-2020, provide at least two Fair Housing Workshops during each program year; feature information on types of discrimination, 'redlining', 'reverse redlining', sub-prime, high-cost loans, protected classes, how to file a fair housing complaint, etc.; 2) During 2016-2020, promote and provide at least four First Time Homebuyer Workshops during each program year; 3) During 2016-2020, provide Fair Housing Complaint Forms in English and Spanish – throughout each program year; 4) During 2016-2020, provide Fair Housing information to lending consortiums throughout area throughout each program years; 5) During 2016-2020, request the local newspapers print HUD-approved Fair Housing Notices, in English and Spanish in the real estate section once each quarter during program years; 6) During 2016-2020, provide HUD-approved Fair Housing commercials on the City's Public Access television channel, in English and Spanish throughout program years; 7) During 2016-2020, publish Fair Housing information in non-profit community newspapers throughout the program years, in English and Spanish; 8) During 2016-2020, provide Fair Housing brochures, posters, etc. at all City-sponsored events and at City Hall; and 9) During 2016-2020, forward all Fair Housing complaints that are received directly to HUD for investigation.	City of Fort Pierce Department of Urban Redevelopment
<p><u>Discussion:</u> Housing discrimination complaints based on disability ranked the highest in Fort Pierce. Race-based Fair Housing complaints ranked second. Sub-Prime high cost loans ranked third. Discrimination against people in protected classes by real estate and other housing professionals ranked fourth.</p>				

**Impediment #2 – Shortage of Affordable / Decent Housing Opportunities**

Goal	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Participant(s)
<p>Increase the number of affordable housing units within the City of Fort Pierce.</p>	<p>Priority #1 – Severe shortage of affordable/ decent housing in segregated and non-segregated areas.</p>	<p>Lack of Affordable, Decent Housing for Lower-income Citizens in non-segregated areas.</p>	<ol style="list-style-type: none"> <li>1) During 2016-2017 program year, introduce a resolution for City of Fort Pierce Commission for Inclusionary Housing, an affordable housing tool that links the production of affordable housing to the production of market-rate housing; requiring new residential developments to include a certain percentage of affordable housing units;</li> <li>2) During 2016-2020 continue providing weatherization program funding through CDBG and partnerships with Fort Pierce Utilities Authority and the Centro Campesino to lower income citizens to improve home capacity to protect against the elements and reduce utility bills for lower-income residents;</li> <li>3) During 2016-2020, continue using State Housing Initiatives Partnership (SHIP) funds to rehabilitate owner-occupied homes belonging to lower-income citizens;</li> <li>4) During 2016-2020, provide SHIP funds for down-payment and closing cost assistance for lower-income citizens;</li> <li>5) During 2016-2020, promote information at lending consortium meetings on affordable housing needs within the City of Fort Pierce;</li> <li>6) During 2016-2020, provide CDBG funds as 'cash match' for Fort Pierce Housing Authority to apply for tax credits to rehabilitate an old abandoned hospital into a living facility for lower-income senior citizens;</li> <li>7) During 2016-2020, continue to identify regional partners with similar affordable housing interests and potentially provide a fair housing center to provide ongoing education and enforcement programs;</li> <li>8) During 2016-2020, continue funding Code Enforcement services to assess, and enforce current codes for landlord maintenance of property; and</li> <li>9) During 2016-2020, continue to explore ways to increase the amount of affordable housing throughout the City, including examining ways to increase the amount of housing stock that is barrier free and ADA compliant.</li> </ol>	<p>City of Fort Pierce Department of Urban Redevelopment</p>

Discussion: The Fort Pierce Housing Authority reports that there are approximately 8,997 applicants on the Section 8 Housing Choice Voucher Waiting List and approximately 1,593 applicants on the Public Housing Units Waiting List. The FPHA Housing Choice Voucher Waiting List is currently closed. It was last open for three days in May, 2015.



**Impediment #3 – Lack of Knowledge, Awareness of, or Education on Fair Housing Protections**

<b>Goal</b>	<b>Contributing Factors</b>	<b>Fair Housing Issues</b>	<b>Metrics, Milestones, and Timeframe for Achievement</b>	<b>Responsible Participant(s)</b>
<p>Increase knowledge and awareness of fair housing protections and path to homeownership</p>	<p>Priority #1 – Homeowners lack the understanding of the path to homeownership and are unaware of fair housing protections</p>	<p>The Fair Housing Act protects people from discrimination when they are renting, buying, or securing financing for any housing, because of race, color, national origin, religion, sex, disability and the presence of children.</p>	<ol style="list-style-type: none"> <li>1) During 2016-2020, provide at least two Fair Housing Workshops during each program year; feature information on types of discrimination, 'redlining', 'reverse redlining', sub-prime, high-cost loans, protected classes, how to file a fair housing complaint, etc.;</li> <li>2) During 2016-2020, promote and provide at least four First Time Homebuyer Workshops during each program year;</li> <li>3) During 2016-2020, provide Fair Housing Complaint Forms in English and Spanish – throughout each program year;</li> <li>4) During 2016-2020, provide Fair Housing information to lending consortiums throughout area throughout each program years;</li> <li>5) During 2016-2020, request the local newspapers print HUD-approved Fair Housing Notices, in English and Spanish in the real estate section once each quarter during program years;</li> <li>6) During 2016-2020, provide HUD-approved Fair Housing commercials on the City's Public Access television channel, in English and Spanish throughout program years;</li> <li>7) During 2016-2020, publish Fair Housing information in non-profit community newspapers throughout the program years, in English and Spanish;</li> <li>8) During 2016-2020, provide Fair Housing brochures, posters, etc. at all City-sponsored events and at City Hall;</li> <li>9) During 2016-2020, we will continue updating the fair housing webpage on the City of Fort Pierce website;</li> <li>10) During 2016-2020, the Fort Pierce City Commission will proclaim April of each year Fair Housing month; display Fair Housing posters throughout City Hall; and</li> <li>11) During 2016-2020, forward all Fair Housing complaints that are received directly to HUD for investigation.</li> </ol>	<p>City of Fort Pierce Department of Urban Redevelopment</p>

Discussion: This impediment was found to be the most common one within the City of Fort Pierce. Many potential homeowners lack the understanding of the path to homeownership, and a majority of loan denials are due to avoidable issues, such as incomplete loan applications, unverifiable information and collateral.

**Impediment #4 – Fair and Equal Lending Disparities**

Goal	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Participant(s)
Promote Fair and Equal Lending Disparities	Priority #1 – Potential homebuyers are being turned down for lack of collateral, debt-to-income ratio and incomplete applications.	Disparities on loan approvals and denials by race and by Hispanic/ non-Hispanic ethnicity. African Americans and Hispanics tend to have higher loan application failure rates.	<ol style="list-style-type: none"> <li>1) During 2016-2020, work with all members of St. Lucie County and Martin County Lending Consortiums to increase awareness of prevalent denial issues;</li> <li>2) During 2016-2020, continue to provide referrals to credit counseling agencies to improve credit ratings, and debt-to-income ratios, for homeownership potential;</li> <li>3) During 2016-2020, continue to provide promotional information for First-Time Homebuyer Workshops through public access venues;</li> <li>4) During 2016-2020, promote and hold at least two (2) Fair Housing / Homeowner educational events each year.</li> <li>5) During 2016-2020, promote financial literacy educational events within the City of Fort Pierce; and</li> <li>6) During 2016-2020, provide down payment and closing cost assistance to first-time homebuyers through the State Housing Initiatives Partnership (SHIP) program.</li> </ol>	City of Fort Pierce Department of Urban Redevelopment

Discussion: The most prevalent reasons for loan application denials in the City of Fort Pierce are the loan applicant’s collateral, debt-to-income ratio, and incomplete applications.

**Impediment #5 – Housing Market Segregation**

Goal	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Participant(s)
Eliminate Segregated Neighborhoods in Fort Pierce	<p>Priority #1 – Lack of amenities in lower-income minority neighborhoods.</p> <p>Priority #2 – Lack of public and private investment in lower-income minority neighborhoods</p> <p>Priority #2 –</p> <p>Priority #3 – Housing and Mortgage Market Discrimination</p>	Disparities on loan approvals and denials by race and by Hispanic/ non-Hispanic ethnicity. African Americans and Hispanics tend to have higher loan application failure rates.	<ol style="list-style-type: none"> <li>1) During 2016-2020, continue ‘creative placemaking initiative’- self-guided cultural history trails, events we promote across the U.S., commercial façade grants, beautification projects, art shows, festivals, etc., in segregated neighborhoods;</li> <li>2) During 2016-2020, provide land and incentives for investment development of grocery, retail, and other businesses in segregated neighborhoods;</li> <li>3) During 2016-2020, continue collaborations with investors, developers and St. Lucie County to develop artist live/work areas in segregated historic neighborhoods;</li> <li>4) During 2016-2020, work with the local Board of Realtors and Lending Consortium to promote Fair Housing.</li> <li>5) Work with local Affordable Housing Advisory Committee to promote ways to enhance local land development regulations to augment fair housing.</li> </ol>	City of Fort Pierce Department of Urban Redevelopment

Discussion: As in many cities across the United States, historical geographical segregation areas still exist in Fort Pierce. Activities geared toward creating open and inclusive neighborhoods will continue to be a high priority for the City of Fort Pierce.

#### **4. Remove Barriers to Affordable Housing**

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

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

Please see #3, beginning on page 14 of this Plan under 'Other Actions' below for a listing of impediments, Goals, Contributing Factors, Fair Housing Issues and Metrics, Milestones and Timeframes for Achievement pertaining to Fair Housing issues in Fort Pierce.

#### **5. Foster and Maintain Affordable Housing**

Policies for producing and preserving Affordable Housing include:

- a. Expend State Housing Initiative Partnership (SHIP) funds to provide repairs to homes belonging to low and moderate income citizens;
- b. Partner with Habitat for Humanity to leverage manpower and materials needed to repair homes belonging to low and moderate income citizens;
- c. Partner with the World Changers organization and continue implementing the City's Paint Our Town program to provide home repairs, paint and yard cleanup activities for low and moderate income citizens; and
- d. Collaborate with private developers and the Housing Authority to promote affordable housing construction and opportunities for rental assistance.
- e. Introduce a resolution for City of Fort Pierce Commission for Inclusionary Housing, an affordable housing tool that links the production of affordable housing to the production of market-rate housing; requiring new residential developments to include a certain percentage of affordable housing units.

#### **6. Continue to Enhance Institutional Structure**

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

The City is actively collaborating with the Fort Pierce Housing Authority and numerous local support service organizations to assess the extent of homelessness, evaluate existing services, and help establish workable solutions for the homeless in the Fort Pierce area. The City will also continue to collaborate to assess the strengths and gaps between public and assisted housing providers, and among public and private health, mental health and other service agencies.

#### **RESOURCES (91.220 (c) (1))**

The following federal resources are anticipated to be received during the 2016-2017 program year:

- CDBG entitlement funding for 2016-2017 is \$474,148.
- Anticipated program income for program year 2016-2017 is \$6,000.

- Roll-over funds from PY 2015 - \$40,000

The following non-federal resources are anticipated to be received during the 2016-2017 program year:

- State Housing Initiative Partnership (SHIP) funds in the amount of approximately \$200,000 which will be used to rehabilitate homes belonging to income- and SHIP-program-qualified Fort Pierce citizens.
- The City will make application to various Federal, State and local funding sources to provide additional support for community supportive services, economic development activities, housing rehabilitation and home foreclosure assistance, as available.
- The City will continue to apply for grants from Alleghany Franciscan Ministries to complement our 2016-2017 CDBG allocations for Public Services, Commercial Façade Grants, and Economic Development Activities.

## **MONITORING**

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

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

The City will also conduct onsite monitoring of all sub-recipients, as needed, to ensure compliance with all applicable statutory and regulatory requirements. The City monitors expenditures on a monthly basis to ensure the timeliness expense of CDBG entitlement funds.

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

The City completed an on-site monitoring (May, 2015, Daytona Beach, Florida) visit of our policies and procedures. Following the monitoring visit, we received a letter from our HUD representative stating that there were no findings.

## **Project Monitoring**

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

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

## **Desk Review**

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

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

**On-Site Monitoring**

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

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

Staff in the City's Department of Urban Redevelopment (URD) is responsible for on-site monitoring. Additionally, the URD performs a monthly desk review and may conduct on-site monitoring visits, as needed, to ensure that sub recipients are compliant with federal regulations and statutory requirements, as well as the terms of their sub recipient agreement with the City.

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

**PROGRAM SPECIFIC REQUIREMENTS CDBG 91.220 (I) (1)**

1. Program Income is as follows:

a. Repaid notes	\$	
b. Interest earned on Section 108 Loan	\$	
c. Bank interest earned	\$	
d. Section 108 repayment	\$	3,179,384.94

2. None

3. Section 108 Loan repayment is \$ 3,179,384.94 \*

4. None

5. None

6. None

7. N/A

8. 100% of \$484,295 available for Program Year 2016-2017.

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**HOME 91.220 (I) (1)**

Not Applicable

**HOPWA 91.220 (I) (3)**

Not Applicable

**OTHER NARRATIVES AND ATTACHMENTS**

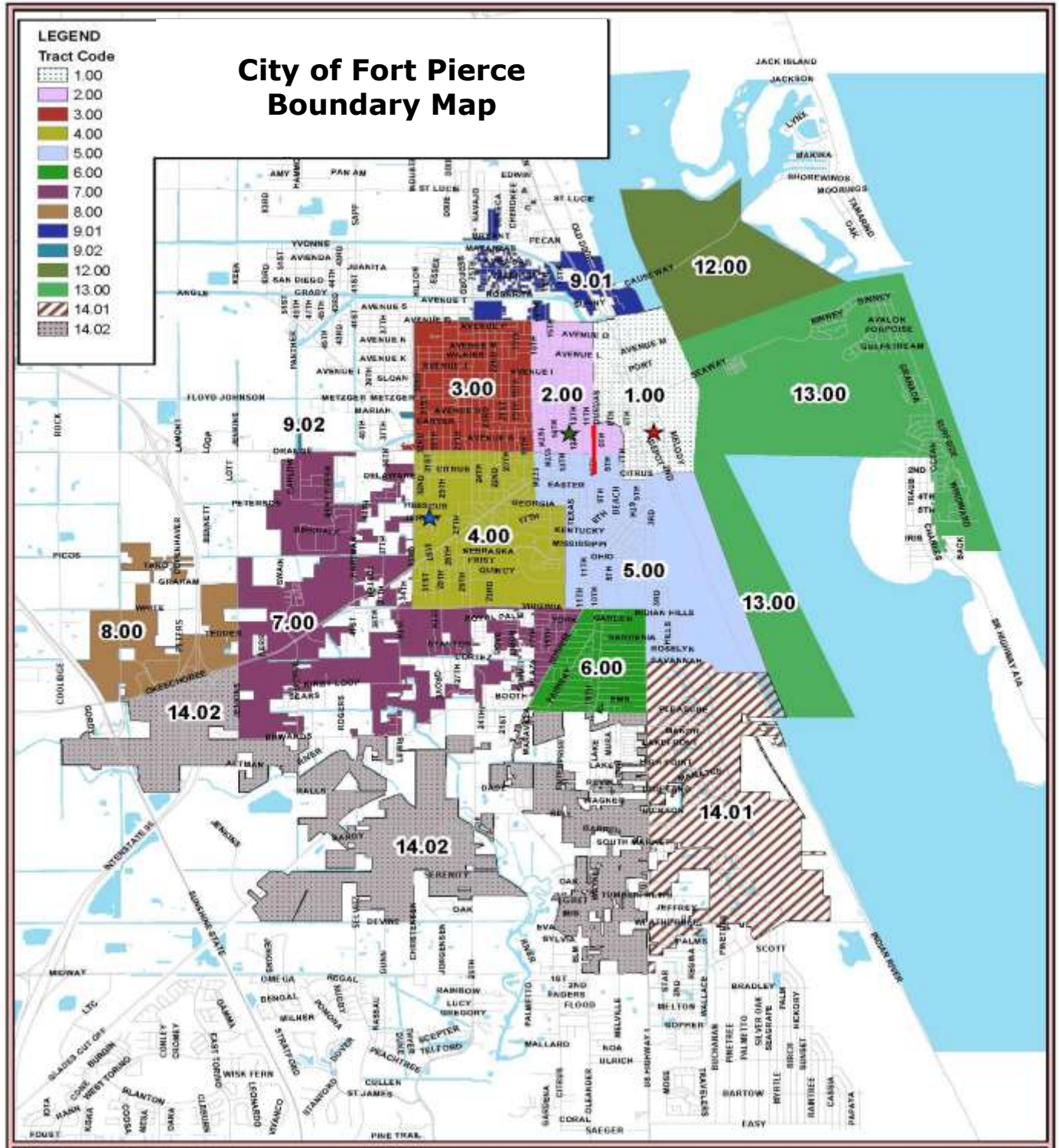
Not Applicable



# APPENDIX A

## CITY OF FORT PIERCE BOUNDARY MAP

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



**City Commission Regular Meeting**

**Agenda Item # 11. c.**

**Meeting Date:** 08/01/2016

**Re:** Anti-Tethering Ordinance

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

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**SUBJECT:**

Ordinance No. 16-015 amending City Ordinance Chapter 4 - Animals to establish requirements regarding the care and treatment of animals, specifically regulating the tethering and keeping dogs outdoors. FIRST READING

**SUMMARY:**

There has been a lot of attention drawn to issue of the tethering of dogs and other local jurisdictions, including Palm Beach County, Martin County and St. Lucie County, have recently adopted ordinances establishing a set of parameters that restrict both tethering and the keeping of dogs outdoors.

Due to multiple incidents within the City of Fort Pierce involving the injury and death to a dog due to it being tethered or kept in unsafe conditions outdoors, the City Commission expressed interest in amending our code of ordinances, similar to those adopted by our neighboring jurisdictions.

The proposed ordinance mirrors the tethering restrictions already adopted by St. Lucie County, which will provide county residents a uniform set of rules to follow.

**RECOMMENDATION:**

Adopt the proposed ordinance as presented.

**ALTERNATIVES:**

Deny the proposed ordinance in full.  
Amend the proposed ordinance.

**RESPONSIBLE STAFF:**

Margaret M. Arraiz, Code Compliance Manager

**COORDINATED WITH:**

St. Lucie County Animal Control  
Martin County Animal Control  
Animal Control Officer BJ Gasparre

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**Fiscal Impact**

**OTHER INFORMATION:**

Unknown

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## Attachments

Proposed Ordinance

Unchain your dog - FAQ

PBC educations material

Pinellas County educational material

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## Form Review

**Inbox**

City Manager

Form Started By: Peggy Arraiz

Final Approval Date: 07/27/2016

**Reviewed By**

Nick Mimms

**Date**

07/27/2016 04:14 PM

Started On: 07/22/2016 09:53 AM

**ORDINANCE NO. 16-015**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING CHAPTER 4 – ANIMALS**; ARTICLE I – GENERAL; TO ESTABLISH REQUIREMENTS REGARDING THE CARE AND TREATMENT OF ANIMALS, SPECIFICALLY REGULATING THE TETHERING AND KEEPING DOGS OUTDOORS BY AMENDING SEC. 4-1 – DEFINITIONS, SEC. 4-2 – PROHIBITED ANIMALS; AMENDING ARTICLE II – ANIMAL CONTROL; SEC. 4-20 – PUBLIC NUISANCE; SEC. 4-22 – RESTRAINT OF ANIMALS, GENERALLY; SEC. 4-24 – ANIMAL ABUSE, CRUELTY OR NEGLECT; 4-26 ANIMAL CARE; SEC. 4-27 – RABIES VACCINATION REQUIRED; DELETING SEC. 4-28 – RABIES, TAGS REQUIRED, AND RESERVING; AMENDING SEC. 4-31 – CLASSIFICATION OF DANGEROUS DOGS; AMENDING ARTICLE III – REGISTRATION; SEC. 4-52 REGISTRATION PROCESS AND FEES; AMENDING ARTICLE IV IMPOUNDMENT; SEC. 4-74 – IMPOUNDMENT, ORDER TO PROVIDE CARE, AND DISPOSITION; MISTREATED OR NEGLECTED ANIMALS; CREATING ARTICLE V – ENFORCEMENT, SEC. 4-88 - DUTIES AND POWERS; IMMUNITY FROM PROSECUTION; CREATING 4-89 – INTERFERENCE WITH ANIMAL CONTROL OFFICER PROHIBITED; AMENDING SEC. 4-90 – ENFORCEMENT; AND REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Chapter 4 of the Code of Ordinances of the City of Fort Pierce, Florida provides for the regulation and control of animals within the city limits; and

**WHEREAS**, in recognition that the keeping of dogs outdoors without proper shelter, food or water and in extreme weather conditions constitutes animal cruelty and neglect; and

**WHEREAS**, the keeping of dogs on tethers without supervision and under certain conditions can cause severe injury or death to the dog; and

**WHEREAS**, it has been shown that dogs suffering from cruelty and neglect often become aggressive, posing a threat to the health and safety of the local community; and

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

**SECTION 1.** Chapter 4 of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended so that the same shall read hereinafter as follows:

**CHAPTER 4. - ANIMALS ~~AND FOWL~~**

**ARTICLE I. - GENERAL**

**Sec. 4-1. - Definitions.**

As used in this chapter, the following terms shall have the indicated meaning.

Animal. ~~Any live, vertebrate creature, domestic or wild~~ Any living dumb creature.

Animal control officer. Any person employed or appointed by the city who is authorized to investigate, on public or private property, civil infractions relating to animal control or cruelty, licensure of animals, or seizure and impoundment of animals and to issue citations as provided in this article.

Animal shelter. Any facility operated by a humane society or municipal agency or its authorized agents for the purpose of impounding or caring for animals held under the authority of this chapter or state law.

At large. Any animal which is off the premises of its owner or keeper and not under the restraint of its owner or keeper.

Attack. An event whereby an unprovoked animal lunges at, runs after or otherwise chases or approaches a person or other animal and such event either occurs in a threatening or menacing manner or causes some type of injury.

Bird or Fowl. Any member of the avian species, regardless of sex.

Bite. An actual puncture or tear of the skin inflicted by the teeth of an animal.



**Breeder.** Any person who owns, keeps, harbors, maintains, or has custody of dogs or cats that produce any litter or offspring that are offered for sale, or that produce a combined total of two or more litters during a twelve month period.

**Cat.** Any feline, regardless of sex.

**Citation.** A written notice, issued to any person by an officer, that the officer has probable cause to believe that the person has committed a civil infraction in violation of a duly enacted ordinance and that the county court will hear the charge. Pursuant to F.S. § 828.27, the citation shall contain:

- (1) The date and time of issuance.
- (2) The name and address of the person.
- (3) The date and time the civil infraction was committed.
- (4) The facts constituting probable cause.
- (5) The ordinance violated.
- (6) The name and authority of the officer.
- (7) The procedure for the person to follow in order to pay the civil penalty, to contest the citation, or to appear in court.
- (8) The applicable civil penalty if the person elects to contest the citation.
- (9) The applicable civil penalty if the person elects not to contest the citation.
- (10) A conspicuous statement that if the person fails to pay the civil penalty within the time allowed, or fails to appear in court to contest the citation, the person shall be deemed to have waived his or her right to contest the citation and that, in such case, judgment may be entered against the person for an amount up to the maximum civil penalty.

**Confined.** Physically preventing an animal from leaving the premises of its owner or keeper.

**Control.** ~~The Possession~~, ownership, care and custody of animals.

**Controlled burial.** Burying at least two (2) feet below the surface of the ground and one hundred (100) feet from any water well.

**Cruelty.** Any act of neglect, torture or torment that causes the unjustifiable pain or suffering of an animal.

**Dangerous dog.** ~~A dangerous dog is a dog as defined as dangerous applying the definition of F.S. § 767.11.~~ Any dog that according to the records of the appropriate authority:

- (1) Has aggressively bitten, attacked, or endangered or has inflicted severe injury of a human being on public or private property;
- (2) Has more than once severely injured or killed a domestic animal while off the owner's property; or
- (3) Has, when unprovoked, chased or approached a person upon the streets, sidewalks, or any public grounds in a menacing fashion or apparent attitude of attack, provided that such actions are attested to in a sworn statement by one or more persons and dutifully investigated by the division. **Dog.** Any animal of the canine species, regardless of sex.

**Domestic animal.** Dogs, cats, or other animals that are kept primarily as pets for pleasure rather than utility and that do not require a special permit by the Florida Fish and Wildlife Conservation Commission and that primarily live within or about the confines of the owner's homes and enclosures, including dog houses, runs, and yards adjacent thereto.

**Exposed to rabies.** A person, dog, cat or other animal that has been bitten by, or been exposed to, any animal known to have been infected with rabies.

Extreme weather for the purposes of this chapter shall include but not be limited to the following conditions:

- (1) Hurricane;
- (2) Tropical storm;
- (3) Above 85 degrees Fahrenheit with a heat index of 100 degrees heat index; or
- (4) Below 40 degrees Fahrenheit with a 35 degrees wind chill factor.



In determining whether extreme weather conditions exist, an animal control officer shall consider extenuating circumstances such as shaded areas and availability of water.

Feral. Any dog or cat exiting in a wild or untamed state, or any dog or cat that has returned to an untamed state from domestication.

~~Fowl or bird. Any member of the avian species, including waterfowl and landfowl, regardless of sex.~~ Harbor. The act of keeping and caring for an animal or providing premises to which the animal returns for food, shelter, or care for five consecutive days. This shall not include those circumstances wherein an individual temporarily captures or holds a stray animal and immediately returns the animal to its owner or an animal control officer.

Hunt or hunting. To follow, search, or pursue any animal or the use of structures or tree stands for the purpose of capturing or killing either for food or in sport, or the use of any animal or hunting falcon for this purpose.

Impoundment. The taking of or picking up of and confinement of an animal by an officer under the provisions of this article.

Leash or lead. A cord, rope, chain or similar device which holds an animal under restraint and is not more than six (6) feet in length.

Livestock. Horses, mules, donkeys, cattle, calves, sheep, goats, pigs, hogs or any other grazing animal.

Microchip. A small chip implanted under an animal's skin that transmits an identification number to an electronic scanner, which provides pet ownership data through cross reference to microchip registry.

Officer. Any law enforcement officer defined in, F.S. § 943.10, or any animal control officer employed by the city.

Ordinance. Any ordinance relating to the care, custody, control of or cruelty to animals enacted by the city, the violation of which is a civil infraction.

Owner. Any person, partnership, ~~or corporation~~ or entity possessing, owning, keeping, caring for, or harboring one or more animals including any custodian or other person in charge of an animal.

Proper enclosure of a dangerous dog. While on the owner's property, a dangerous dog is securely confined indoors or in a securely enclosed and locked pen or structure, suitable to prevent the entry of young children and designed to prevent the animal from escaping. Such pen or structure shall have secure sides and a secure top to prevent the dog from escaping over, under, or through the structure and shall also provide protection from the elements.

Public nuisance.

- (1) Any animal which:
  - a. Attacks passersby or passing vehicles without provocation;
  - b. Attacks other animals;
  - c. Is repeatedly at large and not under restraint;
  - d. Trespasses on school grounds;
  - e. Damages private or public property;
  - f. Repetitively barks, whines, howls, chirps, caws, or whistles for a period of five (5) minutes or more so as to disturb adjacent residents; or
  - g. Causes an annoyance in the neighborhood by acts such as overturning garbage cans, defecating, digging holes on other than its owner's property, or such other acts as are generally regarded to create an annoyance.
- (2) Any activity, such as, but not limited to, the feeding of wild animals or fowl, which:
  - a. Causes the fouling of the air by odor and thereby creates unreasonable annoyance or discomfort to those in close proximity to the premises where the animals or fowl congregate; or
  - b. Causes a sanitary nuisance as defined in F.S. § 386.01.
- (3) The keeping of any wild animal in violation of the provisions of F.S. Ch. 372 and regulations promulgated by the Florida Game and Fresh Water Fish Commission.



~~Shelter. The provision of and access to a three-dimensional structure that has a roof, walls surrounding all sides with exception of a point of entry. The structure must:~~

- ~~(1) Protect the animal from adverse effects of environmental conditions to ensure the animal's good health and comfort by being weatherproof and providing sufficient ventilation and shade.~~
- ~~(2) Provide sufficient room to allow the sheltered animal(s) to stand up, turn around, and lie down comfortably;~~
- ~~(3) Remain free of standing water and excrement;~~
- ~~(4) Be structurally sound and free of hazards that may injure an animal, and;~~
- ~~(5) Wire, grid or slat floors that permit the animal's feet to pass through openings, or sag under the animal's weight, or that otherwise do not protect the animal's feet or toes from injury are prohibited, except structures for birds where perches are provided.~~

~~All of the foregoing minimum standards by which a structure can qualify as shelter and failure of a structure to meet any one or more of the standards set forth in this definition shall result in the structure failing to qualify as shelter.~~Quarantine. A strict confinement, isolation and observation imposed on animal(s) suspected of having rabies or any other infectious zoonotic disease, or premises or other defined geographic areas, to prevent the spread of disease or pests.

Severe injury. Any physical injury that results in broken bones, multiple bites, or disfiguring lacerations requiring sutures or reconstructive surgery.

**Sterilized.** Rendered permanently incapable of reproduction.

Tease. To intentionally disturb, provoke, interfere with, or annoy any animal.

**Tether.** To tie or otherwise attach an animal to a stake, pole, tree, or other stationary object without providing direct control and supervision of the animal.

Under restraint. Any animal confined within the premises of its owner or keeper, or under immediate, continuous physical control, secured by a leash or lead.

Unprovoked. The victim what has been conducting himself or herself peacefully and lawfully has been bitten or changed in a menacing fashion or attacked by an animal.

Unsterilized. Any non-spayed or non-neutered animal.

**Vicious animal.** Any fierce or dangerous animal that constitutes a physical threat to human beings or other animals, or any animal for which the animal control officer has documentation to establish that the animal has bitten any person or other animal on two (2) separate occasions without provocation within a period of one year.

#### **Sec. 4-2. - Prohibited animals.**

- (a) Except as permitted by applicable city zoning regulations, it shall be unlawful for any person to keep or harbor livestock; fowl, not including domesticated caged or perched birds kept indoors as pets, such as parrots, cockatoos, macaws, parakeets, cockatiels, and finches; animals that require a special permit by the Florida Fish and Wildlife Conservation Commission or bees in any incorporated area of the city except by special exception permit which may be granted by the chief of police or his designee~~Animal Control Division to allow exotic animals or unique animals if said animals do not create a nuisance, health hazard or danger, and if said animals are not being raised for public consumption. A denial of a special exception permit may be appealed to the city manager.~~
- (b) A violation of this section shall constitute a class A civil infraction, punishable as provided within this chapter.

#### **Sec. 4-3. - Trapping prohibited.**

- (a) The use of box traps, food-hold traps, snares, or any other device to capture any animal or fowl within the city shall be prohibited except for use by authorized animal control officers, state agencies, wildlife officers or their contractors to capture or control nuisance animals. This section shall not be interpreted to apply to the use of traps or devices to eradicate mice, rats, rodents, or other vermin.
- (b) A violation of this section shall constitute a class C civil infraction, punishable as provided within this chapter.



## ARTICLE II. - ANIMAL CONTROL

### Sec. 4-20. - Public nuisance.

- (a) It shall be unlawful for any owner to permit his or her animal to become a public nuisance or for any individual to create a public nuisance as defined herein.
- (b) The owner or keeper of any animal shall immediately remove any excreta deposited by the animal on public walks, recreation areas, or the property of others.
- (b)c) A violation of this section shall constitute a class A civil infraction, punishable as provided within this chapter.

### Sec. 4-21. - Running at large.

- (a) It shall be unlawful for any person to permit any cattle, horses, sheep, chickens, ducks, goats, turkeys, dogs, cats, or any other domestic, exotic or wild animals or fowl to run at large in the city except as otherwise provided by law or ordinance.
- (b) A violation of this section shall constitute a class A civil infraction, punishable as provided within this chapter.

### Sec. 4-22. - Restraint of animals; generally.

- (a) ~~Animals shall not be allowed outside the confines of their own homes without proper restraint by means of leash, fenced area, electronic barrier, cage/crate, or other physical means of controlling the animal. except as provided in this section.~~
  - (1) Dogs, cats and small domestic animals shall not be kept outside in crates, whether metal, wood, plastic or other material.
  - (2) Dogs, cats and small domestic animals may be kept outside in a fenced enclosure if the enclosure contains a shelter which meets the following requirements:
    - (a) Is weatherproof and made of durable materials so as to provides adequate protection from the sun, wind and rain;
    - (b) Provides a solid floor. Wire, grid or slat floors of structures that permit the animal's feet to pass through openings, or sag under the animal's weight, or that otherwise do not protect the animal's feet or toes from injury are prohibited;
    - (c) Provides a solid roof;
    - (d) Contains clean and dry bedding material;
    - (e) Elevated a minimum of six inches from the ground and be free standing of water;
    - (f) Provides sufficient space for each animal to comfortably stand up, sit down, lie down and turn around in the shelter. If the shelter is used for more than one animal at the same time, it must provide enough space for each animal to comfortably stand up, sit down, lie down, and turn around simultaneously; and
    - (g) Provides ingress and egress for the animal to enter and exit the shelter at all times.
    - (h) Be kept in a clean and sanitary condition free from accumulated waste and debris.
  - (3) Any animal left unattended in an outdoor fenced enclosure shall be provided a minimum open space, excluding the shelter(s) within the enclosure, based upon the dog's size as set forth below:
    - (a) Twenty pounds or less (small): Thirty-two square feet.
    - (b) Twenty-one pounds to Fifty pounds (medium): Sixty square feet.
    - (c) Over Fifty pounds (large): Eighty square feet.
    - (d) An additional Sixteen square feet is required for each additional dog.
  - (4) Sufficient food and water shall be provided at all times daily, including weekend and holidays.
  - (5) No animal shall be tethered unless all of the following provisions are met:
    - (a) The animal must be in view of the person responsible for the animal at all times while tethered.



- (b) Animals younger than six months old, older than seven years, or ill shall not be tethered.
  - (c) The length and weight of the tether shall be appropriate for the animal breed and shall be a minimum of ten feet long or four times the length of the animal (measured from tip of nose to base of tail), whichever is greater.
  - (d) The tether must have swivels at both ends of the rope, chain or similar restraint for holding an animal in place, allowing a short radius in which it can move about and not become tangled.
  - (e) Prong, choke or chain collars are prohibited in the use of tethering animal.
  - (f) Area which the animal may reach while tethered shall be free of entanglements.
  - (g) The length and location of the tether must not allow the animal to reach a fence or neighboring property.
  - (h) Collar weight shall be appropriate for the animal as determined by a reasonable person.
  - (i) A trolley system is permitted.
  - (j) An animal may not be tethered in extreme weather, including but not limited to hurricanes, tropical storms or tornados.
  - (k) The animal shall have access to a water, shade and a dry and raised area at all times.
- (6) Any enclosed area where a dog is confined shall be kept free of objects that may injure the dog and shall be cleaned regularly to remove feces.
- (7) Dogs on residentially zoned property shall not be maintained outdoors during periods of extreme weather.
- (b) It shall be unlawful for any operator of a motor vehicle to allow an animal to ride in any unenclosed section of the vehicle without enclosing the animal in a cage that is secured to the vehicle or securing the animal with a restraint device that will not permit the animal to reach the outside perimeter of the vehicle.
- (c) A violation of this section shall constitute a class A civil infraction, punishable as provided within this chapter.

**Sec. 4-23. - Public areas.**

- (a) It shall be unlawful for any person to bring any animal, except seeing eye dogs, any dog trained to assist the handicapped, or governmental police dog, upon the beaches or parks owned by the city, except as may be provided in chapter 12 of the Fort Pierce City Code, whether or not the animal is under restraint, or in restaurants, grocery stores, or other establishments selling groceries or staple goods. Except that this prohibition shall not apply to outdoor portions of food service establishments when specifically authorized in section 4-23(b).
- (b) As provided by F.S. § 509.233, there is hereby established a local exemption procedure to certain provisions of the Food and Drug Administration Food Code, as currently adopted by the Florida Division of Hotels and Restaurants, to allow patrons' dogs within certain designated outdoor portions of public food service establishments. This exemption shall only apply to those public food service establishments that have received a permit and to those certain designated outdoor portions as identified on the approve permit application.
- (1) Permit requirements. In order to protect the health, safety, and general welfare of the public, participating public food service establishments shall annually apply for and receive a permit from the City of Fort Pierce before allowing patrons' dogs on their premises. Application for the permit shall be made to the city's planning office and shall be reviewed and approved by both the planning department and the code compliance manager. Applications shall include, along with any other such information deemed reasonably necessary by the city in order to implement and enforce the provisions of this part, the following information:
- a. The name, location, and mailing address of the public food service establishment.
  - b. The name, mailing address and telephone contact information of the permit applicant.
  - c. A diagram and description of the outdoor dining area to be designated as available to patrons' dogs, including dimensions of the designated area; a depiction of the number and placement of tables, chairs, and restaurant equipment, if any; the



entryways and exits to the designated area; the boundaries of the designated area and of other areas of outdoor dining not available for patrons' dogs; any fences or other barriers; surrounding property lines and public rights-of-way, including sidewalks and common pathways; and such other information reasonably required by the city. The diagram or plan shall be accurate and to scale but need not be prepared by a licensed design professional.

- d. If any portion of the outdoor dining area includes city rights-of-way, an approved sidewalk café permit must be obtained in conjunction with the application.
  - e. A description of the days of the week and hours of operation which patrons' dogs will be permitted in the designated outdoor dining area.
  - f. A copy of a valid business tax receipt issued by the City of Fort Pierce.
  - g. The annual permit fee for establishing or maintaining a dog friendly outdoor dining area and related inspection fees shall be established by the city commission by resolution. The permit fee shall cover the processing of all paperwork including one on-site inspection to confirm compliance with the regulations outlined in this section. Inspection fees shall be charged for any additional inspections required to complete the processing for the application.
- (2) Reporting. In accordance with F.S. § 509.233(6), the City of Fort Pierce shall prohibit the division of hotels and restaurants and the local department of health with a copy of all approved applications and permits issued on a quarterly basis.
- (3) Regulations and limitations. In order to protect the health, safety, and general welfare of the public, and pursuant to F.S. § 509.233, the following regulations and limitations shall apply to establishments which obtain such a permit:
- a. All public food service establishment employees shall wash their hands promptly after touching, petting, or otherwise handling dogs. Employees shall be prohibited from touching, petting, or otherwise handling dogs while serving food or beverages or handling tableware or before entering other parts of the public food service establishment.
  - b. Patrons in the designated outdoor dining area shall be advised that they should wash their hands before eating. Waterless hand sanitizer shall be provided at all tables in the designated outdoor dining area.
  - c. Employees and patrons shall be instructed that they shall not allow dogs to come into contact with serving dishes, utensils, tableware, linens, paper products, or any other items involved in food service operations.
  - d. patrons shall keep their dogs on a leash at all times and shall keep their dogs under reasonable control.
  - e. Dogs shall not be allowed on chairs, tables, or other furnishings.
  - f. All table and chair surfaces shall be cleaned and sanitized with an approved product between seating of patrons. Spilled food and drink shall be removed from the floor or ground between seating of patrons.
  - g. Accidents involving dog waste shall be cleaned immediately and the area sanitized with an approved product. A kit with the appropriate materials for this purpose shall be kept near the designated outdoor dining area.
  - h. A sign or signs reminding employees of the applicable rules shall be posted on the premises in a manner and place as determined by the city.
  - i. A sign or signs reminding patrons of the applicable rules shall be posted on the premises in a manner and place as determined by the city.
  - j. A sign or signs shall be posted in a manner and place as determined by the city that places the public on notice that the designated outdoor area is available for the use of patrons and patrons' dogs.
  - k. Dogs shall not be permitted to travel through indoor or non-designated outdoor portions of the public food service establishment, and ingress and egress to designated outdoor dining area of the public food service establishment must not require entrance into or passage through any indoor area of the public food service establishment.
- (4) Expiration of permit.
- a. A permit issued pursuant to this section shall not be transferred to a subsequent owner or upon the sale of other form of transfer of a public food service



establishment but shall expire automatically upon the sale of the establishment. The subsequent owner shall be required to re-apply for a permit pursuant to this section if the subsequent owner wishes to continue to accommodate patrons' dogs.

- b. Permits shall expire September 30 of each year. There shall be a late fee established by the city commission by resolution for failure to renew the permit within five (5) days of expiration.

(5) Complaints and reporting. In accordance with F.S. § 509.233(6), the City of Fort Pierce shall accept and document complaints related to this program and shall report quarterly to the division of hotels and restaurants and the local department of health all such complaints and the city's enforcement response to such complaints.

- (c) A violation of this section shall constitute a class A civil infraction, punishable as provided within section 4-90 of this chapter.

**Sec. 4-24. - Animal abuse, cruelty, or neglect.**

- (a) It shall be unlawful for any person to abandon, beat, treat with cruelty, overwork, or otherwise abuse any animal.

- (b) It shall be unlawful for any person keeping an animal to fail to provide for that animal:

- (1) Clean, sanitary and humane conditions; kennels, runs, shelters, and living areas shall be kept clean of animal excrement;
- (2) Sufficient quantities of food and fresh water daily; food must be free from contamination and water placed in a container that cannot be tipped over or spilled;
- (3) Proper air ventilation and circulation;
- (4) Sufficient shelter as defined in this chapter; and,
- (5) Medical attention and/or necessary veterinary care when it is sick, diseased or injured.

- (e) ~~Animals maintained on a tether must be in an area free of objects that may cause entanglements. All tethers must be a minimum of ten (10) feet in length. Choke type or prong type collars shall be used only while the animal is under the handler's direct control.~~

(~~dc~~) It shall be unlawful for an owner or operator of a motor vehicle to place or confine an animal or allow it to be placed or confined within an unattended motor vehicle without sufficient ventilation or under conditions for such a period of time as may be reasonably expected to endanger the health or well being of such animal due to heat, lack of water, or such other circumstances as may be reasonably expected to cause suffering, disability, or death of an animal.

- (~~ed~~) It shall be unlawful for any person to expose any known poisonous substance, whether mixed with food or not, so that it may be consumed by any animal.

- (~~fe~~) A violation of this section shall constitute a class C civil infraction, punishable as provided within this chapter.

**Sec. 4-25. - Animal injury; unlawful killing.**

- (a) It shall be unlawful for any person injuring any dog, cat, or other domestic animal by any means, including a motor vehicle, to fail to notify the owner of the animal, if known, the police department, or the animal control officer. Any person who, as an operator of a motor vehicle, strikes a domestic animal shall stop at once and render such assistance as may be possible.

- (b) All domestic animals put to death shall be done so pursuant to F.S. Ch. 828.

- (c) A violation of this section shall constitute a class B civil infraction, punishable as provided within this chapter.

**Sec. 4-26. - Animal care.**

- (a) It shall be unlawful for any person to tease or molest an animal.

- (b) All dead animals shall be disposed of by means of cremation, controlled burial, as defined herein, or disposal to rendering companies. It shall be unlawful for any person or persons to dispose of dead animals by use of garbage collection containers.

- (~~c~~) ~~The owner or keeper of any animal shall immediately remove any excreta deposited by the animal on public walks, recreation areas, or the property of others.~~ (~~dc~~) **Female** animals in heat (estrus) shall at all times be kept under restraint or confined within a



building or secure enclosure in such a manner that such female animal cannot come into contact with male animal of like species except for planned breeding.

(ed) A violation of this section shall constitute a class A civil infraction, punishable as provided within this chapter.

**Sec. 4-27. - Rabies vaccination required.**

(a) The owner or custodian of every dog, cat, and ferret, four months of age and older must obtain and maintain current and valid vaccination against rabies for these animals by a licensed veterinarian, and maintain a certificate of current and valid vaccination, in accordance with F.S. § 828.30.

(b) A dog, cat or ferret shall not be required to be vaccinated against rabies if a licensed veterinarian has examined the animal and has certified in writing that at such time vaccination would endanger the animal's health because of its age, infirmity, disability, illness or other medical considerations. Such exempt animal shall be vaccinated against rabies as soon as its health permits.

(ec) A violation of this section shall constitute a class B civil infraction, punishable as provided within this chapter.

**Sec. 4-28. - Rabies tags required**RESERVED.

~~(a) Dogs and cats must wear current and valid rabies tags, issued by a licensed veterinarian vaccinating an animal pursuant to this article, securely affixed to a collar or harness at all times except when the animal is being shown in competition. The requirement to wear a rabies tag shall not apply to government owned law enforcement service dogs.~~

~~(b) A violation of this section shall constitute a class A civil infraction, punishable as provided within this chapter.~~

**Sec. 4-29. - Rabies control, reporting dog and cat bites, investigations.**

(a) In the event any person is bitten by a dog or cat within the limits of the city, such person, or the owner of such dog or cat when he has knowledge of the incident, shall report such incident to a police or animal control officer within twenty-four (24) hours.

(b) Every physician or other practitioner shall report to a police or animal control officer the names and addresses of persons treated for bites inflicted by animals, together with such other information as is necessary for rabies control.

(c) Every licensed veterinarian shall report to the city or animal control officer his diagnosis of any animal observed by him as a rabies suspect.

(d) Animal control officers shall investigate bite cases and initiate action to quarantine involved animals or take other enforcement when necessary to protect public health.

**Sec. 4-30. - Limitation on the number of cats and dogs.**

(a) It shall be unlawful to own, harbor, or keep more than five (5) domestic animals, four (4) months or older.

(b) This section shall not pertain to breeders that are registered and in compliance with the requirements this chapter. Nor shall it apply to the ownership, care, custody or maintenance, in the ordinary course of business, of any animal by a research or veterinary medical facility, government operated or authorized animal shelter, humane society facility, boarding facility, or commercial pet shop, provided that said shelter, facility, or shop is operating in accordance with all applicable occupational licensing and zoning ordinances.

(c) A violation of this section shall constitute a class B civil infraction, punishable as provided within this chapter.

**Sec. 4-31. - Classification of dangerous dogs; requirements.**

~~(a) The procedure for classification of dangerous dog shall be as provided for in F.S. Ch. 767. The provisions of F.S. §§ 767.10 through 767.14, and all subsequent amendments regulating dangerous dogs, and defined in F.S. § 767.11(1), are adopted by reference and incorporated herein.~~

(b) The owner of a dangerous dog shall present the city with proof that they have procured liability insurance or a surety bond in the amount of no less than one hundred thousand dollars (\$100,000.00) covering any damage or injury which may be caused by such dangerous dog. Said policy shall contain a provision requiring that the city be given notice



immediately by the agent issuing the policy in the event the policy is canceled, terminates, or expires. Such liability insurance shall be obtained prior to issuing a certificate of registration for the dangerous dog as provided for in this chapter or prior to releasing the dog from impoundment, and shall be maintained so long as the dangerous dog resides within the city.

- (c) An owner transferring ownership of any dog found to be dangerous under this article shall provide written notice to the new owner regarding the dog's classification as dangerous. An owner either, transferring ownership of, or moving the location of, a dog classified as dangerous under this article shall notify the city in writing regarding the new address, or the name, address, phone number of the person receiving the dog. Any person receiving a dog classified as dangerous must comply with all requirements of this chapter.
- (d) A violation of this section shall constitute a class C civil infraction, punishable as provided within this chapter.

**Sec. 4-32. - Restraint and confinement of vicious animals or dangerous dogs.**

- (a) It shall be unlawful for any owner to keep any vicious animal or dangerous dog, as defined herein, within the city unless it is confined within a secured building or securely fenced enclosure or to allow the animal to be taken outside this confinement without being under restraint and sufficiently muzzled to prevent biting.
- (b) A violation of this section shall constitute a class C civil infraction, punishable as provided within this chapter.

**Secs. 4-33—4-49. - Reserved.**

**ARTICLE III. - REGISTRATION**

**Sec. 4-50. - Registration required.**

- (a) Except as otherwise provided herein, it shall be unlawful for any person to own, keep, harbor, maintain, or have custody of any dog or cat four (4) months or older, within the city, unless such dog or cat is registered in accordance with the provisions of this article.
- (b) Registrations or identification tags shall not be transferred from one animal to another, nor from one owner to another.
- (c) A violation of this section shall constitute a class B civil infraction, punishable as provided within this chapter, except that a violation of the section pertaining to the failure to register a dangerous dog constitutes a class C civil infraction, punishable as provided within this chapter.

**Sec. 4-51. - Registration tags required.**

- (a) Dogs and cats must wear valid registration tags, issued pursuant to this article, securely affixed to a collar or harness at all times except when the animal is being shown in competition.
- (b) A violation of this section shall constitute a class A civil infraction, punishable as provided within this chapter.

**Sec. 4-52. - Registration process and fees.**

- (a) The ~~city clerk~~Animal Control Division will administer the registration program and is authorized to adopt rules and procedures necessary to fulfill this responsibility.
- (b) Owners or custodians of dogs and cats requiring registration pursuant to this article, shall register and obtain tags as follows:
  - (1) Within thirty (30) days of acquiring the dog or cat; or
  - (2) Within thirty (30) days after the owner or custodian takes residence in the incorporated areas of Fort Pierce, whichever occurs later.
  - (3) Upon transfer of a previously registered animal to a new owner or custodian, the owner or custodian shall have a period of thirty (30) days within which to comply with the requirements of this article. Except that upon the transfer of a dangerous or vicious dog, as provided in this chapter, the owner or custodian shall have a period of seven (7) days to comply.
- (c) Registrations must be purchased from the ~~city clerk~~Animal Control Division, participating veterinarians, animal shelter, or other agents as approved by the ~~city clerk~~City, except that



- only the ~~city clerk~~ Animal Control Division shall process the registration of vicious or dangerous dogs.
- (1) Applications for registration must include a proof of current and valid rabies vaccination as provided within this chapter, and applications for registration of sterilized dogs or cats must include a sterilization certificate issued by a licensed veterinarian. No registration will be issued without such certifications.
  - (2) Applications for the registration of vicious animals or dangerous dogs must include certificate of liability insurance as required within this chapter. Any registration issued pursuant to the presentation of this certificate, shall immediately become invalid upon an owners failure to maintain such liability insurance. No registration will be issued without such certificate.
  - (3) Fees, applications, and certification information will be forwarded to the city clerk by selling agents as required by administrative rule.
- (d) The registration certificate and tag shall be valid for one year from the date of issuance.
- (e) The registration provisions of this article shall not apply to:
- (1) Any owner or custodian who is a nonresident or temporary resident, as defined herein, provided that the owner's animal has been vaccinated for rabies and this vaccination remains valid for the duration of the anticipated stay within the incorporated areas of the city and that a valid rabies tag is worn as required by this chapter. A "temporary resident" as used herein shall be defined to mean a person who intends to reside within the city for a total period of less than six (6) months during any twelve-month period.
  - (2) The ownership, care, custody or maintenance, in the ordinary course of business, of any animal by a research or veterinary medical facility, animal shelter, boarding facility, or commercial pet shop, provided that said shelter, facility, or shop is operating in accordance with all applicable occupational licensing, code, and zoning ordinances.
  - (3) Government-owned law enforcement service dogs.
- (f) Fees for registrations shall be charged as follows:
- (1) Annual fee for each sterilized cat or dog: .....\$ 10.00
  - (2) Annual fee for each nonsterilized cat or dog: .....75.00
  - (3) Replacement tags .....5.00
  - (4) Non-sterilized cats and dogs that are registered with a veterinarian's certification that the animal's age or health prevents sterilization shall pay the same fee for sterilized cats and dogs.
  - (5) Fees shall be waived for any service dog or cat that is specially trained and actively engaged in service to assist the handicapped; however, these animals must be registered and comply with requirements to wear tags.
- (g) Fees for the registration of dangerous dogs as required within this chapter shall be one hundred dollars (\$100.00), which is in addition to the applicable standard registration fee as provided herein.
- (h) Proceeds from the registration program shall first be used for program administration; and then, remaining proceeds may be used for education and to support free or reduced cost pet spay and neuter programs

**Sec. 4-53. - Breeder registration required.**

- (a) It shall be unlawful for any person to operate as a cat or dog breeder unless such person has been currently registered as a breeder in accordance with the provisions of this article.
- (b) A violation of this section shall constitute a class C civil infraction, punishable as provided within this chapter.

**Sec. 4-54. - Breeder registration process, fees, and revocation.**

- (a) All breeders of cats or dogs operating within the city, shall obtain a breeder registration certificate from the city clerk on or before October 1 of each year.
- (b) A breeder registration certificate will not be issued unless the applicant demonstrates compliance with all applicable building, zoning, and business tax codes and ordinances. A breeder registration certificate shall be immediately revoked for failure to maintain compliance with such codes and ordinances.



- (c) The annual fee for breeder registrations shall be one hundred dollars (\$100.00).
- (d) The breeder registration number shall be included in all advertisements for sale of any animals offered for sale or breeding by the breeder.
- (e) The breeder registration certificate shall be nontransferable.
- (f) The breeder's registration certificate shall be immediately revoked upon any conviction for an offense involving cruelty, neglect, or abuse of animals. Breeders convicted of such offenses shall be ineligible for issuance of a registration certificate.
- (g) There shall be no more than one registered breeder per residentially zoned property.
- (h) Proceeds from breeder registration program shall first be used for program administration; and then, remaining proceeds may be used for education and to support free or reduced cost pet spay / neuter programs.

**Secs. 4-55—4-69. - Reserved.**

**ARTICLE IV. - IMPOUNDMENT**

**Sec. 4-70. - Impounding; authority.**

Police and animal control officers are authorized to impound any animal or fowl as provided by this chapter or state law.

**Sec. 4-71. - Impoundment; requirement to check for identification.**

Upon taking custody of any dog or cat, officers shall inspect the animal for a registration tag and scan the animal for the presence of a microchip in an attempt to gain ownership information required for the completion of duties as described herein. Such inspection and scanning shall be completed prior to any impoundment at an animal shelter.

**Sec. 4-72. - Impoundment and disposition; not under restraint, at large, and nuisance animals.**

- (a) Any animal or fowl not under restraint, found running at large in the city, or determined to be a nuisance animal, may be taken by or at the direction of an officer and impounded in the animal shelter, and there confined in a humane manner.
- (b) Female animals in heat may be impounded when not kept under restraint or confined within a building or secure enclosure as provided in this chapter.
- (c) When the owner is known and able to take immediate custody of an animal, and the animal is not a danger to public safety or a nuisance animal, officers should return the animal directly to the owner to avoid impoundment and animal shelter fees. However, this shall not prevent officers from taking enforcement action for any violations of this chapter.
- (d) When the owner of an impounded animal can be identified, the animal control officer shall immediately upon impoundment provide the owner with written notice of such action. If the owner cannot be contacted, but their address is known, the animal control officers will post written notice of the impoundment at this address.
- (e) Upon impoundment, the officer will provide written notice to the animal shelter indicating that the animal is being impounded without a hold pursuant to this section. When known, this notice will include the name, address, and telephone number of the animal's owner.
- (f) Any animal not reclaimed by its owner within five (5) working days shall become the property of the local government authority or animal shelter, and shall be placed for adoption or euthanized. There shall be no requirement to hold a feral or wild animal impounded under this section prior to disposition.

**Sec. 4-73. - Impoundment, quarantine, and disposition; animal bites cases and rabies infection.**

- (a) When an animal has bitten or aggressively attacked a person or another animal, or is otherwise suspected of being rabid, the animal shall be quarantined for a period of 10 days.
- (b) When the owner of the animal is unknown, there is reason to suspect the animal of being rabid, or when the investigating officer otherwise determines the need for immediate impoundment and secure quarantine:
  - (1) Upon impoundment, the officer will provide written notice to the animal shelter indicating that the animal is being impounded with a hold for ten days pursuant to this



section. When known, this notice will include the name, address, and telephone number of the animal's owner.

- (2) If the owner of an impounded animal can be identified, the animal control officer shall immediately upon impoundment provide the owner with written notice of such action. If the owner cannot be contacted and their address is known, the animal control officers will post written notice of the impoundment at this address.
  - (3) When known, the owner shall be given written notice of their right to request a hearing. This ten-day period shall allow the owner to apply to a court of competent jurisdiction for remedies that may be available.
  - (4) The owner shall be responsible for the payment of all boarding costs and fees that are required to keep the animal.
- (c) When the owner is known and capable of securely quarantining the animal, as determined by the investigating officer and no suspicion of rabies infection exists:
- (1) A written notice for quarantine shall be issued and direct the owner to keep the animal securely confined and kept from contact with any other animal.
  - (2) The owner may arrange, at their own expense, for the quarantine of the animal in a veterinary hospital, animal shelter, or at another secure site approved by the investigating animal control officer.
  - (3) Should the owner fail to comply with a notice for quarantine, the officer shall immediately impound the animal and quarantine it at an animal shelter, as provided herein.
- (d) Animal control officers shall notify the St. Lucie County Health Department upon any positive indication of a rabies infection in an animal.

**Sec. 4-74. - Impoundment, order to provide care, and disposition; mistreated or neglected animals.**

- (a) Any police or animal control officer may remove from its present custody and impound, or issue an order to provide care to its owner, any animal found neglected, or cruelly treated pursuant to and in accordance with F.S. § 828.073.
- (b) Animals taken into custody pursuant to this section shall be impounded in the animal shelter, and there confined in a humane manner until a court order is issued or other disposition is taken in accordance to F.S. § 828.073, or until a veterinarian determines euthanasia is necessary pursuant to F. s. §§ 828.012 or 828.122.
- (c) Upon impoundment, the officer will provide written notice to the animal shelter indicating that the animal is to be held pursuant to this section. When known, this notice will include the name, address, and telephone number of the animal's owner.
- (d) When an animal is impounded or an order to provide care is issued pursuant to this section, an animal control officer shall, within ~~two~~ ten (210) business days, petition the county court for a hearing to determine custody and disposition of the animal in accordance with F.S. § 828.073.
- (e) When an animal control officer petitions the county court as provided in this section, then that animal control officer shall have written notice served to the owner or public notice published, at least ~~five~~ three (53) days prior to the court hearing, and in accordance with F.S. § 828.073.

**Sec. 4-75. - Impoundment and disposition; animal fighting and baiting.**

- (a) Upon a court finding probable cause for a violation of F.S. § 828.122, involving animal fighting or baiting, in application for a search or arrest warrant, or on the arraignment of any person so charged, the investigating officer shall petition the court to issue an order for seizure of any animals or equipment used in committing the violation in accordance with the same law.
- (b) Animals taken into custody pursuant to this section shall be impounded in the animal shelter, and there confined in a humane manner until a court order is issued or other disposition is taken in accordance to F.S. § 828.073, or until a veterinarian determines euthanasia is necessary pursuant to F.S. §§ 828.012 or 828.122.



- (c) Upon impoundment, the officer will provide written notice to the animal shelter indicating that the animal is to be held pursuant to this section. Additionally, when known, this notice will include the name, address, and telephone number of the animal's owner.

**Sec. 4-76. - Release of impounded animals; requirements and fees.**

- (a) An animal shelter shall not release an animal impounded under this chapter to an owner until the following conditions have been met:
- (1) The owner has paid all fees and costs that would otherwise be charged to the city by the animal shelter.
  - (2) The owner has paid an impoundment fee of fifty dollars (\$50.00), in addition to any other cost charged by the animal shelter.
  - (3) The owner of any dog or cat provides, or acquires through the animal shelter, proof of current and valid rabies vaccination and proof of registration as required within this chapter, except that owners residing outside the city shall not be required to comply with registration provisions within this chapter.
- (b) The animal shelter shall collect all fees required prior to the release of any animal, provide a receipt for same to the owner upon payment, and transmit the collected fees to the city in a manner provided by administrative rule.

**Sec. 4-77. - Adoption of animals from city funded agencies.**

- (a) No dangerous dog, vicious animal, or animal that has been involved in an unprovoked bite or attack on a person shall be placed for adoption in the event that the owner does not reclaim the animal.
- (b) A humane society, shelter, or other agency funded in any part by the city shall not release a dog or cat for adoption, unless the dog or cat has been sterilized by a licensed veterinarian, or before securing a written agreement for sterilization as provided within F.S. § 823.15.
- (c) A humane society, shelter, or other agency funded in any part by the city shall not release a dog or cat for adoption, unless that dog or cat has been implanted with a microchip as defined by this chapter and sufficient information to locate the adopter is provided to the entity maintaining such data for the microchip manufacturer.
- (d) A humane society, shelter, or other agency funded in any part by the city shall not release a dog or cat for adoption, unless that dog or cat has been vaccinated for rabies as required by this chapter and registered and all tags and certificates as required herein have been issued to the owner, except that dogs and cats adopted by owners living outside the city shall not be required to comply with registration requirements.

**Secs. 4-78—4-8987. - Reserved.**

**ARTICLE V. - ENFORCEMENT**

**Sec. 4-88. – Duties and powers; immunity from prosecution**

- (a) It shall be the duty of the animal control officer to enforce all city ordinances pertaining to animal regulation; to respond to complaints concerning animals running at large, cruelty to animals, injured animals, and animals creating a nuisance; to apprehend dangerous and vicious animals; to issue notice of violation to owners of animals in violation of the city ordinances; to issue citations to owners of animals in violation of city ordinances; to work closely with other city departments in regards to animal regulation; and to perform such other duties and functions as the Animal Control Supervisor and the City Manager may deem necessary in the furtherance of animal regulation in the city.
- (b) For the purpose of discharging the duties imposed by subsection (a) above, where an animal control officer has reasonable grounds to believe that a threat of imminent danger to the health, life or welfare of an animal based on objective observable fact, the animal control officer is empowered to enter upon any private property, not including any dwelling house or structure or fences enclosure, and to demand that the animal or, if applicable, the license tag of the animal, be exhibited to the officer. The officer is empowered to enter upon private property, including fenced enclosures, but not a dwelling house or structure, for the purpose of apprehending a rabies suspect animal, animals in need of immediate medical attention including cruelly treated animals, and vicious animals not properly controlled by the owner. Refusal by any property owner to allow the officer to enter upon such person's property as authorized by this section shall constitute a violation. The animal control officer shall be immune from prosecution, civil or criminal, for reasonable good faith trespass upon real property as authorized by this section.



**Sec. 4-89. – Interference with animal control officer prohibited**

- (a) No person may knowingly hinder, resist or oppose any animal control officer or other employee of the Division in performance of his or her duties under this chapter; knowingly interfere with any animal trap set by, or at the direction of, such animal control officer; or molest or release any animal caught in such trap, unless directed to do so by an animal control officer.

**Sec. 4-90. - Enforcement and penalties.**

- (a) Any officer who has probable cause to believe that any person has committed an act in violation of this chapter, or any other ordinance relating to the care, custody, control of, or cruelty to animals, may issue a citation to that person. The determination that a violation has occurred may be the result of the officer's own investigation or as the result of a credible complaint by an aggrieved person.
- (b) Unless otherwise specified, any violation of this chapter, or any other ordinance of the city relating to the care, custody, control, or cruelty to animals, constitutes a civil infraction and may be punishable by a civil penalty not to exceed five hundred dollars (\$500.00). If the person who has committed the violation does not contest the citation, a reduced civil penalty of less than the maximum allowed will be assessed as follows:

Class	First Offense	Second Offense	Third Offense
A	\$50.00	\$100.00	Mandatory Court
B	\$100.00	\$200.00	Mandatory Court
C	\$250.00	Mandatory Court	Mandatory Court

- (c) Within thirty (30) days of the issuance of a citation for a violation of this chapter, the person cited must comply with one of the following options for disposition of the citation:
- (1) Pay the reduced fine, as indicated herein, to the city in the manner provided on the citation form. A person making this election shall be deemed to have admitted the infraction and waived the right to a hearing; or,
  - (2) Request a hearing to contest the citation in county court, as provided by F.S. § 828.27, by contacting the ~~civil infraction hearing coordinator designated by the chief of police~~ St. Lucie County Clerk of Court, in the manner provided on the citation form.
    - ~~i. The civil infraction hearing coordinator will arrange for a hearing before the county court and cause the person contesting the citation, the citing officer, and any witnesses to be notified of the court hearing by summons.~~
    - ~~ii. The civil infraction hearing coordinator may dismiss a citation, prior to scheduling a hearing, when the facts presented are likely to result in an acquittal by the county court.~~
    - iii. The standard of proof in the court hearing shall be a preponderance of the evidence.
    - iiiv. Contesting the citation shall be deemed a waiver of any right to pay the reduced civil penalty, and upon a finding by the court that the civil infraction was committed, the court may order the violator to correct the violation and impose a penalty up to the maximum civil penalty of five hundred dollars (\$500.00) plus all applicable costs of prosecution and court costs, but in no event shall any such civil penalty imposed by the court be less than the reduced civil penalty as provided in this article. The judge may provide for the civil penalty to be paid, and the violation to be corrected, within such time as the county judge determines to be appropriate. If the person found to be in violation fails to pay the civil penalty or to correct the violation within the time provided, a civil judgment shall be entered against that person in the amount adjudicated, and any other lawful sanctions may be imposed by the court.
- (d) Any person that is issued a citation and fails to pay the reduced civil infraction or request a court hearing within thirty (30) days, or any person that requests to contest a citation by scheduling a court hearing and then fails to appear at such hearing, shall be deemed to have waived the right to contest the citation and a civil judgment shall be entered against the person in an amount not to exceed the maximum civil penalty of five hundred dollars



(\$500.00) plus all applicable cost of prosecution, plus court costs, but in no event shall any such civil penalty imposed by the court be less than the reduced civil penalty as provided in this article. However, the court shall have the discretion to continue or reschedule any hearing when it determines that doing so will further the interest of justice.


- (e) Payment of any civil penalty imposed by the county court shall be made to the clerk of court, who shall forward the monies collected to the city.
- (f) Civil penalties imposed pursuant to this article shall be independent of and in addition to any fees, cost, or charges arising from the impoundment or registration of animals as provided in this chapter.
- (g) As provided by F.S. § 828.27, in addition to any civil penalties imposed pursuant to this article there shall be imposed and collected a surcharge of five dollars (\$5.00). The proceeds from such surcharge shall be used to pay the cost of the training for animal control officers.
- (h) Nothing in this chapter shall prevent officers from charging violations related to the care and control of animals as criminal offenses, when so provided by Florida Statutes.
- (i) Nothing in this chapter shall prevent the Animal Control Division Supervisor from dismissing a citation if the violation is corrected or the facts presented are likely to result in an acquittal by the County Court.

**Secs. 4-91—4-99. - Reserved**

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

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

APPROVED AS TO FORM  
& CORRECTNESS:

  
\_\_\_\_\_  
James M. Messer  
City Attorney

STATE OF FLORIDA)  
ST. LUCIE COUNTY)<sup>SS</sup>

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 16-015 was duly advertised by title only in the St. Lucie News Tribune on July 22, 2016; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 1, 2016; and was duly introduced, read by title only, and passed on second and final reading on August 15, 2016, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 15th day of August, 2016.

\_\_\_\_\_  
Linda Hudson,  
Mayor Commissioner

\_\_\_\_\_  
Linda W. Cox,  
City Clerk

(CITY SEAL)

# Questions and Answers about Chained Dogs

## 1. What is meant by dog chaining or dog tethering?

*Chaining* or *tethering* refers to the practice of keeping a dog continually tied to a stationary object.

## 2. What problems are associated with dog tethering?

### **Chaining is inhumane and unsafe for dogs.**

Dogs are, by nature, social beings who thrive on interaction with people and other animals. A dog kept chained in one spot for months or years suffers immense psychological damage. A continuously chained dog usually becomes neurotic, anxious, and aggressive.

In many cases, the necks of chained dogs become raw and infected from too-tight collars. Dog tethers can easily become entangled with other objects, choking or strangling the dogs. Chained dogs cannot escape threats such as floods, storms, or attacking animals.

### **Chaining is a safety hazard for people.**

Dogs naturally feel protective of their territory. When confronted with a perceived threat, they respond according to their *fight-or-flight* instinct. A chained dog, unable to take flight, often feels forced to fight. A study by the Centers for Disease Control found that chained dogs are 2.8 times more likely to bite. The dogs most likely to bite are male, unneutered and chained. Tragically, the victims of chained dog attacks are usually children.

Dogs shouldn't be allowed to run loose either. Dogs should be socialized and kept inside the home or in fenced yards.

## 3. Are tethered dogs otherwise treated well?

Unfortunately, tethered dogs rarely receive sufficient care. They suffer from sporadic feedings, overturned water bowls, inadequate veterinary care, lack of exercise, and extreme temperatures. They must eat, sleep, urinate, and defecate in a single confined area. Grass is usually beaten into hard-packed dirt by the dog's continual pacing. Chained dogs are rarely given minimal affection and are easily ignored by their owners.

## 4. Should chaining ever be allowed?

To become well-adjusted companion animals, dogs should interact with people daily and receive regular exercise. Placing an animal on a restraint for short periods for exercise or fresh air is acceptable. Animals kept temporarily tethered should be safely secured so the tether can't become entangled with other objects. Collars should be properly fitted.

Using a pulley or trolley run is preferable to fixed-point chaining. However, dogs still get choked and tangled on trolleys. The best way to confine dogs is to bring them inside or provide them with a fenced area.

## 5. Who says chaining is inhumane?

The **United States Department of Agriculture** has stated, "Our experience in enforcing the Animal Welfare Act has led us to conclude that continuous confinement of dogs by a tether is inhumane. A tether significantly restricts a dog's movement. A tether can also become tangled around or hooked on the dog's shelter structure or other objects, further restricting the dog's movement and potentially causing injury."





In 1997, the USDA ruled that people and organizations regulated by the Animal Welfare Act cannot keep dogs continuously chained.



The **American Veterinary Medical Association (AVMA)** has also come out publicly against dog tethering. In a press release for Dog Bite Prevention Week, the AVMA stated, "Never tether or chain your dog because this can contribute to aggressive behavior."

### **6. Don't chained dogs make good guard dogs?**

No, the opposite is true. Chained dogs are unable to stop intruders. All they can do is bark. Since most chained dogs are unsocialized, they are unable to distinguish a real threat from a family friend or neighborhood child.

The best guard dogs are those who live inside the home and are treated as part of the family, which is how K9 police dogs are raised.

### **7. Why should we pass a law to ban the continuous chaining of dogs?**

Local animal control advocates receive hundreds calls every year from citizens concerned about chained and neglected animals. Because chaining is legal, there is little officers can do to help the dog. By the time it becomes a clear-cut case of animal cruelty under current legal standards, it is often too late to save the dog.

Prohibiting chaining makes a community safer by reducing the number of dog attacks and dog bites. Also, a chaining law gives officers a tool to crack down on illegal dog fighting, since most fighting dogs are kept chained.

### **8. Are there laws regulating dog chaining in other states or communities?**

Yes, 19 states and over 140 U.S. cities and counties have laws banning or carefully regulating chaining. Visit [unchainyourdog.org/laws](http://unchainyourdog.org/laws) to read more.

### **9. Would passage of a chaining law cost lots of money?**

No. Animal control officers are already spending time and resources responding to reports of chained, neglected, and abused dogs. A ban would allow animal control officers to fine individuals who are constantly tethering their dogs. This would be a source of additional revenue.

### **10. Who would be impacted by a law to ban dog tethering?**

This bill would not apply to situations where a dog is temporarily tied on public property, such as outside a store or restaurant. It would also not apply to situations where dogs are temporarily tethered per government regulation, such as at state parks or camping areas. People who keep their dogs continually chained would be affected by this law.

### **11. What about people who can't afford a fence?**

You don't have to have a fence to have a dog! Apartment-dwellers don't have private yards; their dogs can be perfectly happy living inside the home with the family and going on regular walks. There are many resources available to help people train their dogs to be well-behaved members of the family.

### **12. Where can I learn more?**

Visit [unchainyourdog.org](http://unchainyourdog.org) or [dogsdesevbetter.org](http://dogsdesevbetter.org) for articles, statistics, photos, ordinance language, and other information about chaining.





# Palm Beach County ANTI - TETHERING LAW

**As of July 1, 2011, it is unlawful to chain or tether an animal outdoors at any time, day or night (County Ordinance 98-22)**

'Tether' means to restrain an animal by tying the animal to any object or structure, (example: house, tree, fence, post, garage, shed) by any means, such as a chain, rope, cord, leash, running line, etc.



**To report a tethered  
animal call:  
(561) 233-1200, ext. 0**

*A complete copy of the Ordinance can be  
found on the web site listed below.*



## Housing Requirements for Outdoor Pets

*(Dogs, cats, and small domestic animals)*

Should you choose to house your pet (s) outdoors:

- Any dog maintained outdoors for all or part of the day must be given a minimum living area of eighty (80) square feet, with an additional forty (40) square feet for each additional dog. Each animal must be given sufficient shelter within this living area.
- Shelter for dogs, cats and small domestic animals must provide:
  - Adequate protection from the cold and heat;
    1. When the outdoor temperature falls below forty (40) degrees Fahrenheit, pets must be moved indoors or provided adequate heating
    2. When the outdoor temperature rises above eighty-five (85) degrees Fahrenheit all dogs, cats, and small domestic animals must be provided air conditioning, a fan, or another cooling source.
  - Protection from the sun, wind, rain, and extreme weather conditions.
  - Clean, dry, bedding material.
  - Enclosure must be free of any objects that could cause harm to an animal and must be cleaned regularly to remove feces.



Palm Beach County  
Board of County Commissioners



# Condado de Palm Beach

## LEY QUE PROHIBE AMARRAR PERROS

Apartir de el 1 de Julio de 2011, sera en contra de la ley amarrar o encadenar un animal al aire libre en cualquier momento del dia o de la noche  
(Ordenanza del Condado 98-22)

‘Amarrado’ se entiende como sujetar un animal mediante atadura a cualquier objeto o estructura, (Ejemplo: casa, árbol, cerca, poste, garajes o galpón) mediante cadenas, lazos, cuerdas, traillas, alambre corredizo, etc.



Para reportar un animal amarrado  
Llame: (561) 233-1200, ext. 0.

*La copia completa de la ordenanza se puede encontrar en inglés en el sitio web que aparece abajo*



### CONDICIONES DE ALOJAMIENTO PARA MASCOTAS AL AIRE LIBRE (Perros, gatos, y animales domésticos pequeños)

- Cualquier perro viva al aire libre durante todo el día o parte del día debe suministrarse un espacio de mínimo ochenta (80) pies cuadrados. Se debe adicionar un espacio de cuarenta (40) pies cuadrados mas por cada otro perro , dentro del cual debe existir un area de resguardo suficiente para protegerse de el sol, la lluvia y el viento.
- El area de resguardo para perros, gatos y animales domesticos pequeños debe:
  - Proveer protección adecuada del calor y el frio;
    1. Cuando la temperatura ambiente caiga por debajo de cuarenta (40) grados Fahrenheit, las mascotas deben ser trasladadas al interior de la casa o suministrar un medio de calentamiento adecuado.
    2. Cuando la temperatura ambiente suba por encima de ochenta y cinco (85) grados fahrenheit, se debe suministrar a todos los perros, gatos y animales domesticos pequeños aire acondicionado, un ventilador o algun otro medio de permita refrescarse.
- Suministrar cama seca y limpia.
- El espacio de alojamiento debe estar libre de objetos que pudieran causar daño al animal, debe asearse frecuentemente y evitar la acumulacion de excrementos.



Condado Palm Beach  
Comisarios del Condado



Take the time to learn about this issue and help Break the Chain.



A new Pinellas County ordinance makes it illegal to tie or chain your dog or cat outside except for brief periods of time while the owner is with the pet and keeps the pet within sight.

## How you can help!

- If you are a dog owner, please don't tether your dog.
- Consider the effects to the dog and to the people who live with you and around you in the neighborhood.
- If someone from Pinellas County comes to talk to you about it, listen.
- Once you understand the effects of tethering, spread the word.
- If you know someone who tethers their pet and leaves it unattended, call Pinellas County Animal Services at (727) 582-2600. An animal control officer will go to the property to talk to the owner and share educational materials. If necessary, this visit will be followed up with a formal warning and a citation if appropriate. Fines can be up to \$500.



Pinellas County Animal Services  
12450 Ulmerton Road  
Largo, FL 33774  
(727) 582-2600



[www.pinellascounty.org/animalservices](http://www.pinellascounty.org/animalservices)

## Help end the tethering of dogs.

Learn more about the dangers involved. Encourage friends and neighbors to be aware of the dangers and cruelty of tethering their dogs.

Funding for this brochure was provided by Pinellas County Animal Services. 10,000 copies were printed at a cost of \$575.00 or \$0.0575 each. Produced in cooperation with the Pinellas County Communications Department.

Pinellas County complies with the Americans with Disabilities Act. To obtain accessible formats of this document, please call (727) 464-4062 (V/TDD).

Reprinted on recycled paper

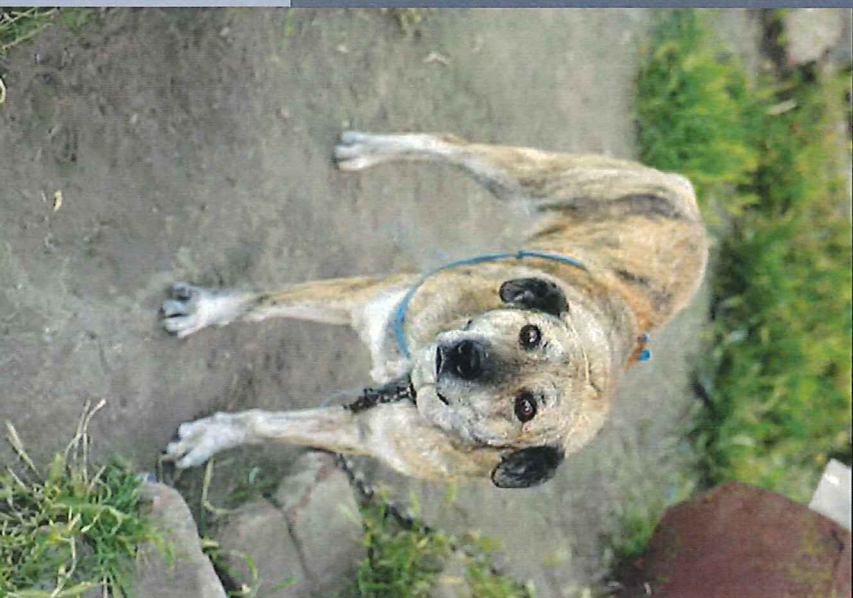


Reprinted 12/14

IT'S THE LAW

# BREAK THE CHAIN

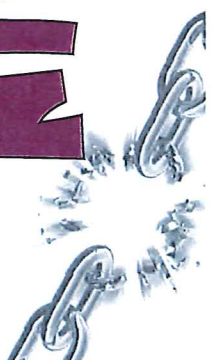
## Don't Tether Your Dog







# BREAK THE CHAIN



## What's wrong with tethering?

- Tethering a dog is physically dangerous. The chains and ropes and other devices used to restrain dogs often get tangled and wrapped around trees or other objects, leaving the dog with precious little room and a grave potential of choking. Dogs who attempt to jump over a fence can be strangled, and those with choke collars and other tight-fitting collars can easily get seriously injured.
- Dogs left outside are targets. They are fair game for fleas and other insects, teasing from kids and even adults as well as attacks from other animals.
- Even a friendly dog that is left alone for long periods of time becomes unhappy, anxious and aggressive to humans and other animals. Many "dangerous dogs" were made that way by the treatment from their owners ... maybe without the owners even realizing it.

## Like humans, dogs have basic needs.

- Dogs need food and water to live. Food and water bowls that may be left out for them when they are tethered often get knocked over. If empty bowls are not refreshed, the dog is left without food or water.
- Dogs need proper shelter from the heat of Florida's long summers and the cold of the winter months. Being tethered outside in extreme weather conditions like storms can terrify them and lead to physical dangers.
- Dogs need human contact. Dogs are naturally social, family-oriented animals. Anyone who knows a dog can see that they thrive on human companionship. A dog who is forced to stay alone in one area for hours, days or even weeks and months suffers as much as if they had no food or water.

## How is the ordinance enforced?

- Through education, pet owners will find out about the tethering law and why it is in effect.
- If the pet owner continues to illegally tether their dog or cat, an animal control officer will issue a warning.
- After the warning, there will be citations issued for tethering violations.
- Violators will receive citations and fines of up to \$500.

## Revisions to the Animal Service Ordinance

### Chapter 14, Article II

Passed October 21, 2014

## In order to comply with Ordinance No. 14-40, Sec. 14-31, here are some important points to remember:

- The owner or keeper of a dog or cat must remain outside with the animal while it is tethered.
- The owner or keeper of a dog or cat must keep the animal within sight.
- The tether must be of a size and weight necessary to safely restrain the dog or cat without placing excessive weight or strain on the dog or cat.
- If there are multiple animals, each one must be tethered separately so they do not get tangled.



**City Commission Regular Meeting**

**Agenda Item # 11. d.**

**Meeting Date:** 08/01/2016

**Re:** Parking Ordinance

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

---

**SUBJECT:**

Ordinance No. 16-016 - An Ordinance amending City Code Section 10-1 - Penalties to reference penalties established in Chapter 2 and Section 10-23 Regulations amending the payment and appeal process for parking citations. FIRST READING

**SUMMARY:**

With the high volume of visitors to the downtown and water front areas, the City has been experiencing parking congestion due to the limited number of parking spaces. In an effort to address this problem, enforcement of the established parking restrictions is necessary.

This ordinance amendment will move the processing of parking citations from the Clerk of Court to the City of Fort Pierce and, with the exception of repeat violators, hearings will now be heard by a Special Magistrate instead of a County Judge.

**RECOMMENDATION:**

Staff recommends the City Commission approve the amended ordinance as presented.

**ALTERNATIVES:**

Deny the amended ordinance in full.  
Recommend additional amendments.

**RESPONSIBLE STAFF:**

Margaret M. Arraiz, Code Compliance Manager

**COORDINATED WITH:**

Rebecca Grohall, Planning Director  
Frank Amandro, Deputy Chief  
Nicholas Mimms, City Manager

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**Fiscal Impact**

**OTHER INFORMATION:**

Payment of parking citations will be made directly to the City of Fort Pierce instead of to the County Clerk of Court and processing fees will no longer be assessed.

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**Attachments**

Proposed Ordinance

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**Form Review**

**Inbox**

City Manager

Form Started By: Peggy Arraiz

Final Approval Date: 07/27/2016

**Reviewed By**

Nick Mimms

**Date**

07/27/2016 04:14 PM

Started On: 07/22/2016 08:34 AM



**ORDINANCE NO. 16-016**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING **CHAPTER 10 – MOTOR VEHICLES AND TRAFFIC**, ARTICLE I, BY AMENDING SEC. 10-1 – PENALTIES TO REFERENCE PENALTIES ESTABLISHED IN CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE AND; AMENDING ARTICLE II – **STOPPING, STANDING AND PARKING**; DIVISION 1 – GENERALLY, SEC. 10-23 – REGULATIONS AMENDING THE PAYMENT AND APPEAL PROCESSES FOR PARKING CITATIONS AND; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE..

**WHEREAS**, the City of Fort Pierce, Florida has experienced a revival of the downtown and water front areas that has drastically increased the number of visitors to our community; and

**WHEREAS**, there are a limited number of on street parking and public parking lots available to accommodate the parking needs of those visiting; and

**WHEREAS**, the unrestricted, long term and extended use of the limited parking spaces available causes an undue hardship on local businesses and restaurants; and

**WHEREAS**, the City Commission of the City of Fort Pierce finds it necessary to take appropriate action to abate such conditions by enforcing the established restrictions on vehicles utilizing both on street and designated public parking lots; and

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

**SECTION 1.** Chapter 10 of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended as follows:

**Chapter 10 - MOTOR VEHICLES AND TRAFFIC**

**ARTICLE I. - IN GENERAL**

**Sec. 10-1. - Penalties.**

Any person who shall violate any of the provisions of this chapter and receives a notice of such violation shall within thirty (30) calendar days pay to the clerk of the circuit court City of Fort Pierce ~~twenty dollars (\$20.00)~~ a fine as provided for in Chapter 2 of the Code of Ordinances for violation of on-street parking ~~and twenty dollars (\$20.00) for violation of off-street parking~~. Upon the violator's failure to pay said parking fine within thirty (30) calendar days after receipt of the notice of said violation, the violator shall pay an additional eighteen dollars (\$18.00) ~~to the clerk of the circuit court~~.

Any person who shall violate any of the provisions of this chapter three times or more shall be considered a repeat violator. Citations issued to a repeat violator shall be filed with the Clerk of Court.

**ARTICLE II. - STOPPING, STANDING AND PARKING**

**DIVISION 1. - GENERALLY**

**Sec. 10-23. - Regulation.**

(q) Penalty. A violation of any of the provisions of this section shall be deemed an "infraction," a noncriminal violation which is not punishable by incarceration and for which there is no right to a trial by jury or a right to court-appointed counsel.

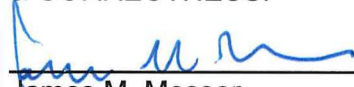
(r) Procedure. Any person cited for a violation of this section shall be deemed to be charged with a noncriminal violation and upon receiving notice of such shall:

- (1) Within thirty (30) calendar days pay to the ~~clerk of the circuit court~~ City of Fort Pierce ~~twenty dollars (\$20.00)~~ a fine as provided for in Chapter 2 of the Code of Ordinances for violation of on-street parking; ~~twenty dollars (\$20.00)~~ for violation of off-street parking; ~~thirty dollars (\$30.00)~~ for illegal parking or blocking traffic. Upon the violator's failure to pay the appropriate sum as applicable within thirty (30) calendar days after receipt of the notice of such violation or violations, the violator, shall pay an additional fine of eighteen dollars (\$18.00) ~~to the clerk of the circuit court.~~
- (2) Within seven (7) calendar days, post a bond which shall be equal in amount to the applicable penalty set forth in paragraph (1) above, plus ten dollars (\$10.00), and sign a written request to appear before a ~~judge~~ Special Magistrate authorized by law to preside over a court or hearing adjudicating traffic infractions. Any person electing to appear before a ~~judge~~ Special Magistrate shall be subject to the maximum penalty provided by paragraph (1) above, as well as subject to any ~~court~~ administrative costs assessed by the court.
- (3) Any person posting a bond as outlined in paragraph (2) above and who fails to appear at the hearing shall be considered as having forfeited said bond.
- (4) If a person follows either paragraph (1) or paragraph (3) of the above procedures, he shall be deemed to have admitted the infraction and to have waived his right to a hearing on the commission of the infraction. Such admission shall not be used as evidence in any other proceeding.

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

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

APPROVED AS TO FORM  
& CORRECTNESS:

  
\_\_\_\_\_  
James M. Messer  
City Attorney

STATE OF FLORIDA)  
ST. LUCIE COUNTY)<sup>ss</sup>

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 16-016 was duly advertised by title only in the St. Lucie News Tribune on July 22, 2016; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 1, 2016; and was duly introduced, read by title only, and passed on second and final reading on August 15, 2016, by the City Commission of the City of Fort Pierce, Florida.



IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 15th day of August, 2016.

---

Linda Hudson,  
Mayor Commissioner

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Linda W. Cox,  
City Clerk

(CITY SEAL)



**City Commission Regular Meeting**

**Agenda Item # 11. e.**

**Meeting Date:** 08/01/2016

**Re:** Woodworkx 103 N 13th Street - Conditional Use

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

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**SUBJECT:**

Review and approval with conditions an application for a Conditional Use with no New Construction, submitted by Property Owner, Smith Bros Contracting Equip, and applicant, Woodworkx to operate a Cabinet Assembly, Wood Finishing, & Product Showroom located at 103 N 13th Street, Fort Pierce, FL. The property is zoned General Commercial (C-3) (Parcel ID 2409-507-0001-000-4).

**SUMMARY:**

- The applicant is requesting the review and approval of a Conditional Use with no new construction to reuse an existing 8,900 sq. ft. commercial structure, located at 103 North 13th Street, to establish a custom cabinet showroom and artisan manufacturing facility.
- The applicant, Wood Workx – Custom Cabinets is seeking to expand their production space, provide support office space, and introduce a customer showroom to display the custom cabinets, resulting in the addition of 10-15 employees, in addition to their current team which would relocate to this site.
- The facility would fully operate five days per week approximately 7:30 am to 5pm daily with desires of opening the showroom on Saturday as demand permits.
- A total of 48 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of July 22, 2016, 2 responses have been received in favor of the request. An update will be provided to the City Commission at the public hearing.
- The Planning Board, at their July 12th, 2016 meeting, voted unanimously to recommend approval of the request with the recommended condition by staff.

**RECOMMENDATION:**

Approval of the presented request with the condition that the applicant integrates additional landscaping along the west and north property lines pursuant to City Code Section 22-187 (6).

**ALTERNATIVES:**

Approval with alternative conditions  
Denial

**RESPONSIBLE STAFF:**

Kori Benton, Senior Planner

**COORDINATED WITH:**

None

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**Fiscal Impact**

**OTHER INFORMATION:**

Increase in Ad-Valorem & Sales Tax Revenue

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**Attachments**

Staff Report  
Aerial & Zoning Map  
Narrative  
Site Plan, Existing Elevations & Preliminary Floor Plan  
Photos from Existing Facility  
Application  
PB Minutes - Not Yet Approved

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Nick Mimms	07/27/2016 04:14 PM
Form Started By: Kori Benton		Started On: 07/22/2016 01:48 PM
Final Approval Date: 07/27/2016		



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

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TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Application for Conditional Use with New Construction  
Wood Workx - Cabinet Assembly, Wood Finishing, & Product Showroom  
103 N 13th Street

DATE: July 22, 2016

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### STAFF REPORT

Owner(s): Smith Bros Contracting Equip  
5731 N Military Trail  
West Palm Beach, FL 33407

Applicant: Wood Workx – Custom Cabinets  
7355 Commercial Circle  
Fort Pierce, FL 34951

Representative: David Cleveland  
100 Avenue A, Suite 2E  
Fort Pierce, FL 34950

Requested Action: Approval of a Conditional Use to operate a Cabinet Assembly, Wood Finishing, & Product Showroom

Location: 103 N 13th Street

Parcel ID: 2409-507-0001-000-4

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3/R-3

Site Size: .71 acres

Utilities: FPUA

## Staff Analysis:

### Project Summary

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with no new construction to reuse an existing 8,900 sq. ft. commercial structure, located at 103 North 13<sup>th</sup> Street, to establish a custom cabinet showroom and artisan manufacturing facility.

The applicant, Wood Workx – Custom Cabinets, currently operates their business within at 7355 Commercial Circle, within the Kings Highway Industrial Park facility off Kings Highway, within St. Lucie County. The proposed relocation of facility seeks to provide an opportunity to expand their production space, provide support office space, and introduce a customer showroom to display the custom cabinets and wood products designed and assembled at the site. The proposed relocation shifts their operation from leased bays to ownership of their facility, along with a complete design and placement of precision equipment to complete their business activities. The expansion includes the prospects of an additional 10-15 employee as business and capacity develops.

The subject site is a former Bobcat dealer and service center, which has been closed since 2010. The site functioned as a vehicle sales and service facility prior to Bobcat's renovations of the site, and further several decades ago as a neighborhood Winn Dixie grocery store. The site is located at the northwest corner of Orange Avenue and 13<sup>th</sup> Street and is .71 acres in size.

### Improvement & Operation Plan

The site improvement plan includes interior renovations to repurpose the structure for wood material storage, cabinet assembly, wood finishing, a product showroom, and support offices for business operations and customer interactions. The existing access points on N 13<sup>th</sup> Street and driveway exit on Orange Avenue will remain, while the parking areas will be re-striped and connected to the proposed operation structures to the rear. The site features twenty-four (24) vehicle parking spaces (one of which is handicap accessible), and the applicant plans to integrate an off-street loading space for deliveries. The parking areas will be freshly striped and directional signs installed accordingly.

The applicant has proposed the replacement of dead or deteriorated plants within existing landscape strips and islands, however in addition to these efforts the planting of several trees along the west and north property line are required to bring the site into compliance with City Code. The applicant has agreed to prepare a landscape improvement plan to complete these improvements.

Activities on-site will include delivery of pre-processed wood components, assembly of cabinet fixtures, drawers, and other related wood products, the painting or finishing of each piece, and the display of products onsite within the planned showroom. The applicants plan to transfer some of their existing equipment and precision woodworking tools to the site, as well as the installation of a new filtration system to collect and alleviate any wood dust or fumes associated with the artisan processes.

### Hours of Operation & Traffic

The proposed operation will be operational five days per week approximately 7:30 am to 5pm daily. If demand increases for retail access to the showroom, Saturday hours may be considered for their retail component.

The proposed use presents an anticipated traffic volume of 65-70 daily trips, based upon the encompassed uses and approximately 20 employees. This traffic generation is comparable to the previous operation.

## Compatibility

The proposal seeks to integrate an artisan cabinet and woodworking shop, showroom and offices with various precautions to control dust and noise within the facility. The operation features a retail, consumer orientated, component which is a welcomed addition to Orange Avenue, a principal arterial roadway. The infill of landscaping around the vehicular use areas, consistent with the City's landscaping requirements, will further improve the presence of this facility and the Orange Avenue commercial corridor.

## Technical Review Committee

All affected departments have reviewed and conditionally approved the proposed Conditional Use and accompanying site improvements with regards to consistency with established ordinances and requirements of the City Code.

## Property Owner Response Summary:

A total of 48 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of July 22, 2016, 2 responses have been received in favor of the request. An update will be provided to the City Commission at the public hearing.

## Planning Board Recommendation:

The Planning Board, at their July 12th, 2016 meeting, voted unanimously to recommend approval of the request with the recommended condition by staff.

## Staff Recommendation:

The proposed Conditional Use and associated site improvement plan are consistent with the City's Land Development Code and Comprehensive Plan with the acknowledged requirement of additional parameter landscaping; therefore staff recommends approval of the presented request with the condition that the applicant integrates additional landscaping along the west and north property lines pursuant to City Code Section 22-187 (6).





Orange Ave

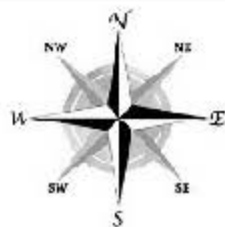
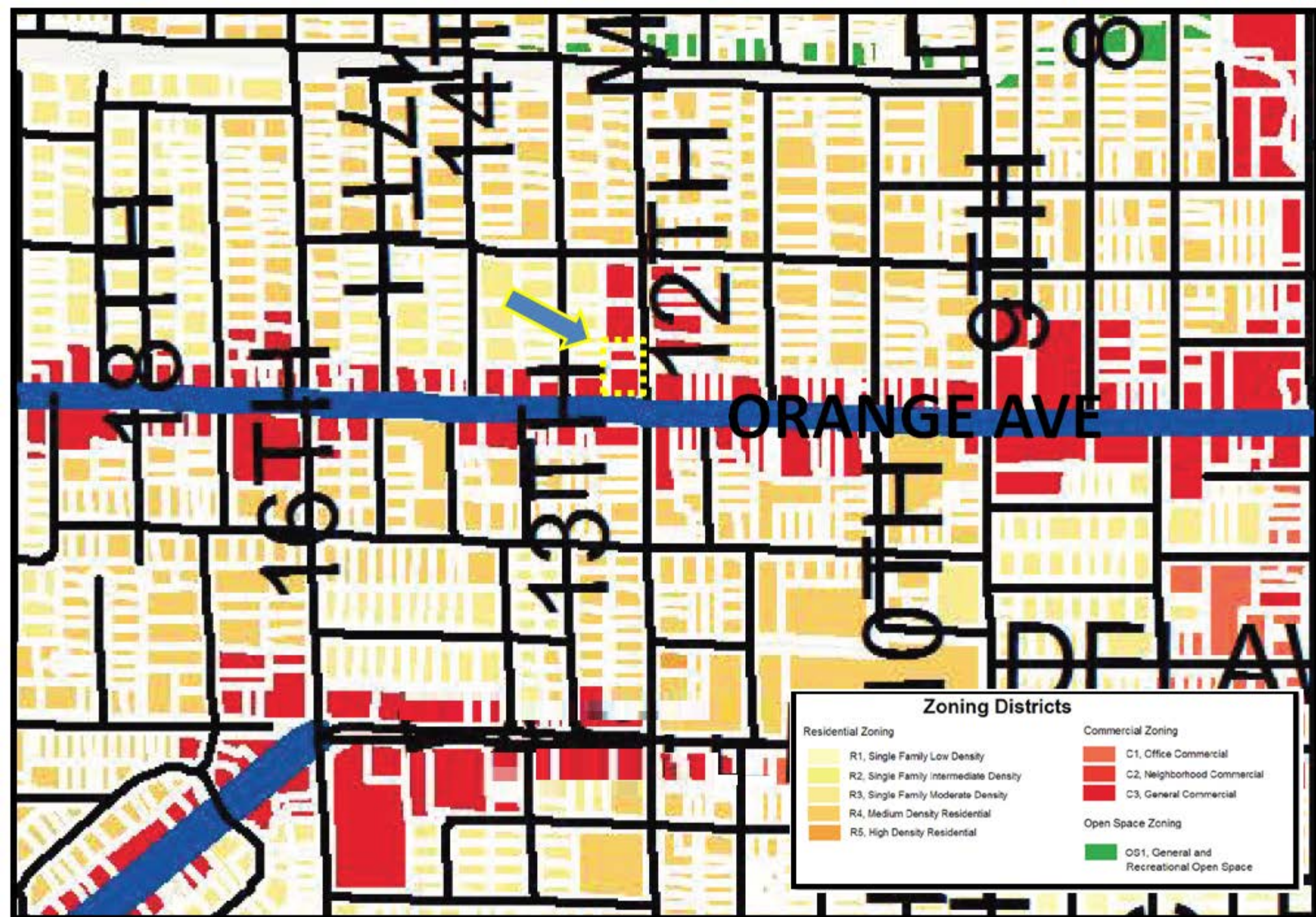
13th St

# 103 N 13th Street

Site Aerial











## WoodWorkx

7355 Commercial Circle, Fort Pierce, Florida 34951

July 7, 2016

To: Fort Pierce Planning Department

Kori Benton

Re: WoodWorkx

103 North 13th Street

Fort Pierce, 34950

Mr. Benton,

Woodworkx has been in business for the past five years located in the Kings Highway Industrial Park. The company builds and sells custom cabinetry. The new facility on 103 North 13th Street in Fort Pierce, has approximately 2400 square feet of show room and offices, and 6500 square feet of production and storage. The hours of operation are from 7:30 am to 4:30 pm five days a week Monday - Friday, with limited production on Saturdays. The materials are delivered by semi-truck one morning a week. The finished product is loaded into delivery vans and delivered directly to the customer. Our existing markets include most of South Florida. We currently build cabinet doors, drawer fronts and drawers for most of the cabinet shops located along the Treasure Coast. The new facility will allow all of the markets access to the new showroom to view the complete product line.

We build wood cabinets using domestic hardwoods; the hardwoods are S4S, (smooth four sides) and are ordered to the precise dimensions, eliminating the need to mill on site; this eliminates the ancillary noise associated with planers and jointers. The cutting, sizing and joinery of the domestic hardwood is preformed on site with state of the art machinery. All of the dust is collected at the point of origin and filtered to reduce the airborne particulate. Dovetail joints in birch and poplar are standard features of WoodWorkx drawer box construction. After the cabinetry is assembled it is taken to the finishing area. We have a 14' wide open front spray booth equipped with a fire suppression system. This booth has 36 individual filters that remove the VOCs from the exhaust air. After the finishing process, the cabinetry is taken to a climate controlled room to acclimate prior to installation.

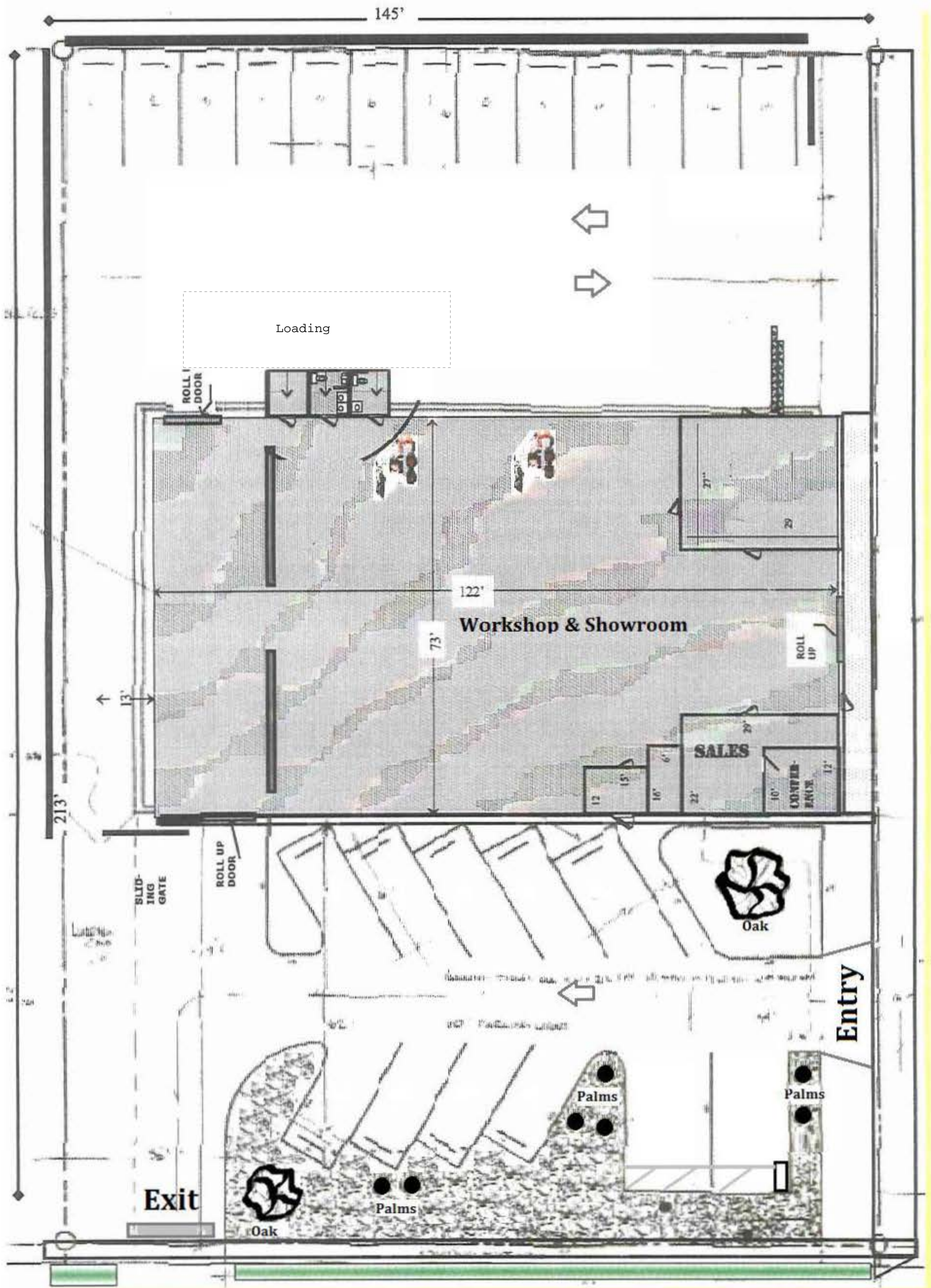
From design, construction, and finishing to installation WoodWorkx offers a complete line of custom cabinetry, priced for all of the local market conditions.

We currently staff 13 full time employees; the new facility will allow increased production capacity and we are planning to hire approximately 12 additional employees.

We look forward to becoming an active and productive member of the Fort Pierce community.

Sincerely, WoodWorkx Unlimited





145'

Loading

ROLL UP DOOR

122'

Workshop & Showroom

73'

SALES

CONTER-FUNK

Oak

Entry

Palms

Palms

Palms

Oak

Exit

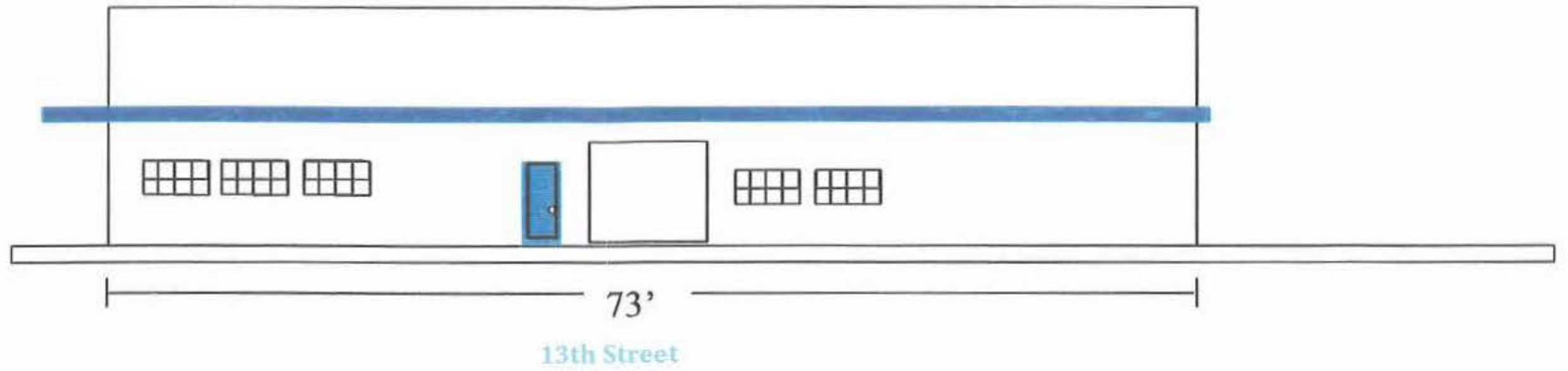
ROLL UP DOOR

SLIDING GATE

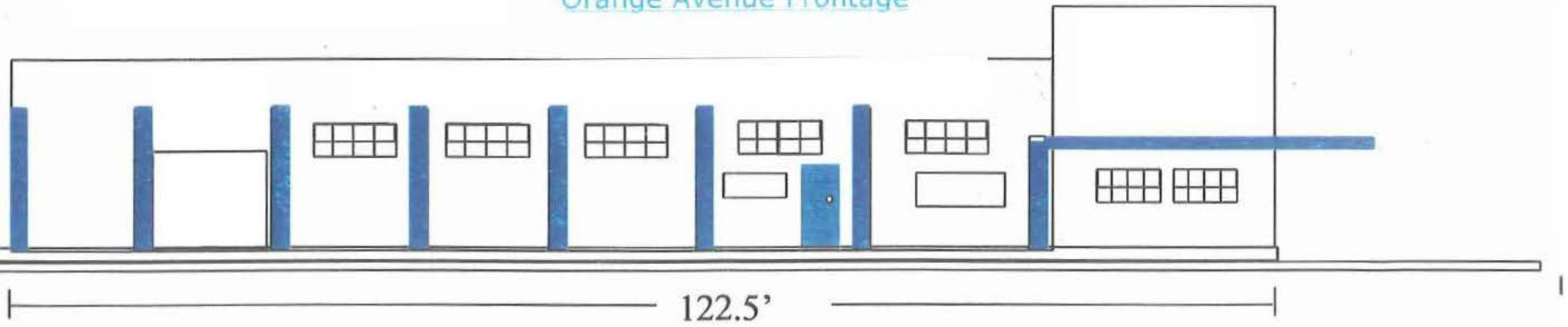
213'

Orange Avenue

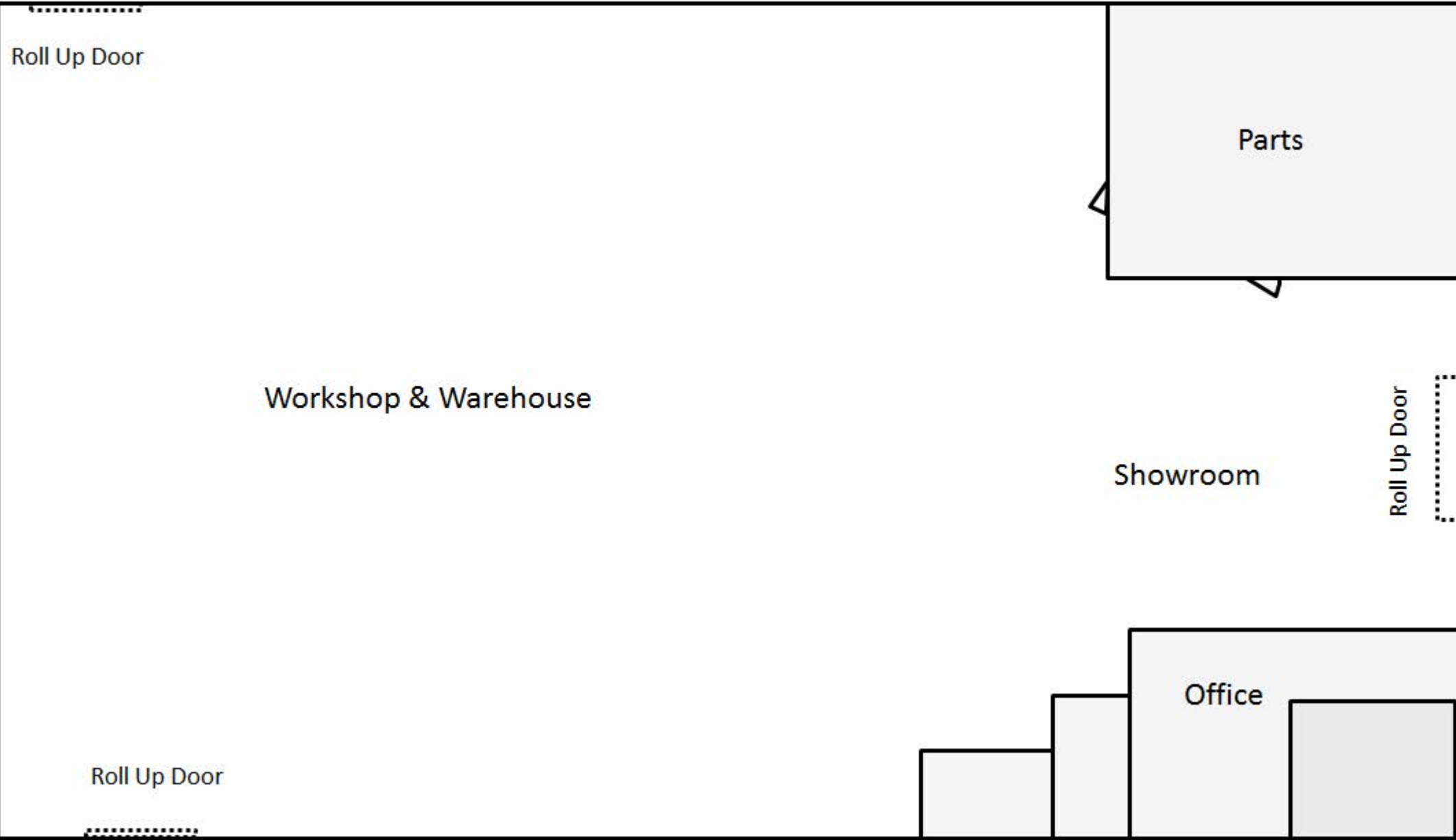
13th Street



Orange Avenue Frontage



122ft.



Roll Up Door

Parts

Workshop & Warehouse

Showroom

Roll Up Door

Office

Roll Up Door

Preliminary Floor Plan

73ft.





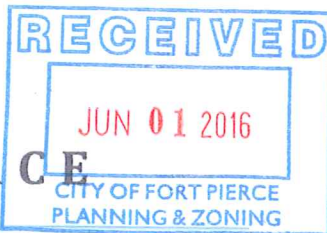




# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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



### Conditional Use - No New Construction

Property address or Location 103 North 13th Street Fort Pierce FL  
Parcel ID #(s) 2409.507.0001.000/4, 2409.507.0008.000/3  
Project description Request is to allow a CABINET SHOWROOM AND SHOP TO OCCUPY AN EXISTING BUILDING

Smith Bros CONTRACTING Equip  
Property Owner(s) 5751 N. Military Trail  
Street Address West Palm Beach FL 33407  
City 754.242.0461 State Zip  
Phone Number tobys@smikhb.com  
Email Address

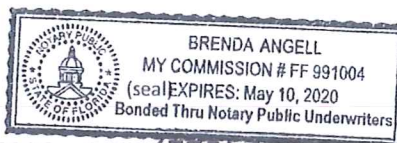
David Cleveland  
Applicant/Representative, Title, Company 100 AVE. A, Suite 2E  
Street Address Fort Pierce FL 34950  
City 772 464 2010 State Zip  
Phone Number vidand12@yahoo.com  
Email Address

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

Toby Smith  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY of Broward  
The foregoing instrument was acknowledged before me this 31 day of May, 2016, by Toby Smith who is personally known to me or has produced self as identification.

Brenda Angell  
Signature of Notary



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

#### TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

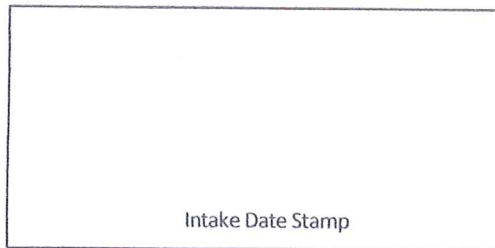
Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

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





# CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
  - As-built survey
  - Floor plan of existing building(s)
- If parking and drainage improvements are required:
  - As-built survey;
  - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 8919 Parking Spaces: 22

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

North	South	East	West
Church	retail	Gas station	vacant

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

### Application Outlook



Sec/Town/Range: 09/35S/40E  
 Map ID: 24/09N  
 Zoning: C3

Account #: 21439  
 Use Type: 4800  
 Jurisdiction: Fort Pierce

**Ownership**

Smith Bros Contracting Equip  
 5731 N Military Trail  
 West Palm Beach, FL 33407

**Legal Description**

MILE END S/D BLK 1 LOTS 1 TO 3 INCL-LESS ORANGE AV- (OR 1320-725)

**Current Values**

Just/Market Value: \$137,800  
 Assessed Value: \$137,800  
 Exemptions: \$0  
 Taxable Value: \$137,800  
 Taxes for this parcel: SLC Tax Collector's Office



**Total Areas**

Finished/Under Air (SF): 8,919  
 Gross Area (SF): 9,339  
 Land Size (acres): 0.45  
 Land Size (SF): 19,575

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 7, 2000	1320 / 0725	02	WD	Brooks Body Shop Inc,	\$170,000
Apr 1, 1979	0307 / 1127	01	CV		\$0

**Building Information (1 of 1)**

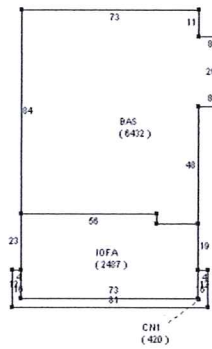
Finished Area: 8,919 SF  
 Gross Total Area: 9,339 SF

**Exterior Data**

View: Roof Cover: Rolled Memb  
 Building Type: INDW Year Built: 1951  
 Grade: Y\_C Effective Year: 1960  
 Story Height: 1 Story No. Units: 1  
 Roof Structure: Flat/Shed  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

**Interior Data**

Bedrooms: 0 Electric: MAXIMUM  
 Full Baths: 0 Heat Type:  
 Half Baths: 0 Heat Fuel:  
 A/C %: 0% Heated %: 0%  
 Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: ATL DBL  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	6432	6432	338
CN1	CANOPY	420	0	218
IOFA	INTERIOR OFFICE AVERAGE QUALITY	2487	2487	216

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CONCRETE LOW	1	4000	1970

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
Building:	Land:	Tax Year	Grant Year	Code	Description	Amount
\$93,800	\$44,000					
\$137,800						
\$0						
\$0						

Assessed: \$137,800  
 Exemption(s): \$0  
 Taxable: \$137,800

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0041	7.7	Fort Pierce Stormwater Charge	\$415.80

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$137,800	\$137,800	\$0	\$137,800
2014	\$142,200	\$142,200	\$0	\$142,200
2013	\$144,500	\$144,500	\$0	\$144,500

Permits

Number	Date	Description	Amount	Fee
F000-0001058		Alterations/Remodeling	\$25,000	\$0
F95-001240	Nov 3, 1995	Roof	\$12,000	\$12,000
CR2003-46	Jul 25, 2003	Commercial New Construction	\$9,700	\$277
RF2004363	Dec 14, 2004	Roof	\$25,000	\$0
CR2005154	Feb 15, 2006	Alterations/Remodeling	\$450,000	\$5,117

Notice: This does not necessarily represent all the permits for this property.  
 Click the following link to check for additional permit data in Fort Pierce

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



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **JULY 12, 2016**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Mike Dahan; Steve Weaver; Frank Creyaufmiller; Charles Hayek; Marcia Baker; John George; Eloise Cumings; Al Bernetti; Tim O'Connell; Bob Burdge, Chairman**

Absent: **Robert Poitier; Brian Paul**

Staff Present: **Jim Messer, City Attorney  
Kori Benton, Senior Planner  
Vennis Gilmore, Planning Analyst  
Alicia Rosenthal, Administrative Assistant**

4. CONSIDERATION OF ABSENCES

Mr. Poitier absence is unexcused.

**Motion was made by John George, and seconded by Marcia Baker to excuse Mr. Paul's absence for the June 2016 and July 2016 meetings.**

**AYE: Mike Dahan, Steve Weaver, Frank Creyaufmiller, Charles Hayek, Marcia Baker, John George, Eloise Cumings, Al Bernetti, Tim O'Connell, Chairman Bob Burdge**

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Bernetti and Mr. Weaver were made voting members for the meeting.

6. APPROVAL OF MINUTES

- a. Minutes from the June 14, 2016 meeting



**Motion was made by John George, and seconded by Marcia Baker to approve the minutes from the June 14, 2016 meeting.**

**AYE: John George, Eloise Cumings, Al Bernetti, Tim O'Connell, Mike Dahan, Steve Weaver, Frank Creyaufmiller, Charles Hayek, Marcia Baker, Chairman Bob Burdge**  
Passed

**7. NEW BUSINESS**

**a. Mayfair at Lawnwood - Request Continuance to the August 9, 2016 Planning Board Meeting**

Mr. Benton gave an update on Mayfair at Lawnwood and stated the applicant and staff are requesting the Board to continue the item until the August 9, 2016 meeting.

**Motion was made by Marcia Baker, and seconded by John George to move Mayfair at Lawnwood from the table.**

**AYE: Steve Weaver, Frank Creyaufmiller, Charles Hayek, Marcia Baker, John George, Eloise Cumings, Al Bernetti, Tim O'Connell, Mike Dahan, Chairman Bob Burdge**  
Passed

**Motion was made by Marcia Baker, and seconded by John George to continue Mayfair at Lawnwood until the August 9, 2016 Planning Board meeting.**

**AYE: Eloise Cumings, Al Bernetti, Tim O'Connell, Mike Dahan, Steve Weaver, Frank Creyaufmiller, Charles Hayek, Marcia Baker, John George, Chairman Bob Burdge**  
Passed

**b. Conditional Use with New Construction - Waste Management Transfer Station Expansion - 3890 Selvitz Road**

Mr. Gilmore gave an overview of the application. No one spoke for or against the application.

**Motion was made by John George, and seconded by Marcia Baker to forward a recommendation to City Commission to approve the request as presented.**

**AYE: Frank Creyaufmiller, Charles Hayek, Marcia Baker, John George, Eloise Cumings, Al Bernetti, Tim O'Connell, Mike Dahan, Steve Weaver, Chairman Bob Burdge**  
Passed

**c. Conditional Use with No New Construction - JP Custom Cabinets - 103 N. 13th Street**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the traffic pattern, landscaping and irrigation.

David Cleveland, Applicant Representative, provided additional information and answered questions from the Board. Mr. Cleveland stated his clients have no objections of installing some drip lines to the new proposed trees.

**Motion was made by John George, and seconded by Charles Hayek to approve the presented request with the condition that the applicant integrates additional landscaping along the west and north property lines pursuant to City Code Section 22-187(6).**

**AYE: Charles Hayek, Marcia Baker, John George, Eloise Cumings, Al Bernetti, Tim O'Connell, Mike Dahan, Steve Weaver, Frank Creyaufmiller, Chairman Bob Burdge**  
Passed

**d. Conditional Use - Dock - 1703 Sunset Isles Road – Surfside Canal**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the floating dock.

**Motion was made by Marcia Baker, and seconded by John George to forward a recommendation of approval to the City Commission.**

**AYE: Marcia Baker, John George, Eloise Cumings, Al Bernetti, Tim O'Connell, Mike Dahan, Frank Creyaufmiller, Charles Hayek, Chairman Bob Burdge**  
**Other: Steve Weaver (RECUSE)**  
Passed

**8. BOARD COMMENTS**

**9. ADJOURNMENT**



**APPOINTED OFFICERS (continued)**

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

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

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

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, STEVEN M. WEAVER, hereby disclose that on JULY 12, 2015, 20\_\_ :

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

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, VERA MEYER ;
- inured to the special gain or loss of my relative, \_\_\_\_\_ ;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

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

DOCK CONDITIONAL USE.  
APPLICANT IS A BUSINESS ASSOCIATE.

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

July 12, 2015  
Date Filed

[Signature]  
Signature

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



**City Commission Regular Meeting**

**Agenda Item # 11. f.**

**Meeting Date:** 08/01/2016

**Re:** Application for Conditional Use - 1703 Sunset Isles Road – Surfside Canal

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

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**SUBJECT:**

Review and approval of an application for a Conditional Use with New Construction, submitted by Property Owner, Vern Meyer, and applicant, Timbergate Builder to construct a dock, accessory to a home under construction, on Surfside Canal in the A-2 Zone, located at 1703 Sunset Isles Road, Fort Pierce, FL. The property is zoned R-1, Single-family Low Density Residential Zone and the aquatic area is zoned A-2, Aquatic Development Zone. (Parcel ID 2412-502-0003-000-3).

**SUMMARY:**

- In accordance with Sections 22-22, 22-39(c), and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to a construct a private dock accessory to a single-family home under construction at the property.
- The subject parcel is being furnished with a 3,900 sq. ft. single-family home.
- The proposed 10 ft. by 20 ft. dock, parallel to the seawall, will provide access to the abutting canal and ability for the homeowner to dock vessel behind their home.
- A total of 37 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of July 22, 2016, 4 responses have been received in favor of the request. An update will be provided to the City Commission at the public hearing.
- The Planning Board, at their July 12th, 2016 meeting, voted unanimously to recommend approval of the request.

**RECOMMENDATION:**

- Approval

**ALTERNATIVES:**

- Approval with Conditions
- Denial

**RESPONSIBLE STAFF:**

Kori Benton, Senior Planner

**COORDINATED WITH:**

None

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**Fiscal Impact**

**OTHER INFORMATION:**

Increased Ad-Valorem Tax Revenue

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## Attachments

Staff Report

Site Aerial

Application, Property Record Card, and Support Documents

Proposed Dock - Site Plan

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## Form Review

### Inbox

City Manager

Form Started By: Kori Benton

Final Approval Date: 07/27/2016

### Reviewed By

Nick Mimms

### Date

07/27/2016 04:14 PM

Started On: 07/22/2016 01:50 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

TO: Nicholas Mimms, PE, City Manager  
THROUGH: Rebecca Grohall, AICP, Planning Director  
FROM: Kori Benton, Senior Planner  
RE: Application for Conditional Use  
Construction of Dock in the A-2 Zone  
1703 Sunset Isles Road – Surfside Canal  
DATE: July 22, 2016

### STAFF REPORT

Owner: Vern Meyer  
27469 W May Street  
Wauconda, IL 60084

Applicant/Representative: Timbergate Builder  
43 Tophary Avenue  
Boynton Beach, FL 33437

Requested Action: Approval of a Conditional Use

Location: 1703 Sunset Isles Road

Parcel ID: 2412-502-0003-000-3

Current Zoning: R-1, Single-family Low Density Residential Zone  
A-2, Aquatic Development Zone

Surrounding Zoning:

North	East	South	West
R-1/R-2	R-1	A-2	R-1

Future Land Use: Hutchinson Island Residential (HIR)

Parcel Size: .42 acres

### Staff Analysis:

In accordance with Sections 22-22, 22-39(c), and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to a construct a private dock accessory to a single-family home under construction at the property. The subject parcel is being furnished with a 3,900 sq. ft. single-family home. The proposed 10 ft. by 20 ft. dock, parallel to the seawall, will provide access to the abutting canal and ability for the homeowner to dock vessel behind their home.

Pursuant to City Code Section 22-39(c)(3), Water-dependent recreation with the A-2, Aquatic development zone as proposed by the applicant requires conditional use approval. Furthermore, Section 22-39(e) includes Special Conditional Use criteria to be considered with each application as follows:

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Section 22-39 (e) Special conditional use criteria. No conditional use will be allowed in an A-2 zone unless it meets one or more of the following criteria:

(1) The use is a water-dependent use, which means that it can only be carried out on, in or adjacent to water and the location or access is needed for:

- a. Waterborne transportation (such as navigation; moorage, fueling and servicing of ships or boats; terminal and transfer facilities or fish or other resource and material receiving and shipping); or
- b. Recreation (active recreation such as swimming, boating or fishing; passive recreation such as viewing or walking); or
- c. A source of water (such as energy production, cooling of industrial equipment or wastewater or other industrial processes); or
- d. Marine research or education (such as viewing, sampling, recording information, conducting experiments or teaching).

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The application indicates the use of the dock for recreational activities such as boating, viewing, etc. The proposed dock extends 10ft. from the seawall, spanning 20ft. parallel to the bulk head as detailed in the presented plans. The proposal further includes an additional floating dock, smaller in size, to be adjoined to this dock section at a later time. This floating dock will be setback 25ft. from the adjacent property, and provide ease of access into the water for kayaks, etc.

The property is situated at the mouth of the subject canal, at the widest point. The scale of dock presented should not adversely impact navigation to and from the canal, or restrict function of neighboring docks.

The applicant has completed repairs to the bulkhead along the southern property line and has initiated construction of the single-family home planned for the site. Additionally, an application has been filed with the Florida Department of Environmental Protection (FDEP) for self-certification of the proposed dock construction. Furthermore, all affected City departments have reviewed the submittal and have approved the proposed Conditional Use based on compliance with the requirements of the City Code.

Property Owner Response Summary:

A total of 37 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of July 22, 2016, 4 responses have been received in favor of the request. An update will be provided to the City Commission at the public hearing.

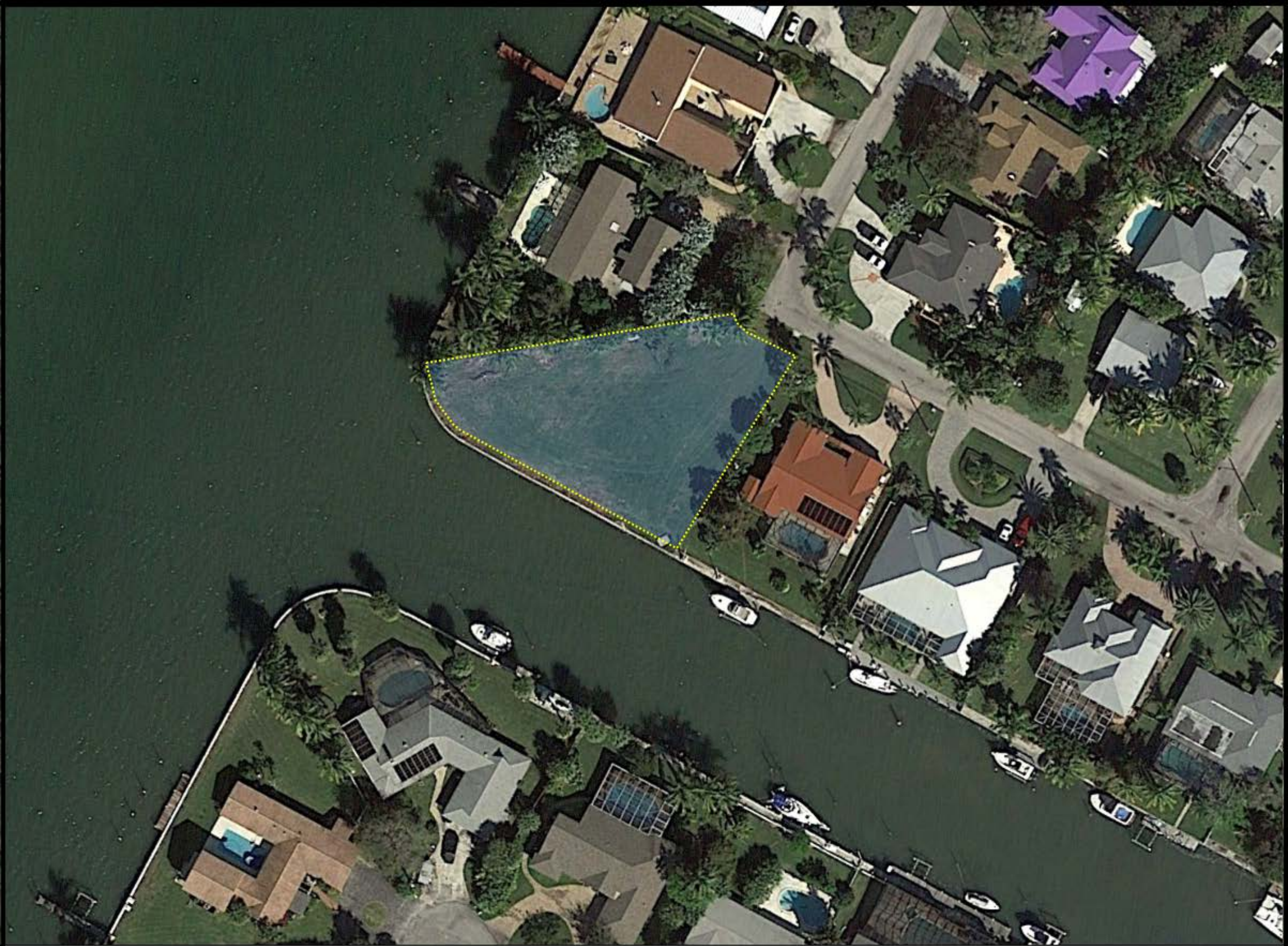
Planning Board Recommendation:

The Planning Board, at their July 12th, 2016 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed Conditional Use meets the requirements of the City Code, and is found to be consistent with the City's Comprehensive Plan; therefore Staff approval.





# 1703 Sunset Isles Road

Site Aerial







# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### Conditional Use – No New Construction

Property address or Location 1703 Sunset Isles  
Parcel ID #(s) 2412-502-0003-000-3  
Project description Dock

VERN MEYER  
Property Owner(s)  
1703 Sunset Isle  
Street Address  
Fort Pierce FL 34949  
City State Zip  
847-363-2806  
Phone Number  
772) 634-2927  
Email Address VERN@WORLD WIDE FARMS.NET

Timbergate Builder  
Applicant/Representative, Title, Company  
43 Trophy Ave  
Street Address  
Dayton Beach FL  
City State Zip  
772) 634-2927  
Phone Number  
Lanhux@yahoo.com  
Email Address

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

[Signature]  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St Lewis  
The foregoing instrument was acknowledged before me this 21 day of June, 2016, by

[Signature] who is personally known to me or has produced  
[Signature] as identification.

[Signature]  
Signature of Notary

**DEANNA M. GERHART**  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF105260  
Expires 3/23/2018

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

#### TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_

Intake Date Stamp

**Property Identification**

Site Address: TBD  
 Sec/Town/Range: 12/35S/40E  
 Map ID: 24/12N  
 Zoning: R1

Parcel ID: 2412-502-0003-000-3  
 Account #: 24062  
 Use Type: 0000  
 Jurisdiction: Fort Pierce

**Ownership**

Vern Meyer  
 27469 W May ST  
 Wauconda, IL 60084

**Legal Description**

UNRECORDED RE: DBK 237 PG 539 TRACT C RE-S/D OF LOT 1 BLK 3 OF SURFSIDE UNIT ONE- AND LOTS 1 TO 3 INCL BLK 11 OF SURFSIDE-UNIT TWO- ALL MPDAF: FROM NW COR OF LOT 4 BLK 11 OF SURFSIDE UNIT TWO (PB 11-8), TH N 61 09 00 W 75 FT TO CURVE CONC NE, R OF 75 FT, TH NWLY ALG ARC 10 FT TO POB; TH CONT ALG ARC 51.11 FT, TH S 79 29 33 W 213.80 FT TO CURVE CONC NE, R OF 50 FT, TH SELY ALG ARC 55.72 FT, TH N 36 29 25 R 141.93 FT TO POB- (OR 3732-2567, 2569)



**Current Values**

Just/Market Value: \$425,300  
 Assessed Value: \$425,300  
 Exemptions: \$0  
 Taxable Value: \$425,300  
 Taxes for this parcel: SLC Tax Collector's Office

**Total Areas**

Finished/Under Air (SF): 0  
 Gross Area (SF): 0  
 Land Size (acres): 0.42  
 Land Size (SF): 18,500

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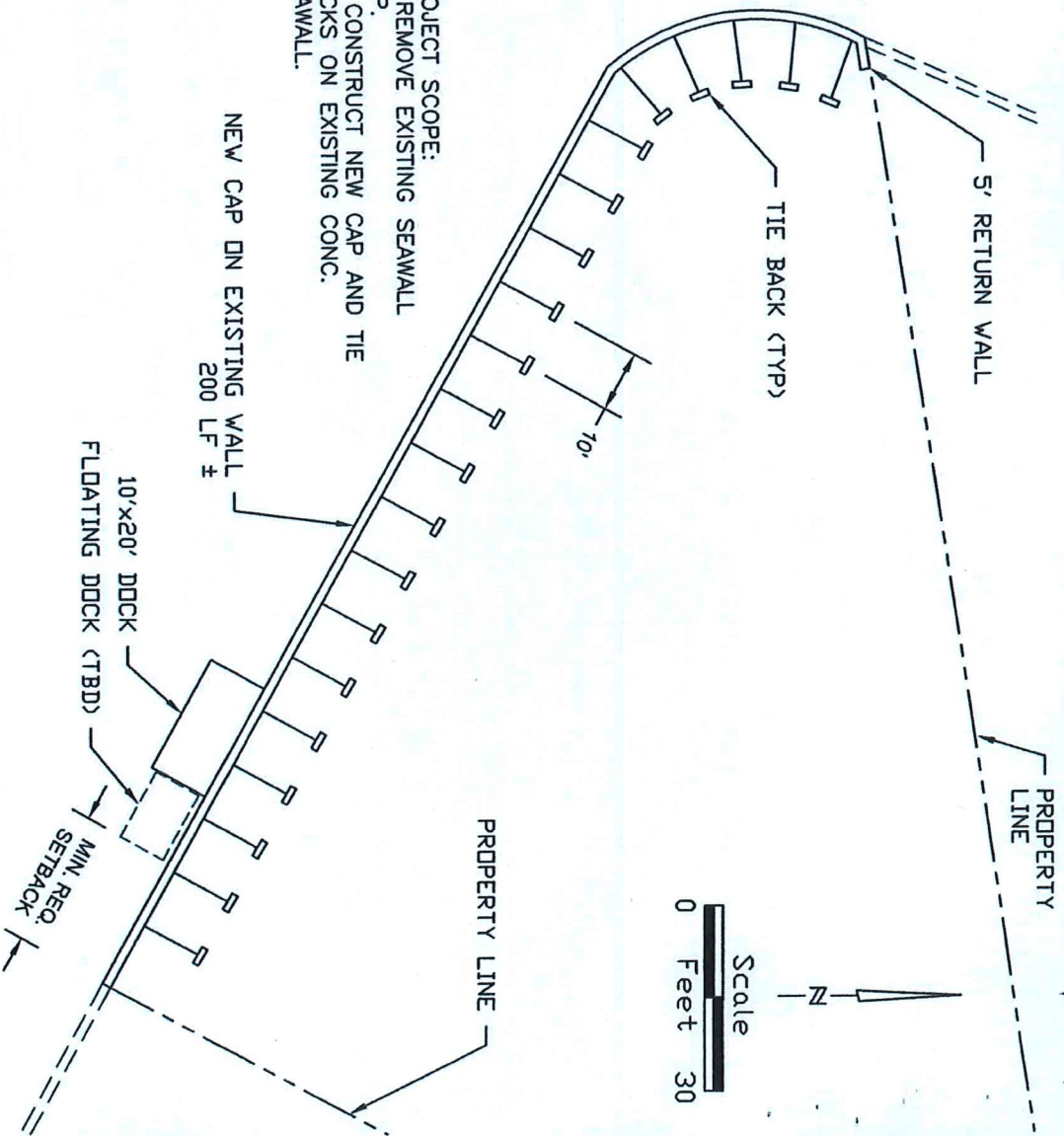
**LOCATION MAP**



**AERIAL**

PROJECT SITE

- PROJECT SCOPE:**
1. REMOVE EXISTING SEAWALL CAP.
  2. CONSTRUCT NEW CAP AND THE BACKS ON EXISTING CONC. SEAWALL.



**SITE PLAN**  
1" = 30'

**MCR PROFESSIONAL ENGINEERING, INC.**

OF: (561)863-3393 / FX: (561)228-1318  
CERTIFICATE OF AUTHORIZATION # 26967

MICHAEL BABER, FL PE# 52575

**NEW CAP ON EXISTING SEAWALL**

VERN MEYER  
1703 SUNSET ISLE  
FT. PIERCE, FL 34985

DATE	REVISIONS
3/10/16	INITIAL DRAWINGS COMPLETED





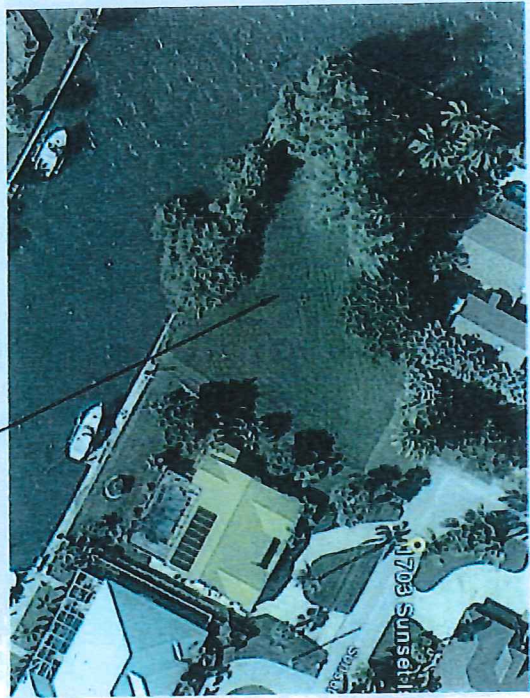








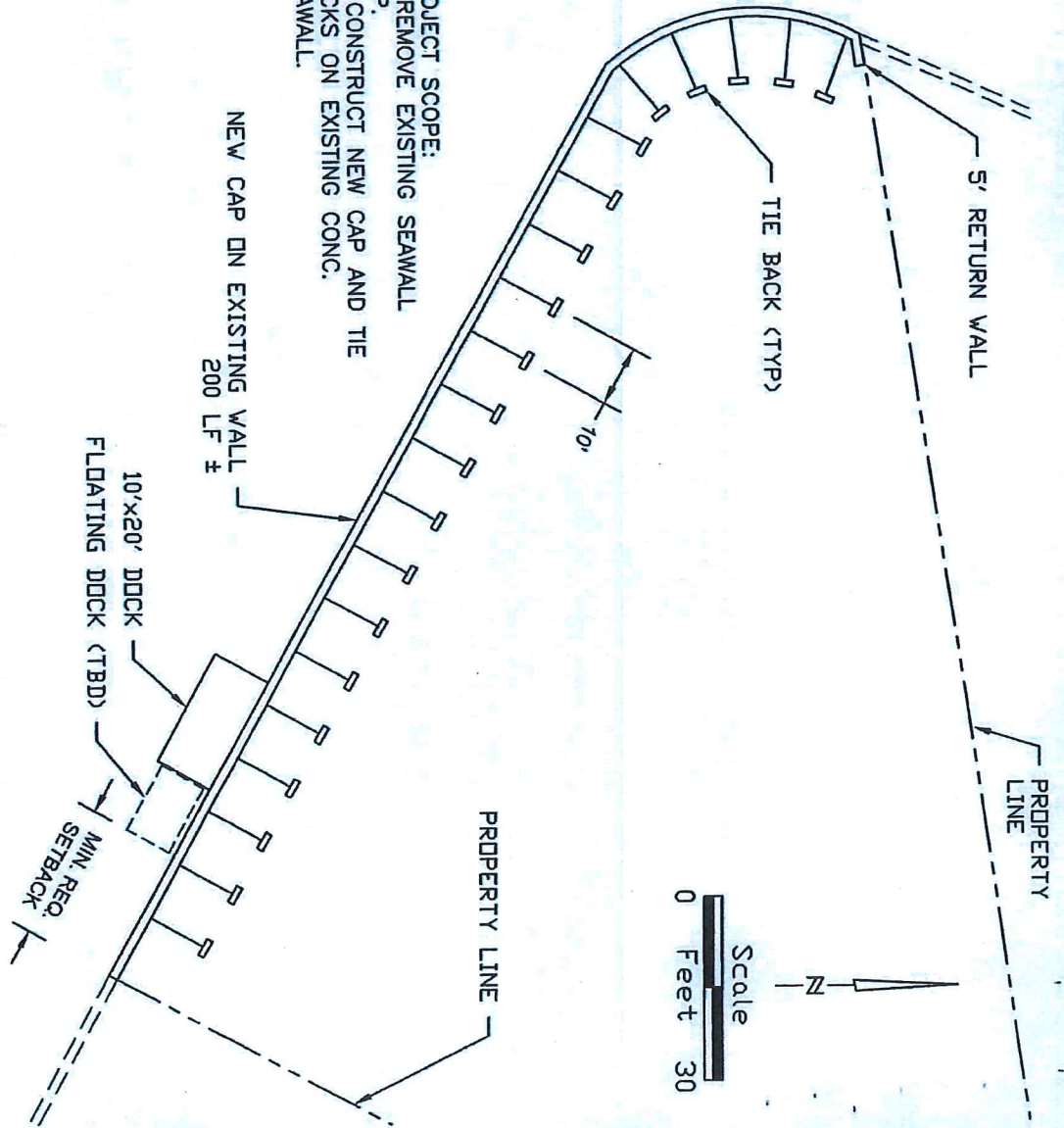
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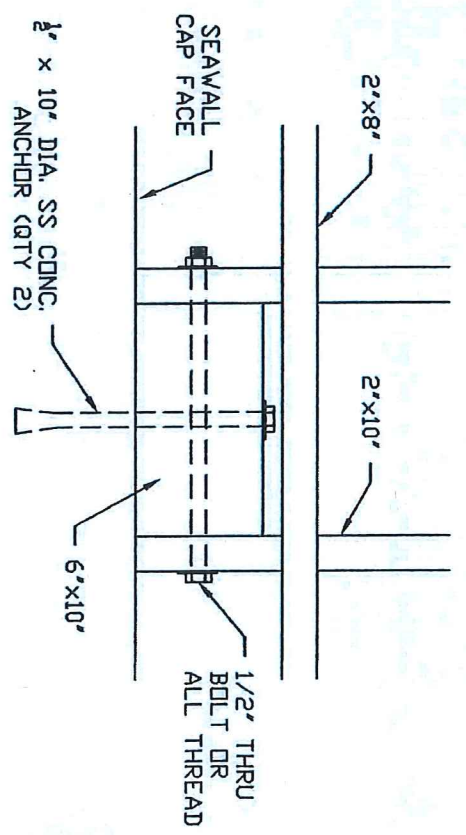
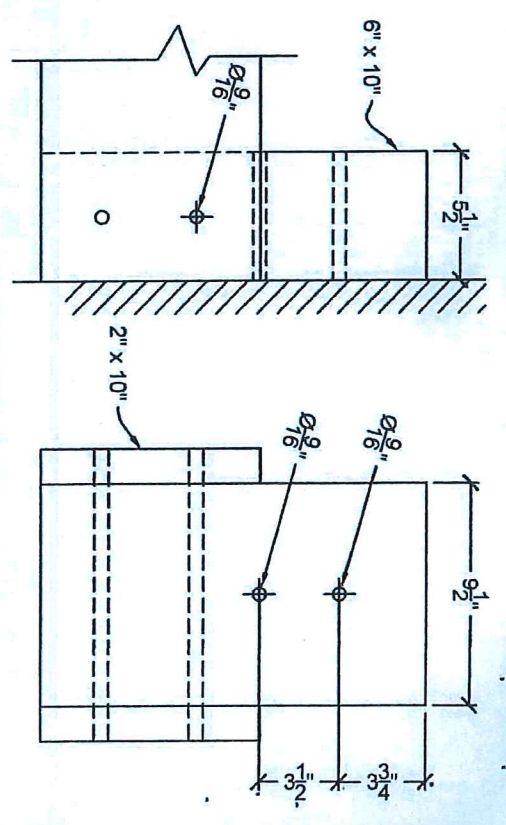
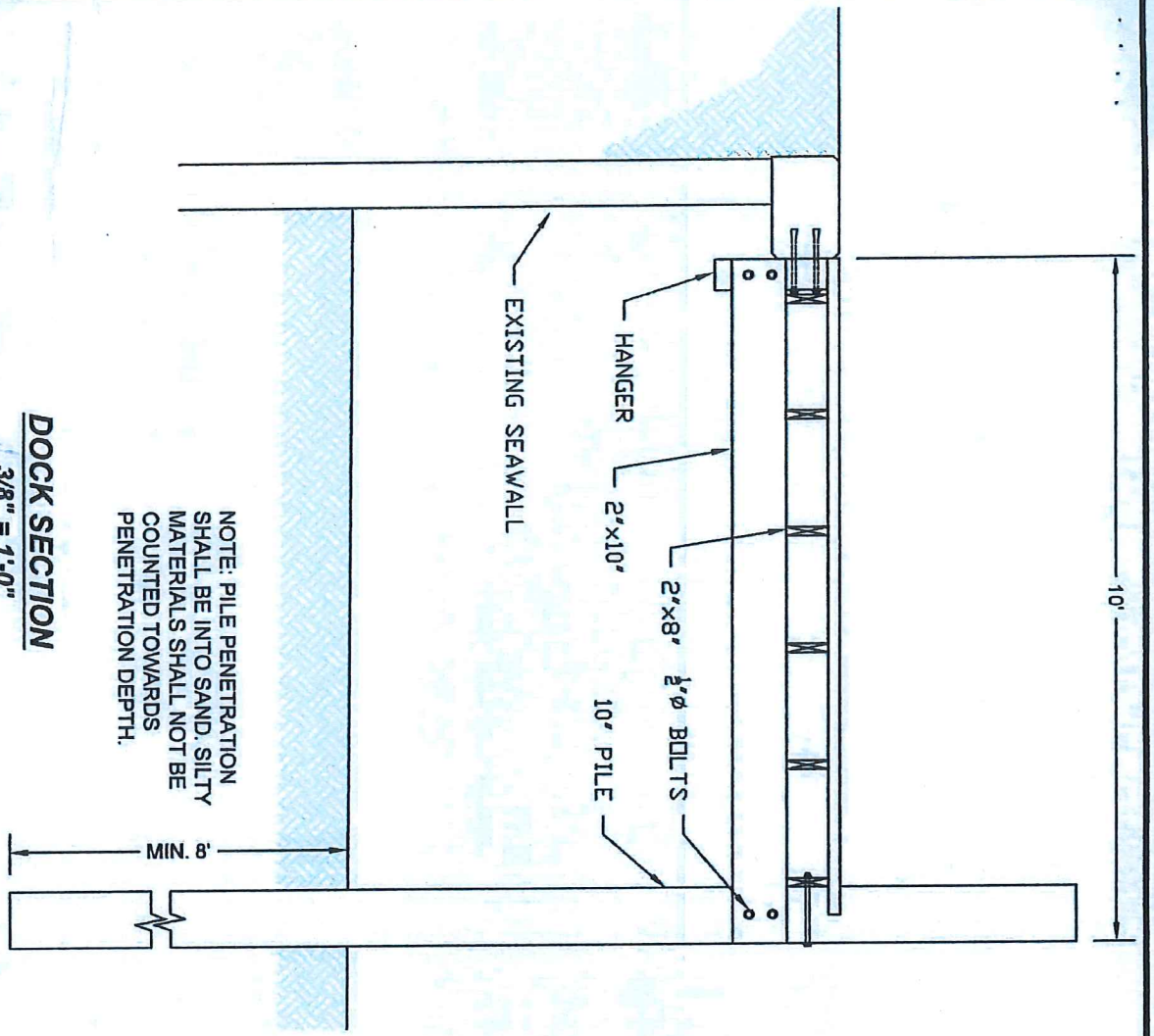
**NEW CAP ON EXISTING SEAWALL**

VERN MEYER  
 1703 SUNSET ISLE  
 FT. PIERCE, FL 34985

DATE	REVISIONS
3/10/16	INITIAL DRAWINGS COMPLETED

SHEET 1 OF 6





**MCR PROFESSIONAL ENGINEERING, INC.**

OF: (561) 863-3399, FX: (561) 228-1318  
CERTIFICATE OF AUTHORIZATION # 26967

MICHAEL BÄBER, FL PE# 52575

NEW CAP ON EXISTING SEAWALL

VERN MEYER  
1703 SUNSET ISLE  
FT. PIERCE, FL 34985

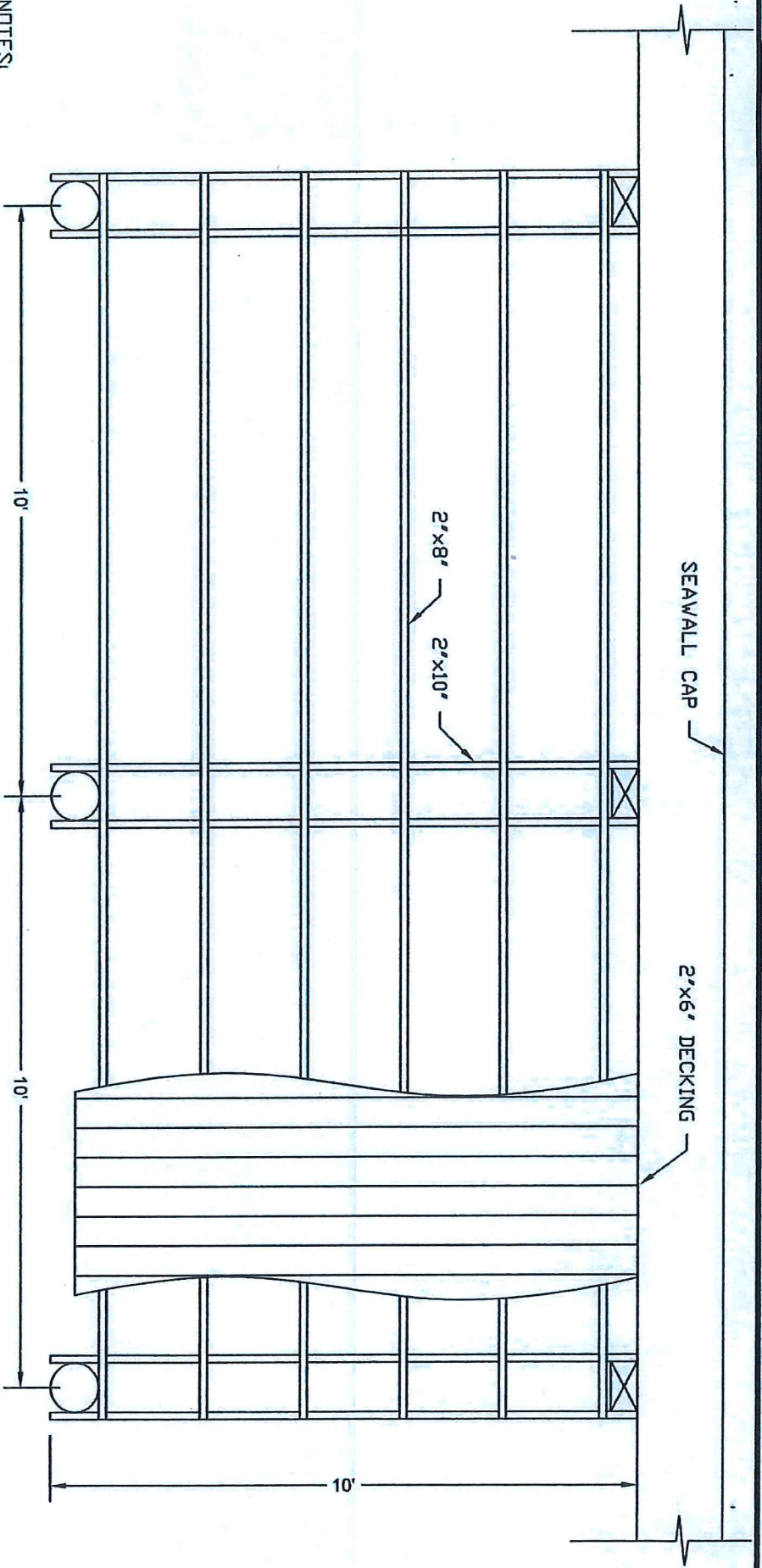
DATE

REVISIONS

INITIAL DRAWINGS COMPLETED

SHEET 6 OF 6





NOTES:

1. DECKING - 2'x6' WOOD. SPACE STRINGERS AS NECESSARY TO COMPLY WITH MANUFACTURER SPACING REQUIREMENT FOR OTHER DECKING MATERIALS.
2. DOCK FRAMING SHALL BE 2'x8' S.Y.P.
3. DECK FASTENERS TO BE 16d STAINLESS STEEL RING SHANK NAILS OR 3/4" HEX DRIVEN DECK SCREWS. (OR PER MANUF. SPECIFICATIONS FOR OTHER DECKING MATERIALS).
4. ALL HARDWARE TO BE STAINLESS STEEL.
5. DOCK PILES WILL BE 10"Ø.
6. LUMBER TO BE PRESSURE TREATED FOR MARINE ENVIRONMENT. (ACQ OR CCA)
  - 04 LBS/CF (DECK, STRINGERS, BENTS)
  - 2.5 LBS/CF (PILES)
7. LUMBER TO BE #1 QUALITY SOUTHERN YELLOW PINE.

**FRAMING PLAN**  
3/8" = 1'-0"

**MCR PROFESSIONAL ENGINEERING, INC.**

OF: (561) 863-3393, FX: (561) 228-1318  
 CERTIFICATE OF AUTHORIZATION # 26967

MICHAEL BABER, FL PE# 52576

**NEW CAP ON EXISTING SEAWALL**

VERN MEYER  
 1703 SUNSET ISLE  
 FT. PIERCE, FL 34985

DATE	REVISIONS
3/10/16	INITIAL DRAWINGS COMPLETED



Florida Department of  
Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

Rick Scott  
Governor

Carlos Lopez-Canera  
Lt. Governor

Jonathan P. Steverson  
Secretary

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**FEDERAL SPGP SELF CERTIFICATION FOR  
A PROJECT AT A PRIVATE, SINGLE-FAMILY RESIDENCE**

Self Certification File No.: **0341770001EE**  
File Name: **Sunset Isles Rd Fort Pierce, FL 34949**  
- **Self Cert Exempt Dock with Boat Lift(s) (General)**

Dear **DANNA SMALL**: On, **02/19/2016**, you used the Florida Department of Environmental Protection's electronic Self Certification Process to certify compliance with the terms and conditions of the Federal State Programmatic General Permit (SPGP) Self Certification Process for a project at private, single-family residence located at:

**LAT - Degrees: 27 Minutes: 26 Seconds: 57.7912**  
**LONG - Degrees: -80 Minutes: 17 Seconds: 23.6588**  
**SITE ADDRESS: Sunset Isles Rd Fort Pierce, FL 34949**  
**COUNTY: St. Lucie**

For:  
**Vern Meyer**  
**27469 W May St Wauconda, IL 60084**

You have certified that the project you propose to construct at the above location meets all the conditions of the SPGP Self Certification Process and will be built in conformance to those conditions (attached for reference). Your proposed activity as certified is in compliance with the SPGP program. U.S. Army Corps of Engineers (Corps) Specific conditions apply to your project, attached. **No further permitting for this activity is required by the Corps.** In the event of the transfer of ownership of the property by sale or by any other means, when the structures or work authorized by this SPGP Self Certification are still in existence at the time the property is transferred, the terms and conditions of this SPGP Self Certification will continue to be binding on the new owner(s) of the property. **Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.** To validate the transfer of this SPGP Self Certification and the associated responsibilities associated with compliance with its terms and conditions, the attached transfer of SPGP Self Certification request must be completed and submitted to the Department at the time of transfer of ownership. **The address is given below on the attached transfer form.**



This SPGP Self Certification is based solely on the information you provided under this process, and applies only to the statutes and rules in effect when your certification was completed. You have recognized that your certification is effective only for the specific project proposed, and provided the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the SPGP Self Certification Process. This Self Certification will not apply if any substantial modifications are made to the project. You agree to contact the Department for review of any plans to construct additional structures or to modify the project, as changes may result in a permit being required.

You have acknowledged that this Self Certification will automatically expire if:

1. construction of the project is not completed by midnight, July 25, 2016, unless construction commenced or a contract to construct was executed before July 25, 2016, in which case the time limit for completing the work authorized by the SPGP ends at midnight, July 25, 2017. However, in no case can construction continue for more than one year beyond the Self-Certification date;
2. site conditions materially change;
3. the terms, conditions, and limitations of the Self Certification are not followed; or
4. the governing statutes or rules are amended before construction of the project.

Completion of the Self Certification constitutes your authorization for Department or Corps personnel to enter the property for purposes of inspecting for compliance.

#### ADDITIONAL INFORMATION

This Self Certification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, or local) that may be required for the project. Failure to obtain all applicable authorizations prior to construction of the project may result in enforcement.

If you have any questions, please contact your local Department District Office. Contact information can be found at: [http://www.dep.state.fl.us/water/wetlands/docs/sler\\_contacts.pdf](http://www.dep.state.fl.us/water/wetlands/docs/sler_contacts.pdf). For further information, contact the Corps directly at: <http://www.saj.usace.army.mil/Missions/Regulatory.aspx>. When referring to your project, please use the SPGP Self Certification file number listed above.

Authority for review - an agreement with the U.S. Army Corps of Engineers entitled Coordination Agreement between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection State Programmatic General Permit, Section 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act”.

#### Enclosures:

- General Conditions
- Further Information
- Manatee Conditions
- Submerged Aquatic Vegetation Conditions
- Marsh and Mangroves Conditions
- Sea Turtle and Smalltooth Sawfish Construction Conditions

### **CONDITIONS FOR DEPARTMENT OF THE ARMY SELF CERTIFIED STATE PROGRAMMATIC GENERAL PERMIT FOR A PROJECT AT A PRIVATE, SINGLE-FAMILY RESIDENCE**

#### **General Conditions:**



1. The time limit for completing the work authorized by the SPGP ends at midnight, July 25, 2016, unless construction commenced or a contract to construct was executed before July 25, 2016, in which case the time limit for completing the work authorized by the SPGP ends at midnight, July 25, 2017. However, in no case can construction continue for more than one year beyond the Self-Certification date.
2. I must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. I am not relieved of this requirement if I abandon the permitted activity, although I may make a good faith transfer to a third party in compliance with General Condition 4 below. Should I wish to cease to maintain the authorized activity or should I desire to abandon it without a good faith transfer, I must obtain a modification of this permit from this office, which may require restoration of the area.
3. If I discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, I must immediately notify this office of what I have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If I sell the property associated with this permit, I must obtain the signature and mailing address of the new owner in the space provided in the permit and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for my project, I must comply with the conditions specified in the certification as special conditions to this permit.
6. I must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of my permit.
7. The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work will cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim will be made against the United States on account of any such removal or alteration.

**Further Information:**

1. Limits of this authorization.
  1. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
  2. This permit does not grant any property rights or exclusive privileges.
  3. This permit does not authorize any injury to the property or rights of others.
  4. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any

liability for the following:

1. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
  2. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
  3. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
  4. Design or construction deficiencies associated with the permitted work.
  5. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information I provided.
4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
1. I fail to comply with the terms and conditions of this permit.
  2. The information provided by me in support of my permit application proves to have been false, incomplete, or inaccurate (see 3 above).
  3. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring I comply with the terms and conditions of my permit and for the initiation of legal action where appropriate. I will be required to pay for any corrective measures ordered by this office, and if I fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill me for the cost.
6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the transfer form attached to the permit.

#### **Manatee Conditions:**

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered



Species Act, and the Florida Manatee Sanctuary Act.

2. All vessels associated with the construction project will operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
5. Any collision with or injury to a manatee will be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida.
6. Temporary signs concerning manatees will be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com). One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities.

#### **Submerged Aquatic Vegetation Conditions:**

1. Avoidance. The piling-supported structure will be aligned so as to minimize the size of the footprint over SAV beds.
2. The height of piling-supported structure will be a minimum of 5 feet above MHW/OHW as measured from the top surface of the decking.
3. The width of the piling-supported structure is limited to a maximum of 4 feet. A turnaround area is allowed for piling-supported structures greater than 200 feet in length. The turnaround is limited to a section of the piling-supported structure no more than 10 feet in length and no more than 6 feet in width. The turnaround will be located at the midpoint of the piling-supported structure.
4. Over-SAV bed portions of the piling-supported structure will be oriented in a north-south orientation to the maximum extent that is practicable.
5. Terminal Platforms:
  1. If possible, terminal platforms will be placed in deep water, waterward of SAV beds or in an area devoid of SAV beds.
  2. If a terminal platform is placed over SAV areas and constructed of grated decking, the total size

of the platform will be limited to 160 square feet. The grated deck material will conform to the specifications stipulated below. The configuration of the platform will be a maximum of 8 feet by 20 feet. A minimum of 5 feet by 20 feet will conform to the 5-foot height requirement; a 3 feet by 20 feet section may be placed 3 feet above MHW to facilitate boat access. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable.

3. If the terminal platform is placed over SAV areas and constructed of planks, the total size of the platform will be limited to 120 square feet. The configuration of the platform will be a maximum of 6 feet by 20 feet of which a minimum 4-foot wide by 20-foot long section will conform to the 5-foot height requirement. A section may be placed 3 feet above MHW to facilitate boat access. The 3 feet above MHW section will be cantilevered. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable. If the 3 feet above MHW section is constructed with grating material, it may be 3 feet wide.
6. Pilings will be installed in a manner which will not result in the formation of sedimentary deposits ("donuts" or "halos") around the newly installed pilings. Pile driving is the preferred method of installation, but jetting with a low pressure pump may be used.
7. The spacing of pilings through SAV beds will be a minimum of 10 feet on center.
8. The gaps between deckboards will be a minimum of 1/2 inch.

#### **Marsh and Mangroves Conditions:**

##### **Marsh:**

1. The piling-supported structure will be aligned so as to have the smallest over-marsh footprint as practicable.
2. The over-marsh portion of the piling-supported will be elevated to at least 4 feet above the marsh floor.
3. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.

##### **Mangroves:**

1. The width of the piling-supported structure is limited to a maximum of 4 feet.
2. Mangrove clearing is restricted to the width of the piling-supported structure.
3. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

#### **Sea Turtle and Smalltooth Sawfish Construction Conditions**



**The permittee will comply with the following protected species construction conditions:**

1. The permittee will instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
2. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
3. Siltation barriers will be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
4. All vessels associated with the construction project will operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
5. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions will be implemented to ensure its protection. These precautions will include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment will cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
6. Any collision with and/or injury to a sea turtle or smalltooth sawfish will be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.
7. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.



**NOTICE OF COMMENCEMENT**

Permit No. \_\_\_\_\_ Tax Folio No. 2412-502-0003-000-3

State of Florida County of St. Lucie

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Legal Description of Property: (and street address if available):

PT 178 29 33

General description of improvement: seawall repair and dock

Owner information or Lessee information if the Lessee contracted for the improvement:

Name Vern Meyer

Address 1703 Sunset Isles Fort Pierce Fl

Interest in property: OWNER

Name and address of fee simple titleholder (if different from Owner listed above):

Contractor's Name: Timbergate Builders Inc.

Contractor Address: 7648 Topiary Ave. Boynton beach, FL 33437 Phone Number: (772) 634-2927

Surety (if applicable, a copy of the payment bond is attached): Amount of bond: \$ \_\_\_\_\_  
Name and address: \_\_\_\_\_ Phone number: \_\_\_\_\_

Lender Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Lender's address: \_\_\_\_\_

Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1) (a)7, Florida Statutes:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_

In addition to himself or herself, Owner designates \_\_\_\_\_ of \_\_\_\_\_ to receive a copy of the Lienor's Notice as provided in Section 713.13(1) (b), Florida Statutes.  
Phone number of person or entity designated by owner: \_\_\_\_\_

Expiration date of notice of commencement: (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified) \_\_\_\_\_

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

[Signature]  
(Signature of Owner or Lessee or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)

OWNER  
(Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 20 day of June, 2016

By Vern Meyer as owner for \_\_\_\_\_ Party on behalf of whom instrument was executed

(Signature of Notary Public - State of Florida) Personally known \_\_\_\_\_ or produced Identification \_\_\_\_\_

(Print, Type, or Stamp Commissioned Name of Notary Public) Type of Identification produced M60-8615-666

**DEANNA M. GERHART**  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF105200  
Expires 3/23/2018

STATE OF FLORIDA  
ST. LUCIE COUNTY  
THIS IS TO CERTIFY THAT THIS IS A  
TRUE AND CORRECT COPY OF THE  
ORIGINAL

By: Joseph E. Smith  
Deputy Clerk

Date: JUN 24 2016











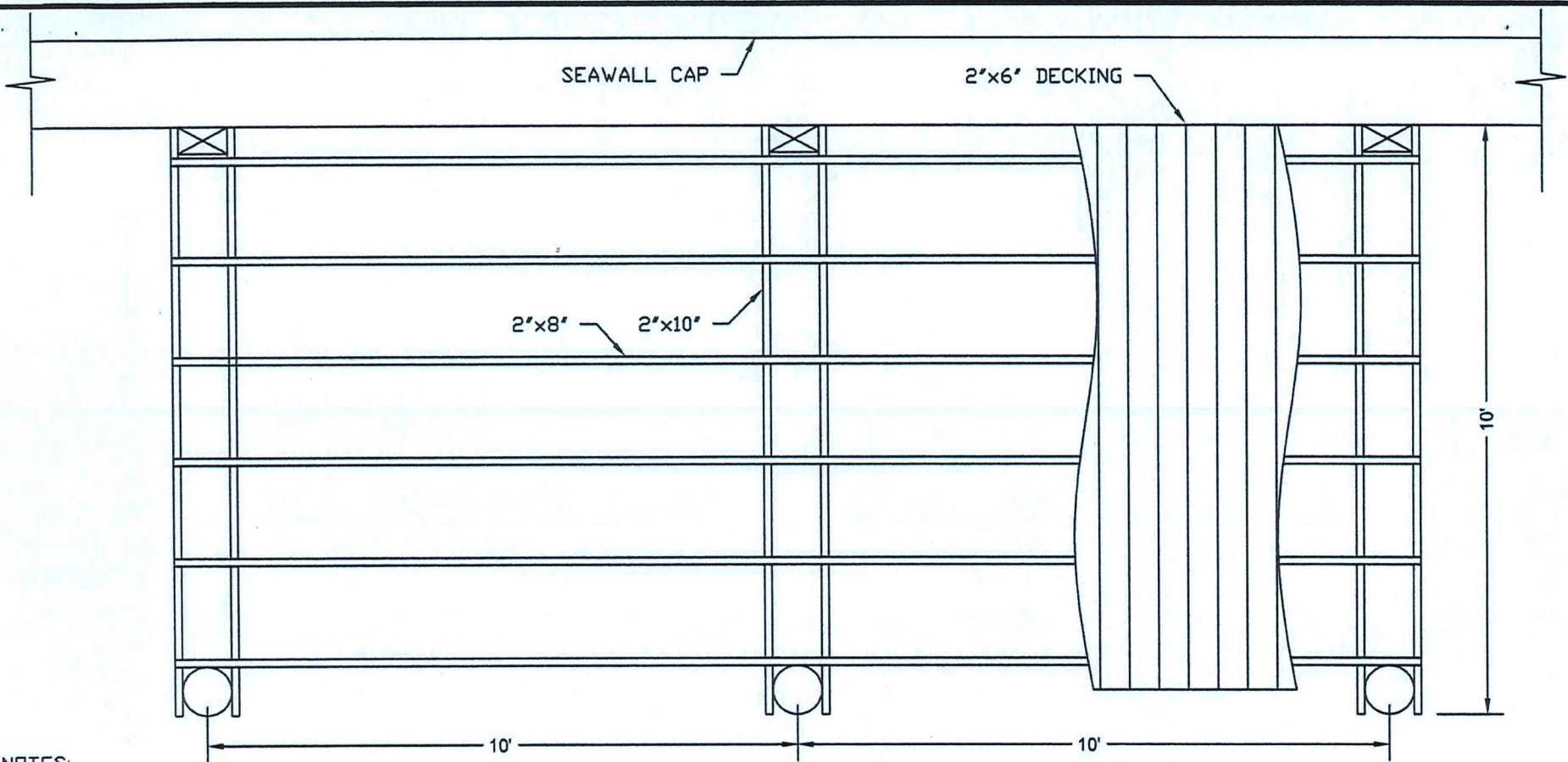
**Proposed Docks - Aerial Representation**







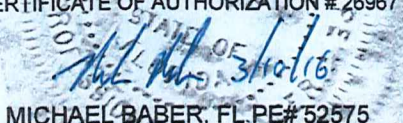




NOTES:

1. DECKING - 2"x6" WOOD. SPACE STRINGERS AS NECESSARY TO COMPLY WITH MANUFACTURER SPACING REQUIREMENT FOR OTHER DECKING MATERIALS.
2. DOCK FRAMING SHALL BE 2"x8" S.Y.P.
3. DECK FASTENERS TO BE 16d STAINLESS STEEL RING SHANK NAILS OR 3 1/4" HEX DRIVEN DECK SCREWS. (OR PER MANUF. SPECIFICATIONS FOR OTHER DECKING MATERIALS).
4. ALL HARDWARE TO BE STAINLESS STEEL.
5. DOCK PILES WILL BE 10"Ø.
6. LUMBER TO BE PRESSURE TREATED FOR MARINE ENVIRONMENT. (ACQ OR CCA)  
0.4 LBS/CF (DECK, STRINGERS, BENTS)  
2.5 LBS/CF (PILES)
7. LUMBER TO BE #1 QUALITY SOUTHERN YELLOW PINE.

**FRAMING PLAN**  
3/8" = 1'-0"

<b>MCR PROFESSIONAL ENGINEERING, INC.</b> OF: (561)863-3393 FX: (561)228-1318 CERTIFICATE OF AUTHORIZATION # 26967  MICHAEL BABER, FL PE# 52575	<b>NEW CAP ON EXISTING SEAWALL</b>	DATE 3/10/16	REVISIONS INITIAL DRAWINGS COMPLETED	SHEET 5 OF 6
	VERN MEYER 1703 SUNSET ISLE FT. PIERCE, FL 34985	(Empty)	(Empty)	



**City Commission Regular Meeting**

**Agenda Item # 11. g.**

**Meeting Date:** 08/01/2016

**Re:** Conditional Use with No New Construction - Waste Management Transfer Station - 3890 Selvitz Road

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

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**SUBJECT:**

Review and approval of an application for a Conditional Use with New Construction, submitted by Property Owner and Applicant; Waste Management Inc. of Florida to construct a 3,212 sf addition to an existing waste transfer station located at 3890 Selvitz Road, Fort Pierce, FL. The property is zoned I-3, Heavy Industrial (Parcel ID 2432-222-0004-000-3).

**SUMMARY:**

The applicant is requesting the review and approval of a Conditional Use to Construct a 3,212 sf Addition to an existing Transfer Station in the I-3 Heavy Industrial District at 3890 Selvitz Road. The site is presently utilized by Waste Management Inc. of Florida as a Transfer Station to receive household refuse. The site supports a 9,900 sf three-walled metal building with a gabled roof. An on-site leachate containment system is in place to capture and contain any leachate from the existing operations. The proposed 3,212 sf addition will continue the same operations and provide space for additional refuse material. The proposed structure will be built over an existing concrete slab and cause no increase to the site's impervious area. No drainage modifications will be required to the existing drainage system as the new addition will utilize and maintain existing slopes and flow patterns. No utilities are required with this addition and therefore will not require any additional utility permitting. All existing landscape will be maintained in place.

The property is located east of Selvitz Road and approximately 915 feet south of the Selvitz Road-Glades Cut Off Road intersection. The site is surrounded by light industrial businesses to the north, south, east and west. The existing 9,900 sf building and use was approved under a Conditional Use Application in August of 2012.

**RECOMMENDATION:**

**Approval**

**ALTERNATIVES:**

Approve with conditions, or denial.

**RESPONSIBLE STAFF:**

Vennis Gilmore, Planning Analyst

**COORDINATED WITH:**

Rebecca Grohall, Planning Director, FPRA Director  
Kori Benton, Senior Planner

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## Fiscal Impact

**Budgeted Y/N:** N

**OTHER INFORMATION:**

Increase in Ad-Valorem Tax Revenue

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## Attachments

Staff Report

Site Aerial, Zoning, & FLU Map

Development Review Application

Existing Conditions Site Plan

Site Plan

Paving, Grading & Drainage Plan

Building Elevations

Updated Traffic Statement

Property Owner Responses

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## Form Review

**Inbox**

City Manager

Form Started By: Vennis Gilmore

Final Approval Date: 07/27/2016

**Reviewed By**

Nick Mimms

**Date**

07/27/2016 04:59 PM

Started On: 07/22/2016 03:26 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR AND FPRA DIRECTOR  
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

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**TO:** Nicholas Mimms, PE, City Manager

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

**FROM:** Vennis Gilmore, Planning Analyst

**SUBJECT:** **Application for Conditional Use with New Construction  
Waste Management Transfer Station  
3890 Selvitz Road**

**DATE:** July 22, 2016

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### STAFF REPORT

**Applicant:** Waste Management Inc. of Florida  
2700 Wiles Road  
Pompano Beach, FL. 33073

**Representative:** Todd Howler – Vice President, MBV Engineering, Inc.  
1835 20<sup>th</sup> Street  
Vero Beach, FL. 32960

**Applicant's Request:** Approval of a Conditional Use to construct a 3,212 sf addition to an existing transfer station in the I-3 Heavy Industrial District

**Location:** 3890 Selvitz Road

**Parcel ID:** 2432-222-0004-000-3

**Current Zoning:** Heavy Industrial Zone (I-3)

**Future Land Use:** Heavy Industrial (HI)

**Surrounding Zoning:**

North	East	South	West
I-1	I-1	I-1	I-1

**Site Size:** 3 acres

**Utilities:** FPUA

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## **Staff Analysis:**

### ***Request***

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to Construct a 3,212 sf Addition to an existing Transfer Station in the I-3 Heavy Industrial District at 3890 Selvitz Road. The site is presently utilized by Waste Management Inc. of Florida as a Transfer Station to receive household refuse. The site supports a 9,900 sf three-walled metal building with a gabled roof. An on-site leachate containment system is in place to capture and contain any leachate from the existing operations. The proposed 3,212 sf addition will continue the same operations and provide space for additional refuse material. The proposed structure will be built over an existing concrete slab and cause no increase to the site's impervious area. No drainage modifications will be required to the existing drainage system as the new addition will utilize and maintain existing slopes and flow patterns. No utilities are required with this addition and therefore will not require any additional utility permitting. All existing landscape will be maintained in place.

The property is located east of Selvitz Road and approximately 915 feet south of the Selvitz Road-Glades Cut Off Road intersection. The site is surrounded by light industrial businesses to the north, south, east and west. The existing 9,900 sf building and use was approved under a Conditional Use Application in August of 2012.

### ***Zoning & Land Use***

The subject site is located within the Heavy Industrial Zone (I-3) district. The purpose of this district is to provide for heavy industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged.

Heavy Industrial (HI): The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

### **Traffic & Parking**

The traffic generation from the proposed use may see an increase. Review of similar uses of this scale, in comparison to impacts of a waste transfer station, suggest an increase of overall traffic; however the pick-up and drop-off of waste are variables that may concentrate trips during operational hours, causing elevated traffic impacts during such times.

### **Conditional Use**

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features the expansion of industrial aspects that are appropriate for heavy industrial environments. The authorization of a Conditional Use to Construct a 3,212 sf Addition to an existing Transfer Station in the I-3 Heavy Industrial District would in no way impact the current and predominate-industrial operations in the area. The Planning Board is encouraged to consider approval of a Conditional Use to Construct a 3,212 sf Addition to an existing Transfer Station in the I-3 Heavy Industrial District.

**Technical Review Committee**

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for review.

**Property Owner Response Summary:**

A total of 18 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of July 22, 2016, 1 response has been received. An update will be provided to the City Commission at the public hearing.

**Planning Board Recommendation:**

The Planning Board, at their July 12th, 2016 meeting voted unanimously to recommend approval of the request with staff recommended conditions.

**Staff Recommendation:**

The requested Conditional Use is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **approve** the requested conditional use.

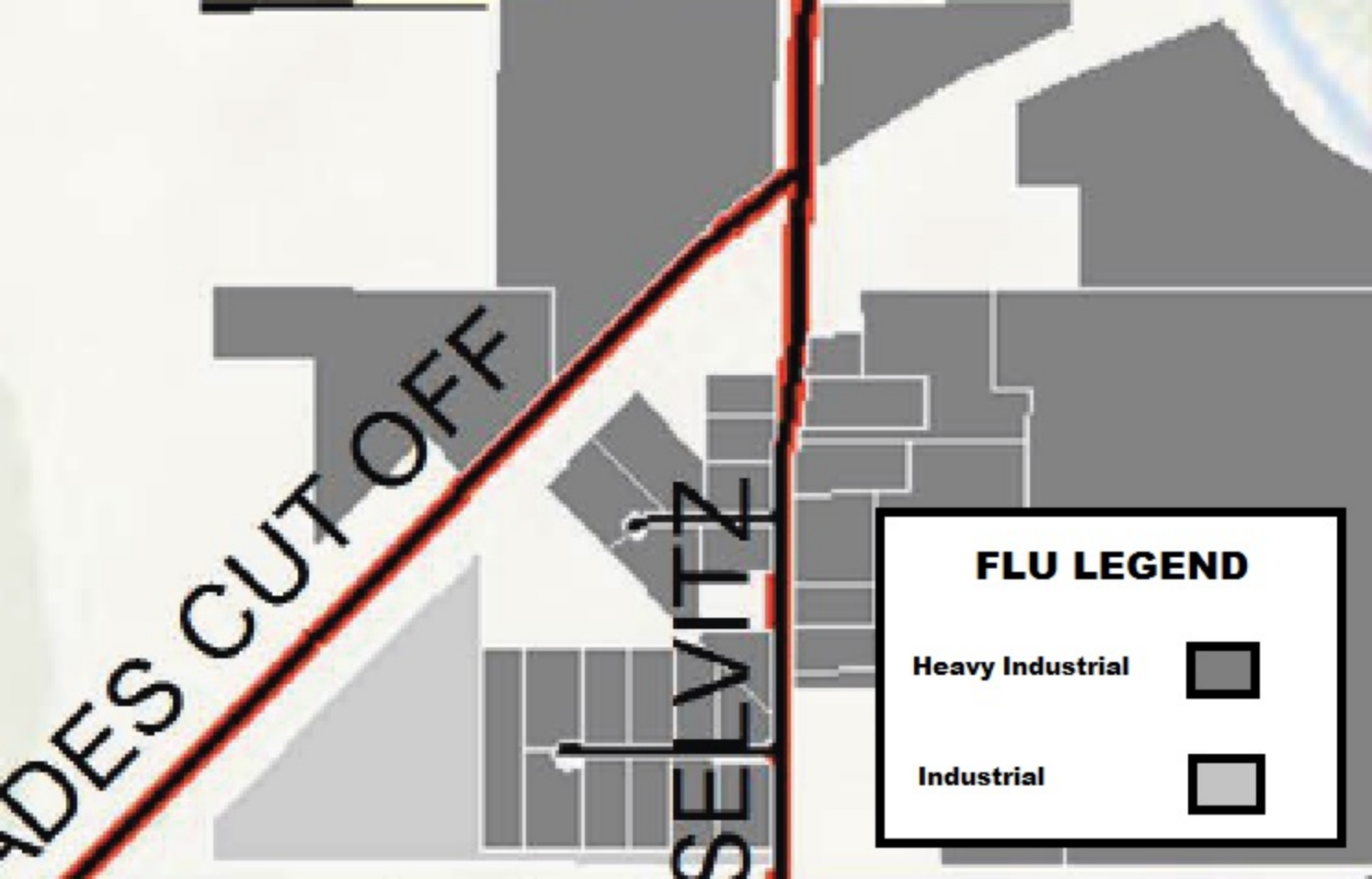


Glades Cut Off Road

Selvitz Road

**SITE**







TRADES CUT OFF

SELVITZ

**FLU LEGEND**

Heavy Industrial	
Industrial	



BANDY

PROSPERITY

**LEGEND**

(Zoning)

I-3 Heavy Industrial 

I-1 Light Industrial 





# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### DEVELOPMENT REVIEW

Property address or Location 3890 Selvitz Rd.  
Parcel ID #(s) 2432-222-0004-000-3 ; 2432-222-0005-000-0  
Project description 3,212 sf Addition to existing Transfer Station Building

Waste Management Inc. of Florida  
Property Owner(s)  
2700 Wiles Rd.  
Street Address  
Pompano Beach FL 33073  
City State Zip  
954-648-8626  
Phone Number  
ldebock@wm.com  
Email Address

Todd Howder-VP, MBV Engineering, Inc.  
Applicant/Representative, Title, Company  
1835 20th Street  
Street Address  
Vero Beach FL 32960  
City State Zip  
772-569-0035  
Phone Number  
toddh@mbveng.com  
Email Address

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

[Signature] ASSISTANT SECRETARY

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY OF BROWARD  
The foregoing instrument was acknowledged before me this 29 day of APRIL, 2016, by RONALD M. KAPLAN

who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary



SUSAN CHRISTA JOHNSON  
MY COMMISSION # FF 065349  
EXPIRES: January 29, 2018  
Bonded Thru Budget Notary Services  
(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 \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Intake Date Stamp

# DEVELOPMENT REVIEW

## General Information

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

## Choose Application Type:

Application Type		
<input type="checkbox"/> Site Plan	<input checked="" 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.: 3,212 Residential: Proposed Units: \_\_\_\_\_

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

North	South	East	West
Industrial	Industrial	Industrial	Industrial

## Application Outlook



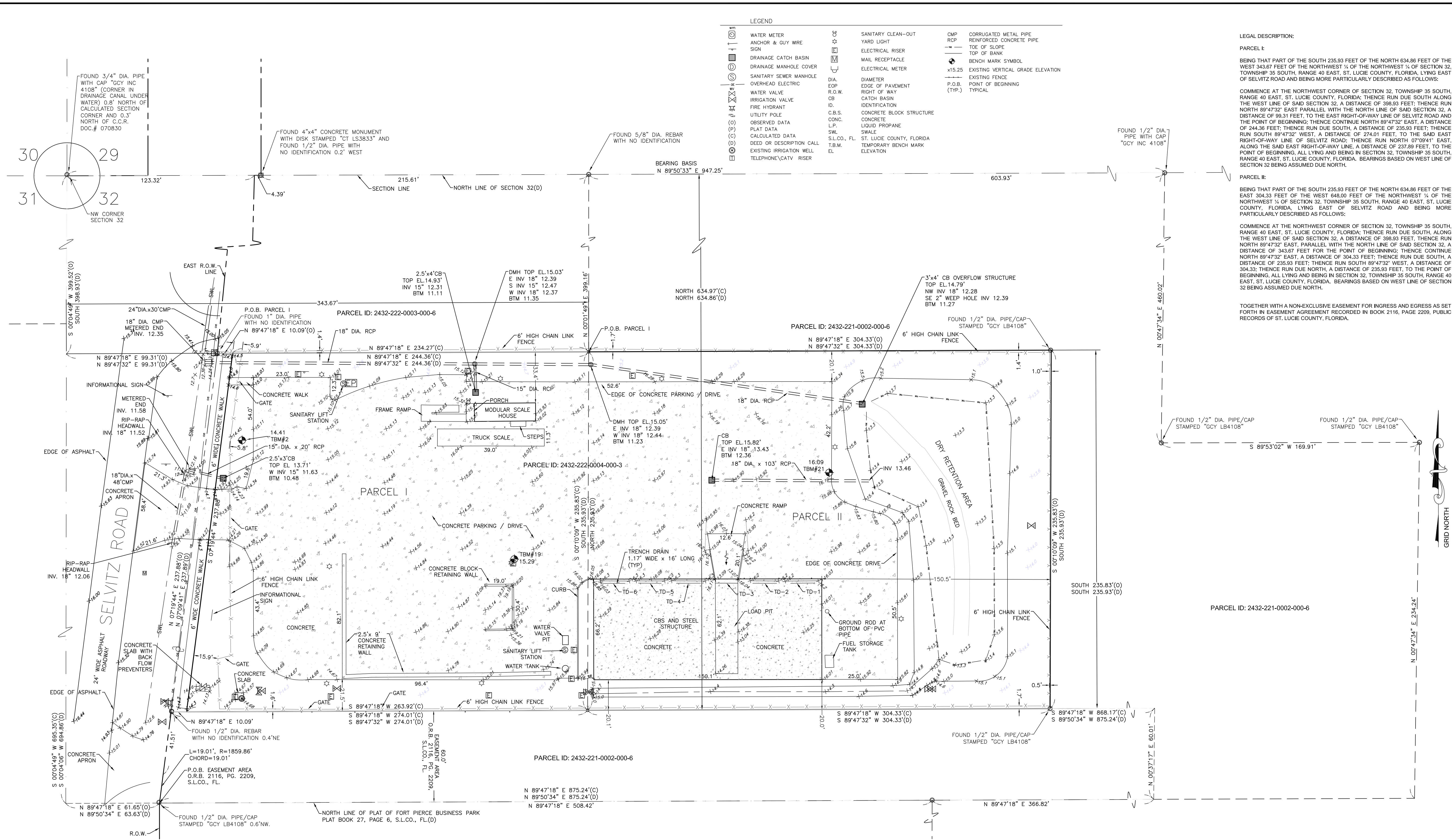
## Site Plan submittal requirements:

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)



16-0107



LEGEND

WATER METER	SANITARY CLEAN-OUT	CMP	CORRUGATED METAL PIPE
ANCHOR & GUY WIRE SIGN	YARD LIGHT	RCP	REINFORCED CONCRETE PIPE
DRAINAGE CATCH BASIN	ELECTRICAL RISER	---	TOE OF SLOPE
DRAINAGE MANHOLE COVER	MAIL RECEPTACLE	○	TOP OF BANK
SANITARY SEWER MANHOLE OVERHEAD ELECTRIC	ELECTRICAL METER	⊙	BENCH MARK SYMBOL
WATER VALVE	DIA.	x15.25	EXISTING VERTICAL GRADE ELEVATION
IRRIGATION VALVE	EDG	---	EXISTING FENCE
FIRE HYDRANT	R.O.W.	---	P.O.B. POINT OF BEGINNING (TYP.)
UTILITY POLE	CB	---	TYPICAL
OBSERVED DATA	ID.	---	
PLAT DATA	C.B.S.	---	
CALCULATED DATA	CONC.	---	
DEED OR DESCRIPTION CALL	L.P.	---	
EXISTING IRRIGATION WELL	SWL	---	
TELEPHONE/CATV RISER	S.L.C.O., FL.	---	
	T.B.M.	---	
	EL	---	

LEGAL DESCRIPTION:  
 PARCEL I:  
 BEING THAT PART OF THE SOUTH 235.93 FEET OF THE NORTH 634.86 FEET OF THE WEST 343.67 FEET OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EAST OF SELVITZ ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 398.93 FEET; THENCE RUN NORTH 89°47'32" WEST, A DISTANCE OF 274.01 FEET, TO THE SAID EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD; THENCE RUN NORTH 07°09'41" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 237.89 FEET, TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEARINGS BASED ON WEST LINE OF SECTION 32 BEING ASSUMED DUE NORTH.

PARCEL II:  
 BEING THAT PART OF THE SOUTH 235.93 FEET OF THE NORTH 634.86 FEET OF THE EAST 304.33 FEET OF THE WEST 648.00 FEET OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EAST OF SELVITZ ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN DUE SOUTH, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 398.93 FEET; THENCE RUN NORTH 89°47'32" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 343.67 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°47'32" EAST, A DISTANCE OF 304.33 FEET; THENCE RUN DUE SOUTH, A DISTANCE OF 235.93 FEET; THENCE RUN SOUTH 89°47'32" WEST, A DISTANCE OF 304.33 FEET; THENCE RUN DUE NORTH, A DISTANCE OF 235.93 FEET, TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEARINGS BASED ON WEST LINE OF SECTION 32 BEING ASSUMED DUE NORTH.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT RECORDED IN BOOK 2209, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

REVISIONS

NO.	DATE	DESCRIPTION
1	16-0107	DB/RT
2		AFR/RT
3		DR/WW
4		DATE
5		THA/IB
6		DATE ISSUED
7		SCALE

1835 - 20TH STREET  
 VERO BEACH, FL 32940  
 PH. (772) 549-0035  
 FX. (772) 778-3617  
 MELBOURNE, FL - PH (321) 253-1510  
 FT. PIERCE, FL - PH (772) 468-9055



EXISTING CONDITIONS  
 PLAN

FT. PIERCE  
 TRANSFER STATION EXPANSION  
 WASTE MANAGEMENT INC.,  
 OF FLORIDA  
 FT. PIERCE  
 FLORIDA

DATE: AARON J. BOWLES  
 P.L.E.#55313  
 SHEET  
 C2  
 OF 6  
 16-0107

**SURVEYOR'S GENERAL NOTES AND REPORT:**

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- THE LAST DAY OF FIELD WORK PERFORMED FOR THE INITIAL SURVEY EFFORT WAS MARCH 23, 2016. SUBSEQUENT ADDITIONS, DELETIONS AND/OR UPDATES, IF ANY, ARE REFLECTED IN THE DRAWING REVISIONS.
- BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE "BEARING BASIS".
- UNLESS A DIFFERENCE IS SHOWN, OBSERVED AND RECORD DIMENSIONS ARE THE SAME. ALL DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPLES AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION

OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.

THE LEGAL DESCRIPTION AND MATTERS OF PUBLIC RECORD WERE FURNISHED BY THE CLIENT. THIS PROPERTY(S) WAS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HEREON DESCRIBED PROPERTY IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. MATTERS OF RECORD NOT BROUGHT TO THE SURVEYOR'S ATTENTION BY THE CLIENT, THEIR AGENT OR AS DISCLOSED BY A FURNISHED TITLE INSURANCE POLICY AND NOT INCLUDED. NO INVESTIGATION WAS MADE BY THIS OFFICE INTO THE VALIDITY OF ANY EASEMENTS CITED IN THE LEGAL DESCRIPTION OR FOR ANY ENCUMBRANCES NOT OF RECORD IN THE INFORMATION FURNISHED BY THE CLIENT. A TITLE COMMITMENT OR ABSTRACT OF LAND WAS NOT FURNISHED TO THIS FIRM OR SURVEYOR.

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (SJ17, F.A.C.) IS COMMERCIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY OF BOUNDARIES FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY MEETS OR EXCEEDS THE STATED ACCURACY REQUIREMENT.

WITH EXCEPTION TO WHAT HAS BEEN FIELD LOCATED AND SHOWN ON THIS SURVEY, THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE

AREA, EITHER IN SERVICE OR ABANDONED, SUBSURFACE AND/OR AERIAL ENCROACHMENTS, IF ANY, WERE NOT LOCATED AND/OR DEPICTED ON THIS SURVEY UNLESS NOTED OR IDENTIFIED.

10. THE HEREON DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" (OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1211C0188, PANEL 0188, SUFFIX 'J', MAP EFFECTIVE DATE FEBRUARY 16, 2012, MAP INDEX DATE FEBRUARY 16, 2012.

**VERTICAL DATUM AND CONTROL NOTES:**  
 THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.  
 ORIGINATING BENCH MARK(S) = ST. LUCIE COUNTY BENCH MARK, DISK IN CONCRETE "1999 ROGER" EL. 13.69 NAVD 1988.  
 TEMPORARY BENCH MARK(S): T.B.M. #2 = TOP OF REBAR/CAP "TRAV.PT. LB205" EL. 14.41 NAVD 1988. SEE SURVEY FOR LOCATION.  
 TEMPORARY BENCH MARK(S): T.B.M. #19 = TOP OF "MAG" NAIL / TAB "TRAV.PT. LB205" EL. 15.29 NAVD 1988. SEE SURVEY FOR LOCATION.  
 TEMPORARY BENCH MARK(S): T.B.M. #21 = TOP OF "MAG" NAIL / TAB "TRAV.PT. LB205" EL. 16.09 NAVD 1988. SEE SURVEY FOR LOCATION.

1. G.P.S. SURVEY METHOD: REAL TIME KINEMATIC (RTK)  
 2. G.P.S. RECEIVER TYPE: DUAL FREQUENCY LEICA GX 1250 AND LEICA GS 14 GPS/GLONASS GNSS (GLOBAL NAVIGATION SATELLITE SYSTEM), SBAS, CODE AND PHASE (L1 AND L2)  
 3. THE ORIGINAL GPS RTK MEASUREMENTS BEGAN MARCH 22, 2016 AND WERE COMPLETED ON MARCH 23, 2016. TWO LEICA DUAL FREQUENCY GPS RECEIVERS EQUIPPED WITH RT-SKI (REAL TIME MEASUREMENT CAPABILITIES) WERE USED TO GATHER GPS DATA. TYPICALLY A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND/OR TOPOGRAPHIC DATA AND CONTROL THROUGHOUT THE PROJECT AREA. REAL-TIME COORDINATE COMPUTATIONS AND PRECISION INFORMATION ARE DETERMINED VIA RADIO / MODEM LINK WITH THE BASE STATION AND RECORDED AS THREE DIMENSIONAL (3D) POSITIONS.  
 4. G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING LEICA GEO OFFICE, VERSION 8.3  
 5. THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY IS AS FOLLOWS:  
 HORIZONTAL: 10MM + 1PPM (RMS)  
 VERTICAL: 20MM + 1PPM (RMS)

**GPS CONTROL POINT (REFERENCE STATION):**  
 HORIZONTAL POSITIONS OF SITE CONTROL WERE ESTABLISHED UTILIZING THE FOOT FFRN "MAX" CORRECTION. LOCAL SITE CONTROL VALUES ARE NETWORK CORRECTED (ADJUSTED) POSITIONS.  
 DESIGNATION - CARTER BASE 29  
 STATE/COUNTY - FLORIDA/RIVER  
 USGS QUAD - VERO BEACH (1983)  
 NAD 83 (2011) 27°38'23.9452" N 80°24'10.0088" W  
 ELEVATION: 43.69 FEET (N.A.D. 1988)  
 ELLIPSOID HEIGHT - 13.9599 METERS  
 DESCRIPTION - CARTER ASSOC., INC. REFERENCE STATION, 1708 21ST STREET, VERO BEACH, FLORIDA.  
 CERTIFIED TO:  
 WASTE MANAGEMENT, INC. OF FLORIDA





**SITE INFORMATION**

**GENERAL STATEMENT**  
 SITE IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF A 3,212 SF REFUSE CONTAINMENT BUILDING ADDITION.

**APPLICANT**  
 WASTE MANAGEMENT INC. OF FLORIDA  
 7700 SE BRIDGE ROAD  
 HOBE SOUND, FL 33455

**ENGINEER**  
 MBV ENGINEERING, INC.  
 1835 20TH STREET  
 VERO BEACH, FL 32960  
 (772) 569-0035

**OWNER**  
 WASTE MANAGEMENT INC. OF FLORIDA  
 2700 WILKS ROAD  
 POMPANO BEACH, FL 33073  
 (772) 293-0500

**LAND USE**  
 HI

**ZONING**  
 I-3

**TAX PARCEL I.D. NUMBER(S)**  
 24-32-222-0004-000-3

**SETBACKS**

FRONT = 15'  
 SIDE = 15'  
 REAR = 15'

**CONSTRUCTION SCHEDULE**

START CONSTRUCTION JULY 2016  
 END CONSTRUCTION JANUARY 2017

**PERMITS REQUIRED**

CITY OF FT. PIERCE CONDITIONAL USE SITE PLAN APPROVAL  
 SLC FIRE DEPARTMENT REVIEW  
 SPWMD EXEMPTION LETTER

**FLOOD ZONE**

THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE FLOOD ZONE PER F.I.R.M. PANEL No. 12111C 0188 J, DATED FEBRUARY 16, 2012

**BUILDING HEIGHT**

MAXIMUM BUILDING HEIGHT PER CODE = 40'  
 PROPOSED BUILDING ADDITION HEIGHT = 38'

**SITE DATA**

EXISTING DATA			
SITE AREA	= 132,947 SF	= 3.05 Ac	= 100.00 %
BUILDINGS	= 10,380 SF	= 0.24 Ac	= 7.81 %
VEHICULAR USE AREA	= 67,928 SF	= 1.56 Ac	= 51.09 %
SIDEWALKS/PEDESTRIAN SCALE	= 1,031 SF	= 0.02 Ac	= 0.78 %
SCALE	= 770 SF	= 0.02 Ac	= 0.58 %
TOTAL IMPERVIOUS AREA	= 80,109 SF	= 1.84 Ac	= 60.26 %
TOTAL PERVIOUS AREA	= 52,838 SF	= 1.21 Ac	= 39.74 %
LANDSCAPE RETENTION AREA	= 37,867 SF	= 0.87 Ac	= 28.48 %
LANDSCAPE RETENTION AREA	= 14,971 SF	= 0.34 Ac	= 11.26 %
PROPOSED DATA			
SITE AREA	= 132,947 SF	= 3.05 Ac	= 100.00 %
TRANSFER BUILDING ADDITION	= 3,212 SF	= 0.07 Ac	= 2.41 %
TOTAL NEW BUILDING AREA	= 13,592 SF	= 0.31 Ac	= 10.22 %
VEHICULAR USE AREA REMOVED	= 3,212 SF	= 0.07 Ac	= 2.41 %
NEW VEHICULAR USE AREA	= 64,716 SF	= 1.48 Ac	= 48.67 %
EXIST. SIDEWALKS/PEDESTRIAN	= 1,031 SF	= 0.02 Ac	= 0.78 %
EXIST. SCALE	= 770 SF	= 0.02 Ac	= 0.58 %
TOTAL IMPERVIOUS AREA	= 80,109 SF	= 1.84 Ac	= 60.26 %
TOTAL PERVIOUS AREA	= 52,838 SF	= 1.21 Ac	= 39.74 %
LANDSCAPE RETENTION AREA	= 37,867 SF	= 0.87 Ac	= 28.48 %
LANDSCAPE RETENTION AREA	= 14,971 SF	= 0.34 Ac	= 11.26 %
NET NEW IMPERVIOUS AREA	= 0.00 SF		

**DRAINAGE STATEMENT:**

THE PROPOSED BUILDING ADDITION WILL BE ON TOP OF THE EXISTING CONCRETE SLAB PRESENTLY LOCATED ON THE EAST SIDE OF THE EXISTING TRANSFER STATION METAL BUILDING STRUCTURE. THEREFORE, THE PROPOSED ADDITION WILL NOT INCREASE THE SITE'S IMPERVIOUS AREA AND THE NET NEW IMPERVIOUS AREA ASSOCIATED WITH THIS PROJECT IS 0.00%. THE SITE WILL MAINTAIN ALL EXISTING FLOW PATTERNS AND DOWNSPOUTS WILL BE INCLUDED IN THE PROPOSED ADDITION TO ROUTE THE ROOF RUNOFF TO EITHER THE EXISTING REAR SWALE OR TO THE EXISTING CONCRETE APRON ON THE BACKSIDE OF THE CONTAINMENT CURB. ALL INTERNAL BUILDING FLOOR EFFLUENT WILL BE CAPTURED IN THE PROPOSED TRENCH DRAIN SYSTEM AND ROUTED TO THE EXISTING ON-SITE CONTAINMENT SYSTEM.

**LANDSCAPE STATEMENT:**

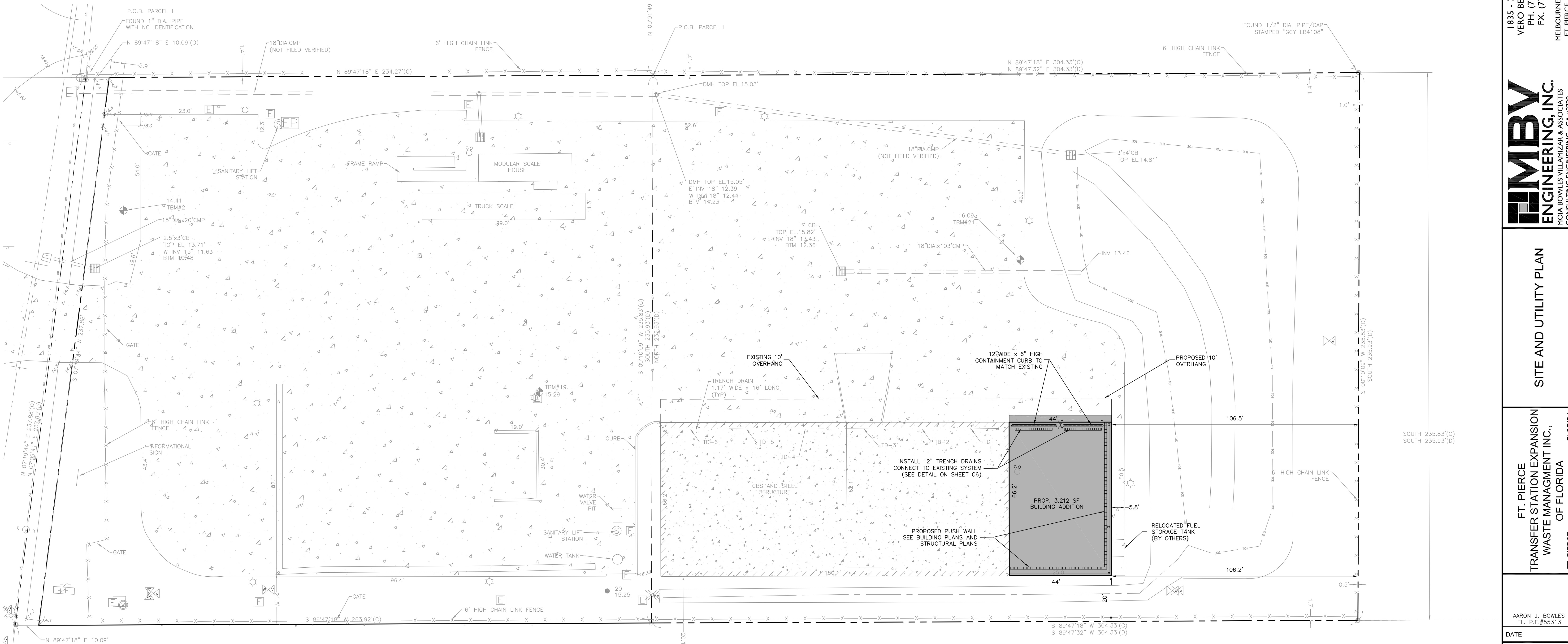
ALL EXISTING LANDSCAPE WILL REMAIN IN PLACE AND NO REMOVALS ARE PROPOSED FOR THIS PROJECT.

**GENERAL NOTES**

- CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BEFORE COMMENCING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- ENGINEER SHALL BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE FOR ANY INSPECTION.
- MINIMUM COVER OF ALL UTILITIES SHALL BE 36" UNLESS STATED OTHERWISE.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION UNLESS NOTED OTHERWISE.
- SOD ALL DISTURBED AREAS UPON COMPLETION.
- CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH THE PROJECT, THESE PLANS AND SPECIFICATIONS, AND ALL LOCAL, STATE AND FEDERAL AGENCY REQUIREMENTS FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
- ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
- CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.
- ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE CITY, COUNTY, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
- MAINTENANCE OF TRAFFIC SHALL BE ACCORDING TO FDOT INDEXES.
- ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO DOT, FDEP, CITY AND COUNTY, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.
- ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE, TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, SECTION 710, LATEST EDITION.
- ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FDOT STANDARD INDEX 17346, LATEST EDITION.
- COMMERCIAL/MULTI-FAMILY BUILDINGS SHALL POST A MINIMUM 6 INCH NUMERICAL ADDRESS.
- ALL STRIPING WITHIN RIGHT OF WAY SHALL BE RETRO REFLECTIVE TRAFFIC PAINT (THERMOPLASTIC).
- ALL WORK TO BE COMPLETED WITHIN THE FDOT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS AND STANDARDS, LATEST EDITION.
- ALL SLOPES STEEPER THAN (6) HORIZONTAL TO (1) VERTICAL SHALL BE SODDED.
- ALL AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODDED WITHIN (3) DAYS OF FINAL GRADING.

**LEGEND**

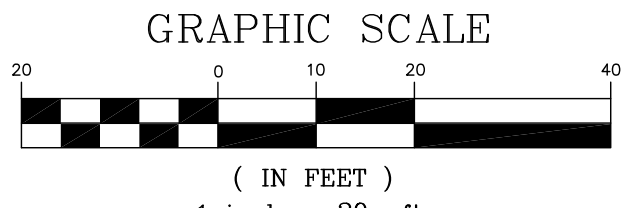
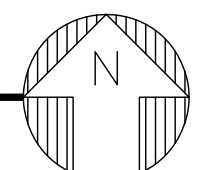
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING TOE OF BANK
- EXISTING CENTERLINE OF SWALE
- PROPOSED TRENCH DRAIN
- PROPOSED PUSH WALL (REF: ARCH PLANS)



72 HOURS BEFORE DIGGING  
 CALL TOLL FREE  
**811**  
 KNOW WHAT'S BELOW

**SITE AND UTILITY PLAN**

SCALE : 1" = 20'



**LEGAL DESCRIPTION**

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 PARCEL I:  
 BEING THAT PART OF THE SOUTH 235.93 FEET OF THE NORTH 634.86 FEET OF THE WEST 343.87 FEET OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EAST OF SELVITZ ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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 TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT RECORDED IN BOOK 2116, PAGE 2209, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATE	REVISIONS
16-0107	1 DB/RT
	2 AFR/RT
	3 MAY 2016
	4 MAY 2016
	5 THA/IB
	6 MAY 2016
	7 SCALE

1835 - 20TH STREET  
 VERO BEACH, FL 32960  
 PH. (772) 569-0035  
 FX. (772) 778-3617

MELBOURNE, FL - PH (321) 253.1510  
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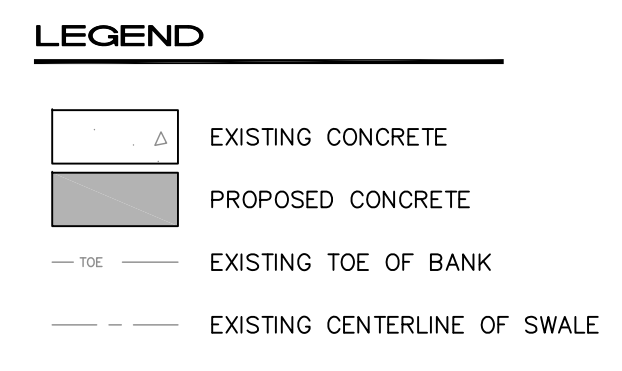
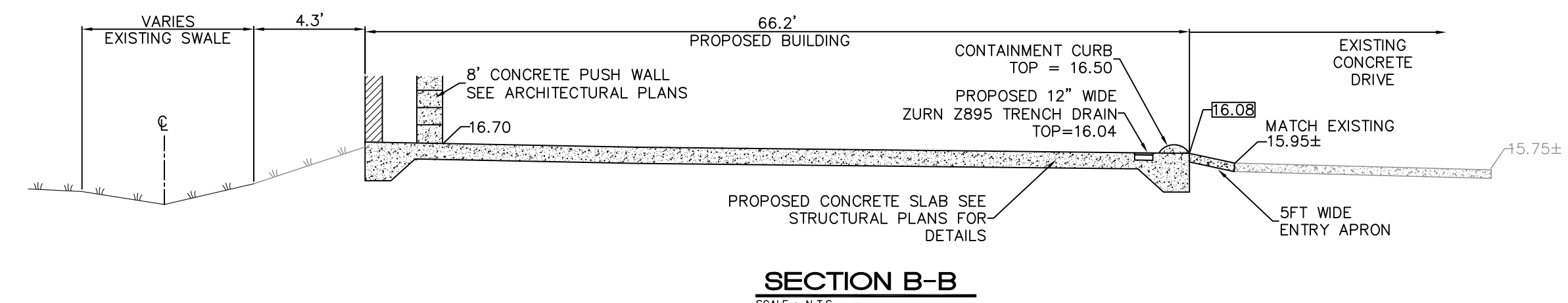
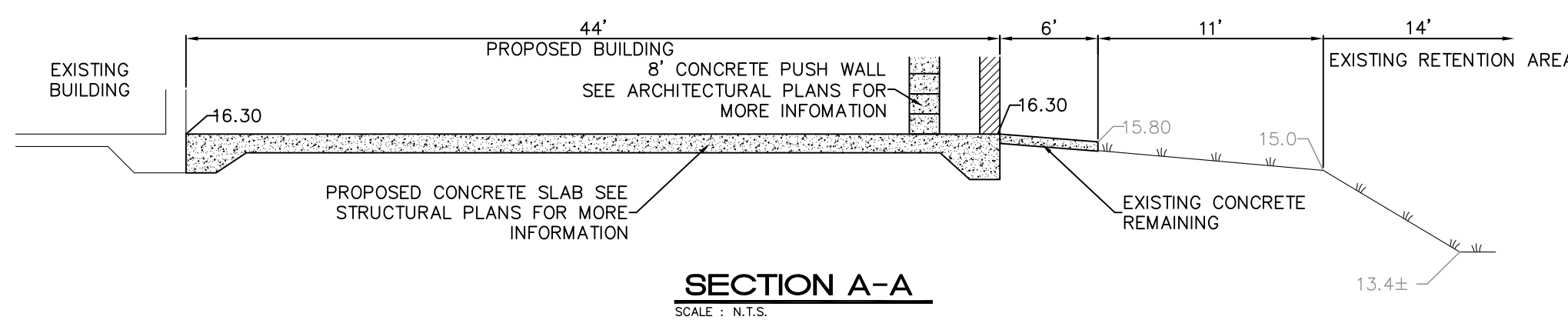
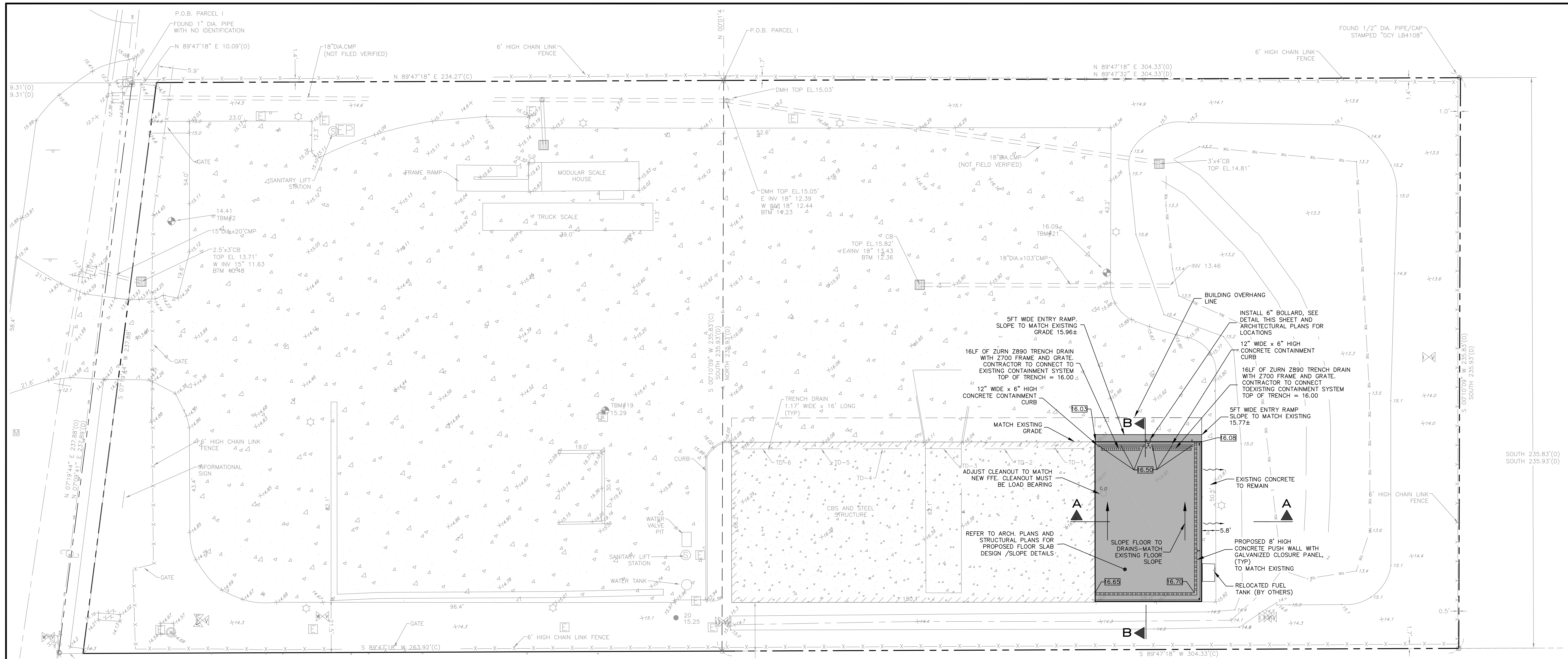
**EMBY ENGINEERING, INC.**  
 MOIRA BOWLES VILLAMIZAR & ASSOCIATES  
 CONSULTING ENGINEERING CA #3728

**SITE AND UTILITY PLAN**

FT. PIERCE TRANSFER STATION EXPANSION WASTE MANAGEMENT INC., OF FLORIDA FT. PIERCE FLORIDA

AARON J. BOWLES  
 FL P.E.#55313

DATE: SHEET **C4** OF 6  
 16-0107



**TECHNICAL SPECIFICATIONS**

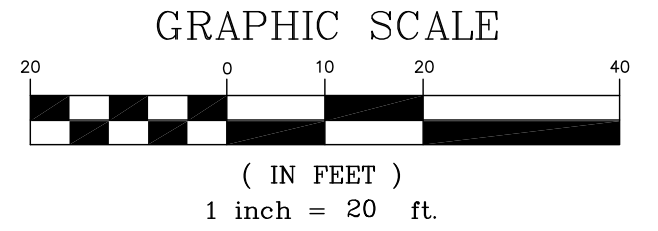
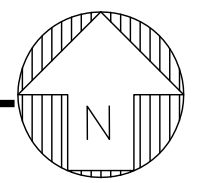
- MATERIALS**
- A.) DRAINAGE PIPING:**
- 1.) MINIMUM SIZED PIPING SHALL BE 15" OR EQUIVALENT ELLIPTICAL SIZE AND 18" MINIMUM ON COLLECTOR ROADS, UNLESS OTHERWISE NOTED.
  - 2.) ALL STORM PIPING SHALL MEET MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO COORDINATE WITH MANUFACTURER TO ENSURE PROPOSED PIPING DOES NOT REQUIRE ADDITIONAL INSTALLATION MATERIALS, INCLUDING BUT NOT LIMITED TO, STRAPPING, ANCHORING, BUOYANCY, ETC.
  - 3.) ALL JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
  - 4.) SAFETY BARS SHALL BE PLACED ON PIPE AND MITERED END SECTIONS WHERE DETERMINED NECESSARY.
  - 5.) OUTFALL END RUN TO DITCHES SHALL HAVE A MITERED END SECTION WITH SAFETY BARS TO MATCH EXISTING DITCH BANK SLOPE WITH APPROPRIATE EROSION CONTROL MEASURES UNLESS OTHERWISE NOTED.
- B.) DRAINAGE STRUCTURES:**
- 1.) ALL DRAINAGE STRUCTURES SHALL MEET SPECIFIC PLANNED USE AS DETERMINED BY THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY.
  - 2.) ALL CATCH BASINS, INLETS OR MANHOLE STRUCTURES SHALL BE OF PRECAST REINFORCED TYPE PURSUANT TO FDOT DESIGN STANDARDS, LATEST EDITION, UNLESS OTHERWISE APPROVED.
  - 3.) ALL STRUCTURES SHALL BE FREE OF DEFECTS SUCH AS CRACKING, HONEY COMBS AND EXPOSED STEEL REINFORCING INCLUDING BLEED THROUGH.
  - 4.) SHOP DRAWINGS SHALL BE SUBMITTED BEFORE ORDERING MATERIAL FOR PLANNED PROJECT. CORRESPONDING SHALL BE BETWEEN THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
- C.) OUTFALL SPECIFICATIONS:**
- 1.) OUTFALL STRUCTURES SHALL INCLUDE ALUMINUM SKIMMERS, WEIR DEVICES, WEEP HOLES AND DRAW DOWN SYSTEMS AS DETERMINED BY DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AS REQUIRED.
  - 2.) HARDWARE TO ATTACH DEVICES TO OUTFALL STRUCTURES SHALL BE STAINLESS STEEL MATERIAL.
  - 3.) CONTRACTOR TO COORDINATE WITH RESPECTIVE JURISDICTIONAL AGENCY FOR OUTFALL PIPE INTO JURISDICTIONAL CANAL, OR ANY OTHER WATER BODY, TO ENSURE PROPER CONSTRUCTION MEANS AND METHODS PROPOSED ARE ACCEPTABLE. IT IS RECOMMENDED THIS COORDINATION IS DONE PRIOR TO CONTRACTOR'S PRICING.
- D.) MANHOLE COVERS & GRATES:**
- 1.) MANHOLE FRAMES, COVERS AND GRATES SHALL MEET SPECIFIC PLANNED USE AS DETERMINED BY DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY.
  - 2.) MANHOLE FRAMES AND COVERS SHALL BE OF CAST IRON MATERIALS, UNLESS OTHERWISE NOTED, AND BE FREE FROM CRACKS, HOLES OR COLD SHUTS. FRAMES AND COVERS SHALL CONFORM TO A MINIMUM STANDARD OF USF 1260 SERIES OR EQUIVALENT WITH COVERS STATING "STORM SEWER."
  - 3.) FRAMES AND GRATES SHALL BE OF CAST IRON MATERIALS, UNLESS OTHERWISE NOTED, AND BE FREE FROM CRACKS, HOLES AND COLD SHUTS. FRAMES AND GRATES SHALL CONFORM TO A MINIMUM STANDARD OF USF 4160-6210 OR EQUIVALENT.
- CLEAN-UP:**
- THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.
- CONCRETE:**
- UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.
- GROUNDWATER:**
- GROUND WATER MAY BE ENCOUNTERED ON SITE. CONTRACTOR TO PLAN ACCORDINGLY.
- RECORD DRAWINGS:**
- CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO, INVERT AND TOP ELEVATIONS OF CULVERTS AND INLET STRUCTURES. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

EXISTING TRENCH DRAIN SCHEDULE (BY SURVEYOR)					
TRENCH DRAIN IDENTIFICATION	TOP GRATE EAST	TOP GRATE WEST	BOTTOM EAST	BOTTOM CENTER	BOTTOM WEST
TD-1	16.04	16.03	15.39	15.04	15.38
TD-2	16.00	16.03	15.35	15.02	15.38
TD-3	16.06	13.04	12.36	11.95	12.36
TD-4	16.06	16.09	15.41	15.08	15.44
TD-5	16.10	16.10	15.48	15.00	15.50
TD-6	16.06	16.02	15.41	15.04	15.37

72 HOURS BEFORE DIGGING  
CALL TOLL FREE  
**811**  
KNOW WHAT'S BELOW

**PAVING, GRADING AND DRAINAGE PLAN**

SCALE: 1" = 20'



NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		

JOB NO.	DESIGNED	DRAWN	CHECKED	DATE ISSUED	SCALE
16-0107	DB/RT	AFR/RT	THA/IB		
	DATE	DATE	DATE		
	MAY 2016	MAY 2016	MAY 2016		

1835 - 20TH STREET  
VERO BEACH, FL 32960  
PH: (772) 569-0035  
FX: (772) 778-3617  
MELBOURNE, FL - PH (321) 253-1510  
FT. PIERCE, FL - PH (772) 468-9055

**EMBY**  
**ENGINEERING, INC.**  
MOA BOWLES VILLAMIZAR & ASSOCIATES  
CONSULTING ENGINEERING CA #378

**PAVING, GRADING AND  
DRAINAGE PLAN**

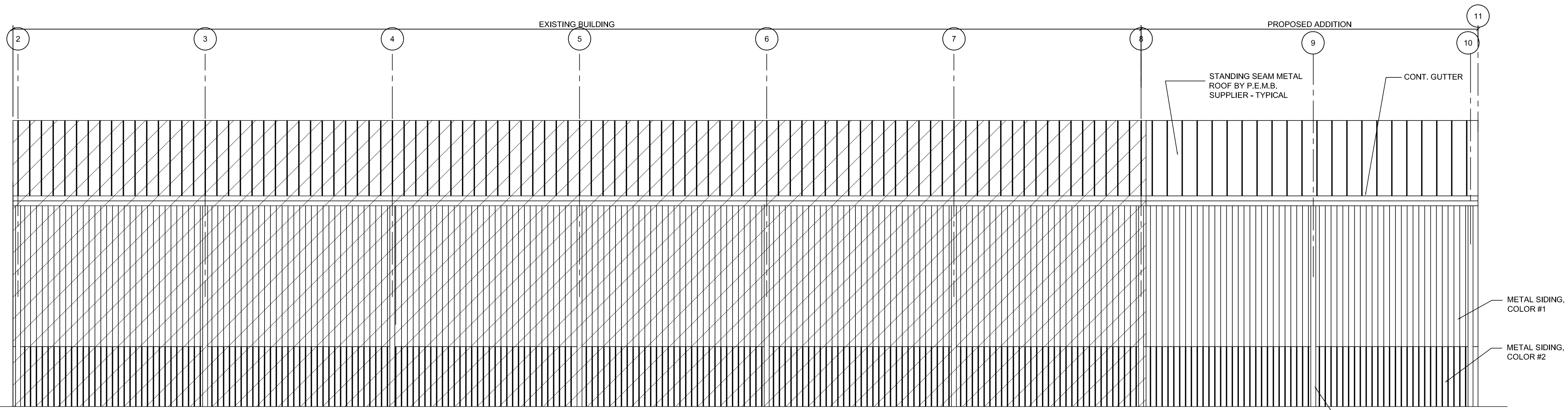
**FT. PIERCE  
TRANSFER STATION EXPANSION  
WASTE MANAGEMENT INC.,  
OF FLORIDA**

AARON J. BOWLES  
FL. P.E.#55313

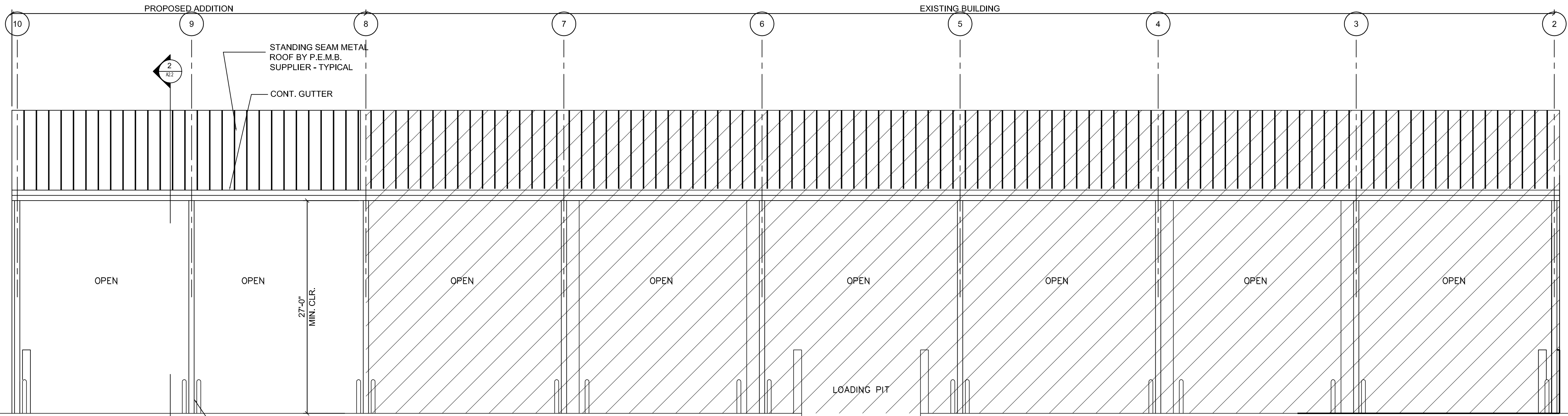
DATE:

SHEET  
**C5**  
OF 6  
16-0107

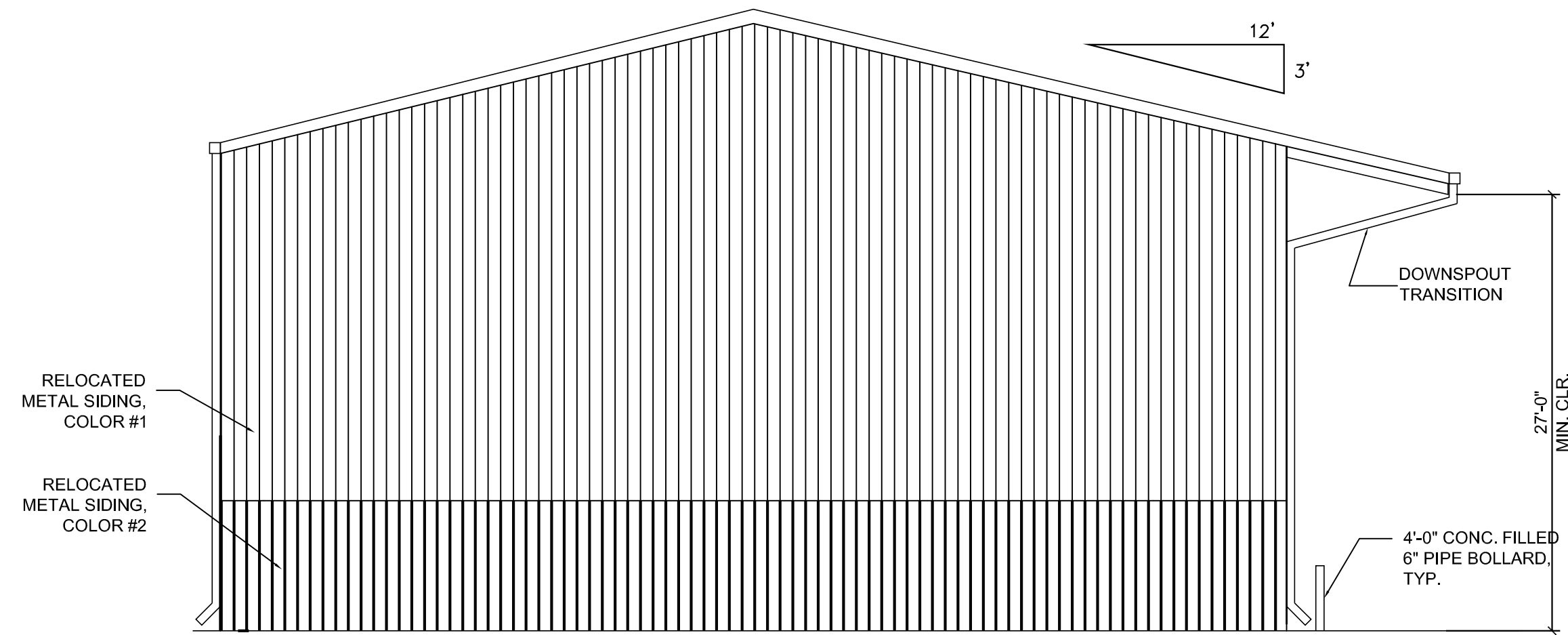




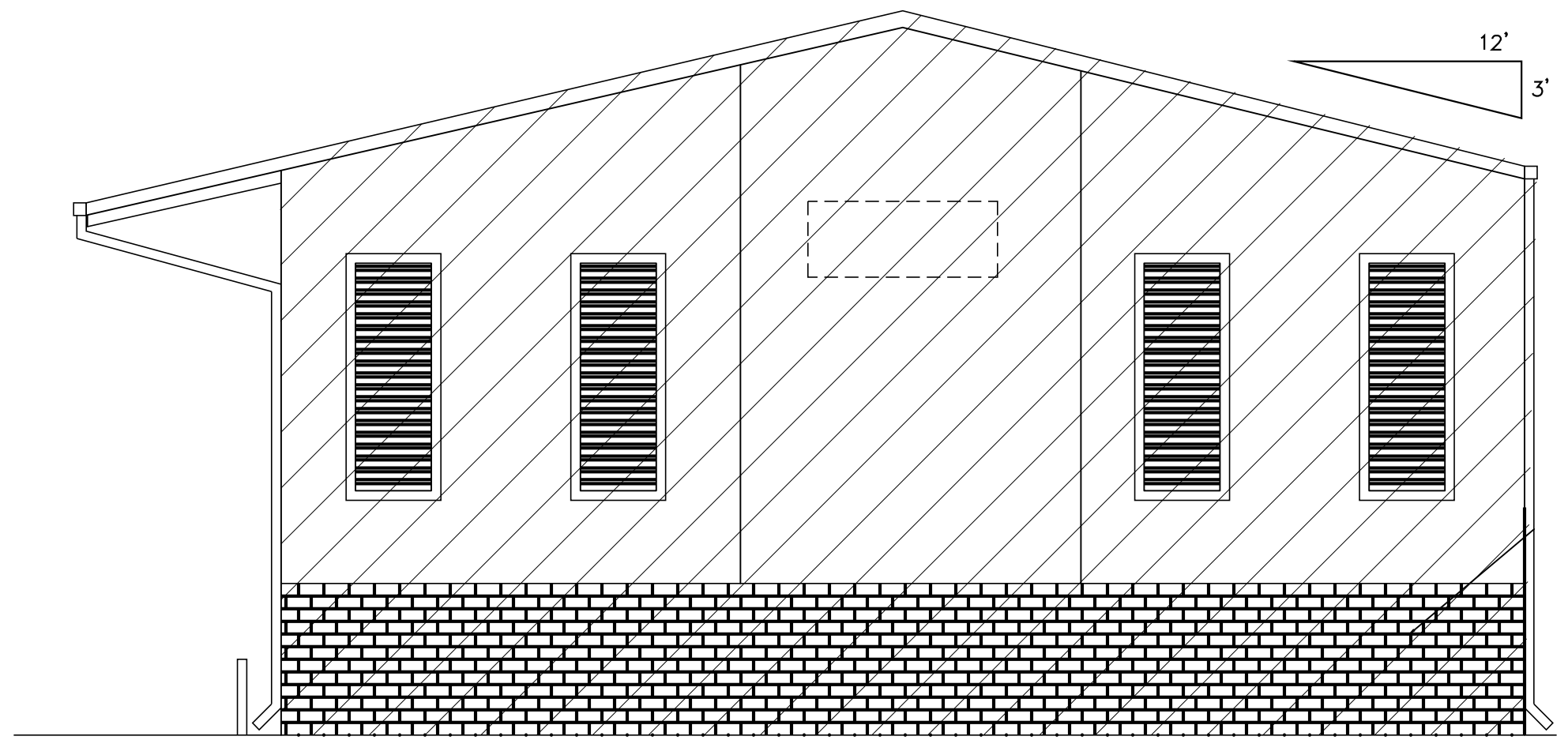
1 SOUTH ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (EXISTING TO REMAIN)  
A2.1 SCALE: 1/8" = 1'-0"

CMK Design Studio, LLC  
Planning & Design of the Built Environment  
6822 22nd Ave. N. #148  
St. Petersburg, Florida 33710  
Ph: 727.515.8461  
FL LIC. NO.: #026000858  
coro@cmkdesignstudio.com

MARCOS IBARGUEN  
AR 13117  
Drawing Not Valid Unless Signed,  
Sealed & Dated By Registered Professional



FT. PIERCE TRANSFER STATION  
WASTE MANAGEMENT INC. OF FLORIDA  
3890 SELVITZ ROAD  
FT. PIERCE, FLORIDA

NO.	REVISIONS	DATE

JOB NO.  
**1225**  
ISSUE DATE:  
08/24/12  
DRAWN BY:  
MI

SHEET TITLE  
ELEVATIONS  
SHEET NO.  
**A2.1**



**WASTE MANAGEMENT INC. OF FLORIDA**  
2700 Wiles Road  
Pompano Beach, FL 33073

June 15, 2016

Ms. Rebecca Grohall  
City of Ft. Pierce Planning Director  
100 N. US Highway 1  
Ft. Pierce, FL 34950

RE: Fort Pierce Transfer Station Expansion  
Traffic Statement

Dear Ms. Grohall:

In answer to your department's request for a traffic statement, we have the following: the expanded capacity of the Transfer Station is expected to add between 15 and 20 truck trips per week to the site.

Please contact me if you need anything further.

Sincerely,

A handwritten signature in blue ink, appearing to read 'L DeBock'.

Luke DeBock  
Project Manager  
Waste Management Inc. of Florida  
2700 Wiles Road, Pompano Beach, FL 33073  
Ph: 954-984 2029



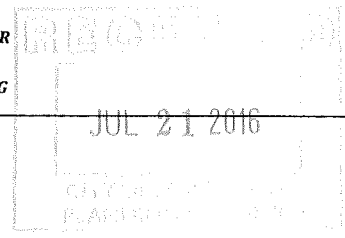


# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

3965  
Selvitz

REBECCA GROHALL, AICP, PLANNING DIRECTOR AND FPRA DIRECTOR  
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING



July 11, 2016

Dear Property Owner(s):

The applicant, **Waste Management Inc. of Florida** is requesting approval of a **Conditional Use with New Construction** to construct a 3,212 sf addition to an existing waste transfer station, at **3890 Selvitz Road**, Fort Pierce, FL. The property is zoned Heavy Industrial (I-3). The Parcel ID is 2432-222-0004-000-3.

32 35 40 S 235.93 FT OF N 634.86FT OF W 648 FT OF NW 1/4 OF NW 1/4 LYG E OF SELVITZ RD LESS THE W 10 FT. (3.00 AC- 130,479 SF) (OR 1082-1908: 3432-1908)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, August 1st, 2016** which begins at **6:30 p.m.** in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Conditional Use**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it so it is received by **5 p.m. on Monday, August 1st, 2016**. Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3741 or [vgilmore@city-ftpierce.com](mailto:vgilmore@city-ftpierce.com). Furthermore, published agenda packets for each Planning Board meeting are provided a few days in advance at the following web address: <http://cityoffortpierce.com/223/Agendas-Minutes>.

Thank you for your contribution.

Sincerely,

Vennis Gilmore  
Planning Analyst

Conditional Use with New Construction - 3890 Selvitz Road

No. 9

I approve 0

I disapprove 0

Comments:

*Sam Cleveland, Justice*

Signature

*7-21-16*

Date

Please complete and return ballot to:

**Mail**  
City of Fort Pierce  
Planning Department  
P.O. Box 1480  
Fort Pierce, FL 34954

or

**Fax**  
(772) 466-5808

or

**Email**  
[vgilmore@city-ftpierce.com](mailto:vgilmore@city-ftpierce.com)

**City Commission Regular Meeting**

**Agenda Item # 12. a.**

**Meeting Date:** 08/01/2016

**Re:** Third Quarter Financial Report

**Submitted For:** Johnna Morris, Finance Director, Finance Department

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**SUBJECT:**

Third Quarter Financial Report

**SUMMARY:**

The Financial Director prepares and presents to the City Commission and Citizens a quarterly report on the financial status of the different funds of the City. The financial report for the period ending June 30, 2016, encompasses General, Marina, Solid Waste, Golf Course, Sunrise Theatre, Building & Code, and Fort Pierce Redevelopment Agency Funds. The financial book shows comparative information for the third quarters of FY 2015 and 2016.

**RECOMMENDATION:**

The Finance Department welcomes any suggestions and/or changes to the format or contents.

**ALTERNATIVES:**

The report can be enhanced or changed completely.

**RESPONSIBLE STAFF:**

Director of Finance

**COORDINATED WITH:**

Finance Department and City Manager.

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**Fiscal Impact**

**Budgeted Y/N:** Y

**Fiscal Year:** 2016

**OTHER INFORMATION:**

Report on FY 2016 budgeted Revenue and Expenditures.

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**Attachments**

3rd Quarter Financial Report

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**Form Review**

**Inbox**

Finance Department

City Manager

Form Started By: Queen Thompkins

Final Approval Date: 07/27/2016

**Reviewed By**

Johnna Morris

Nick Mimms

**Date**

07/08/2016 11:13 AM

07/27/2016 04:14 PM

Started On: 07/06/2016 01:46 PM

THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*



**City of Fort Pierce**  
**Financial Report**

**For Quarter Ending June 30, 2016**

**CITY OF FORT PIERCE, FLORIDA  
FUND EVALUATION REPORT  
FOR THE QUARTER ENDING  
June 30, 2016**

Evaluation Criteria	General Fund	Marina Fund	Solid Waste	Golf Course	Sunrise Theatre	Building & Code
The revenue projections for the fund are on target.	Yes	Yes	Yes	Yes	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	Yes	Yes	Yes
Positive Net Operating Income	Yes	Yes	Yes	Yes	Yes	Yes
The fund cash balance is positive.	Yes	Yes	Yes	Yes	Yes	Yes
The fund current financial position is stable.	Yes	Yes	Yes	Yes	Yes	Yes

Evaluation Criteria	CRA Operating	103 CDBG	105 SHIP	106 HHR
The revenue projections for the fund are on target.	Yes	Yes	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	Yes
The fund cash balance is positive.	Yes	Yes	Yes	Yes
The fund current financial position is stable.	Yes	Yes	Yes	Yes

**GENERAL FUND**  
**Projected (Shortage) or Overage for**  
**Fiscal Year 2015/16**

	<b>1ST</b>	<b>2ND</b>	<b>3RD</b>
	<b>QUARTER</b>	<b>QUARTER</b>	<b>QUARTER</b>
<b>REVENUES:</b>			
CURRENT AD VALOREM	0	0	0
DELIQUENT AD VALOREM	0	0	0
LOCAL OPTION GAS TAX	0	0	0
TELECOMMUNICATION TAX	0	0	(35,000)
UTILITY TAX	0	25,000	125,000
OCCUPATIONAL LICENSE & PERMITS	0	0	25,000
STATE SHARED REVENUES	0	50,000	250,000
CHARGES FOR SERVICES	0	0	50,000
COURT & OTHER FINES	0	0	25,000
INTEREST ON INVESTMENTS	0	0	20,000
MISCELLANEOUS CONTRACTUAL REVENUE	0	0	35,000
UTILITY AUTHORITY TRANSFER	0	155,000	120,000
INTER-FUND TRANSFER	0	0	0
FUND BALANCE	0	0	0
<b>REVENUE TOTALS</b>	<b>0</b>	<b>230,000</b>	<b>615,000</b>



**GENERAL FUND**  
**Projected (Shortage) or Overage for**  
**Fiscal Year 2015/16    CONT'D**

	1ST QUARTER	2ND QUARTER	3RD QUARTER
EXPENDITURES:			
SALARIES AND BENEFITS	0	0	0
EXPENDITURES	0	0	0
CAPITAL	0	0	0
GRANTS AND AIDS	0	0	0
FUNDS TRANSFER	0	0	170,000
EXPENDITURES TOTALS	0	0	170,000
PROJECTED REVENUE OVERAGE (SHORTAGE)	0	230,000	445,000

**GENERAL FUND - REVENUE DETAIL**

	<b>2014/15 Budget</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Budget</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b><u>Taxes</u></b>						
311 10 Current Ad Valorem	\$ 12,437,017	\$ 11,867,724	95.42%	\$ 13,728,327	\$ 12,997,092	94.67%
311 15 Ad Valorem Adjustment Amount	(621,851)	0	0.00%	(684,831)	0	0.00%
311 20 Delinquent Ad Valorem	50,000	(10,833)	-21.67%	50,000	35,333	70.67%
312 31 Local Option Gas Tax	1,230,000	900,613	73.22%	1,100,000	912,927	82.99%
312 32 New Local Option Gas Tax	900,000	643,600	71.51%	825,000	656,983	79.63%
314 10 Public Service Electricity	1,950,000	1,484,421	76.12%	1,950,000	1,386,619	71.11%
314 11 Electricity FPL	250,000	258,276	103.31%	250,000	292,578	117.03%
314 20 Telecommunications Tax	1,600,000	991,812	61.99%	1,300,000	948,303	72.95%
314 30 Public Service Water	425,000	325,849	76.67%	425,000	273,890	64.44%
314 30 Miscellaneous Taxes	0	794	0.00%	0	582	0.00%
<b>Total Taxes</b>	<b>\$ 18,220,166</b>	<b>\$ 16,462,256</b>	<b>90.35%</b>	<b>\$ 18,943,496</b>	<b>\$ 17,504,308</b>	<b>92.40%</b>
<b><u>Licenses and Permits</u></b>						
321 20 Occupational Licenses	\$ 283,500	\$ 274,979	96.99%	\$ 270,000	\$ 276,384	102.36%
323 10 Planning & Zoning Fees	25,000	43,327	173.31%	30,000	54,112	180.37%
323 30 Amendments	3,000	11,187	372.90%	3,000	0	0.00%
323 60 Sign Fees	0	5,720	0.00%	5,000	0	0.00%
323 90 Miscellaneous	25,000	31,738	126.95%	25,000	0	0.00%
329 10 Animal Licenses	3,000	6,896	229.87%	5,000	7,671	153.42%
329 20 Lot Clearing Permits	5,000	239	4.78%	2,000	504	25.18%
329 30 Demolition Permits	0	3,794	0.00%	3,000	0	0.00%
329 90 Tree Permits/Special Events	500	0	0.00%	0	162	0.00%
329 93 Vendor Permit Fees	0	5,650	0.00%	5,000	2,646	52.92%
329 97 Sidewalk Café	0	0	0.00%	0	300	0.00%
329 98 Arcade Machines	0	2,500	0.00%	0	850	0.00%
329 99 Doggy Dining	0	0	0.00%	0	150	0.00%
<b>Total Licenses and Permits</b>	<b>\$ 345,000</b>	<b>\$ 386,030</b>	<b>111.89%</b>	<b>\$ 348,000</b>	<b>\$ 342,778</b>	<b>98.50%</b>
<b><u>Intergovernmental Revenues</u></b>						
331 50 Disaster Relief Grant	\$ 0	\$ 70,071	0.00%	\$ 0	\$ 1,111	0.00%
335 12 State Revenue Sharing	1,125,000	894,585	79.52%	1,150,000	955,156	83.06%
335 13 Half Cent Sales Tax	1,300,000	1,202,662	92.51%	1,400,000	1,250,803	89.34%
335 14 Mobile Home License	30,000	36,870	122.90%	35,000	33,863	96.75%
335 15 Beverage License	31,000	34,603	111.62%	38,000	31,160	82.00%
335 22 Casualty Premium Tax	240,000	0	0.00%	240,000	0	0.00%
335 41 Fuel Tax Refund	55,000	47,899	87.09%	55,000	38,846	70.63%

**GENERAL FUND - REVENUE DETAIL**

	2014/15 Budget	2014/15 Actual	Yr. Lapse 75%	2015/16 Budget	2015/16 Actual	Yr. Lapse 75%
<b><u>Intergovernmental Revenues contd.</u></b>						
338 20 County Shared Occup. License	58,000	11,279	19.45%	55,000	7,271	13.22%
339 10 Payments in Lieu of Tax-Hsg Auth	21,000	50,180	238.95%	21,000	0	0.00%
<b>Total Intergovernmental Rev.</b>	<b>\$ 2,860,000</b>	<b>\$ 2,348,149</b>	<b>82.10%</b>	<b>\$ 2,994,000</b>	<b>\$ 2,318,211</b>	<b>77.43%</b>
<b><u>Charges for Services</u></b>						
341 30 Sale Maps and Publications	\$ 500	\$ 0	0.00%	\$ 500	\$ 0	0.00%
341 40 Certified Copying & Rec Search	27,000	19,291	71.45%	20,000	14,826	74.13%
341 41 Reproduction-City Hall	6,000	(299)	-4.98%	0	8,235	0.00%
341 42 Application Fee	3,000	6,770	225.67%	15,000	7,550	50.33%
341 90 Investigative Surcharge	21,000	29,591	140.91%	25,000	24,158	96.63%
341 91 Jury Duty and Fees	100	19	19.00%	100	319	318.66%
341 92 Qualifying Fees	1,000	0	0.00%	1,000	1,902	190.20%
341 93 Data Processing Services	1,000	0	0.00%	1,000	0	0.00%
343 91 Lot Clearing-Admin. Charge	10,000	5,586	55.86%	7,000	4,904	70.05%
343 92 Rotation Towing-Admin. Charge	35,000	19,450	55.57%	25,000	22,150	88.60%
347 40 Community Center/Bus. Social	33,000	45,020	136.42%	40,000	52,307	130.77%
347 42 Community Center Special Events	25,000	21,710	86.84%	25,000	19,275	77.10%
347 44 Community Center Rental Fees	20,000	21,348	106.74%	22,000	22,095	100.43%
347 48 Community Center Events	10,000	13,613	136.13%	15,000	16,529	110.19%
347 49 Community Center Other	8,000	5,185	64.81%	5,000	5,845	116.91%
347 92 Youth Activity Funds	0	3,225	0.00%	0	6,968	0.00%
<b>Total Charges for Services</b>	<b>\$ 200,600</b>	<b>\$ 190,509</b>	<b>94.97%</b>	<b>\$ 201,600</b>	<b>\$ 207,062</b>	<b>102.71%</b>
<b><u>Fines and Forfeitures</u></b>						
351 10 Court Fines	\$ 70,000	\$ 55,109	78.73%	\$ 68,000	\$ 46,435	68.29%
351 30 Police Education	8,500	7,242	85.20%	8,500	5,985	70.41%
354 10 Alarm Permit Violations	15,000	425	2.83%	2,000	0	0.00%
354 20 License Penalties	10,000	14,707	147.07%	10,000	7,503	75.03%
354 30 Animal Control	4,000	6,346	158.65%	4,000	5,804	145.10%
354 50 Property Code Violations	60,000	69,065	115.11%	75,000	124,163	165.55%
<b>Total Fines &amp; Forfeitures</b>	<b>\$ 167,500</b>	<b>\$ 152,894</b>	<b>91.28%</b>	<b>\$ 167,500</b>	<b>\$ 189,890</b>	<b>113.37%</b>
<b><u>Miscellaneous Revenues</u></b>						
361 10 Interest on Investments	\$ 40,000	\$ 39,108	97.77%	\$ 50,000	\$ 66,840	133.68%
361 20 Interest of SBA	0	0	0.00%	0	6	0.00%
361 33 Other Interest Earnings	1,750	11,761	672.06%	5,000	27,421	548.43%
362 11 Anchor Carwash	1,440	0	0.00%	1,440	0	0.00%
362 13 Rent - Little Jim	24,000	18,000	75.00%	24,000	18,060	75.25%
362 13 Rent-Old City Hall	0	15,990	0.00%	27,412	20,559	75.00%
362 15 Misc. Rental	0	(167)	0.00%	0	3,635	0.00%

**GENERAL FUND - REVENUE DETAIL**

	2014/15 Budget	2014/15 Actual	Yr. Lapse 75%	2015/16 Budget	2015/16 Actual	Yr. Lapse 75%
<b><u>Miscellaneous Revenues contd.</u></b>						
363 10 Liens	2,000	7,986	399.30%	10,000	4,484	44.84%
363 30 Demolitions	0	710	0.00%	2,000	0	0.00%
363 40 Lot Clearing	0	8,143	0.00%	2,000	9,998	499.92%
363 50 Interest on Assessments	0	5,448	0.00%	100	18	18.26%
364 60 Emergency Repair Liens	0	1,555	0.00%	0	4,022	0.00%
364 41 Sales of Surplus Equipment	0	2,854	0.00%	0	0	0.00%
365 10 Sale of Scrap	0	0	0.00%	0	0	0.00%
366 90 Other Contributions/Donations	400	10,890	2722.50%	500	4,615	922.94%
367 00 Gain/Loss on Sale of Investments	5,000	9,688	193.76%	5,000	6,418	128.35%
369 31 Reimbursement of Expenditures	112,578	193,298	171.70%	120,000	145,824	121.52%
369 32 Purchasing Card Rebate	40,000	60,077	150.19%	40,000	66,460	166.15%
369 34 Wellness Program	0	0	0.00%	0	8,140	0.00%
<b><u>Reimbursement Contractual Services</u></b>						
369 40 Reimbursement-Contract Svcs	0	0	0.00%	0	0	0.00%
369 41 Marina	36,678	0	0.00%	0	0	0.00%
369 43 Community Dev. Block Grant	0	50	0.00%	0	4,956	0.00%
369 45 Stormwater	550,000	260,844	47.43%	600,000	304,905	50.82%
369 46 Golf Course	30,000	18,000	60.00%	30,000	22,500	75.00%
369 47 Sunrise Theatre	30,000	18,000	60.00%	30,000	22,500	75.00%
369 49 Accidents	15,000	0	0.00%	15,000	0	0.00%
369 50 Other Misc Revenues	5,000	8,130	-162.60%	5,000	1,960	39.19%
<b><u>Administrative Reimbursement</u></b>						
369 51 Ft. Pierce Redevelopment Agcy	75,000	56,250	75.00%	75,000	56,250	75.00%
369 52 Marina	40,000	30,000	75.00%	40,000	30,000	75.00%
369 53 Solid Waste	80,000	60,000	75.00%	80,000	60,000	75.00%
369 54 Utilities Authority	0	10,634	0.00%	0	0	0.00%
369 55 Retirement & Benefit System	125,000	79,500	63.60%	125,000	112,750	90.20%
369 59 Police Department/Detail Work	30,500	12,117	39.73%	30,500	10,792	35.38%
369 61 Building Department	85,000	63,750	75.00%	85,000	63,750	75.00%
<b><u>Other Miscellaneous Reimbursements</u></b>						
369 60 State of Florida	334,064	340,409	101.90%	389,000	397,715	102.24%
369 85 Settlement of Claims	25,000	30,495	121.98%	25,000	16,659	66.64%
369 90 Other Misc. Revenues	5,000	7,480	149.60%	5,000	1,636	32.72%
<b>Total Miscellaneous Revenues</b>	<b>\$ 1,693,410</b>	<b>\$ 1,364,740</b>	<b>80.59%</b>	<b>\$ 1,821,952</b>	<b>\$ 1,492,873</b>	<b>81.94%</b>

**GENERAL FUND - REVENUE DETAIL**

	2014/15 Budget	2014/15 Actual	Yr. Lapse 75%	2015/16 Budget	2015/16 Actual	Yr. Lapse 75%
<b>Interfund Transfers</b>						
381 23 Transfer from Special Revenue	\$ 100,000	\$ 0	0.00%	\$ 50,000	\$ 0	0.00%
381 90 Intergovernmental Fund	0	0	0.00%	0	0	0.00%
381 91 FPRA Debt Services	2,835,071	2,835,071	100.00%	2,832,437	2,745,683	96.94%
381 92 Debt Service Fund	0	0	0.00%	0	221,769	0.00%
381 93 Golf Course	0	0	0.00%	0	0	0.00%
<b>Total Interfund Transfers</b>	<b>\$ 2,935,071</b>	<b>\$ 2,835,071</b>	<b>96.59%</b>	<b>\$ 2,882,437</b>	<b>\$ 2,967,452</b>	<b>102.95%</b>
<b>Contribution from Enterprise Funds</b>						
382 10 Electricity	\$ 3,847,000	\$ 3,867,188	100.52%	\$ 3,871,140	\$ 3,871,140	100.00%
382 20 Water	811,000	873,963	107.76%	904,638	904,638	100.00%
382 30 Gas	244,000	251,159	102.93%	242,196	242,196	100.00%
382 40 Sewer	702,000	738,065	105.14%	771,492	771,492	100.00%
382 41 UA Other	220	4,865	2211.36%	3,306	19,836	600.00%
382 42 UA Advance	0	0	0.00%	0	0	0.00%
382 50 Solid Waste Transfer	1,204,000	301,000	25.00%	1,200,000	345,000	28.75%
382 60 Marina Transfer	51,111	38,333	75.00%	150,000	112,500	75.00%
382 90 Golf Course Transfer	28,000	21,000	75.00%	28,000	21,000	75.00%
<b>Total Contribution from Enterprise F</b>	<b>\$ 6,887,331</b>	<b>\$ 6,095,573</b>	<b>88.50%</b>	<b>\$ 7,170,772</b>	<b>\$ 6,287,802</b>	<b>87.69%</b>
<b>Contribution from Special Revenue Fund</b>						
383 00 Loan Proceeds	\$ 0	\$ 0	0.00%	\$ 1,400,000	\$ 1,400,000	100.00%
<b>Total Contribution from SR Funds</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0.00%</b>	<b>\$ 1,400,000</b>	<b>\$ 1,400,000</b>	<b>100.00%</b>
<b>Total Revenue</b>	<b>\$ 33,309,078</b>	<b>\$ 29,835,222</b>	<b>89.57%</b>	<b>\$ 35,929,757</b>	<b>\$ 32,710,375</b>	<b>91.04%</b>
Appropriated Fund Balance	1,508,000	0	0.00%	550,000	0	0.00%
Restricted Revenue	0	0	0.00%	(400,000)	0	0.00%
Unrestricted Fund Balance	(550,000)	0	0.00%	(226,494)	0	0.00%
<b>TOTAL GENERAL FUND RESOURCES</b>	<b>\$ 34,267,078</b>	<b>\$ 29,835,222</b>	<b>87.07%</b>	<b>\$ 35,853,263</b>	<b>\$ 32,710,375</b>	<b>91.23%</b>



**GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT**

		<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b><u>City Commission</u></b>							
10 00	Personnel Services	\$ 162,977	\$ 127,973	78.52%	\$ 167,861	\$ 121,696	72.50%
	Operating Expense	40,500	33,210	82.00%	40,500	28,017	69.18%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 203,477</u>	<u>\$ 161,183</u>	<u>79.21%</u>	<u>\$ 208,361</u>	<u>\$ 149,713</u>	<u>71.85%</u>
<b><u>City Manager</u></b>							
13 00	Personnel Services	\$ 482,447	\$ 402,262	83.38%	\$ 545,425	\$ 375,210	68.79%
	Operating Expense	60,594	45,970	75.87%	60,594	43,716	72.15%
	Capital Outlay	0	0	0.00%	0	3,026	0.00%
		<u>\$ 543,041</u>	<u>\$ 448,232</u>	<u>82.54%</u>	<u>\$ 606,019</u>	<u>\$ 421,952</u>	<u>69.63%</u>
<b><u>City Attorney</u></b>							
14 00	Personnel Services	\$ 140,108	\$ 107,775	76.92%	\$ 0	\$ 87,687	0.00%
	Operating Expense	465,000	370,934	79.77%	605,108	487,920	80.63%
	Capital Outlay	0	0	0.00%	0	8,651	0.00%
		<u>\$ 605,108</u>	<u>\$ 478,709</u>	<u>79.11%</u>	<u>\$ 605,108</u>	<u>\$ 584,258</u>	<u>96.55%</u>
<b><u>City Clerk</u></b>							
16 00	Personnel Services	\$ 245,795	\$ 178,732	72.72%	\$ 251,681	\$ 192,666	76.55%
	Operating Expense	33,115	19,429	58.67%	33,115	18,928	57.16%
	Capital Outlay	0	0	0.00%	0	1,087	0.00%
		<u>\$ 278,910</u>	<u>\$ 198,161</u>	<u>71.05%</u>	<u>\$ 284,796</u>	<u>\$ 212,680</u>	<u>74.68%</u>
<b><u>Administrative Services</u></b>							
22 00	Personnel Services	\$ 569,333	\$ 416,535	73.16%	\$ 521,661	\$ 470,397	90.17%
	Operating Expense	68,515	48,154	70.28%	68,515	61,350	89.54%
	Capital Outlay	0	0	0.00%	0	4,306	0.00%
		<u>\$ 637,848</u>	<u>\$ 464,689</u>	<u>72.85%</u>	<u>\$ 590,176</u>	<u>\$ 536,053</u>	<u>90.83%</u>

**GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT**

		<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b><u>Finance</u></b>							
24 00	Personnel Services	\$ 647,446	\$ 491,717	75.95%	\$ 699,572	\$ 460,960	65.89%
	Operating Expense	36,700	31,738	86.48%	36,700	67,910	185.04%
	Capital Outlay	0	0	0.00%	0	4,718	0.00%
		<u>\$ 684,146</u>	<u>\$ 523,455</u>	<u>76.51%</u>	<u>\$ 736,272</u>	<u>\$ 533,588</u>	<u>72.47%</u>
<b><u>Management Information Systems</u></b>							
25 00	Personnel Services	\$ 464,340	\$ 370,892	79.88%	\$ 538,242	\$ 334,791	62.20%
	Operating Expense	456,400	335,778	73.57%	456,400	273,464	59.92%
	Capital Outlay	0	0	0.00%	0	5,250	0.00%
		<u>\$ 920,740</u>	<u>\$ 706,670</u>	<u>76.75%</u>	<u>\$ 994,642</u>	<u>\$ 613,505</u>	<u>61.68%</u>
<b><u>Planning</u></b>							
29 01	Personnel Services	\$ 377,371	\$ 252,912	67.02%	\$ 395,821	\$ 302,686	76.47%
	Operating Expense	63,016	28,570	45.34%	56,016	30,350	54.18%
	Capital Outlay	0	0	0.00%	0	768	0.00%
		<u>\$ 440,387</u>	<u>\$ 281,482</u>	<u>63.92%</u>	<u>\$ 451,837</u>	<u>\$ 333,804</u>	<u>73.88%</u>
<b><u>Bldg &amp; Community Response/Code Enforcement</u></b>							
29 03	Personnel Services	\$ 526,804	\$ 393,821	74.76%	\$ 537,838	\$ 411,622	76.53%
	Operating Expense	342,885	251,354	73.31%	342,885	304,744	88.88%
	Capital Outlay	0	0	0.00%	0	2,675	0.00%
		<u>\$ 869,689</u>	<u>\$ 645,175</u>	<u>74.18%</u>	<u>\$ 880,723</u>	<u>\$ 719,041</u>	<u>81.64%</u>
<b><u>Police</u></b>							
Combined	Personnel Services	\$ 10,745,417	\$ 8,253,852	76.81%	\$ 11,062,318	\$ 8,012,770	72.43%
	Operating Expense	1,802,405	1,099,550	61.00%	1,802,405	1,010,743	56.08%
	Capital Outlay	0	17,401	0.00%	0	13,521	0.00%
		<u>\$ 12,547,822</u>	<u>\$ 9,370,803</u>	<u>74.68%</u>	<u>\$ 12,864,723</u>	<u>\$ 9,037,033</u>	<u>70.25%</u>

**GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT**

		<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b><u>Public Works/Director</u></b>							
40 02	Personnel Services	\$ 130,230	\$ 96,240	73.90%	\$ 58,729	\$ 44,809	76.30%
	Operating Expense	35,000	21,503	61.44%	35,000	14,563	41.61%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 165,230</u>	<u>\$ 117,743</u>	<u>71.26%</u>	<u>\$ 93,729</u>	<u>\$ 59,372</u>	<u>63.34%</u>
<b><u>Public Works/Fleet Maintenance</u></b>							
40 03	Personnel Services	\$ 441,588	\$ 321,742	72.86%	\$ 458,602	\$ 326,913	71.28%
	Operating Expense	33,950	19,353	57.00%	33,950	25,549	75.25%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 475,538</u>	<u>\$ 341,095</u>	<u>71.73%</u>	<u>\$ 492,552</u>	<u>\$ 352,462</u>	<u>71.56%</u>
<b><u>Public Works/Facilities Maintenance</u></b>							
40 04	Personnel Services	\$ 606,805	\$ 450,720	74.28%	\$ 593,431	\$ 461,292	77.73%
	Operating Expense	285,750	284,902	99.70%	285,750	284,852	99.69%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 892,555</u>	<u>\$ 735,622</u>	<u>82.42%</u>	<u>\$ 879,181</u>	<u>\$ 746,144</u>	<u>84.87%</u>
<b><u>Public Works/Parks &amp; Grounds</u></b>							
40 05	Personnel Services	\$ 1,154,365	\$ 933,227	80.84%	\$ 1,181,534	\$ 830,083	70.25%
	Operating Expense	727,200	371,145	51.04%	727,200	397,046	54.60%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 1,881,565</u>	<u>\$ 1,304,372</u>	<u>69.32%</u>	<u>\$ 1,908,734</u>	<u>\$ 1,227,129</u>	<u>64.29%</u>
<b><u>Public Works/Streets &amp; Drainage</u></b>							
4006	Personnel Services	\$ 857,799	\$ 678,124	79.05%	\$ 893,126	\$ 625,707	70.06%
	Operating Expense	811,450	612,464	75.48%	811,450	644,705	79.45%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 1,669,249</u>	<u>\$ 1,290,588</u>	<u>77.32%</u>	<u>\$ 1,704,576</u>	<u>\$ 1,270,412</u>	<u>74.53%</u>

**GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT**

		<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b><u>Engineering</u></b>							
44 00	Personnel Services	\$ 684,810	\$ 504,659	73.69%	\$ 693,019	\$ 501,150	72.31%
	Operating Expense	373,034	110,132	29.52%	406,232	220,287	54.23%
	Capital Outlay	0	0	0.00%	0	1,941	0.00%
		<u>\$ 1,057,844</u>	<u>\$ 614,791</u>	<u>58.12%</u>	<u>\$ 1,099,251</u>	<u>\$ 723,378</u>	<u>65.81%</u>
<b><u>Riverwalk Center</u></b>							
4504	Personnel Services	\$ 120,207	\$ 78,977	65.70%	\$ 115,147	\$ 89,281	77.54%
	Operating Expense	35,250	31,301	88.80%	35,250	36,815	104.44%
	Capital Outlay	0	450	0.00%	0	0	0.00%
		<u>\$ 155,457</u>	<u>\$ 110,728</u>	<u>71.23%</u>	<u>\$ 150,397</u>	<u>\$ 126,095</u>	<u>83.84%</u>
<b><u>Administrative</u></b>							
60 00	Personnel Services	\$ 390,977	\$ 52,252	13.36%	\$ 390,977	\$ 101,046	25.84%
	Operating Expense	3,573,923	3,159,609	88.41%	3,604,697	3,097,879	85.94%
	Capital Outlay	125,000	124,968	99.97%	1,525,000	366,376	24.02%
	Grants and Aid	210,000	215,841	102.78%	220,000	196,558	89.34%
	Non-Oper. Transfer	5,938,572	6,113,219	102.94%	5,561,512	5,617,492	101.01%
		<u>\$ 10,238,472</u>	<u>\$ 9,665,889</u>	<u>94.41%</u>	<u>\$ 11,302,186</u>	<u>\$ 9,379,352</u>	<u>82.99%</u>
<b><u>All Departments</u></b>							
	Personnel Services	\$ 18,748,819	\$ 14,112,412	75.27%	\$ 19,104,984	\$ 13,750,766	71.97%
	Operating Expense	9,244,687	6,875,096	74.37%	9,441,767	7,048,838	74.66%
	Capital Outlay	125,000	142,819	114.26%	1,525,000	412,318	27.04%
	Grants and Aid	210,000	215,841	102.78%	220,000	196,558	89.34%
	Non-Oper. Transfer	5,938,572	6,113,219	102.94%	5,561,512	5,617,492	101.01%
<b>TOTAL GENERAL FUND EXPENDITURES</b>		<u><b>\$ 34,267,078</b></u>	<u><b>\$ 27,459,387</b></u>	<u><b>80.13%</b></u>	<u><b>\$ 35,853,263</b></u>	<u><b>\$ 27,025,972</b></u>	<u><b>75.38%</b></u>

<b>Fund Title:</b>	<b>FPPA</b>	<b>Department:</b>	<b>FPPA</b>
<b>Fund/Division Number:</b>		<b>Division:</b>	

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b><u>Taxes</u></b>						
311 10 Ad Valorem Taxes	\$ 4,069,623	\$ 4,101,702	100.79%	\$ 4,445,548	\$ 4,443,310	99.95%
<b>Total Taxes</b>	<b>\$ 4,069,623</b>	<b>\$ 4,101,702</b>	<b>100.79%</b>	<b>\$ 4,445,548</b>	<b>\$ 4,443,310</b>	<b>99.95%</b>
<b><u>Licenses and Permits</u></b>						
329 20 Lot Clearing	\$ 0	\$ 5,009	0.00%	\$ 0	\$ 44	0.00%
<b>Total Licenses and Permits</b>	<b>\$ 0</b>	<b>\$ 5,009</b>	<b>0.00%</b>	<b>\$ 0</b>	<b>\$ 44</b>	<b>0.00%</b>
<b><u>Intergovernmental</u></b>						
334 90 EPA Brownfield	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%
347 54 Marina Dockage	85,000	58,487	68.81%	75,000	46,832	62.44%
384 90 Other State Grants	0	0	0.00%	0	0	0.00%
<b>Total Intergovernmental</b>	<b>\$ 85,000</b>	<b>\$ 58,487</b>	<b>68.81%</b>	<b>\$ 75,000</b>	<b>\$ 46,832</b>	<b>62.44%</b>
<b><u>Miscellaneous Revenue</u></b>						
361 10 Interest on Investments	\$ 100	\$ 622	622.00%	\$ 500	\$ 4,668	933.50%
362 14 Leases	95,000	112,985	118.93%	148,000	133,805	90.41%
363 10 Liens	1,000	4,949	494.90%	1,000	185	18.52%
366 90 FPAT	0	1,600	0.00%	0	1,350	0.00%
369 31 Reimburse - Expenditures	12,000	9,879	82.33%	9,000	21,421	238.01%
369 40 Reimburse - Contract Svcs.	0	400,000	0.00%	0	0	0.00%
369 44 Reimburse - Contract Svcs./FPUA	0	635,802	0.00%	0	0	0.00%
369 31 Other Misc. Revenues	25,000	11,440	45.76%	2,000	998,417	49920.86%
<b>Total Miscellaneous Revenues</b>	<b>\$ 133,100</b>	<b>\$ 1,177,277</b>	<b>884.51%</b>	<b>\$ 160,500</b>	<b>\$ 1,159,846</b>	<b>722.65%</b>
<b><u>Transfers</u></b>						
381 01 Transfer from General Fund	\$ 2,051,629	\$ 2,051,629	100.00%	\$ 1,676,422	\$ 1,451,422	86.58%
381 04 Transfer from Construction Fund	0	0	0.00%	0	5,929	0.00%
<b>Total Transfers</b>	<b>\$ 2,051,629</b>	<b>\$ 2,051,629</b>	<b>100.00%</b>	<b>\$ 1,676,422</b>	<b>\$ 1,457,351</b>	<b>86.93%</b>
<b>Total Revenues</b>	<b>\$ 6,339,352</b>	<b>\$ 7,394,104</b>	<b>116.64%</b>	<b>\$ 6,357,470</b>	<b>\$ 7,107,383</b>	<b>111.80%</b>
Prior Year Carry-Overs Operating	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%
<b>TOTAL RESOURCES</b>	<b>\$ 6,339,352</b>	<b>\$ 7,394,104</b>	<b>116.64%</b>	<b>\$ 6,357,470</b>	<b>\$ 7,107,383</b>	<b>111.80%</b>



<b>Fund Title:</b>	<b>FPRA</b>	<b>Department:</b>	<b>FPRA</b>
<b>Fund/Division Number:</b>		<b>Division:</b>	

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b>Total Personnel Services</b>	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%
<b>Total Operating Expense</b>	306,500	240,864	78.59%	323,500	326,920	101.06%
<b>Total Capital Outlay</b>	0	1,017,855	0.00%	0	650,406	0.00%
<b>Total Grants - Programs &amp; Projects</b>	20,000	76	0.38%	20,000	12,852	64.26%
<b>Total Transfers</b>	6,012,852	5,749,083	95.61%	6,013,970	3,301,087	54.89%
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 6,339,352</b>	<b>\$ 7,007,878</b>	110.55%	<b>\$ 6,357,470</b>	<b>\$ 4,291,266</b>	67.50%

**Fund Title: Urban Redevelopment**  
**Fund/Division Number:**

**Department: CDBG, SHIP, NSP**  
**Division:**

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b><u>CDBG REVENUE</u></b>						
331 90 Entitlement Grant	\$ 510,702	387,795	75.93%	\$ 0	300,353	0.00%
331 92 Program Income	0	385	0.00%	5,000	1,490	29.81%
334 69 State Grant/Highwayman	0	0	0.00%	0	8,250	0.00%
361 39 Other Interest Earnings	49	49	100.00%	1,000	1,763	176.25%
369 41 Contractual Svcs./CDBG	103,823	0	0.00%	0	0	0.00%
369 90 Miscellaneous Revenue	0	1,124	0.00%	0	10,000	0.00%
369 31 Reimb. of Expenditures	0	0	0.00%	0	0	0.00%
Carry Over Funding	169,959	0	0.00%	793,885	0	0.00%
<b>TOTAL REVENUE</b>	<b>\$ 784,533</b>	<b>\$ 389,353</b>	<b>49.63%</b>	<b>\$ 799,885</b>	<b>\$ 321,856</b>	<b>40.24%</b>
<b><u>TRANSFERS</u></b>						
369 41 Contractual Svc./CDBG	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%
381 10 Transfer from General	0	0	0.00%	86,072	0	0.00%
<b>TOTAL TRANSFERS</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0.00%</b>	<b>\$ 86,072</b>	<b>\$ 0</b>	<b>0.00%</b>
<b>TOTAL CDBG REVENUE</b>	<b>\$ 784,533</b>	<b>\$ 389,353</b>	<b>49.63%</b>	<b>\$ 885,957</b>	<b>\$ 321,856</b>	<b>36.33%</b>

Fund Title: Department of Urban Redevelopment			CDBG, SHIP, NSP					
Fund/Division Number:			2014/15 Adopted	2014/15 Actual	Yr. Lapse 75%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 75%
<b><u>CDBG Department</u></b>								
<b><u>Administrative</u></b>								
10 10	Personnel Services	\$ 103,823	\$ 124,969	120.37%	\$ 64,830	\$ 119,260	183.96%	
34 90	Administrative-Contractual	61,276	2,500	4.08%	30,000	6,575	21.92%	
49 60	Administrative Expenses	39,264	15,597	39.72%	86,072	14,839	17.24%	
<b><u>Rehabilitation Department</u></b>								
34 40	Demolition	\$ 0	\$ 2,425	0.00%	\$ 0	\$ 0	0.00%	
83 30	Senior Citizens Housing	0	0	0.00%	0	0	0.00%	
83 40	Other Grants & Aids	0	34,354	0.00%	0	129,618	0.00%	
83 82	Code Enforcement	100,000	0	0.00%	50,000		0.00%	
<b><u>Economic Development</u></b>								
83 80	Lincoln Park Mainstreet	\$ 50,000	\$ 50,000	100.00%	\$ 50,000	\$ 37,500	75.00%	
83 80	Fort Pierce Mainstreet	50,000	50,000	100.00%	50,000	40,000	80.00%	
83 83	Economic Tourism Development	45,000	49,072	109.05%	120,000	0	0.00%	
83 87	Commercial Facades	52,162	38,162	73.16%	0	20,127	0.00%	
83 84	FPAT	0	0	0.00%	0	16,846	0.00%	
83 86	Historic Neigh/Public Art	0	0	0.00%	0	0	0.00%	
83 86	Local Art/Cultural Heritage	15,000	5,065	33.77%	45,318	0	0.00%	
<b><u>Public Service</u></b>								
83 97	Project Energy Cons/Public Fac.	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%	
83 97	Public Amenities-Track	23,000	0	0.00%	0	0	0.00%	
83 98	Youth and Children Projects	75,000	39,115	52.15%	70,000	0	0.00%	
<b>Total CDBG</b>		<b>\$ 614,525</b>	<b>\$ 411,259</b>	<b>66.92%</b>	<b>\$ 566,220</b>	<b>\$ 384,765</b>	<b>67.95%</b>	
<b><u>Prior Grants-Programs &amp; Projects</u></b>								
49 60	Administrative Expenses	\$ 0	\$ 0	0.00%	\$ 78,215	\$ 0	0.00%	
83 10	Housing Rehabilitation (Roll-over)	20,000	0	0.00%	53,007	1,741	3.28%	
83 30	Senior Citizen Security	0	0	0.00%	0	0	0.00%	
83 41	Commercial Facades	22,838	2,020	8.84%	67,978	0	0.00%	
83 45	Weatherization	0	13,902	0.00%	0	2,240	0.00%	
83 82	Code Enforcement	0	0	0.00%	15,385	0	0.00%	
83 83	ED Manufacturing of Business	0	0	0.00%	32,764	0	0.00%	
83 85	Community Focal Point	0	0	0.00%	4,535	0	0.00%	
83 86	Historic Neigh/Public Art	0	0	0.00%	23,876	0	0.00%	
83 98	Public Service	0	0	0.00%	35,079	15,585	44.43%	
83 99	Infrastructure Improvements	100,000	15,500	15.50%	361,669	0	0.00%	
83 99	Playground Equipment (Roll Over)	27,121	0	0.00%	50,000	0	0.00%	
<b>Total Roll-Over Expenditures</b>		<b>\$ 169,959</b>	<b>\$ 31,422</b>	<b>18.49%</b>	<b>\$ 722,508</b>	<b>\$ 19,566</b>	<b>2.71%</b>	

Fund Title: Department of Urban Redevelopment				CDBG, SHIP, NSP			
Fund/Division Number:							
		2014/15 Adopted	2014/15 Actual	Yr. Lapse 75%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 75%
<b>Capital</b>							
99 99	Unencumbered	\$ 0	\$ 0	0.00%	\$ 71,377	\$ 0	0.00%
<b>Total Capital</b>		<b>\$ 0</b>	<b>\$ 0</b>	<b>0.00%</b>	<b>\$ 71,377</b>	<b>\$ 0</b>	<b>0.00%</b>
<b>TOTAL CDBG APPROPRIATIONS</b>		<b>\$ 784,484</b>	<b>\$ 442,681</b>	<b>56.43%</b>	<b>\$ 1,360,105</b>	<b>\$ 404,331</b>	<b>29.73%</b>
<b>Section 108 &amp; BEDI</b>							
331 93	BEDI Grant	\$ 81,600	\$ 61,230	75.04%	\$ 0	\$ 0	0.00%
331 94	Section 108 Loan	0	0	0.00%	0	0	0.00%
361 10	Interest on Investments	100	363	363.00%	0	0	0.00%
361 40	Other Interest BEDI Account	1,500	307	20.47%	0	0	0.00%
361 40	Other Interest Section 108	0	0	0.00%	0	0	0.00%
<b>Total Section 108 &amp; BEDI</b>		<b>\$ 83,200</b>	<b>\$ 61,900</b>	<b>74.40%</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0.00%</b>
<b>Section 108 &amp; BEDI Expenditures</b>							
49 60	Administrative	\$ 0	\$ 76	0.00%	\$ 0	\$ 0	0.00%
<b>Debt Service</b>							
70 10	Principal	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%
70 20	Interest	0	0	0.00%	0	0	0.00%
<b>TOTAL SECTION 108 &amp; BEDI</b>		<b>\$ 0</b>	<b>\$ 76</b>	<b>0.00%</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0.00%</b>
<b>SHIP REVENUES</b>							
344 90	SHIP	\$ 194,664	\$ 174,683	89.74%	\$ 204,112	\$ 176,457	86.45%
334 50	Program Income	0	100	0.00%	0	0	0.00%
361 10	Interest on Investments	300	449	149.67%	0	3,377	0.00%
369 90	Other Misc. Revenues	0	0	0.00%	0	12,000	0.00%
381 90	Program Income HHR	0	0	0.00%	0	34,026	0.00%
	Carry Over Funding	145,000	0	0.00%	44,506	0	0.00%
<b>Total SHIP Revenue</b>		<b>\$ 339,964</b>	<b>\$ 175,232</b>	<b>51.54%</b>	<b>\$ 248,618</b>	<b>\$ 225,860</b>	<b>90.85%</b>
<b>SHIP EXPENDITURES</b>							
	Total Operating Expenses	\$ 5,840	\$ 3,325	56.93%	\$ 20,411	\$ 2,120	10.39%
	Total Grants-Programs & Projects	334,124	147,348	44.10%	228,207	26,461	11.60%
<b>TOTAL SHIP APPROPRIATIONS</b>		<b>\$ 339,964</b>	<b>\$ 150,673</b>	<b>44.32%</b>	<b>\$ 248,618</b>	<b>\$ 28,581</b>	<b>11.50%</b>

<b>Fund Title: Department of Urban Redevelopment</b>	<b>CDBG, SHIP, NSP</b>					
<b>Fund/Division Number:</b>						

	2014/15 Adopted	2014/15 Actual	Yr. Lapse 75%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 75%
<b>Emergency Services Grant Fund</b>						
331 50 Wind Mitigation (Windows)	\$ 0	\$ 618,588	0.00%	\$ 0	\$ 0	0.00%
<b>Total Grant Funds</b>	<b>\$ 0</b>	<b>\$ 618,588</b>	<b>0.00%</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0.00%</b>

	2014/15 Adopted	2014/15 Actual	Yr. Lapse 75%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 75%
<b>Emergency Services Grant Fund Exp.</b>						
Administrative	\$ 0	\$ 11,024	0.00%	\$ 0	\$ 0	0.00%
Consultant Fees	0	0	0.00%	0	0	0.00%
Project Management	0	0	0.00%	0	0	0.00%
Buildings/Windows	0	407,033	0.00%	0	0	0.00%
<b>TOTAL EMERG. MGMNT APPROPRIATIONS</b>	<b>\$ 0</b>	<b>\$ 418,057</b>	<b>0.00%</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0.00%</b>



<b>Fund Title:</b>	<b>Urban Redevelopment</b>	<b>Department:</b>	<b>Grant Administration</b>
<b>Fund/Division Number:</b>		<b>Division:</b>	

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b><u>Licenses and Permits</u></b>						
334 50 Program Income	\$ 51,000	\$ 36,028	70.64%	\$ 50,000	( \$805)	-1.61%
<b>Total Licenses and Permits</b>	<b>\$ 51,000</b>	<b>\$ 36,028</b>	<b>70.64%</b>	<b>\$ 50,000</b>	<b>( \$805)</b>	<b>-1.61%</b>
<b><u>Miscellaneous Revenue</u></b>						
361 10 Interest on Investments	\$ 162	\$ 354	218.52%	\$ 250	\$ 505	202.19%
361 38 HHRP Loan	22,963	16,311	71.03%	25,000	15,016	60.06%
362 30 Miscellaneous	0	884	0.00%	0	110	0.00%
369 33 Escrow Reimbursement	42,592	39,646	93.08%	43,000	30,681	71.35%
334 90 Hardest Hit	0	0	0.00%	0	0	0.00%
369 41 Contractual Svcs./CDBG	0	0	0.00%	0	0	0.00%
369 41 Contractual Svcs./FEMA	0	20,040	0.00%	0	0	0.00%
369 41 Contractual Svcs./FEMA Windws	0	11,023	0.00%	0	0	0.00%
369 41 Contractual Svcs./SHIP	0	0	0.00%	0	0	0.00%
369 90 Other Misc. Revenues	0	(280)	0.00%	0	0	0.00%
Carry Forward Funding	100,000	0	0.00%	125,000	0	0.00%
<b>Total Miscellaneous Revenues</b>	<b>\$ 165,717</b>	<b>\$ 87,978</b>	<b>53.09%</b>	<b>\$ 193,250</b>	<b>\$ 46,312</b>	<b>23.97%</b>
<b><u>Interfund Transfer</u></b>						
381 10 General Fund	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%
<b>Total Interfund Transfers</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0.00%</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0.00%</b>
<b>Total Revenues</b>	<b>\$ 216,717</b>	<b>\$ 124,006</b>	<b>57.22%</b>	<b>\$ 243,250</b>	<b>\$ 45,507</b>	<b>18.71%</b>
<b>TOTAL RESOURCES</b>	<b>\$ 216,717</b>	<b>\$ 124,006</b>	<b>57.22%</b>	<b>\$ 243,250</b>	<b>\$ 45,507</b>	<b>18.71%</b>

<b>Fund</b>	<b>Urban Redevelopment</b>	<b>Department:</b>	<b>Grant Administration</b>
<b>Fund/Division Number:</b>		<b>Division:</b>	

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b>Total Personnel Services</b>	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%
<b>Total Operating Expense</b>	216,717	43,133	19.90%	243,250	30,675	12.61%
<b>Total Capital Outlay</b>	0	0	0.00%	0	0	0.00%
<b>Total Grants - Private Orgs.</b>	0	0	0.00%	0	0	0.00%
<b>Total Grants - Programs &amp; Projects</b>	0	0	0.00%	0	0	0.00%
<b>Total Transfers</b>	0	0	0.00%	0	0	0.00%
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 216,717</b>	<b>\$ 43,133</b>	19.90%	<b>\$ 243,250</b>	<b>\$ 30,675</b>	12.61%

**CITY OF FORT PIERCE  
MARINA FUND (401)  
OPERATING STATEMENT**

**JUNE 30, 2016**

**3RD QUARTER-JUNE '15 to 3RD QUARTER-JUNE '16 COMPARISON**

	<b>3RD QUARTER 6/30/2015</b>	<b>3RD QUARTER 6/30/2016</b>
<b>OPERATING INCOME</b>		
CHARGES FOR SERVICES	\$ 639,768	\$ 1,050,947
MISCELLANEOUS	1,093,263	1,173,267
GRANTS	574,222	0
<b>TOTAL OPERATING INCOME</b>	<u>\$ 2,307,253</u>	<u>\$ 2,224,214</u>
<b>OPERATING EXPENSES</b>		
PERSONAL SERVICES	\$ 259,143	\$ 270,494
ADMINISTRATIVE CHARGES	93,698	73,418
CONTRACTUAL FEES	113,294	127,343
UTILITIES	75,640	79,234
COST OF GOODS SOLD	626,198	592,392
DEPRECIATION	568,337	688,965
OTHER OPERATING EXPENSES	546,795	490,105
<b>TOTAL OPERATING EXPENSES</b>	<u>\$ 2,283,105</u>	<u>\$ 2,321,951</u>
<b>NET OPERATING INCOME (LOSS)</b>	\$ 24,148	( <b>\$97,737</b> )
<b>NON-OPERATING REVENUES</b>		
INTEREST ON INVESTMENTS	\$ 4,497	\$ 1,326
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
	<u>\$ 4,497</u>	<u>\$ 1,326</u>
<b>NON-OPERATING EXPENSES</b>		
DEBT SERVICE	\$ 173,299	\$ 192,664
OTHER NON-OPERATING EXPENSES	9,356	0
TRANSFER-OUT	38,333	112,500
<b>TOTAL NON-OPERATING EXPENSES</b>	<u>\$ 220,988</u>	<u>\$ 305,164</u>
<b>NET NON-OPERATING INCOME (LOSS)</b>	( <b>\$216,491</b> )	( <b>\$303,838</b> )
<b>NET INCOME (LOSS)</b>	<u><u>(<b>\$192,343</b>)</u></u>	<u><u>(<b>\$401,575</b>)</u></u>

<b>Fund Title:</b>	<b>Marina</b>	<b>Department:</b>	<b>Marina</b>
<b>Fund/Division Number:</b>		<b>Division:</b>	

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b>Grants</b>						
331 50 Disaster Relief/Federal	\$5,490,689	\$ 476,514	8.68%	\$0	\$ 0	0.00%
334 39 Physical Environmental Grant	47,334	45,000	95.07%	470,000	0	0.00%
334 50 Disaster Relief	0	52,708	0.00%	0	0	0.00%
<b>Total Grants</b>	<b>\$ 5,538,023</b>	<b>\$ 574,222</b>	<b>10.37%</b>	<b>\$ 470,000</b>	<b>\$ 0</b>	<b>0.00%</b>
<b>Charges for Services</b>						
347 54 Dockage	\$ 450,000	\$ 375,536	83.45%	\$ 875,000	\$ 563,270	64.37%
347 55 Transient Dockage	180,000	264,232	146.80%	664,348	487,677	73.41%
<b>Total Charges for Services</b>	<b>\$ 630,000</b>	<b>\$ 639,768</b>	<b>101.55%</b>	<b>\$ 1,539,348</b>	<b>\$ 1,050,947</b>	<b>68.27%</b>
<b>Miscellaneous Revenue</b>						
361 10 Interest Earnings	\$ 10,000	\$ 4,497	44.97%	\$ 5,000	\$ 1,324	26.48%
361 20 Interest of SBA	2,000	0	0.00%	0	2	0.00%
362 14 Leases	34,000	17,216	50.64%	34,000	6,403	18.83%
362 15 Tiki Lease	180,000	167,304	92.95%	180,000	186,812	103.78%
369 31 Reimbursement of Expenditures	0	3,271	0.00%	0	42	0.00%
369 70 Events	2,000	0	0.00%	10,000	0	0.00%
369 90 Other Misc. Revenues	2,500	3,073	122.92%	10,000	2,713	27.13%
369 91 Gas and Oil Sales	845,000	655,385	77.56%	950,000	647,967	68.21%
369 92 Electric Utility Sales	73,000	74,889	102.59%	125,000	98,434	78.75%
369 93 Utility Fees	14,000	11,662	83.30%	22,000	12,932	58.78%
369 94 Soda, Candy & Ice Sales	148,000	132,699	89.66%	150,000	162,993	108.66%
369 95 Commissions	800	750	93.75%	0	0	0.00%
369 96 Late Payment Charges	1,500	1,280	85.33%	2,000	2,211	110.54%
369 97 Live Aboards	13,500	22,848	169.24%	35,000	42,233	120.67%
369 98 Other Miscellaneous Revenues	2,500	2,885	115.40%	3,800	10,527	277.02%
<b>Total Miscellaneous Revenue</b>	<b>\$ 1,328,800</b>	<b>\$ 1,097,759</b>	<b>82.61%</b>	<b>\$ 1,526,800</b>	<b>\$ 1,174,593</b>	<b>76.93%</b>
<b>Total Revenue</b>	<b>\$ 7,496,823</b>	<b>\$ 2,311,749</b>	<b>30.84%</b>	<b>\$ 3,536,148</b>	<b>\$ 2,225,541</b>	<b>62.94%</b>
Appropriated Retained Earnings	6,537,588	0	0.00%	27,122	0	0.00%
<b>TOTAL RESOURCES</b>	<b>\$ 14,034,411</b>	<b>\$ 2,311,749</b>	<b>16.47%</b>	<b>\$ 3,563,270</b>	<b>\$ 2,225,541</b>	<b>62.46%</b>

<b>Fund Title:</b>	<b>Marina</b>	<b>Department:</b>	<b>Marina</b>
<b>Fund/Division Number:</b>		<b>Division:</b>	

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b>Total Personnel Services</b>	\$ 342,025	\$ 259,143	75.77%	\$ 351,859	\$ 270,494	76.88%
<b>Total Operating Expense</b>	2,325,004	2,023,961	87.05%	2,714,454	2,051,458	75.58%
<b>Total Capital Outlay</b>	12,010,000	7,807,755	65.01%	498,000	20,588	4.13%
<b>Total Debt Service</b>	96,343	173,299	179.88%	451,114	192,664	42.71%
<b>Total Non-Operating Expenses</b>	111,039	47,689	42.95%	305,626	112,500	36.81%
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 14,884,411</b>	<b>\$ 10,311,847</b>	<b>69.28%</b>	<b>\$ 4,321,053</b>	<b>\$ 2,647,703</b>	<b>61.27%</b>



**CITY OF FORT PIERCE  
SOLID WASTE FUND (402)  
OPERATING STATEMENT**

**JUNE 30, 2016**

**3RD QUARTER-JUNE '15 to 3RD QUARTER-JUNE '16 COMPARISON**

	<b>3RD QUARTER 6/30/2015</b>	<b>3RD QUARTER 6/30/2016</b>
<b>OPERATING INCOME</b>		
CHARGES FOR SERVICES	\$ 4,761,843	\$ 4,883,115
MISCELLANEOUS	10,639	10,740
GRANTS	0	0
<b>TOTAL OPERATING INCOME</b>	<u>\$ 4,772,482</u>	<u>\$ 4,893,855</u>
<b>OPERATING EXPENSES</b>		
PERSONAL SERVICES	\$ 1,433,797	\$ 1,456,659
ADMINISTRATIVE CHARGES	60,011	60,100
LANDFILL CHARGES	1,124,431	1,219,286
CONTRACTUAL	441,513	484,171
DEPRECIATION	245,285	220,248
OTHER OPERATING EXPENSES	761,441	833,110
<b>TOTAL OPERATING EXPENSES</b>	<u>\$ 4,066,477</u>	<u>\$ 4,273,574</u>
<b>NET OPERATING INCOME (LOSS)</b>	\$ 706,005	\$ 620,281
<b>NON-OPERATING REVENUES</b>		
INTEREST ON INVESTMENTS	\$ 1,272	(\$518)
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
<b>TOTAL NON-OPERATING REVENUES</b>	<u>\$ 1,272</u>	<u>(\$518)</u>
<b>NON-OPERATING EXPENSES</b>		
OTHER NON-OPERATING EXPENSES	\$ 0	\$ 0
TRANSFER-OUT	301,000	345,000
<b>TOTAL NON-OPERATING EXPENSES</b>	<u>\$ 301,000</u>	<u>\$ 345,000</u>
<b>NET NON-OPERATING INCOME (LOSS)</b>	(\$299,728)	(\$345,518)
<b>NET INCOME (LOSS)</b>	<u><u>\$ 406,277</u></u>	<u><u>\$ 274,763</u></u>

<b>Fund Title:</b>	<b>Solid Waste Fund</b>	<b>Department:</b>	<b>Solid Waste</b>
<b>Fund/Division Number:</b>	<b>402-0000</b>	<b>Division:</b>	

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b><u>Charges for Services</u></b>						
343 40 Residential Service	\$ 2,500,000	\$ 2,014,961	80.60%	\$ 2,500,000	\$ 2,015,400	80.62%
343 41 Commercial Service	3,200,000	2,419,228	75.60%	3,200,000	2,546,148	79.57%
343 43 Commercial Trash	85,000	76,477	89.97%	85,000	75,968	89.37%
343 44 Recycling	290,000	235,604	81.24%	300,000	242,465	80.82%
343 45 Other Income	0	1,191	0.00%	2,000	265	13.24%
343 46 Recycling Program	3,600	14,382	399.50%	20,000	2,909	14.54%
<b>Total Charges for Services</b>	<b>\$ 6,078,600</b>	<b>\$ 4,761,843</b>	<b>78.34%</b>	<b>\$ 6,107,000</b>	<b>\$ 4,883,155</b>	<b>79.96%</b>
<b><u>Miscellaneous Revenue</u></b>						
361 10 Interest on Investments	\$ 4,000	\$ 1,272	31.80%	\$ 4,000	( \$518)	-12.95%
361 20 Sale of Surplus	0	1,827	0.00%	0	0	0.00%
364 41 Other Contributions/Donations	0	5,563	0.00%	0	11,175	0.00%
369 90 Miscellaneous Revenues	0	3,249	0.00%	0	82	0.00%
<b>Total Miscellaneous Revenue</b>	<b>\$ 4,000</b>	<b>\$ 11,911</b>	<b>297.78%</b>	<b>\$ 4,000</b>	<b>\$ 10,740</b>	<b>268.49%</b>
<b>Total Revenues</b>	<b>\$ 6,082,600</b>	<b>\$ 4,773,754</b>	<b>78.48%</b>	<b>\$ 6,111,000</b>	<b>\$ 4,893,895</b>	<b>80.08%</b>
Appropriated Retained Earnings	617,319	0	0.00%	191,280	0	0.00%
<b>TOTAL RESOURCES</b>	<b>\$ 6,699,919</b>	<b>\$ 4,773,754</b>	<b>71.25%</b>	<b>\$ 6,302,280</b>	<b>\$ 4,893,895</b>	<b>77.65%</b>

<b>Fund Title:</b>	<b>Solid Waste Fund</b>	<b>Department:</b>	<b>Solid Waste</b>
<b>Fund/Division Number:</b>	<b>402-4200-534</b>	<b>Division:</b>	

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b>Total Personnel Services</b>	\$ 1,966,570	\$ 1,458,972	74.19%	\$ 2,017,627	\$ 1,456,659	72.20%
<b>Total Operating Expense</b>	3,277,349	2,650,932	80.89%	3,084,653	2,816,915	91.32%
<b>Total Capital Outlay</b>	627,000	134,953	21.52%	350,000	147,211	42.06%
<b>Total Non-Operating Expense</b>	1,204,000	301,000	25.00%	1,200,000	345,000	28.75%
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 7,074,919</b>	<b>\$ 4,545,857</b>	<b>64.25%</b>	<b>\$ 6,652,280</b>	<b>\$ 4,765,785</b>	<b>71.64%</b>

**CITY OF FORT PIERCE  
GOLF COURSE (405)  
OPERATING STATEMENT**

**JUNE 30, 2016**

**3RD QUARTER-JUNE '15 to 3RD QUARTER-JUNE '16 COMPARISON**

	<b>3RD QUARTER 6/30/2015</b>	<b>3RD QUARTER 6/30/2016</b>
<b>OPERATING INCOME</b>		
CHARGES FOR SERVICES	\$ 1,081,224	\$ 989,965
MISCELLANEOUS	94,531	102,038
GRANTS	0	0
<b>TOTAL OPERATING INCOME</b>	\$ 1,175,755	\$ 1,092,003
<b>OPERATING EXPENSES</b>		
PERSONAL SERVICES	\$ 460,442	\$ 446,865
ADMINISTRATIVE CHARGES	44,351	46,464
CONTRACTUAL FEES	83,570	82,864
UTILITIES	47,438	40,952
COST OF GOODS SOLD	76,206	50,571
DEPRECIATION	105,236	101,750
OTHER OPERATING EXPENSES	347,356	387,060
<b>TOTAL OPERATING EXPENSES</b>	\$ 1,164,599	\$ 1,156,525
<b>NET OPERATING INCOME (LOSS)</b>	\$ 11,156	(\$64,523)
<b>NON-OPERATING REVENUES</b>		
INTEREST ON INVESTMENTS	\$ 204	\$ 131
TRANSFER FROM OTHER FUNDS	0	170,000
OTHER NON-OPERATING REVENUES	0	0
<b>TOTAL NON-OPERATING REVENUES</b>	\$ 204	\$ 170,131
<b>NON-OPERATING EXPENSES</b>		
OTHER NON-OPERATING EXPENSES	\$ 1,139	\$ 58
TRANSFER-OUT	21,000	21,000
<b>TOTAL NON-OPERATING EXPENSES</b>	\$ 22,139	\$ 21,058
<b>NET NON-OPERATING INCOME (LOSS)</b>	(\$21,935)	\$ 149,073
<b>NET INCOME (LOSS)</b>	(\$10,779)	\$ 84,551

<b>Fund Title:</b>	<b>Golf Course Fund</b>	<b>Department:</b>	<b>Golf Course</b>
<b>Fund/Division Number:</b>	<b>405 0000</b>	<b>Division:</b>	

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b><u>Charges for Services</u></b>						
347 20 Membership Dues	\$ 10,000	\$ 2,510	25.10%	\$ 2,500	\$ 2,510	100.40%
347 22 Other Memberships	40,000	27,111	67.78%	40,000	24,188	60.47%
347 24 Golf Fees	1,273,000	1,024,414	80.47%	1,245,000	942,315	75.69%
347 25 Driving Range	42,000	27,189	64.74%	40,000	20,952	52.38%
<b>Total Charges for Services</b>	<b>\$ 1,365,000</b>	<b>\$ 1,081,224</b>	<b>79.21%</b>	<b>\$ 1,327,500</b>	<b>\$ 989,965</b>	<b>74.57%</b>
<b><u>Miscellaneous Revenue</u></b>						
361 10 Interest Earnings	\$ 250	\$ 204	81.60%	\$ 250	\$ 131	52.39%
369 25 Pro Shop Merchandise	46,000	29,174	63.42%	42,000	32,854	78.22%
369 80 Food	26,000	20,297	78.07%	22,000	17,639	80.18%
369 89 Packaged Sales	36,500	28,035	76.81%	36,500	24,846	68.07%
369 90 Misc Revenues	5,000	2,282	45.64%	5,000	13,103	262.06%
369 94 Snacks & Beverages	28,000	14,743	52.65%	25,000	13,596	54.39%
369 98 Other Misc Revenues	0	0	0.00%	0	0	0.00%
<b>Total Miscellaneous Revenue</b>	<b>\$ 141,750</b>	<b>\$ 94,735</b>	<b>66.83%</b>	<b>\$ 130,750</b>	<b>\$ 102,168</b>	<b>78.14%</b>
<b><u>Transfers</u></b>						
381 01 Transfer from General Fund	\$ 0	\$0	0.00%	\$ 0	\$170,000	0.00%
382 50 Transfer from Solid Waste	0	0	0.00%	0	0	0.00%
<b>Total Transfers</b>	<b>\$0</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$0</b>	<b>\$170,000</b>	<b>0.00%</b>
<b>Total Revenues</b>	<b>\$ 1,506,750</b>	<b>\$ 1,175,959</b>	<b>78.05%</b>	<b>\$ 1,458,250</b>	<b>\$ 1,262,133</b>	<b>86.55%</b>
Appropriated Retained Earnings	0	0	0.00%	0	0	0.00%
<b>TOTAL RESOURCES</b>	<b>\$ 1,506,750</b>	<b>\$ 1,175,959</b>	<b>78.05%</b>	<b>\$ 1,458,250</b>	<b>\$ 1,262,133</b>	<b>86.55%</b>



<b>Fund Title:</b>	<b>Golf Course Fund</b>	<b>Department:</b>	<b>Golf Course</b>
<b>Fund/Division Number:</b>	<b>405-4500-572</b>	<b>Division:</b>	

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>
<b>Total Personnel Services</b>	\$ 617,250	\$ 460,442	74.60%	\$ 633,868	\$ 446,865	70.50%
<b>Total Operating Expense</b>	977,423	704,157	72.04%	925,055	709,660	76.72%
<b>Total Capital Outlay</b>	12,000	8,917	74.31%	7,000	19,324	276.06%
<b>Total Non-Operating Expense</b>	28,425	22,139	77.89%	32,641	21,058	64.51%
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 1,635,098</b>	<b>\$ 1,195,655</b>	<b>73.12%</b>	<b>\$ 1,598,564</b>	<b>\$ 1,196,907</b>	<b>74.87%</b>

**CITY OF FORT PIERCE  
SUNRISE THEATRE (406)  
OPERATING STATEMENT**

**JUNE 30, 2016**

**3RD QUARTER-JUNE '15 to 3RD QUARTER-JUNE '16 COMPARISON**

	<b>3RD QUARTER 6/30/2015</b>	<b>3RD QUARTER 6/30/2016</b>
<b>OPERATING INCOME</b>		
CHARGES FOR SERVICES	\$ 3,017,041	\$ 2,722,475
MISCELLANEOUS	303,831	331,830
GRANTS	0	68,942
<b>TOTAL OPERATING INCOME</b>	<b>\$ 3,320,872</b>	<b>\$ 3,123,247</b>
<b>OPERATING EXPENSES</b>		
PERSONAL SERVICES	\$ 353,449	\$ 342,283
ADMINISTRATIVE CHARGES	95,317	94,125
CONTRACTUAL FEES	474,073	437,150
UTILITIES	114,642	99,630
COST OF EVENTS	1,783,716	1,702,663
ADVERTISING	346,167	378,195
DEPRECIATION	403,593	401,780
OTHER OPERATING EXPENSES	412,548	486,045
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 3,983,505</b>	<b>\$ 3,941,871</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(\$662,633)</b>	<b>(\$818,624)</b>
<b>NON-OPERATING REVENUES</b>		
INTEREST ON INVESTMENTS	\$ 524	\$ 703
TRANSFER FROM OTHER FUNDS	216,856	398,000
<b>TOTAL NON-OPERATING REVENUES</b>	<b>\$ 217,380</b>	<b>\$ 398,703</b>
<b>NON-OPERATING EXPENSES</b>		
DEBT SERVICE	\$ 0	\$ 0
OTHER NON-OPERATING EXPENSES	0	0
TRANSFER-OUT	0	0
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>NET NON-OPERATING INCOME (LOSS)</b>	<b>\$ 217,380</b>	<b>\$ 398,703</b>
<b>NET INCOME (LOSS)</b>	<b>(\$445,253)</b>	<b>(\$419,921)</b>

<b>Fund Title:</b>	<b>Sunrise Theatre Fund</b>	<b>Department:</b>	<b>Sunrise Theatre</b>
<b>Fund/Division Number:</b>	<b>406 0000</b>	<b>Division:</b>	

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b><u>Charges for Services</u></b>						
347 56 10 Ticket Sales	\$ 2,200,000	\$ 2,601,731	118.26%	\$ 2,650,000	\$ 2,375,256	89.63%
347 56 11 Ticket Sales - Rentals	255,000	194,318	76.20%	200,000	159,968	79.98%
347 56 15 Ticket Handling Fees	89,500	93,852	104.86%	95,000	96,736	101.83%
347 56 50 Sponsorship Fees	35,000	11,500	32.86%	35,000	12,500	35.71%
347 56 80 Memberships	130,000	106,420	81.86%	130,000	62,600	48.15%
347 56 90 Donations & Pledges	24,000	9,220	38.42%	15,000	15,415	102.76%
<b>Total Charges for Services</b>	<b>\$ 2,733,500</b>	<b>\$ 3,017,041</b>	<b>110.37%</b>	<b>\$ 3,125,000</b>	<b>\$ 2,722,475</b>	<b>87.12%</b>
<b><u>Grants</u></b>						
347 70 10 DCF/State Grant	\$ 0	\$ 0	0.00%	\$ 0	\$ 68,942	0.00%
<b>Total Grants</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0.00%</b>	<b>\$ 0</b>	<b>\$ 68,942</b>	<b>0.00%</b>
<b><u>Miscellaneous Revenue</u></b>						
361 10 00 Interest Earning	\$ 400	\$ 524	131.00%	\$ 600	\$ 703	117.23%
362 14 00 Rents and Royalties	48,000	40,320	84.00%	48,000	19,150	39.90%
369 31 00 Reimb. of Expenditures	0	74,263	0.00%	70,000	171,796	245.42%
369 70 00 Events	22,500	23,900	106.22%	22,500	21,350	94.89%
369 89 00 Packaged Sales	140,000	141,114	100.80%	140,000	132,002	94.29%
369 90 00 Miscellaneous Revenues	400	17,858	4464.50%	10,000	278	2.78%
369 95 00 Commission/Tips/Merch.	6,500	6,376	98.09%	6,500	6,403	98.51%
369 96 00 Late Payment Charges	0	0	0.00%	0	0	0.00%
<b>Total Miscellaneous Revenues</b>	<b>\$ 217,800</b>	<b>\$ 304,355</b>	<b>139.74%</b>	<b>\$ 297,600</b>	<b>\$ 351,684</b>	<b>118.17%</b>
<b><u>Other Resources</u></b>						
381 01 00 Transfer from General	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%
381 91 00 Transfer from FPRA	350,000	216,856	61.96%	450,000	398,000	88.44%
<b>Total Other Resources</b>	<b>\$ 350,000</b>	<b>\$ 216,856</b>	<b>61.96%</b>	<b>\$ 450,000</b>	<b>\$ 398,000</b>	<b>88.44%</b>
<b>TOTAL RESOURCES</b>	<b>\$ 3,301,300</b>	<b>\$ 3,538,252</b>	<b>107.18%</b>	<b>\$ 3,872,600</b>	<b>\$ 3,541,100</b>	<b>91.44%</b>

<b>Fund Title:</b>	<b>Sunrise Theatre Fund</b>	<b>Department:</b>	<b>Sunrise Theatre</b>
<b>Fund/Division Number:</b>	<b>406-4600-575</b>	<b>Division:</b>	

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b>Total Personnel Services</b>	\$ 575,922	\$ 353,449	61.37%	\$ 586,481	\$ 342,283	58.36%
<b>Total Operating Expense</b>	3,381,083	3,630,055	107.36%	3,823,297	3,599,588	94.15%
<b>Total Capital Outlay</b>	500	2,053	410.60%	1,000	0	0.00%
<b>Total Transfers</b>	0	0	0.00%	0	0	0.00%
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 3,957,505</b>	<b>\$ 3,985,557</b>	<b>100.71%</b>	<b>\$ 4,410,778</b>	<b>\$ 3,941,871</b>	<b>89.37%</b>

**CITY OF FORT PIERCE  
BUILDING & CODE (420)  
OPERATING STATEMENT**

**JUNE 30, 2016**

**3RD QUARTER-JUNE '15 to 3RD QUARTER-JUNE '16 COMPARISON**

	<b>3RD QUARTER 6/30/2015</b>	<b>3RD QUARTER 6/30/2016</b>
<b>OPERATING INCOME</b>		
LICENSE and PERMIT	\$ 692,620	\$ 955,282
CHARGES FOR SERVICES	11,520	15,382
FINES & FORFEITS	900	1,900
MISCELLANEOUS	16,540	19,801
<b>TOTAL OPERATING INCOME</b>	<u>\$ 721,580</u>	<u>\$ 992,365</u>
<b>OPERATING EXPENSES</b>		
PERSONAL SERVICES	\$ 486,337	\$ 480,202
ADMINISTRATIVE CHARGES	67,957	68,088
CONTRACTUAL FEES	136,103	178,918
DEPRECIATION	2,036	0
OTHER OPERATING EXPENSES	94,122	87,009
<b>TOTAL OPERATING EXPENSES</b>	<u>\$ 786,555</u>	<u>\$ 814,218</u>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(\$64,975)</b>	<b>\$ 178,147</b>
<b>NON-OPERATING REVENUES</b>		
INTEREST ON INVESTMENTS	\$ 725	\$ 1,807
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
<b>TOTAL NON-OPERATING REVENUES</b>	<u>\$ 725</u>	<u>\$ 1,807</u>
<b>NON-OPERATING EXPENSES</b>		
DEBT SERVICE	\$ 0	\$ 0
OTHER NON-OPERATING EXPENSES	0	0
TRANSFER-OUT	0	0
<b>TOTAL NON-OPERATING EXPENSES</b>	<u>\$ 0</u>	<u>\$ 0</u>
<b>NET NON-OPERATING INCOME (LOSS)</b>	<b>\$ 725</b>	<b>\$ 1,807</b>
<b>NET INCOME (LOSS)</b>	<u><u><b>(\$64,250)</b></u></u>	<u><u><b>\$ 179,954</b></u></u>



<b>Fund Title:</b>	<b>Building &amp; Code</b>	<b>Department:</b>	<b>Building Inspection</b>
<b>Fund/Division Number:</b>	<b>420-2902-524</b>	<b>Division:</b>	

	<b>20104/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b><u>Licenses and Permits</u></b>						
322 10 Permits-Building Dept.	\$ 640,000	\$ 387,990	60.62%	\$ 685,000	\$ 576,609	84.18%
322 20 Inspections	15,000	7,641	50.94%	15,000	8,655	57.70%
322 90 Other Permit Fees	390,000	281,933	72.29%	425,000	370,018	87.06%
329 40 Contractor's License	55,000	15,055	27.37%	55,000	17,875	32.50%
<b>Total Licenses and Permits</b>	<b>\$ 1,100,000</b>	<b>\$ 692,619</b>	<b>62.97%</b>	<b>\$ 1,180,000</b>	<b>\$ 973,157</b>	<b>82.47%</b>
<b><u>Charge for Services</u></b>						
341 40 Cert., Copying, Rcd. Search	\$ 2,000	\$ 1,037	51.85%	\$ 2,000	\$ 154	7.72%
341 61 Demo & Flood Plain Mgmt	12,500	282	2.26%	20,000	0	0.00%
341 94 Credit Card Process Fees	12,000	10,202	85.02%	15,000	15,227	101.52%
<b>Total Charges for Service</b>	<b>\$ 26,500</b>	<b>\$ 11,521</b>	<b>43.48%</b>	<b>\$ 37,000</b>	<b>\$ 15,382</b>	<b>41.57%</b>
<b><u>Fines &amp; Forfeits</u></b>						
354 60 Unlicensed Contracting	\$ 2,000	\$ 900	45.00%	\$ 3,000	\$ 1,900	63.33%
<b>Total Fines &amp; Forfeits</b>	<b>\$ 2,000</b>	<b>\$ 900</b>	<b>45.00%</b>	<b>\$ 3,000</b>	<b>\$ 1,900</b>	<b>63.33%</b>
<b><u>Miscellaneous Revenue</u></b>						
361 10 Interest on Investments	\$ 0	\$ 725	0.00%	\$ 0	\$ 1,807	0.00%
369 00 Miscellaneous Revenues	20,000	16,540	82.70%	24,000	19,801	82.50%
<b>Total Miscellaneous Revenues</b>	<b>\$ 20,000</b>	<b>\$ 17,265</b>	<b>86.33%</b>	<b>\$ 24,000</b>	<b>\$ 21,608</b>	<b>90.03%</b>
Appropriated Retained Earnings	\$ 96,728	\$ 0	0.00%	(14,679)	\$ 0	0.00%
<b>TOTAL RESOURCES</b>	<b>\$ 1,245,228</b>	<b>\$ 722,305</b>	<b>58.01%</b>	<b>\$ 1,229,321</b>	<b>\$ 1,012,047</b>	<b>82.33%</b>

<b>Fund Title:</b>	<b>Building &amp; Code</b>	<b>Department:</b>	<b>Building Inspection</b>
<b>Fund/Division Number:</b>	<b>420-2902-524</b>	<b>Division:</b>	

	<b>2014/15 Adopted</b>	<b>2014/15 Actual</b>	<b>Yr. Lapse 75%</b>	<b>2015/16 Adopted</b>	<b>2015/16 Actual</b>	<b>Yr. Lapse 75%</b>
<b>Total Personnel Services</b>	\$ 799,728	\$ 486,336	60.81%	\$ 716,730	\$ 480,202	67.00%
<b>Total Operating Expense</b>	458,000	300,219	65.55%	444,766	334,016	75.10%
<b>Total Capital Outlay</b>	0	7,438	0.00%	70,000	684	0.98%
<b>Total Transfers</b>	0	0	0.00%	0	0	0.00%
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 1,257,728</b>	<b>\$ 793,993</b>	<b>63.13%</b>	<b>\$ 1,231,496</b>	<b>\$ 814,902</b>	<b>66.17%</b>

**FORT PIERCE REDEVELOPMENT FUND  
OPERATING FUND  
3RD QUARTER REPORT  
June 30, 2016**

**CASH AND INVESTMENT REPORT**

October 1, Beg. Available Resources	89,227
Revenues	<u>7,107,383</u>
Available Resources	7,196,610
Expenditures	<u>4,291,266</u>
<b>Current Available Resources</b>	<b>2,905,344</b>

FPRA Operating Resources and Uses	Budget	Budget Adjust.	Revised Budget	Expended	Balance
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Current Resources Available for Operating	<b>2,905,344</b>
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Plus Unrealized Revenue:					
302 Marina Dockage					28,168
303 Leases					14,195
305 Transfer From General					<u>0</u>
<b>Total Unrealized Revenue</b>					<b>42,362</b>

<b>Estimated Resources Available For Operating</b>	<b>2,947,707</b>
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Less Outstanding Expenditures:

502 Operating Expenditures	323,500	0	323,500	326,920	(3,420)
503 Capital Outlay	0	0	0	650,406	650,406
504 Total Grants-Private Organ.	20,000	0	20,000	12,852	7,148
505 Transfers	5,563,970	(225,000)	5,338,970	2,903,087	2,660,883
506 Sunrise Theatre	<u>450,000</u>	<u>0</u>	<u>450,000</u>	<u>398,000</u>	<u>52,000</u>

<b>Categories Balances</b>	<u>6,357,470</u>	<u>(225,000)</u>	<u>6,132,470</u>	<u>4,291,266</u>	<b>3,367,017</b>
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<b>Projected Resources Over (Short)</b>	<u><u>(419,310)</u></u>
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**FORT PIERCE REDEVELOPMENT FUND  
OPERATING FUND  
3RD QUARTER REPORT  
June 30, 2016**

**TRANSFERS FROM GENERAL**

Fiscal Year:

2011	1,319,504	
2012	1,129,036	
2013	1,410,793	
2014	1,689,274	
2015	1,470,701	
2016	1,676,422	
2016	<u>(225,000)</u>	(Transfer Amount Decreased due to I

Total Transfers 8,470,730

Less:

Reductions:

Seaway Drive Roundabout (Days Inn Sight) 1,488,000

**Total Due General Fund 6,982,730**

City of Fort Pierce  
Financial Position/Resources and Uses  
June 30, 2016  
3rd Quarter Fiscal 2016

	001 General	401 Marina	402 Solid Waste	405 Golf Course	406 Sunrise Theatre	420 Building Code
Avail. Resources Sept. 30, 2015	4,461,635	70,903	356,081	(166,936)	2,810	467,139
Less:						
10% Budget Reserve	(3,585,326)					
2016 Budget Appropriation	(550,000)	(27,122)	(191,280)			14,679
<b>10/01/2015 Unrestricted Resources</b>	<b>326,309</b>	<b>43,781</b>	<b>164,801</b>	<b>(166,936)</b>	<b>2,810</b>	<b>481,818</b>
<b>3rd Quarter Revenues</b>	32,710,375	2,225,541	4,893,895	1,262,133	3,541,100	1,012,047
<b>2016 Budget Appropriation</b>	550,000	27,122	191,280	0	0	(14,679)
<b>2017 Budget Appropriation</b>	(626,494)	0	0	0	0	0
<b>10/01/15 thru 6/30/16 Resources</b>	32,633,881	2,252,663	5,085,175	1,262,133	3,541,100	997,368
<b>3rd Quarter Expenses</b>	27,025,972	2,647,703	4,765,785	1,196,907	3,941,871	814,902
<b>Less Accum. Depreciation</b>		(688,965)	(220,248)	(101,750)	(401,780)	0
<b>Total Uses</b>	27,025,972	1,958,738	4,545,537	1,095,157	3,540,090	814,902
<b>FY 2016 Net Resources</b>	<b>5,607,909</b>	<b>293,925</b>	<b>539,638</b>	<b>166,976</b>	<b>1,010</b>	<b>182,465</b>
<b>Total Resources Available</b>	<b>5,934,218</b>	<b>337,706</b>	<b>704,439</b>	<b>40</b>	<b>3,820</b>	<b>664,283</b>



City of Fort Pierce  
Urban Redevelopment  
Financial Position/Resources and Uses  
June 30, 2016  
3rd Quarter Fiscal 2016

\*\*\*

	104 CRA	103 CDBG	105 SHIP	106 Grant HHR	100 Restrict Rev Fund	102 Law Enforce Trust	301 Cap Proj Heathcote	311 Cap Proj Energy
Avail. Resource Sept. 30, 2015	89,227	858,421	88,794	201,027	1,702,679	16,492	2,312,399	843,071
Less: Reserve Budget Appropriation								
<b>10/01/2015 Restricted (***) and Unrestricted Resources</b>	<b>89,227</b>	<b>858,421</b>	<b>88,794</b>	<b>201,027</b>	<b>1,702,679</b>	<b>16,492</b>	<b>2,312,399</b>	<b>843,071</b>
<b>3rd Quarter Revenues</b>	7,107,383	321,856	225,860	45,507	608,860	67,095	11,460	25,068
<b>10/01/15 thru 6/30/16 Resources</b>	7,107,383	321,856	225,860	45,507	608,860	67,095	11,460	25,068
<b>3rd Quarter Expenses</b>	4,291,266	403,562	28,581	30,675	213,124	17	0	860,580
<b>Total Uses</b>	4,291,266	403,562	28,581	30,675	213,124	17	0	860,580
<b>FY 2016 Net Resources</b>	<b>2,816,117</b>	<b>(81,706)</b>	<b>197,279</b>	<b>14,832</b>	<b>395,737</b>	<b>67,078</b>	<b>11,460</b>	<b>(835,512)</b>
<b>Total Resources Available</b>	<b>2,905,344</b>	<b>776,715</b>	<b>286,073</b>	<b>215,859</b>	<b>2,098,416</b>	<b>83,570</b>	<b>2,323,858</b>	<b>7,559</b>

**City Commission Regular Meeting**

**Agenda Item # 13. a.**

**Meeting Date:** 08/01/2016

**Re:** WRAC REQUEST

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

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**SUBJECT:**

Wastewater Relocation Advisory Committee is recommending that the City Commission issue a formal request to the State of Florida seeking clarification and/or relief from the reverter clauses currently encumbering the property where the Wastewater Treatment Facility is located based upon the vision outlined in the Charrette document.

**SUMMARY:**

This recommendation came as a result of discussion at the July 6, 2016 meeting of the WRAC.

**RECOMMENDATION:**

Direct staff as to steps to be taken.

**ALTERNATIVES:**

n/a

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk  
Rebecca Grohall, Planning Director

**COORDINATED WITH:**

Darrell Drummond, WRAC Chairman

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**Fiscal Impact**

**OTHER INFORMATION:**

No fiscal impact.

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**Attachments**

WRAC Minutes 1  
Reverters - Schwerer  
Reverters Koblegard

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**Form Review**

**Inbox**

City Manager

Form Started By: Linda Cox

Final Approval Date: 07/27/2016

**Reviewed By**

Nick Mimms

**Date**

07/27/2016 04:15 PM

Started On: 07/18/2016 02:09 PM

MINUTES OF THE WASTEWATER RELOCATION ADVISORY COMMITTEE OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE SECOND FLOOR CONFERENCE ROOM, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 3:30 P.M. ON WEDNESDAY, **JULY 6, 2016.**

1. **CALL TO ORDER**

The July 6, 2016 meeting was called to order at 3:30 p.m.

2. **ROLL CALL**

Present: Robert Adolphe; R. Duke Nelson; Timothy Perkins; Mazella Smith; William Thiess; Chair Darryl Drummond; Vice Chair Christopher Craft

Staff Present: City Clerk Linda Cox  
Deputy City Clerk Katerri Johnson

3. **MINUTES**

A **motion** was made to approve the May 25, 2016 meeting minutes with no changes. The motion was seconded and **passed unanimously**.

4. **OLD BUSINESS**

a. **Reference Documents provided to Committee Members**

The South Beach Charrette Report and Presentation was distributed to all WRAC Members. There was an in depth discussion of the overall understanding of the reference documents as it relates to the reverter clause and whether the state agency would take away or reverse the reverter. The general consensus is that the State will make a determination depending on the planned use.

A motion was made that the WRAC Board recommend to the City Commission that they send a formal request to the State along with the Charrette document asking whether they would entertain relief from the reverter based on the option from the Charrette. It was suggested that the packet include any backup material of the potential for environmental damage if the WWTP were to fail and the current health of the Lagoon. The WRAC Board is seeking conceptual approval from the Board of Trustees of the Internal Improvement Trust Fund.

The motion was seconded with no objections and passed unanimously.

5. **NEW BUSINESS**

a. **Overview of existing facility and capacity - FPUA Staff & St. Lucie County Staff**

Mr. Bo Hutchinson, Principal Engineer with the Fort Pierce Utilities Authority for Water/Wastewater Engineering gave a brief overview of the existing wastewater plant and the proposed plant. Each member received a hand out of his presentation.

A second presentation was given by Mr. Matt Hammond, St. Lucie County Utility Engineer. He distributed a handout of his presentation as well. There was a question and answer session following the presentation and further discussion ensued.

6. **PUBLIC COMMENTS (3 minutes per person)**

Mr. Harold Smyth

7. **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 4:59 p.m.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
CHAIR




# INTEROFFICE MEMORANDUM


FROM THE OFFICE OF THE  
CITY MANAGER

---

---

**To** : Robert V. Schwerer, City Attorney

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

**FROM** : Nick Mimms, P.E., Deputy City Manager 

**RE** : **FORT PIERCE UTILITIES AUTHORITY WASTE WATER TREATMENT PLANT  
POTENTIAL REDEVELOPMENT**

**DATE** : July 1, 2014

The City of Fort Pierce recently met with representatives of the Fort Pierce Utilities Authority and Saint Lucie County Board of County Commissioners to discuss the potential redevelopment of the land currently occupied by the Fort Pierce Utilities Authority Waste Water Treatment Plant. In previous investigation by your office two (2) separate deeds were identified that contain clauses and/or restrictions for the future utilization of the subject property.

The first transaction involves the Trustees of the Internal Improvement Fund of the State of Florida, dated April 20, 1956, that contains a restriction that the property could never be sold, conveyed, or leased to any private person, firm or corporation for any private use or purpose, and that the land shall be used solely for public purposes. The second transaction involves a deed from the Fort Pierce Port and Airport Authority, dated March 21, 1975, containing a reverter clause and requires that the land be used for a public purpose only, and in the event it ever ceases to be used for public purposes, then the title will revert to the grantor which is now no longer the Port and Airport Authority, but the County.

These restrictions have a direct impact on the future redevelopment of this land and greater detail is needed to determine the actual intent and definition of public purpose. Please review the attached information and consult with the legal representatives of both Saint Lucie County and the Fort Pierce Utilities Authority to provide guidance toward the appropriate redevelopment of the subject area.

Thank you for your cooperation.

#### Attachments

cc: FPUA Executive Director  
City of Fort Pierce Economic Development Team



THIS MEMORANDUM IS A COMMUNICATION FROM COUNSEL TO AGENTS AND REPRESENTATIVES OF THE CITY OF FORT PIERCE IN AN ATTORNEY/CLIENT RELATIONSHIP AND IS THEREFORE CONFIDENTIAL AND IS FURTHER PROTECTED BY FLORIDA STATUTE SECTION 119.07 AS IT CONTAINS WORK PRODUCT OF THE ATTORNEY PREPARED IN ANTICIPATION OF, OR IN CONNECTION WITH, POTENTIAL OR PENDING ADVERSARIAL ADMINISTRATIVE PROCEEDINGS AND/OR CIVIL LITIGATION.

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

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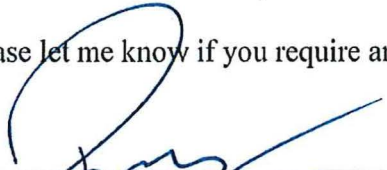
**M E M O R A N D U M**

**TO:** Fort Pierce Mayor and Commissioners  
**FROM:** Robert V. Schwerer, City Attorney  
**SUBJECT:** Ownership of South Beach Sewer Treatment Plant  
**DATE:** December 4, 2013

---

Per your request, please find attached an earlier memorandum and related materials concerning the reverter clauses that exist in the deeds for the South Beach Sewer Treatment Plant. It is to be noted that this title information has not been updated since the memorandum was issued back in 2005. It is also possible that these deeds do not represent all of the properties currently occupied by the FPUA which comprise the sewer treatment facility. Such information can be obtained by way of a comprehensive title search but it is not recommended the City incur that expense and staff effort if your questions are answered by the attached memorandum.

Please let me know if you require any additional information concerning this property.



---

Robert V. Schwerer, Esq.  
City Attorney

/mlp

Attachment

cc: Robert J. Bradshaw, City Manager  
Nicholas Mimms, Deputy City Manager  
Linda Cox, City Clerk  
Rebecca Grohall, Planning Manager

# CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

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## MEMORANDUM

**TO:** Dennis W. Beach, City Manager

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

**SUBJECT:** Ownership of South Beach Sewer Treatment Plant

**DATE:** August 30, 2005

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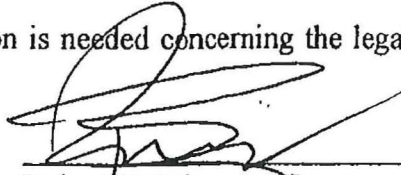
You have requested us to research the title ownership for the property comprising the Sewer Treatment Plant on South Beach. We are awaiting a formal title search. However, in the meantime, we did receive copies of the deeds for the property.

These deeds show that the property was actually deeded to the City of Fort Pierce in separate transactions. The first transaction involves the Trustees of the Internal Improvement Fund of the State of Florida and is dated April 20, 1956. A copy of that deed is attached. The deed contains a restriction that the property could never be sold, conveyed, or leased to any private person, firm or corporation for any private use or purpose, and that the land shall be used solely for public purposes.

The second transaction involves a deed from the Fort Pierce Port and Airport Authority dated March 21, 1975, and a copy of that deed is also attached. The deed contains a reverter clause and requires that the land be used for a public purpose only, and in the event it ever ceases to be used for public purposes, then the title will revert to the grantor which is now no longer the Port and Airport Authority, but the County.

As you are aware, there are a number of exceptions to the "public purpose" restriction or reverter clause in these deeds. For instance, there are different uses which, although semi-private including uses for tourism, economic development, or redevelopment, which could qualify as a use for a public purpose. If structured correctly, and within current guidelines, such uses are allowable notwithstanding these type restrictions. However, this memorandum is not intended to render any opinions as to what uses, if any, qualify for such an exemption.

Please let me know if further information is needed concerning the legal title to this property.



---

Robert V. Schwerer, Esq.  
City Attorney

RVS/cf

cc: Fort Pierce Mayor & Commissioners  
Rupert N. Koblegard, III, FPUA Attorney



TRUSTEES OF THE INTERNAL IMPROVEMENT FUND  
OF THE STATE OF FLORIDA

DEED NO. 21183



KNOW ALL MEN BY THESE PRESENTS: That the undersigned, the Trustees of the Internal Improvement Fund of the State of Florida, under authority of law, for and in consideration of the sum of One and 00/100 Dollars, and other good and valuable considerations, to them in hand paid by the CITY OF FORT PIERCE, of the County of St. Lucie, State of Florida, have granted, bargained and sold, and do by these presents grant, bargain, sell and convey, unto the said CITY OF FORT PIERCE and its successors and assigns, the following described lands, to-wit:

A parcel of submerged land in the Indian River in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, described as follows:

From the section corner common to Sections 3, 4, 9 and 10, Township 35 South, Range 40 East, St. Lucie County, Florida, run thence East 2240 feet; thence North 720 feet; thence North  $70^{\circ} 58\frac{1}{2}'$  East, 1200 feet; thence South  $19^{\circ} 01\frac{1}{2}'$  East, 85 feet to a point in the center of Causeway Bridge; thence North  $70^{\circ} 16'$  East, 2009.5 feet to a cross mark in the deck near the east end of Causeway Bridge, and the Point of Beginning of the lands herein described: From said Point of Beginning run South  $20^{\circ} 50'$  East, 1800 feet to a point in Indian River; thence North  $69^{\circ} 10'$  East, 400 feet; thence North  $20^{\circ} 50'$  West, 750 feet; thence North  $20^{\circ} 17\frac{1}{2}'$  East, 283.1 feet to a point on the original shore line of Causeway Island, the same being the southeasterly corner of the lands conveyed by the Trustees of the Internal Improvement Fund of the State of Florida to the Fort Pierce Inlet District by deed recorded in Deed Book 127, Page 253, St. Lucie County, Florida, Public Records; thence, meandering the low water edge of the original southerly shore of Causeway Island, run Northwesterly to a point which bears South  $24^{\circ} 55\frac{1}{2}'$  East at a distance of 496.3 feet from the Point of Beginning; thence North  $24^{\circ} 55\frac{1}{2}'$  West, 496.3 feet to the Point of Beginning; excepting therefrom existing right-of-way for State Road A-1-A; containing 13.0 acres, more or less.

PROVIDED, HOWEVER, anything herein to the contrary notwithstanding this deed is given and granted upon the express condition subsequent that the Grantee herein or its successors and assigns shall never sell or convey or lease the above described land or any part thereof to any private person, firm or corporation for any private use or purpose, it being the intention of this restriction that the said land shall be used solely for public purposes. ✓

It is covenanted and agreed that the above conditions subsequent shall run with the land and any violation thereof shall render this deed null and void and the above described lands, shall in such event, revert to the Grantors or their successors.

TO HAVE AND TO HOLD the above granted and described premises forever.

SAVING AND RESERVING unto the said Trustees of the Internal Improvement Fund of the State of Florida, and their successors, title to an undivided three-fourths of all phosphate, minerals and metals, and title to an undivided one-half of all petroleum that may be in, on or under the above described land, with the privilege to mine and develop the same.

OTHER RESERVATIONS: None

IN TESTIMONY WHEREOF, the said Trustees have hereunto subscribed their names and affixed their seal and have caused the seal of THE DEPARTMENT OF AGRICULTURE OF THE STATE OF FLORIDA to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the 20th, day of April, A. D. 1956.



Trustees I. I. Fund

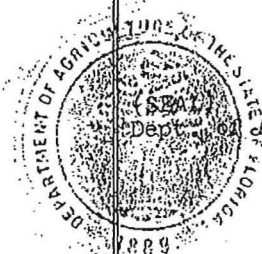
LeRoy Collins (SEAL)  
Governor

Ray E. Dren (SEAL)  
Comptroller

Edwin Larson (SEAL)  
Treasurer

Richard W. Ewing (SEAL)  
Attorney General

W. C. Baggett (SEAL)  
Commissioner of Agriculture



Department of Agriculture

As and Composing the Trustees of the Internal Improvement Fund of the State of Florida.

Clerk File No. 51935 Filed  
in the office of the Clerk of the Circuit  
Court of St. Lucie County, Florida on the  
13<sup>th</sup> Day of October A. D.  
1956 at 10:15 o'clock A.M. and  
recorded in Deed Book  
No. 219 pages 226-227 and  
record verified.

Indexed

W. C. BAGGETT, Clerk  
Circuit Court, St. Lucie County, Florida  
By Lily Hansen D. C.





A G R E E M E N T

THIS AGREEMENT, Made and entered into this 2nd day of April, A.D. 1956, by and between CITY OF FORT PIERCE, a municipal corporation, party of the first part, hereinafter referred to as "City" and FORT PIERCE PORT AUTHORITY, party of the second part, hereinafter referred to as "Fort", WITNESSETH:

WHEREAS, the City has undertaken the installation of a sanitary sewer system and disposal plant for the City of Fort Pierce and will require submerged land located South and West of land owned by the Fort in Section 2, Township 34 South, Range 40 East, and

WHEREAS, it is the intent and desire of both parties hereto to cooperate each with the other to the end that the submerged land may be obtained by the City and filled in for a disposal plant, and

WHEREAS, the City, upon obtaining title from the I. I. Board, will convey by appropriate deed to the Fort these certain lands indicated as Parcel A on the sketch or drawing prepared by Alton A. Register and Associates, and that the City shall retain the submerged lands as indicated as Parcel B on said sketch, and

WHEREAS, by reason of the nature of the project it will be necessary to establish a road right-of-way into the proposed sewage disposal plant over lands owned by the Fort located in Section 2, Township 34 South, Range 40 East,

NOW THEREFORE, in consideration of the mutual promises, covenants and conditions contained herein to be kept and performed by the parties hereto as well as in consideration of the sum of ONE DOLLAR (\$1.00), and other valuable considerations paid by the City to the Fort, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. That the City has made application to the Trustees of the Internal Improvement Fund of the State of Florida (hereinafter referred to as "I. I. Board") for the conveyance to the City by the

I. I. Board of all submerged lands indicated on that sketch or drawing prepared by Alton A. Register and Associates dated April 11, 1955 a true and correct copy of which is attached to this Agreement and by reference made a part hereof.

2. That said conveyance from the said I. I. Board shall contain an appropriate provision whereby the City shall convey to the Port the fee simple unencumbered title to the land (submerged land as hereinabove set out) lying South and West of and adjacent to the upland now owned by the Port, being indicated as Parcel A on the sketch or drawing hereinabove referred to in Paragraph 1.

3. The Port agrees to permit the City to deposit spoil or fill on such portions of Parcel A as is required in completing the fill of Parcel B.

4. Simultaneously upon the execution and delivery of the deed of conveyance referred to above in Paragraph 2 by the City to the Port, the Port will execute and deliver a perpetual easement to the City granting the City the right to use for the purpose of egress and ingress to and from the premises described herein and conveyed to the City by the I. I. Board, a strip of land fifty feet in width extending from A1A in a Southerly direction to said lands retained by the City.

5. The Port agrees to assist the City in its application to obtain title to the lands indicated on the sketch or drawing attached hereto and by reference made a part hereof, from the I. I. Board.

6. That neither the upland of the Port nor the Tract A to be conveyed by the City to the Port shall be subject to any special levy or assessment for the cost of the improvements in filling of the submerged lands lying South and West of the Port's upland property.

7. The City agrees to secure all necessary clearance for the filling in of the submerged lands as indicated on the sketch or drawing attached hereto and by reference made a part hereof, from all interested public authorities, without any cost or expense to the Port.

8. The covenants and conditions of this Agreement shall be binding upon, and inure to the benefit of the successors and assigns of the parties hereto, respectively, and time shall be of the essence of this agreement.

IN WITNESS WHEREOF, the first party has caused these presents to be duly executed in its name in duplicate by its Mayor-Commissioner and its corporate seal to be affixed hereto and attested by its Clerk; and the second party has caused these presents to be duly executed in its name in duplicate by its Chairman and its seal to be affixed hereto, attested by its Secretary, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

CITY OF FORT PIERCE

March E. Traylor By Ray Roberts  
Mayor-Commissioner

Michelle C. Dillon Attest: Lyndee Mitchell  
Clerk

(Seal)

FORT PIERCE PORT AUTHORITY

Trina Ruffli By Harry J. Kiehl  
Chairman

Michelle Diew Attest: W. B. Baggett  
Secretary

(Seal)

Approved as to Form and Correctness

Errol W. Miller  
Attorney for City of Fort Pierce



DEED

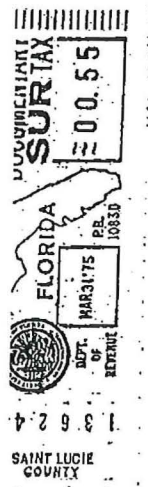
THIS DEED made and executed the 21st day of March, 1975 by FORT PIERCE PORT AND AIRPORT AUTHORITY, a special taxing district existing under the laws of Florida, hereinafter called the grantor, to CITY OF FORT PIERCE, a municipal corporation existing under the laws of Florida, for the use and benefit of the Ft. Pierce Utilities Authority, whose post office address is 500 Boston Avenue, Fort Pierce, Florida 33450, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, its successors and assigns, all that certain land situate in St. Lucie County, Florida, viz:

*2402 - 244 - 0001 - 000 / 7*  
*2402 - 323 - 0003 - 000 / 0 - Land sur adjacent*

*with about expansion*

From the section corner common to Sections 3, 4, 9 and 10, Township 35 South, Range 40 East, St. Lucie County, Florida, run thence East 2240 feet; thence North 720 feet; thence North 70°58½' East 1200 feet; thence South 19°01½' East, 85 feet to a point in the center of Causeway Bridge; thence North 70°16' East 2009.5 feet to a cross mark in the deck near the east end of Causeway Bridge and the point of beginning of the lands herein described: From said point of beginning run South 20°50' East 760 feet to a point; thence North 89°34'00" East 526.06 feet to a point; thence North 20°17'30" East 141.55 feet to a point on the original shoreline of Causeway Island, the same being the southeasterly corner of the lands conveyed by the Trustees of the Internal Improvement Fund of the State of Florida to the Fort Pierce Inlet District by deed recorded in Deed Book 127, page 253, St. Lucie County, Florida Public Records; thence North 24°55'30" West 878.66 feet to a point; thence South 64°50' West 525.0 feet to the point of beginning, excepting therefrom the existing right of way for State Road ALA. Together with all accreted lands lying westerly of the west line of the above described parcel.



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

*Stamps .30*  
*Surtax .55*

TO HAVE AND TO HOLD, the same in fee simple forever; provided, however, that said land shall be used for public purposes only, and in the event that said land should ever cease to be used for public purposes, title thereto shall revert to the grantor. ✓

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

FORT PIERCE PORT AND AIRPORT AUTHORITY

By George D. Price  
Chairman

ATTEST:

Roger Poitras  
Secretary

Signed, sealed and delivered

in the presence of:

Josephine B. Rice  
Miriam A. Diems



STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared GEORGE D. PRICE and ROGER POITRAS, well known to me to be the Chairman and Secretary respectively of the District named as grantor in the foregoing deed, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said District and that the seal affixed thereto is the true seal of said District.

WITNESS my hand and official seal in the County and State last aforesaid this 24<sup>th</sup> day of March, 1975.



Ralph B. Wilson  
Notary Public, State of Florida  
at Large

My Commission expires: 7-13-76



City Council  
4-7-75

WATER  
ELECTRIC



GAS  
SEWER

206 S. SIXTH STREET • P. O. BOX 3191 • FORT PIERCE, FLORIDA 33450 • PHONE (305) 404-5001

March 27, 1975

Mr. Charles R. P. Brown  
Utilities Authority Attorney  
301 South 6th Street  
Fort Pierce, Florida 33450

Dear Mr. Brown:

I hereby state that all the requirements have been made by the Fort Pierce Utilities Authority in the exchange of the land between City of Fort Pierce, Port and Airport Authority, St. Lucie County and the City of Fort Pierce for the use and benefit of the Fort Pierce Utilities Authority.

Yours very truly,

Handwritten signature of B. D. Bidle.

B. D. Bidle  
Director of Finance

BDB/vjd

RECEIVED

MAR 29 1975

ATTORNEY FOR FT. PIERCE  
UTILITIES AUTHORITY



206 S. SIXTH ST. • PHONE 464-6600

FORT PIERCE, FLORIDA 33450

April 3, 1975

Mr. Walter Baldwin  
Director of Utilities  
Fort Pierce Utilities Authority  
Fort Pierce, Florida 33450

Re: Land Swap

Dear Walter:

I enclose herewith the original executed Deed dated March 21, 1975 from Fort Pierce Port and Airport Authority to City of Fort Pierce for the use and benefit of the Fort Pierce Utilities Authority, which said Deed was recorded March 31, 1975 in OR Book 238, Page 24, Public Records of St. Lucie County, Florida. This is the Deed in the celebrated "Land Swap" transaction between the City, the County and the Authority. This should be put in a place of safekeeping.

Sincerely,

Charles R. P. Brown

CRPB:ss  
Encl:



LAWNWOOD Property given in  
Exchange for Sewer Expansion  
on South Causeway Island at  
present sewerage disposal plant.

D E E D

THIS DEED made and executed the 24th day of March,  
1975 by CITY OF FORT PIERCE, a municipal corporation existing under  
the laws of Florida, whose post office address is Post Office Box  
1480, Fort Pierce, Florida 33450, hereinafter called the grantor,  
to FORT PIERCE PORT AND AIRPORT AUTHORITY, a special taxing  
district existing under the laws of Florida, hereinafter called  
the grantee:

WITNESSETH: That the grantor, for and in consideration  
of the sum of \$1.00 and other valuable considerations, receipt  
whereof is hereby acknowledged, by these presents does grant,  
bargain, sell, alien, remise, release, convey and confirm unto the  
grantee, its successors and assigns, all that certain land situate  
in St. Lucie County, Florida, viz:

Lots 53 through 56 of Block 133, All of  
Block 134 less Lots 1 through 4, All of  
Block 159 less Virginia Avenue right-of-  
way, All of Utah Avenue right-of-way lying  
between the West right-of-way line of South  
23rd Street and the East right-of-way line  
of South 25th Street.

All of the above described property being  
a part of LAWNWOOD ADDITION, a Subdivision  
in Section 16, Township 35 South, Range 40  
East, Florida as recorded in Plat Book 2,  
Page 16 of the Official Records of Saint  
Lucie County, Florida.

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

TO HAVE AND TO HOLD, the same in fee simple forever;  
provided, however, that said land shall be used for public  
purposes only, and in the event that said land should ever  
cease to be used for public purposes, the property conveyed  
by this deed shall revert to the City of Fort Pierce.

IN WITNESS WHEREOF the grantor has caused these presents  
to be executed in its name, and its seal to be hereunto affixed,  
by its proper officers thereunto duly authorized, the day and

year first above written.

CITY OF FORT PIERCE, FLORIDA,  
a municipal corporation

By Ben J. Bryan  
Mayor-Commissioner

ATTEST:

R. C. James  
City Clerk

Signed, sealed and delivered in the presence of:

Greg S. Lowrey  
Berinda H. Vase

STATE OF FLORIDA     )  
                                  :  
COUNTY OF ST. LUCIE    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Ben L. Bryan, Jr. and R. C. James, well known to me to be the Mayor-Commissioner and City Clerk respectively of the City of Fort Pierce named as grantor in the foregoing deed, and that they severally acknowledged executing the same freely and voluntarily under authority vested in them by said City of Fort Pierce and that the seal affixed thereto is the true seal of said City.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of March, 1975.

Edw. K. Kowalski  
Notary Public, State of Florida at  
Large

My commission expires:  
Notary Public, State of Florida at Large  
My Commission Expires March 6, 1979  
Bonded by American Fire & Casualty Co.

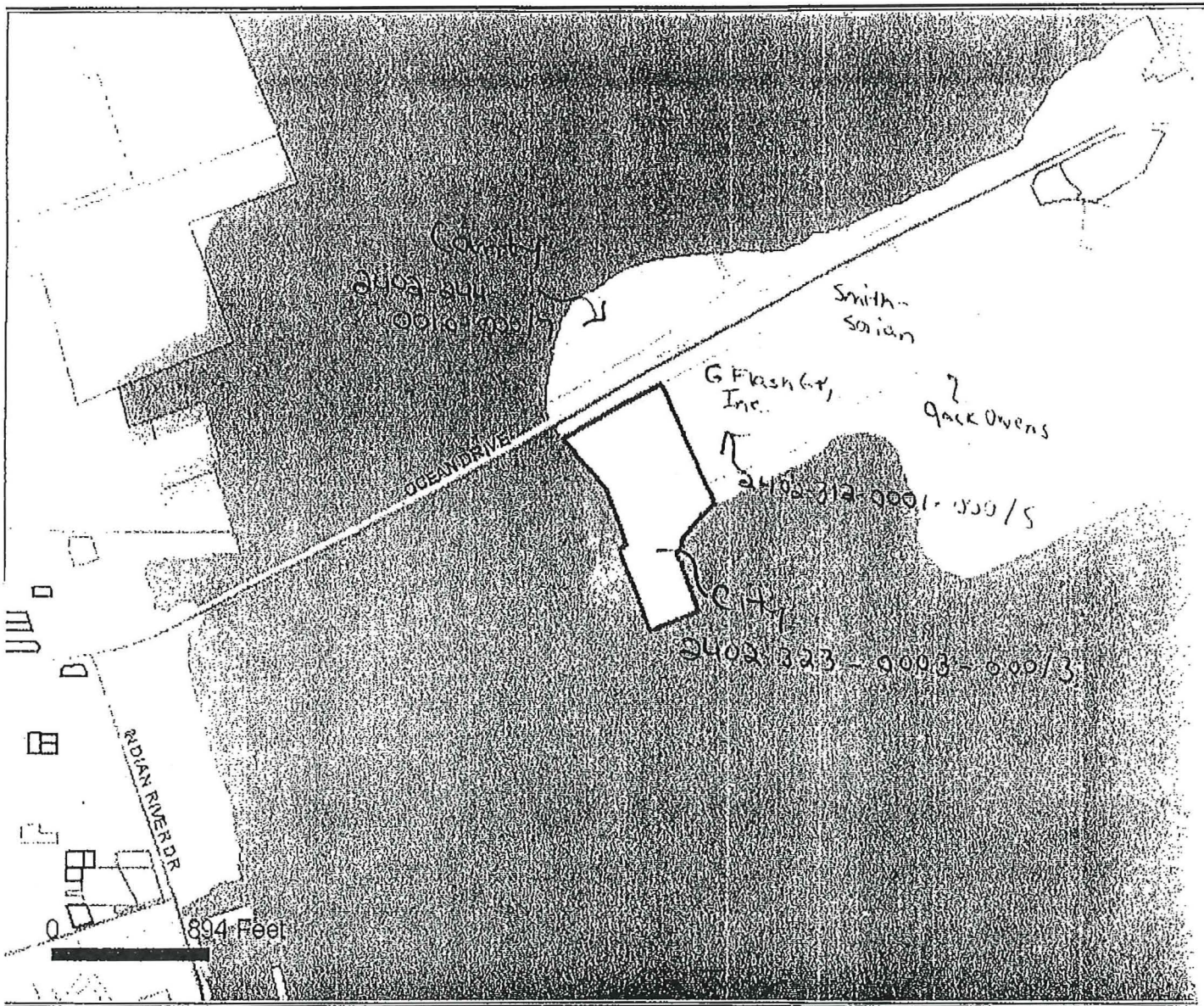
APPROVED AS TO FORM AND CORRECTNESS:

John T. Brennan  
City Attorney



# Saint Lucie County, Florida

## Property Appraiser's - Internet Mapping Print Service





**PROPERTY RECORD CARD**

Ft Pierce City Of Record: 1 of 5  
Property Identification

<<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Site Address: 403 SEAWAY DR  
Sec/Town/Range: 02 :35S :40E  
Map ID: 24/02S  
Zoning:

ParcelID: 2402-323-0003-000-3  
Account #: 15794  
Land Use: Mncpal Prop  
City/Cnty: FORT PIERCE



**Ownership and Mailing**

Owner: Ft Pierce City Of  
Address: PO Box 1480  
Fort Pierce FL 34954-1480

**Legal Description**

2 35 40 FROM SEC COR COMMON TO SECS 3, 4, 9 AND 10 RUN E 2240 FT,  
THN 720 FT, TH N 70 DEG 58 MIN 30  
More...

**Sales Information**

Date	Price	Code	Deed	Book/Page
1/1/1900		0		/

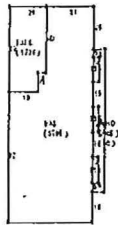
**Assessment TRIM**

2005 Val:	3799700
Assessed:	3799700
Ag.Credit:	0
Exempt:	3799700
Taxable:	0
TotalTax:	0

**Total Land and Building**

Land Value:	3421200	Acres: 18.7
Building Value:	378500	
Finished Area:	14366	SqFt

**BUILDING INFORMATION**



**Exterior Features**

View:	-	RoofCover:	TG - Tar & Gravel	RoofStruct:	FS - Flat/Shed
ExtType:	LD - LD	YearBlt:	1940	Frame:	-
Grade:	D - D	EffYrBlt:	1970	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:		SecWall:	-

**Interior Features**

BedRooms:	0	Electric:	.X - MAXIMUM	PrmIntWall:	PB - PANEL BOARD
FullBath:		HeatType:	ΓHA - FrcdHotAir	AvgHt/Ft:	STD
1/2Bath:		HeatFuel:	ELEC - Electric	Prm.Flors:	CA - A TL/CON
%A/C:	17	%Heated:	17	%Sprinkled:	0

**Special Features and Yard Items**

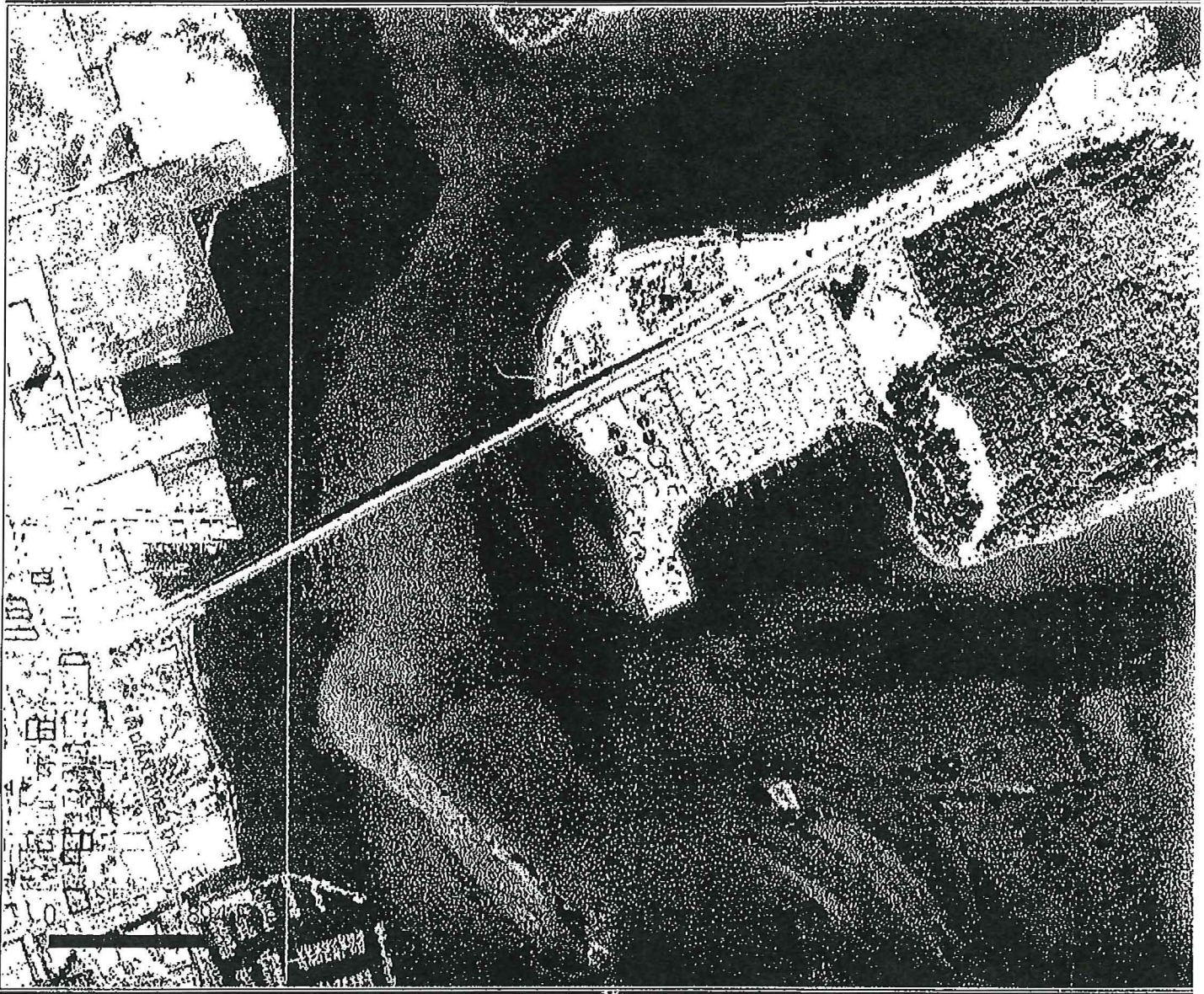
Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No. Land Use	Type	Measure	Depth
							1 8900-Mncpal Prop	310 -Sq Feet	814572	

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



# Saint Lucie County, Florida

Property Appraiser's - Internet Mapping Print Service







MAILING ADDRESS: POST OFFICE BOX 1110 | TALLAHASSEE, FLORIDA 32302-1110

OFFICES: 2060 DELTA WAY | TALLAHASSEE, FLORIDA 32303  
PHONE: 850-521-0700 | FAX: 850-521-0720 | WWW.OHFC.COM

ATTORNEYS:  
TIMOTHY P. ATKINSON  
M. CHRISTOPHER BRYANT  
C. ANTHONY CLEVELAND  
ANGELA K. FARFORD  
SEGUNDO J. FERNANDEZ  
KENNETH G. OERTEL  
TIMOTHY J. PERRY

## MEMORANDUM

### *Confidential and Privileged Attorney Work-Product*

TO: R. N. Koblegard, III

FROM: Timothy P. Atkinson

SUBJ: FPUA Reverter Clause Issues

DATE: April 28, 2015

---

You have sent for review three deeds (1946, 1956 and 1975), an agreement (1956) and a map. While the deeds contain property descriptions, there is no map or site plan that shows the precise aerial extent of the properties conveyed by deed. The map that was included does not appear to correspond to the deeds.

You previously indicated that there may exist a desire to relocate the existing FPUA water treatment facilities located on the parcels described by the deeds to another property located inland. The resulting vacant land, being situated in an advantageous location along the waterway, would then be sold or leased and developed, possibly in a partnership between the county, the city and private developers, for hotels, restaurants, condominiums and/or other commercial development.

The three deeds all contain a public purpose clause, that the land is to be used for public purposes only. However, only the 1956 and 1975 deeds contain a reverter clause. The 1946 deed does not contain a reverter clause. Even though the land conveyed in the 1946 deed contained a public purpose clause, when no provisions for a reverter are made, it appears that a violation of the public purpose clause would not cause the property to revert, although a violation of the public purpose clause could subject the landowner to a declaratory judgment or mandamus action by the State to attempt to enforce the public purpose clause, which might include tearing down any structures constructed in violation of the public purpose clause.

The Courts of the State of Florida have generally approved of the concept of reverter clauses, and reverter clauses have appeared in Florida statutes<sup>1</sup>. Although such clauses are strictly construed “most strongly against the grantor,” the guiding principle is the intent of the parties. *Loveland v. CSX Transportation, Inc.*, 622 So. 2d 1120, 1121 (Fla. 3rd DCA 1993). Should a portion of a property subject to a reverter clause be sold thereby violating the restriction, if it could be equitably separated from the main tract, the reversion clause would be triggered but only as to those portions of the property that were sold. *Loveland*, 622 So. 2d at 1123. The party seeking to quiet title via a reverter clause will bear the burden of demonstrating the violation of the reverter restriction. *Meigs Properties, LTD. v. Board of County Commissioners of Okaloosa County*, 107 So. 3d 1171 (Fla. 1st DCA 2013).

### **Deeds and Agreement**

- 1) In a deed dated August 10, 1946 (Deed No. 19178), the Internal Improvement Fund deeded property (approximately 3.94 acres) to the Fort Pierce Inlet District. The deed does not contain a reverter clause, it does contain a public purpose clause: “The above described land is to be used for public purposes only.”
- 2) In a deed dated April 20, 1956 (Deed No. 21183), the Trustees of the Internal Improvement Trust Fund deeded property (approximately 13.0 acres) to the City of Fort Pierce, Florida. This deed contains a very specific public purpose clause that the land shall never be sold or leased to “. . . any private person, firm or corporation for any private use or purpose, it being the intention of this restriction that the said land shall be used solely for public purposes.” The deed also contains a reverter clause: “It is covenanted and agreed that the above conditions subsequent shall run with the land and any violation thereof shall render this deed null and void and the above described lands, shall in such event, revert to the Grantors or their successors.”

Shortly before the 1956 deed was given, on April 2, 1956, the City of Fort Pierce and the Fort Pierce Port Authority entered into an agreement, in pertinent part:

- The City has undertaken installation of a sanitary sewer system and disposal plant and requires submerged lands.
- References an application to the Internal Improvement Board for the conveyance by the Board of submerged lands to the City indicated on a sketch dated April 11, 1955 (missing). This sketch apparently references a Parcel A (to be conveyed from the City to the Port) and a Parcel B (to be retained by the City and filled in for the plant).
- The City and Port agreed that the conveyance by the Board to the City would permit a conveyance by the City to the Port of fee simple unencumbered tile to the submerged lands (Parcel A).

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<sup>1</sup> For example, in Section 253.111(5) and (6), Florida Statutes (1967), the Florida legislature passed legislation related to transactions on offshore tidal lands held by the Board of Trustees. The Board of County Commissioners were given a first option to purchase any lands vested in the Trustees, except submerged lands riparian to an upland owner. However, lands purchased pursuant to this statute must have been utilized for outdoor recreational purposes; they were subject to a reverter to the Trustees if they were not so used.

- 3) In a deed dated March 21, 1975, from the Fort Pierce Port and Airport Authority to the City of Fort Pierce (no acreage specified), the deed contains both a public purpose and reverter clause: "TO HAVE AND TO HOLD, the same in fee simple forever; provided, however, that said land shall be used for public purposes only, and in the event that said land should ever cease to be used for public purposes, title thereto shall revert to the grantor."

There is nothing in the wording of the public use or reverter clauses in the three deeds which suggests that the restrictions would be found to against public policy or otherwise found invalid. The 1956 agreement merely demonstrates the need for the conveyances, and provides evidence of intent in the form of public sanitary sewer and disposal plant uses, but otherwise does not bear on the question of the validity of the reverter clauses.

### **Butler Act of 1921**

In 1921, the Florida Legislature passed an act "Granting and Confirming Riparian Rights n Submerged and Filled-in Lands." This act, known as the Butler Act, followed the Riparian Rights Act of 1856, but the two acts were consistent and the Butler Act did not repeal the earlier act. Under the Butler Act, in order to foster commerce and to improve the state, the legislature intended to vest title in the riparian owner to the submerged lands upon the bulkheading, filling in, or otherwise permanently improving submerged lands. The Bulkhead Act (Chapter 57-362, Laws of Florida (1957), repealed the Butler Act and was codified in Section 253.129 (1957): "The title to all lands heretofore filled or developed is herewith confirmed in the upland owners and the trustees shall on request issue a disclaimer to each such owner."

In this case, additional information is required to ascertain whether any property was bulkheaded, filled or otherwise improved such as to qualify for a transfer of title to have taken place under the Butler Act. Specifically, was any sovereign submerged lands, not otherwise subject to a reverter clause in a deed, bulkheaded, filled in, or otherwise permanently improved prior to 1957?

It would be most helpful (for several reasons, not just this Butler Act analysis) to obtain a drawing by a registered surveyor detailing the areas that 1) were filled or improved prior to the repeal of the Butler Act in 1957, 2) were granted under the 1946 deed, 3) were granted under the 1956 deed, and 4) were granted under the 1975 deed. In order to understand what areas might fall within category 1, the drawings of the deeded areas along with an aerial photographic history of the property may be needed. Historic photographs are available through various sources, such as the Florida Department of Environmental Protection and the Florida Department of Transportation, and elsewhere.



### **Waiver of Public Purpose and Reverter Clauses**

Upon application to the Board of Trustees of the Internal Improvement Fund, potentially for consideration, the public purpose and reverter clauses could be waived, especially where it could be shown to the Trustees that the action would be for a public purpose and an environmental benefit.

Relocating the FPUA water treatment facilities to a property located inland would have several public benefits. First, the aging facilities at the current location would be replaced with newer facilities utilizing modern technology and equipment. There might also be less of a chance of an environmental hazard caused by severe storms or by rising sea levels. The new inland facility and transfer / conveyance structures to the new facility would likely be expensive (you indicated in the \$100M ballpark) and would likely be paid for by public funds. Some part of the cost of the new facility would be paid for by the sale or lease of the existing lands to private developers or other private interests. Every dollar of the public treasury saved through such private investment would therefore be in the public interest. Also, while purely an esthetic consideration, the treatment facility would no longer be an eyesore for the area and attractive new development could take its place, thereby encouraging other growth and modernization within the area.

The resulting vacant land, being situated in an advantageous location along the waterway, would then be developed, possibly in a partnership between the county, the city and private developers or other private interests, for hotels, restaurants, condominiums, and/or other desirable commercial development. The development would bring short-term and long term job growth. It would be very important to highlight for the Trustees job creation estimates from a credible expert in the field.

It is unknown what consideration, if any, the Trustees would require for the waiver of the public purpose and reverter clauses. A recent waiver item before the Trustees in May of 2013 however, indicates that the Trustees exacted 15% of rental payments as consideration for waiving a reverter for a proposed state-of-the-art public and private commercial mega yacht marina and mixed-use development on Watson Island in Miami-Dade County on Biscayne Bay. Attached are copies of the agenda and portions of the transcript.

The waiver process is political, and while the Trustees rely upon the staff (FDEP) for guidance, the Trustees have the ultimate decision. Objectors from the local area might attempt to influence the Trustees in order to make the cost prohibitively high or to deny the request. This can be seen in the attached agenda where objectors from the Sierra Club and residents groups spoke against the agenda item. It is our experience that careful planning, and continued, well-prepared, documented and unified communication with the FDEP, and the Trustees and their aides is essential to achieving a good outcome.

Further research could be done with FDEP, as the Board of Trustees staff, to ascertain whether and to what extent the Trustees previously waived public purpose and/or reverter clauses. Such information might serve to support an application by showing precedent for such actions.

### **Conclusion**

It appears that the public use and reverter clauses would probably be found to be valid deed restrictions. The intent of the parties will be the key question in any dispute in court. If a portion of the overall parcel subject to a reverter restriction is sold or leased in contravention of the reverter clause, ownership of such portion would probably revert to the Trustees.

It is possible that a grant of tile under the Butler Act of 1921 was made subsequent to the filling in of submerged lands (and done prior to the Bulkhead Act in 1957). Additional information on the aerial extent and dates of fill would be needed, however, to complete the analysis.

The following information or documents are needed:

- A drawing by a surveyor detailing the areas that:
  - 1) were filled or improved prior to the repeal of the Butler Act in 1957, along with the dates of fill or improvement;
  - 2) were granted under the 1946 deed;
  - 3) were granted under the 1956 deed; and
  - 4) were granted under the 1975 deed.
- A composite drawing showing the areas granted under all three (3) deeds.
- Aerial photographic history of the property.

## Clayton Lindstrom

---

**From:** Florinda Mazzarella  
**Sent:** Wednesday, June 03, 2015 4:20 PM  
**To:** Clayton Lindstrom  
**Subject:** FW: Memorandum - reverter clause issues  
**Attachments:** Flagstone Transcript exerpts.pdf; May 13 2014 Flagstone Agenda Item.pdf; FPUA Reverter Clause Memo.pdf

**Florinda Mazzarella**  
**Executive Assistant**  
Fort Pierce Utilities Authority  
Director of Utilities  
206 South 6th Street  
Fort Pierce, FL 34950  
Telephone (772) 466-1600, Ext. 3201  
Fax (772) 468-2412  
E-mail: [fmazzarella@fpu.com](mailto:fmazzarella@fpu.com)

**From:** The Koblegard Law Firm [<mailto:koblegardlaw@aol.com>]  
**Sent:** Wednesday, June 03, 2015 4:08 PM  
**To:** Florinda Mazzarella  
**Subject:** Fwd: Memorandum - reverter clause issues

Florinda,

Please see attached Tim Atkinson's opinion. We received the information requested at the end from Shane this morning and will be forwarding that along for further review.

Thanks,  
Rosalie

**The Koblegard Law Firm**  
200 S. Indian River Drive, Suite 201  
Fort Pierce, FL 34950  
Telephone: (772) 461-7772  
Facsimile: (772) 461-0226  
Email: [koblegardlaw@aol.com](mailto:koblegardlaw@aol.com)

-----Original Message-----

**From:** Tim Atkinson <[TAtkinson@ohfc.com](mailto:TAtkinson@ohfc.com)>  
**To:** koblegardlaw <[koblegardlaw@aol.com](mailto:koblegardlaw@aol.com)>; koblegardlaw2 <[koblegardlaw2@aol.com](mailto:koblegardlaw2@aol.com)>  
**Cc:** Tim Atkinson <[TAtkinson@ohfc.com](mailto:TAtkinson@ohfc.com)>  
**Sent:** Tue, Apr 28, 2015 6:24 pm  
**Subject:** Memorandum - reverter clause issues

Dear Koby,

As you requested, please find attached my memorandum on the reverter clause issues.

I also attached some additional information discussed in the memorandum.

Please let me know if you have any questions. Please feel free to call me to discuss.

Best regards,

Tim

**Timothy P. Atkinson\***

Oertel, Fernandez, Bryant & Atkinson, P.A.  
2060 Delta Way  
Tallahassee, Florida 32303  
850-521-0700  
850-521-0720-fax

\* Board Certified - State and Federal  
Government and Administrative Practice

---

**From:** Tim Atkinson  
**Sent:** Monday, December 8, 2014 3:50 PM  
**To:** 'koblebardlaw@aol.com'; 'koblebardlaw2@aol.com'  
**Subject:** reverter clause issues

Hi Rupert,

It was a pleasure to speak with you this afternoon about the reverter clause issues for the FPUA water treatment facility.

In addition to the reverter clause issues we discussed, it would be a good idea to look at the Butler Act. If the property were filled prior to 1951, the State may have lost its interest in the property. It would be important to know when the property was obtained, when the submerged lands were filled, if there was a permit issued for the fill, and the sequence of these events, etc. I have attached a copy of the Anderson Columbia Co., Inc. v. Board of Trustees of the Internal Improvement Trust Fund case from 1999 that Ken Oertel and I litigated (Ken previously served as general counsel to the Board of Trustees by the way). The 1DCA in Anderson Columbia confirmed and discussed the operation of the Butler Act to confirm title in upland owners who fill in or bulkhead submerged lands adjacent to uplands.

It would also be important to research the exact wording of the reverter clause in the deeds. Depending on the wording, the reverter clause might violate the rule against perpetuities (Section 689.225, F.S.) or could be an unreasonable restraint on alienation, and therefore void.

If it appears the reverter is valid, the State (probably the Board of Trustees of the Internal Improvement Trust Fund) could extinguish it, particularly if it would be for a public purpose, and also an environmental benefit. Those matters are decided by the Governor and Cabinet.

Please let us know if you have any questions or if we may be of further assistance. I look forward to hearing from you.

Best regards,

Tim

**Timothy P. Atkinson\***

Oertel, Fernandez, Bryant & Atkinson, P.A.  
2060 Delta Way



Tallahassee, Florida 32303  
850-521-0700  
850-521-0720-fax

\* Board Certified - State and Federal  
Government and Administrative Practice



**City Commission Regular Meeting**

**Agenda Item # 13. b.**

**Meeting Date:** 08/01/2016

**Re:** LEASE OF SPACE IN CITY HALL TO LARRY LEE, JR., FLORIDA STATE REPRESENTATIVE

**Submitted For:** Mike Reals, Public Works Manager, Public Works

---

**SUBJECT:**

Resolution 16-R34 Approving Renewal of Lease of Space in City Hall to Larry Lee, Jr., Florida State Representative.

**SUMMARY:**

District 84 State Representative Larry Lee Jr. has requested that the existing lease be renewed for space in City Hall at 100 North U.S. #1, Fort Pierce, Florida, to be used as his District Office.

**RECOMMENDATION:**

Approve lease agreement with Representative Lee.

**ALTERNATIVES:**

Do not approve.

**RESPONSIBLE STAFF:**

Public Works

**COORDINATED WITH:**

City Attorney, City Manager, Finance and City Clerk.

---

**Fiscal Impact**

**Budgeted Y/N:** Y

**Fiscal Year:** 2017

**Amount:** 250.00

**OTHER INFORMATION:**

Lease payments in the amount of \$250.00 per month will be deposited into a general fund account.

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**Attachments**

Resolution 16-R34

Lease agreement, Larry Lee

---

**Form Review**

**Inbox**

City Manager

Form Started By: Mike Reals

Final Approval Date: 07/27/2016

**Reviewed By**

Nick Mimms

**Date**

07/27/2016 04:15 PM

Started On: 07/20/2016 01:41 PM



**RESOLUTION NO. 16-R34**

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA AUTHORIZING THE **LEASE OF SPACE IN CITY HALL TO LARRY LEE, JR., FLORIDA STATE REPRESENTATIVE;** AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Section 13(d) of the City Charter allows for a department or agency of the State of Florida to apply to the City of Fort Pierce for lease of real property owned by the municipality for public or community interest and welfare; and

**WHEREAS**, District 84 State Representative Larry Lee Jr. has requested that the existing lease be renewed for space in City Hall at 100 North U.S. #1, Fort Pierce, Florida, to be used as his District Office; and

**WHEREAS**, the City of Fort Pierce is satisfied that such property is available for such use and is not needed for city purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

**SECTION 1.** The City Commission does hereby authorize a Lease Agreement for Office Space at City Hall (as shown on Exhibit "A" attached hereto) with District 84 State Representative Larry Lee Jr. for the purpose of a governmental public office and the rent shall be \$250.00 per month.

**SECTION 2.** The Mayor is authorized to execute such Lease Agreement on behalf of the City.

**SECTION 3.** This resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted on this 1<sup>st</sup> day of August, 2016.

\_\_\_\_\_  
Linda Hudson, Mayor

ATTEST:

\_\_\_\_\_  
Linda Cox, City Clerk

Approved as to Form  
And Correctness:

\_\_\_\_\_  
James M. Messer, Esq.  
City Attorney

EXHIBIT A

(insert Lease Agreement)

---

**TO : Nicolas C. Mimms, P.E., City Manager**

**FROM : James M. Messer, Esq., City Attorney**

**RE : Representative Lee Lease**

**DATE : July 5, 2016**

---

The subject agreement has been reviewed as follows:

Attached is a new lease for Representative Lee to continue using the first floor office space in City Hall. A new lease was prepared because per the terms of the prior lease, Lessee had one option to renew for an additional two years, which he exercised in 2014. The renewal lease agreement entered into pursuant to that option terminates on November 30, 2016.

The term of this lease begins December 1, 2016 and expires on November 30, 2018. As was provided in the previous lease, Representative Lee has the option to renew the lease for an additional two years.

In accordance with Section 13(d) of the City Charter, the lease agreement must be approved by the City Commission by resolution reciting the terms and conditions of the lease. You may prepare a standard form Resolution for Commission approval and rather than recite the terms of the lease in the resolution, you may reference the lease therein and attach it as an exhibit.

This matter should be scheduled for Commission approval prior to the termination of the current lease extension agreement, which as noted above, ends November 30, 2016.

Please feel free to contact this office if you have comments or inquiries concerning this matter.

Attachment

c: Mike Reals, Director of Public Works  
Linda W. Cox, City Clerk



**NON-ASSIGNABLE  
LEASE AGREEMENT FOR OFFICE SPACE AT CITY HALL**

This agreement (Lease) for certain office space located at City Hall, made and entered into effective as of December 1, 2016, between the City of Fort Pierce, a Florida municipal Corporation (Lessor) and Larry Lee, Jr., as Florida State Representative, District 84, (Lessee).

**1. LEASED PREMISES**

Lessor hereby leases to Lessee certain office space located at City Hall, 100 N. US Highway One, Fort Pierce, Florida, 34950. That office space is more particularly described as approximately 500 square feet of floor area at City Hall, as identified on the sketch in Exhibit "A" (Administrative Services Office), attached hereto (Leased Premises). Lessor also hereby grants to Lessee and Lessee's employees, agents, invitees, licensees and vendors the nonexclusive right to use the common areas of the building, including, but not limited to the bathrooms and conference rooms.

**2. USE**

Lessee shall use and occupy the Leased Premises for the purpose of a governmental public office for a Florida State Representative, District 84, and for no other purpose.

**3. TERM**

The term of this lease shall commence on December 1, 2016 and shall continue until expiration on November 30, 2018 (the Term), and may be extended as hereinafter provided. Notwithstanding anything to the contrary contained herein, Lessee and Lessor shall each have the right to terminate this lease upon thirty (30) days written notice by the terminating party delivered as hereinafter set forth.

**4. OPTION TO RENEW**

Provided this lease is in good standing and Lessee is not in default hereunder, Lessor hereby grants to Lessee the option to extend this lease for an additional two (2) years, with the same terms, covenants and conditions set forth in this lease, except as hereinafter specifically provided.

**5. RENT**

Lessee shall pay to Lessor in United States currency the sum of Two Hundred Fifty and 00/100 Dollars (\$250.00) per month, payable in advance on the first day of each rental month during the term of this lease.

Rent shall be paid to the following address:

City of Fort Pierce  
C/O Finance Director  
100 North US Highway 1  
Fort Pierce, FL 34950

#### **6. LESSEE AND LESSOR'S RESPONSIBILITIES**

Lessee shall provide any office furnishings, pay for any telephones, computers or other accessory equipment and all electric services.

Lessor shall pay for all water, sewer, garbage and janitorial services. Lessor shall provide accessibility to the premises during normal business hours and shall provide key access after-hours.

#### **7. LESSEE'S IMPROVEMENTS**

All alterations, additions, improvements, decorations or installations, including but not limited to, railings, air-conditioning ducts or equipment, except moveable furniture, partitions and fixtures put in at the expense of the Lessee which can be removed by Lessee without causing any structural damages to the building and where Lessee reasonably repairs any damages to the Leased Premises due to removal of the fixture(s), shall become the property of the Lessor at the termination of this lease. Lessee shall pay the cost of any and all office improvements. Lessee shall obtain prior written consent from Lessor as to any alterations of the Leased Premises.

#### **8. NOTICES**

All notices or other communications hereunder shall be in writing and shall be deemed duly given in person or sent certified mail, return receipt requested, first class, postage prepaid and addressed as follows unless written notice of a change of address is given pursuant to the provisions of this Article.

##### **IF TO LESSEE:**

Larry Lee, Jr.  
Florida State House of Representatives, District 84  
City of Fort Pierce  
100 North US Highway 1  
Fort Pierce, FL 34950

##### **IF TO LESSOR:**

City Manager  
City of Fort Pierce  
100 North US Highway 1  
Fort Pierce, FL 34950

**9. ENTIRE AGREEMENT**

It is understood and acknowledged there are no oral agreements between the parties hereto affecting this lease and this lease supersedes and cancels any and all previous negotiations, arrangements, brochures, agreements and understandings, if any, between the parties hereto or displayed by Lessor to Lessee with respect to the lease specifically incorporated herein.

**10. MODIFICATION OF LEASE**

This lease may be modified only by mutual written agreement of both parties, and shall be non-assignable.

**11. GOVERNING LAW**

The laws of the State of Florida shall govern the validity, performance and enforcement of this lease. Should either party institute legal action to enforce any provisions contained herein, it is agreed the venue of such action shall be in St. Lucie County, Florida; and both parties hereby waive any defenses to the contrary. This lease shall not be construed either for or against Lessee or Lessor, but shall be interpreted in accord with the general tenor of this language.

**12. COMPLIANCE WITH LAW**

Lessor covenants and warrants the building and the Leased Premises and any use or intended use thereof by Lessor presently complies with, and will continue throughout the term of this lease to comply with all applicable restrictive covenants, applicable zoning and subdivision ordinances and building codes, all applicable health and environmental laws and regulations, and all other applicable laws, rules and regulations including but not limited to the American with Disabilities Act of 1990, 42 USC 12101, et. seg. If Lessor receives notice from federal, state or other government body that they are not in compliance with any such covenant, ordinance, code, law or regulation, Lessor will promptly provide the Lessee with a copy of such notice and with a statement of Lessor's intended action to bring the building and the Leased Premises and Lessor's use thereof into compliance. The provisions of this paragraph 12 are material terms of this lease.

**LESSOR:**

**CITY OF FORT PIERCE, FLORIDA**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Linda Hudson, Mayor

\_\_\_\_\_  
Witness

**LESSEE:**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Larry Lee, Jr.,  
State Representative, District 84

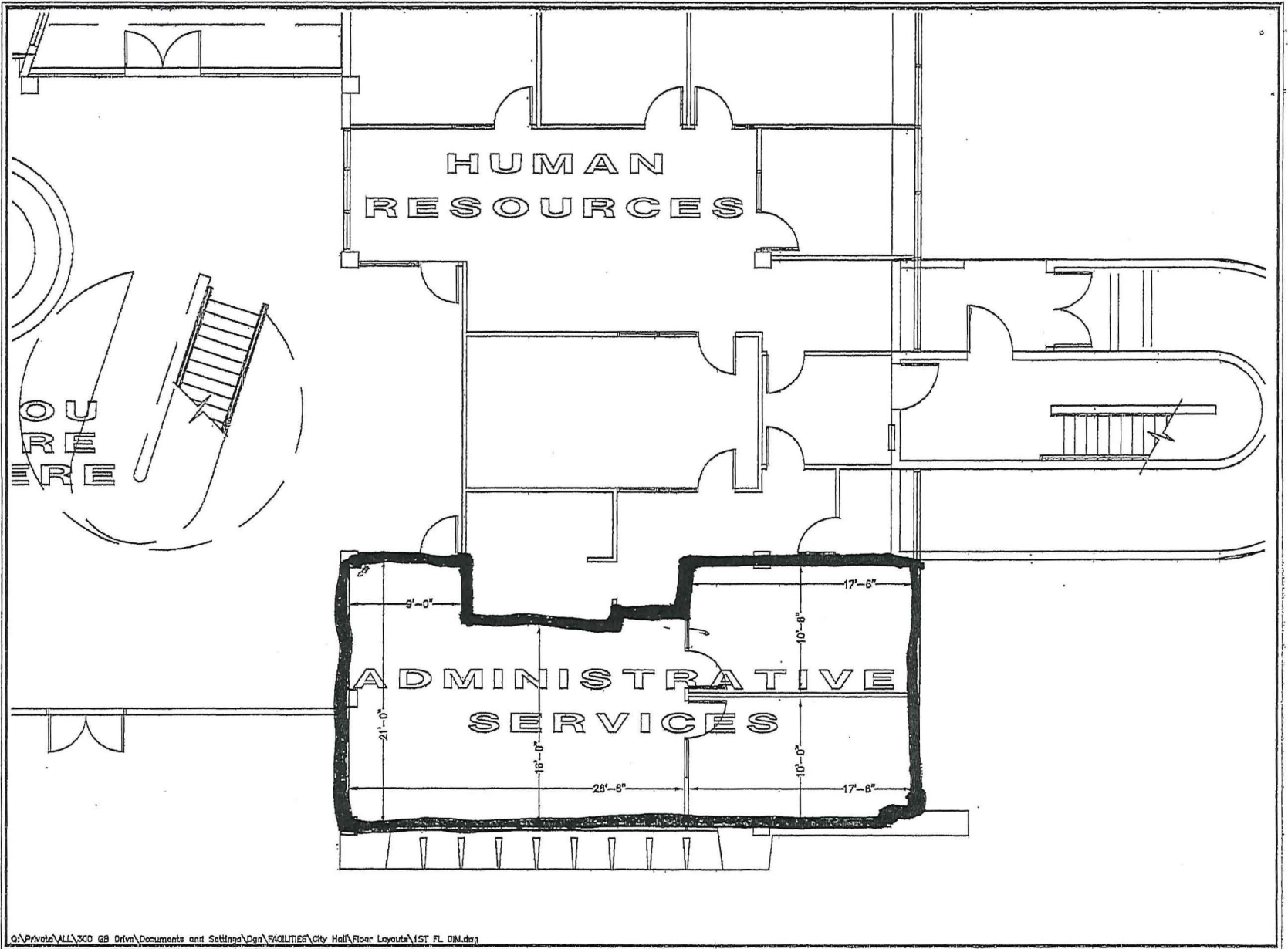
\_\_\_\_\_  
Witness

**APPROVED AS TO FORM AND CORRECTNESS:**

By: \_\_\_\_\_  
James M. Messer, City Attorney



EXHIBIT "A"



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CITY OF FORT PIERCE  
DEPARTMENT OF ENGINEERING

ADMINISTRATIVE SERVICES  
OFFICE SPACE

DATE: 11/19/12  
SCALE: N.T.S.  
DRAWN:



NO.	DATE	BY	REVISIONS

SHEET  
1  
OF  
1



**City Commission Regular Meeting**

**Agenda Item # 13. c.**

**Meeting Date:** 08/01/2016

**Re:** BOA appointment

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

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**SUBJECT:**

Resolution 16-R35 Appointing Ryan Collins to the Board of Adjustment.

**SUMMARY:**

Currently, there are two alternate vacancies for the Board of Adjustment, tasked with considering Variances of the Land Development Code. To date, one application has been received from Ryan Collins, so Staff is recommending consideration of this application. If approved, the City Clerk will bring forward a resolution for the August 1, 2016 meeting. Staff will continue to coordinate the search for additional candidates and utilize Facebook, the City's website and press releases.

**RECOMMENDATION:**

Approve Resolution

**ALTERNATIVES:**

Continue to search for applicants

**RESPONSIBLE STAFF:**

Rebecca Grohall

**COORDINATED WITH:**

City Clerk's office

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**Fiscal Impact**

**OTHER INFORMATION:**

None

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**Attachments**

16-R35  
Ryan Collins

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Nick Mimms	07/08/2016 03:44 PM
Form Started By: Rebecca Grohall		Started On: 07/01/2016 04:23 PM
Final Approval Date: 07/19/2016		

**RESOLUTION NO. 16-R35**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE BOARD OF ADJUSTMENT**; PROVIDING FOR AN EFFECTIVE DATE.

**BE IT RESOLVED** By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Board of Adjustment; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

<u>Name</u>	<u>Type</u>	<u>Term Expires</u>
Ryan Collins	Alternate #1	July 31, 2019

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 1st day of August, 2016.

\_\_\_\_\_  
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

\_\_\_\_\_  
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
James M. Messer, City Attorney



# CITY OF FORT PIERCE

100 NORTH US HWY 1  
FORT PIERCE, FLORIDA 34950  
(772) 467-3000 FAX (772) 467-3841

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Board of Adjustment

Name: Ryan Collins	Phone: 772-370-3332
Home Address: 115 Garden Ave 34982	How long at this address? 1 month
Are you a citizen of the United States? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Occupation: Limited Surety Agent	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, state the business and location:	
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 checked="" type="checkbox"/> No    Real Estate Brokering: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Contracting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    Land Development: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    Other: Describe your education, background, training and knowledge in the above area(s):	
Are you currently a member of a Commission-appointed board/committee? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please specify:	
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: n/a	Email Address: ryan@aharden.com
Date: 6/14/16	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-ftpiercer.com

**City Commission Regular Meeting**

**Agenda Item # 13. d.**

**Meeting Date:** 08/01/2016

**Re:** Applications to be considered for Civil Service Appeals Board Membership

**Submitted For:** Kevin Browning, Human Resources Manager, Human Resources

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**SUBJECT:**

Resolution 16-R36 reappointing J.W. Gaines and Pearl Matthews Davis to the Civil Service Appeals Board.

**SUMMARY:**

After tallying the votes of the Mayor and Commissioners, J.W. Gaines is reappointed as the regular member and Pearl Matthews Davis will serve as the alternate #1 member.

**RECOMMENDATION:**

Adopt Resolution 16-R36

**ALTERNATIVES:**

Staff will proceed as directed by the City Commission.

**RESPONSIBLE STAFF:**

Kevin E. Browning and Barbara G. Moore

**COORDINATED WITH:**

City Clerk Office

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**Fiscal Impact**

**Budgeted Y/N:** N  
**Fiscal Year:** 2016  
**Account:** N/A  
**Amount:** 0

**OTHER INFORMATION:**

No financial impact.

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**Attachments**

16-R36  
CSAB Membership Applications

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Nick Mimms	07/13/2016 10:17 AM
Form Started By: Kevin Browning		Started On: 07/07/2016 03:49 PM
Final Approval Date: 07/19/2016		





**RESOLUTION NO. 16-R36**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE CIVIL SERVICE APPEALS BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

**BE IT RESOLVED** By the City Commission of the City of Fort Pierce, Florida, in regular session assembled, pursuant to the provisions of Chapter 185.05, Florida Statutes, that the following be and are hereby appointed and/or reappointed as members of the Civil Service Appeals Board; said term to commence upon adoption of this resolution, and to expire on July 30, 2018, or when a successor has been duly appointed:

J.W. Gaines, Regular Appointment

Pearl Matthews Davis, Commission Alternate #1

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 1st day of August, 2016.

\_\_\_\_\_  
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

\_\_\_\_\_  
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
JAMES M. MESSER, CITY ATTORNEY



**CITY OF FORT PIERCE**

100 North U.S. Highway #1  
P.O. Box 1480  
Fort Pierce, FL 34954

**APPLICATION FOR: APPOINTMENT / RE-APPOINTMENT** (Please Circle One)

**SERVICE APPEALS BOARD**

Name: J W Gaines Telephone: 772-461-6120

Address: 600 Citrus Ave, Ste 200 Email: jgaines@btef-cpas.com

Ft Pierce, FL 34950 Zip Code: 34950

Occupation: CPA Citizen of the U.S.A.:  Yes  No

Do you own a business that operates within the City of Fort Pierce?  Yes  No

If yes, list the address and nature of said business: 600 Citrus Ave, Ste 200 - CPA FIRM

Do you now or in the future plan to do business with the City of Fort Pierce? Maybe If yes, in what capacity? External Auditor

Are you employed by a business that is located within the City of Fort Pierce? Yes  
If yes, state the business and location: See above

Do you have special training or knowledge in the area of?

Architecture: \_\_\_\_\_ Engineering: \_\_\_\_\_ Real Estate Brokering: \_\_\_\_\_  
Contracting: \_\_\_\_\_ Land Development: \_\_\_\_\_ Other area: Accounting / Finance

Describe your education, background, training and knowledge in the above areas: College Graduate - degree in accounting. Passed CPA exam. Have been an owner of a CPA firm within Ft. Pierce city limits since 1979.

Have you ever been convicted of a crime:  Yes  No  
If yes, what is the nature of the crime(s) you were convicted of? \_\_\_\_\_

Date: 3/18/16

Signature: [Handwritten Signature]

Referred By: \_\_\_\_\_

Please check: Member  Alternate



# CITY OF FORT PIERCE

100 North U.S. Highway #1  
P.O. Box 1480  
Fort Pierce, FL 34954

## APPLICATION FOR: APPOINTMENT / RE-APPOINTMENT (Please Circle One)

### SERVICE APPEALS BOARD

Name: Pearl M. Davis Telephone: 772-240-2328

Address: 2006 Avenue Q Email: DAVISPT7@AOL.COM  
Fort Pierce, Florida Zip Code: 34950

Occupation: Risk Manager Citizen of the U.S.A.:  Yes  No

Do you own a business that operates within the City of Fort Pierce?  Yes  No

If yes, list the address and nature of said business: N/A

Do you now or in the future plan to do business with the City of Fort Pierce? No If yes, in what capacity? N/A

Are you employed by a business that is located within the City of Fort Pierce? Yes  
If yes, state the business and location: Seacoast Bank

Do you have special training or knowledge in the area of?

Architecture: \_\_\_\_\_ Engineering: \_\_\_\_\_ Real Estate Brokering:   
Contracting:  Land Development: \_\_\_\_\_ Other area:

Describe your education, background, training and knowledge in the above areas: Bidder put government contracts while with the FDIC and present employer. RE License held in Atlanta, Georgia. Banking with FDIC, RTC, national & Community Banks

Have you ever been convicted of a crime:  Yes  No  
If yes, what is the nature of the crime(s) you were convicted of? N/A

Date: 3/22/16

Signature: Pearl M. Davis

Referred By: Commissioner Alexander

Please check: Member \_\_\_\_\_ Alternate



# CITY OF FORT PIERCE

100 North U.S. Highway #1  
P.O. Box 1480  
Fort Pierce, FL 34954

APPLICATION FOR: APPOINTMENT / **RE-APPOINTMENT** (Please Circle One)

## SERVICE APPEALS BOARD

Name: Bertha L. Sullivan Telephone: (772) 464-8351

Address: P.O. Box 481 Ft. Pierce, FL 34954 Email: sullivan1337@bellsouth.net

1750 Timberlake Dr. FTP, FL 34947 Zip Code: \_\_\_\_\_

Occupation: \_\_\_\_\_ Citizen of the U.S.A.:  Yes  No

Do you own a business that operates within the City of Fort Pierce?  Yes  No

If yes, list the address and nature of said business: \_\_\_\_\_

Do you now or in the future plan to do business with the City of Fort Pierce? No If yes, in what capacity? \_\_\_\_\_

Are you employed by a business that is located within the City of Fort Pierce? No  
If yes, state the business and location: \_\_\_\_\_

Do you have special training or knowledge in the area of?

Architecture: \_\_\_\_\_ Engineering: \_\_\_\_\_ Real Estate Brokering: \_\_\_\_\_  
Contracting: \_\_\_\_\_ Land Development: \_\_\_\_\_ Other area: Education / Administration

Describe your education, background, training and knowledge in the above areas: \_\_\_\_\_

Have you ever been convicted of a crime:  Yes  No  
If yes, what is the nature of the crime(s) you were convicted of? \_\_\_\_\_

Date: March 17, 2016

Signature: Bertha L. Sullivan

Referred By: \_\_\_\_\_

Please check: Member \_\_\_\_\_ Alternate





# CITY OF FORT PIERCE

100 North U.S. Highway #1  
P.O. Box 1480  
Fort Pierce, FL 34954

APPLICATION FOR: APPOINTMENT / RE-APPOINTMENT (Please Circle One)

## SERVICE APPEALS BOARD

Name: Charlene Newman Telephone: 772 461 6493

Address: 5710 Palmetto Dr Email: charlene@bellsouth.net

Fort Pierce FL Zip Code: 34982

Occupation: Bookkeeping Citizen of the U.S.A.:  Yes  No

Do you own a business that operates within the City of Fort Pierce?  Yes  No

If yes, list the address and nature of said business: \_\_\_\_\_

Do you now or in the future plan to do business with the City of Fort Pierce? Yes If yes, in what capacity? Employed by LF Staffing and work at Sunrise Theatre

Are you employed by a business that is located within the City of Fort Pierce? \_\_\_\_\_  
If yes, state the business and location: \_\_\_\_\_

Do you have special training or knowledge in the area of?

Architecture: \_\_\_\_\_ Engineering: \_\_\_\_\_ Real Estate Brokering: \_\_\_\_\_  
Contracting: \_\_\_\_\_ Land Development: \_\_\_\_\_ Other area: Accounting

Describe your education, background, training and knowledge in the above areas: worked for City of Fort Pierce for 20 yr in Finance

Have you ever been convicted of a crime:  Yes  No  
If yes, what is the nature of the crime(s) you were convicted of? \_\_\_\_\_

Date: 3-17-16

Signature: Charlene Newman

Referred By: \_\_\_\_\_

Please check: Member \_\_\_\_\_ Alternate





# CITY OF FORT PIERCE

100 North U.S. Highway #1  
P.O. Box 1480  
Fort Pierce, FL 34954

## APPLICATION FOR: APPOINTMENT / RE-APPOINTMENT (Please Circle One)

### SERVICE APPEALS BOARD

Name: Wesley Taylor Telephone: 464-4391

Address: 396 Torpey Rd Email: WESKAC49@comcast.net

Ft Pierce FL Zip Code: 34946

Occupation: Retires Citizen of the U.S.A.:  Yes  No

Do you own a business that operates within the City of Fort Pierce?  Yes  No

If yes, list the address and nature of said business: \_\_\_\_\_

Do you now or in the future plan to do business with the City of Fort Pierce? No If yes, in what capacity? \_\_\_\_\_

Are you employed by a business that is located within the City of Fort Pierce? No  
If yes, state the business and location: \_\_\_\_\_

Do you have special training or knowledge in the area of?

Architecture: \_\_\_\_\_ Engineering: \_\_\_\_\_ Real Estate Brokering: \_\_\_\_\_  
Contracting: \_\_\_\_\_ Land Development: \_\_\_\_\_ Other area: X

Describe your education, background, training and knowledge in the above areas: \_\_\_\_\_  
Retires Police Officer - City of Ft Pierce FL  
owner of Village Macina - St Lucie County

Have you ever been convicted of a crime:  Yes  No  
If yes, what is the nature of the crime(s) you were convicted of? \_\_\_\_\_

Date: 3-17-16

Signature: Wesley Taylor

Referred By: \_\_\_\_\_

Please check: Member X Alternate \_\_\_\_\_

**City Commission Regular Meeting**

**Agenda Item # 15. a.**

**Meeting Date:** 08/01/2016

**Re:** City Manager's Report

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

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**SUBJECT:**

City Manager's Report

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**Form Review**

**Inbox**

City Manager

Form Started By: Jennifer Robinson

Final Approval Date: 07/27/2016

**Reviewed By**

Linda Cox

**Date**

07/27/2016 05:13 PM

Started On: 07/21/2016 12:53 PM