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

CITY COMMISSION AGENDA

Regular Meeting - Monday, November 7, 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 -** Pastor Craig Bridgers, The Crossing Community Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the October 17, 2016 regular meeting.

6. **PROCLAMATIONS**

   a. Proclamation recognizing Nov. 18-19 as Buddy Bear Weekend. Being received by Kevin Bonura.

   b. Proclamation recognizing November 2016 as National American Indian Heritage Month being received by Cora Stickney Harper Chapter Daughters of the American Revolution.

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. Waive interest, penalties, and administrative fees in the amount of $7,795.17 associated with the Demolition Lien against 822 Avenue D, Ft. Pierce, FL. Property ID #2410-601-0090-000-7 owned by David Moloney, P. O. Box 882045, Steamboat Springs, CO 80488 contingent upon payment of $6,200.00 payable within 60 days.

b. Waive interest, penalties, and administrative fees in the amount of $237.95 associated with the Lot Clearing Lien against 824 Avenue D, Ft. Pierce, FL. Property ID #2410-601-0089-000-7 owned by David Moloney, P. O. Box 882045, Steamboat Springs, CO 80488 contingent upon payment of $47.25 payable within 60 days.

c. Approval of the FY 2017 Humane Society Contract in the amount of $130,000.00.

d. Approval of travel expenses for Mayor Hudson in the amount of $707.26 to attend the Florida League of Cities Annual Legislative Conference in Kissimmee, FL on December 7-9,2016

e. Approval of travel expenses for Commissioner Alexander in the amount of $747.26 to attend the Florida League of Cities Annual Legislative Conference in Kissimmee, FL on December 7-9,2016

f. Approve grant award for Phatz Chick-N-Shack in the amount of $3,000 as an eligible recipient under the 2015-2016 CDBG Action Plan-Grant Award for Small Business.

g. Approve contract between the City of Fort Pierce and Save Our Children to allow a community mural on their building located at 464 North 9th Street.

h. Approve proposal between the City of Fort Pierce and St. Lucie County UF/IFAS Extension Service in the amount of $10,000 to provide Watershed and Lagoon Life education to the citizens of the City of Fort Pierce to meet the City's National Pollutant Discharge Elimination System (NPDES) educational requirements.

i. Approve 2014-2017 contract between the City of Fort Pierce and Teamsters Local Union Number 769 in which the union has ratified the negotiated changes to wages and benefits.

j. Approval to submit and accept a continuation grant to fund the Restoring the Village program from the Department of Justice in the amount of $327,825.

k. Approve System License Agreement with Milliman, Inc. for Pension Administration in the amount of $20,000 annually.

l. Approve request from Lincoln Park Main Street for a cash advance in the amount of $12,500 from the approved budget for FY 2017.

11. **PUBLIC HEARINGS**

a. Ordinance 16-024 - Abandonment of Alleyway being the remaining portion between Atlantic Avenue and Orange Avenue - Totten Subdivision with payment of $3,000.00. SECOND READING

b. Review and approval of an application for Site Plan, submitted by Property Owner, Cargill Juice N America Inc, applicant, Precast Specialties, LLC. (PCS), and representative Steve Pickett, ASLA of JMorton Planning to construct a Precast Concrete Manufacturing Facility and Yard located at 3798 Selvitz Road, Fort Pierce, FL. The property is zoned IH, Industrial, Heavy. (2432-122-0001-000-5 (75 Acre Portion) & 2432-221-0002-000-6 (Access).

c. Ordinance 16-026 Rezoning property generally located at 3798 Selvitz Road from IH Industrial, Heavy to I-3, Heavy Industrial. FIRST READING

d. Review and approval of an application for Conditional Use, submitted by Property Owner, Motel FP LLC, applicant, Addiction Recovery Community Villas, and representative Michael McCarty, Planner, to establish a establish a Group Living Drug & Alcohol Treatment Center located at 3625 S. US. Highway 1, Fort Pierce, FL. The property is zoned General Commercial (C-3), (Parcel ID 2434-601-0026-000-2).

12. **MISCELLANEOUS REPORTS & REQUESTS**

a. Economic Development Update - Fort Pierce Economic Development Team.

b. Update from Fort Pierce Utilities Authority regarding restoration efforts following the impacts of Hurricane Matthew.

c. Fourth Quarter Financial Report for Month Ending September 30, 2016 Preliminary.

13. **CITY COMMISSION**

a. Resolution No. 16-R49 Adopting the St. Lucie County Local Mitigation Strategy Plan in order to remain eligible for FEMA mitigation grant programs.

b. Appointment/Reappointment of a regular member and an alternate member to serve on the Treasure Coast Regional Planning Council for a one-year term.

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: 11/07/2016

Re: Approval of minutes from the October 17, 2016 regular meeting

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of minutes from the October 17, 2016 regular meeting.

Attachments

10.17.2016 Minutes

Form Review

Form Started By: Caleta Scott Started On: 10/20/2016 12:09 PM

Final Approval Date: 10/20/2016

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, OCTOBER 17, 2016.

1. CALL TO ORDER - Mayor Hudson called the meeting to order at 6:31 p.m.

2. OPENING PRAYER - Reverend Harry Shaw, Good News Missionary Baptist, gave the opening prayer.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

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

5. APPROVAL OF MINUTES

a. Approval of minutes from the October 3, 2016 regular meeting.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve the minutes of the October 3, 2016 regular meeting.

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

Passed

6. **PROCLAMATIONS**

a. Mayor Hudson issued a proclamation recognizing IRSC's Aspen Award.

b. Mayor Hudson issued a proclamation recognizing November 2016 as World Prematurity Awareness Month.

c. Mayor Hudson issued a proclamation recognizing October 17 - 22, 2016 as Florida City Government Week.

d. Mayor Hudson issued a proclamation recognizing Pilot International Founders Day.

7. **LETTERS TO COMMISSION -** Copies of the following letters will be kept on file at the City Clerk's office.

a. Letter from Corinne and Jack Solomon expressing their gratitude for Officer Al Garcia coming to their aid.

b. Letter from Corinne and Jack Solomon thanking Officer Elizabeth Louis for her kindness and professionalism when she conducted a wellness check.

c. Email from Joyce Jackson commending Solid Waste employee, Roger Guadamuz, for his superior public service attitude and for going above and beyond when assisting her neighbor.

d. Letter from Robertson County Sheriff Bill Holt thanking Detective Streeter for his assistance and dedication during a recent homicide investigation.

e. Email from Shirley Walker commending Officers Wachendorfer, Mohammed and Graziano for their professionalism and courtesy when they responded to a situation at her rental unit.

f. Letter from Assistant State Attorney M. Ryan Williams expressing his gratitude for Sergeant Donald Christman's work as an expert in Police Use of Force on behalf of the Ninth Judicial Circuit.

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

Mike Jacquin - Item 13c
Lakisha Bryant - Item 13b
Pastor Andrew Jefferson - Item 13b
Pastor Jerome Ryan - Item 13b
Ruth Jefferson - Item 13b
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9. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Edward Becht to approve the agenda as is.

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

Passed

10. CONSENT AGENDA

a. Approval to submit and accept a continuation grant from Florida Coalition Against Domestic Violence for the ongoing InVest program with funding in the amount of $69,798.02.

b. Approve the establishment of Blanket Purchase Orders to vendors for products and services for day to day operations of Indian Hills Golf Course in the total amount of $334,572.00.

c. Approval of travel expenses in the amount of $294.66 for Commissioner Alexander to attend the Florida League of Cities' Legislative Policy Committee meeting to be held on October 28, 2016 in Lake Buena Vista, Florida.

d. Approval of entering into an Interlocal Agreement (Cooperation on State Lobbying) between the City of Fort Pierce and St. Lucie County in an amount not to exceed $10,000.

e. Approve the establishment of Blanket Purchase Orders for the Sunrise Theatre in the total amount of $415,400.00.

f. Waive interest, penalties, and administrative fees in the amount of $1,607.66 for Demolition Lien against 1807 Orange Avenue, Property ID #2409-701-0021-000-6, owned by Leo & Sheila Cueto, 3167 SW Bessey Creek Trail, Palm City, FL 34990 contingent upon payment of $1,531.67 within 12 months.

g. Waive interest, penalties, and administrative fees in the amount of $365.50 for Lot Clearing Lien against 1807 Orange Avenue, Property ID #2409-701-0021-000-6, owned by Leo & Sheila Cueto, 3167 SW Bessey Creek Trail, Palm City, FL 34990 contingent upon payment of $91.80 within 12 months.

h. Approval to purchase Christmas Tree and ornaments form Clark Sales Display, Inc. in the amount of $9,350.00 for the Avenue A/Indian River Dr. round-a-bout and to award a contract to Let There Be Lights, Inc. to provide Holiday Lights at Marina Square in the amount of $27,000.00

i. Approve Community Mural Project Property Owners Agreement for 464 North 9th Street - east side of building will be site of mural installation.

Commissioner Alexander pulled items **10f** and **10g**.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve items **10a**, **10b**, **10c, 10d**, **10e**, **10h** and **10i**.

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

Passed

As to items **10f** and **10g**, Commissioner Alexander inquired about the precedence for waiving penalties. Peggy Arraiz, Code Compliance Manager, advised that only the soft costs are being waived. For future clarification, the wording should reflect that the fees are in association with the lien.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Edward Becht to approve items **10f** and **10g**.

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

Passed

11. PUBLIC HEARINGS

a. Ordinance 16-021 Amending the Vehicles for Hire Ordinance.

Caleta Scott, Deputy City Clerk, read the Ordinance, by title only, into the record for the second reading.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 9, LICENSES AND BUSINESS REGULATIONS, ARTICLE II BUSINESS TAX, SEC. 9-30 FEES, (219) TAXICABS and AUTOMOBILE FOR HIRE; AMENDING ARTICLE VIII – VEHICLES FOR HIRE, DIVISION 1 – GENERALLY, SEC. 9-221 DEFINITIONS; DELETING AND RESERVING SEC. 9-222 TO 9-245; AMENDING DIVISION 2 – CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY; AMENDING SEC. 9-256 - REQUIRED; AMENDING SEC. 9-257 – APPLICATION; AMENDING 9-258 –

PUBLIC HEARING; DELETING SEC. 9-259 – ISSUANCE; CONTENTS; AMENDING SEC. 9-260 TERRITORY SERVED BY EXISTING CERTIFICATE HOLDER; AMENDING SEC. 9-261 – DISPLAY; AMENDING 9-262 - LIABILITY INSURANCE; AMENDING SEC. 9-263 – TRANSFER; AMENDING 9-264 – SUSPENSION; REVOCATION; ADDING SEC. 9-265 – TRANSFER/ASSIGNABILITY; ADDING SEC. 9-266 – APPEALS; RESERVING SEC. 9-275-9-282; DELETING DIVISION 3 – DRIVER'S PERMIT, SEC. 9-276 – 9-28; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Linda Cox, City Clerk, gave a brief presentation and was available for questions.

Mayor Hudson opened the public hearing.

Seeing no one, Mayor Hudson closed the public hearing.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve item **11a**.

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

Passed

b. Ordinance 16-023 rezoning properties generally located at 1801 Nebraska Avenue to Planned Development (PD-Mayfair) and approving a Development Plan associated with this district.

Linda Cox, City Clerk, read the Ordinance, by title only, into the record, on first reading.

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, REZONING PROPERTIES GENERALLY LOCATED AT 1801 NEBRASKA AVENUE, FROM PD, PLANNED DEVELOPMENT, TO PD, PLANNED DEVELOPMENT (PD-MAYFAIR); FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22- 58, SUBJECT TO CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

James Messer, City Attorney, gave brief preliminaries for the hearing, swearing in anyone who planned to testify during the quasi-judicial hearing and identified expert witnesses.

Kori Benton, Senior Planning, gave a brief presentation and was available for questions.

Mayor Hudson opened the public hearing.

Richard Wolfarth, applicant, spoke in support.
Deborah Ross, Longwood HOA attorney representative, spoke in opposition.
David Earle spoke in opposition.
Cleaver Hayling inquired about impact.
Steven Knapp spoke in opposition.
Michael Cahill spoke in opposition.
Debra Johnson spoke in opposition.
Candace Gurdivich spoke in opposition.
Cindi O'Connell clarified information given on community home values.
Deborah Ross stated that she would like the Memorandum of Law that she provided to the Commission to be on file, for the record.
Richard Wolfarth, applicant, spoke to traffic engineering studies and drainage.

Seeing no one else, Mayor Hudson closed the public hearing.

Commission discussion included the possibility of the development being owner-occupied versus rental units, pedestrian crossings, having community support, bonus credits based on density and to have all parties sit down and have a discussion. The evidentiary hearing has concluded and the Commission should not have any communication with interested parties on this matter.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to continue on November 21, 2016.

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

NAY: Commissioner Edward Becht

Passed

c. Ordinance 16-024 - Abandonment of Alleyway being the remaining portion between Atlantic Avenue and Orange Avenue - Totten Subdivision.

Linda Cox, City Clerk, read the Ordinance, by title only, into the record on first reading.

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ABANDONING A PORTION OF AN EXISTING ALLEYWAY, LYING ADJACENT AND SOUTH OF LOTS 1-3, OF THE TOTTEN SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Kori Benton, Senior Planner, gave a brief presentation and was available for questions.

Mayor Hudson opened the public hearing.

Steve Tarr spoke in support.

Seeing no one else, Mayor Hudson closed the public hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve item **11c.**

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

Passed

12. MISCELLANEOUS REPORTS & REQUESTS

13. CITY COMMISSION

a. Resolution 16-R48 Supporting the St. Lucie County Advanced Transportation Management System

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, SUPPORTING THE IMPLEMENTATION OF THE ST. LUCIE COUNTY ADVANCED TRANSPORTATION MANAGEMENT SYSTEM PROJECT AND PROVIDING AN EFFECTIVE DATE.

Jack Andrews, City Engineer, stated that this is a resolution to show support as this would improve the coordination of US 1 traffic.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona to approve item **13a**.

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

Passed

b. Discussion at the request of Commissioner Alexander regarding a request by Rock Church seeking use of the City Parking Garage to resolve the parking deficiency at their property located at 617 Orange Avenue to be used as a church.

Commissioner Alexander inquired about the process for leasing spaces in the public parking garage to the church. This is a public policy and the Commission needs to weigh in on the discussion. Commission discussion included creating a policy that identifies the geographic area, creating a policy that is not only for the Rock Church but for current and future businesses, the possibility of changing the on-site parking policy on the Orange Avenue corridor, and allowing the church to lease the 48 spaces needed.

The Commission directed staff to facilitate an agreement for Rock Church, to establish a policy for the garage going forward and to bring back a solution for the Orange Avenue corridor parking issue.

c. Discussion at the request of Commissioner Alexander regarding Jacquin & Sons complaint regarding building permit fee charged to Rocla Concrete Tie, Inc.

Commissioner Alexander inquired why Mike Jacquin's question has not been answered. Nicholas Mimms, City Manager, confirmed that the Building Official resigned and that the Interim Building Official Paul Thomas was available for assistance and questions. He would like the chance to guarantee a quorum for the hearing so that they will be able to go before the Board of Construction Adjustments and Appeals. If Mr. Jacquin can provide a contract showing the value of his equipment, he can modify the previous Building Official's decision.

Commissioner Perona stated that the Commission should look at the creating resolution for the board, possibly adding alternates, to ensure due process.

14. COMMENTS FROM THE PUBLIC

Mike Jacquin

15. COMMENTS FROM THE CITY MANAGER -

We are still in debris removal and recovery mode from Hurricane Matthew and it may take months to get the City back in shape. We are working with St. Lucie County Emergency Management and we should qualify for FEMA reimbursements. The Dan McCarty track will have its ribbon cutting on October 26. On October 27, there will be a Lincoln Park community meeting with Allegany Francsican Ministries to discuss additional concepts.

16. COMMENTS FROM THE COMMISSION

Commissioner Perona is happy to spend money after seven years.

Commissioner Sessions stated that there are many local landscaping businesses that we should utilize for our local clean up efforts.

Commissioner Becht had no comments.

Commissioner Alexander had no comments.

Mayor Hudson had no comments.

17. ADJOURNMENT - There being no further business, Mayor Hudson declared the meeting adjourned at 10:20 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 11/07/2016

Re: Buddy Bear Proclamation being received by Kevin Bonura.

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Proclamation recognizing Nov. 18-19 as Buddy Bear Weekend. Being received by Kevin Bonura.

Attachments

Buddy Bear Weekend

Form Review

Form Started By: Caleta Scott Started On: 10/21/2016 04:43 PM

Final Approval Date: 10/21/2016

WHEREAS, Buddy Bear Weekend was initially founded over 22 years ago by Kevin Bonura. The weekend long event to collect teddy bears for children to provide comfort during times of distress; and

WHEREAS, Buddy Bear Weekend drives awareness and aid to children who may be traumatized due to:

- Being hurt in an accident
- Being a victim of child abuse
- A traumatic situation due to sudden loss of home
- A situation due to sudden loss of parents
- Any other traumatic situation where a child is involved; and

WHEREAS, Buddy Bear Weekend has generated over 25,000 bears for children in trauma and it is growing; and

WHEREAS, Buddy Bear Weekend, held this year on November 18 – 19, is an awareness event that helps our children to be safe, secure, literate, healthy and knowledgeable in saving our earth.

NOW, THEREFORE, I Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim November 18 -19, 2016, as:

Buddy Bear Weekend

in the City of Fort Pierce and we urge all citizens to "Show you care... Give a bear".

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of Fort Pierce, Florida, to be affixed this 7th day of November, 2016.

_____

_____

MAYOR COMMISSIONER

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

Meeting Date: 11/07/2016

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Proclamation recognizing November 2016 as National American Indian Heritage Month being received by Cora Stickney Harper Chapter Daughters of the American Revolution.

Attachments

National American Indian Heritage Month 2016

Form Review

Form Started By: Caleta Scott Started On: 10/19/2016 12:34 PM

Final Approval Date: 10/19/2016

WHEREAS, the history and culture of our great nation have been significantly influenced by American Indians and indigenous peoples; and

WHEREAS, the contributions of American Indians have enhanced the freedom, prosperity, and greatness of America today and their customs and traditions are respected and celebrated throughout the United States; and

WHEREAS, the month of November was designated as National American Indian Heritage month by President George Bush in August of 1990; and

WHEREAS, in honor of National American Indian Heritage Month, community celebrations as well as numerous cultural, artistic, educational and historical activities have been planned.

NOW, THEREFORE, I Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the month of November 2016, as:

National American Indian Heritage Month

and urge all citizens to observe this month with appropriate programs, ceremonies and activities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of Fort Pierce, Florida, to be affixed this 7th day of November, 2016.

MAYOR COMMISSIONER

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

Meeting Date: 11/07/2016

Re: Demolition Lien Reduction - 822 Avenue D

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

SUBJECT:

Waive interest, penalties, and administrative fees in the amount of $7,795.17 associated with the Demolition Lien against 822 Avenue D, Ft. Pierce, FL. Property ID #2410-601-0090-000-7 owned by David Moloney, P. O. Box 882045, Steamboat Springs, CO 80488 contingent upon payment of $6,200.00 payable within 60 days.

SUMMARY:

Mr. Moloney bought the property through a tax lien sale. He failed to do a lien search prior to purchase and learned of the liens on the property afterwards.

RECOMMENDATION:

Staff recommends waiving the interest, penalties, and administrative fees in the amount of $7,795.17 leaving a balance due of $6,200.00 payable in 60 days.

ALTERNATIVES:

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

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

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

Fiscal Impact

Budgeted Y/N: 2016

Amount: 6200.00

OTHER INFORMATION:

$6,200.00 to the general fund.

Attachments

Request for Reduction
Breakdown
Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/01/2016 02:10 PM

Form Started By: Collen Greer
Started On: 10/27/2016 09:56 AM
Final Approval Date: 11/01/2016

CITY OF FORT PIERCE
DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A WAIVER
LOT CLEARING / DEMOLITION LIENS

Property address:	822 Avenue D				
Owner(s) of record:	David Moloney				
Mailing address:	Po Box 882045 Steamboat Springs Co 80488				
Property tax ID #:	2410601090007				
Original purchase date:	11/19/12	Original purchase price:	$7,262.70		
Other Information:	☐ Inherited Property	☒ Purchased at Tax Sale	☐ Adjoining Property Owner		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting waiver	David Moloney	Relationship to owner(s):	Self		
Telephone #:	970-846-5050	Mobile phone #:	970-846-5050		
E-mail:	davemoloney1206@gmail.com	Preferred contact method:	email or phone		
What are owner(s) intentions for property:					
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is a lien filed against the property?	☐ No	☒ Yes	If yes, what is the lien amount?	$13,995.17	
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price?		

City incurred charges (lot clearing, demolition, etc)	$ 6,200.00
Administrative fees	$ 100.00
Interest	$ 6,415.91
Penalties	$ 1,279.26
TOTAL AMOUNT DUE TO CITY	$ 13,995.17
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 7,795.17
DOLLAR AMOUNT I AGREE TO PAY	$ 6,200.00

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

(Signature of Owner or Representative)

David Moloney
(Printed Name)

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 824 Avenue D

Property Owner: David Moloney

Mailing Address: Po Box 882045 Steamboat Springs Co 80488

Telephone #: 970-846-5050 Cell Phone #: 970-846-5050

E-Mail Address: davemoloney1206@gmail.com

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

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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

I obtained this property and the neighboring lot via a tax lien sale. These were my first tax lien purchases and I made a mistake in not understanding that City liens could exist on the lots after the tax lien sale. I have been paying property taxes on the lots since I acquired them in 2012 and hope to one day develop them in a way that will have a positive impact on the neighborhood. I have not been in a position to pay off the liens and can not afford to pay them off in full. This lot is valued by the assessor at $7,500. I paid $7,262.70. I am submitting paper work on the neighboring lot as well. It has a much smaller lien. It is also valued by the Assessor at $7,500 and I paid $6,601.89. I am hoping to have the liens reduced to a point where the amount invested isn't much more than the properties are worth.

Date: 10/12/16

Signed: [signature]

Print Name: David Moloney

STATE OF ~~FLORIDA~~ SW COLORADO

COUNTY OF ~~ST. LUCIE~~ SW Routt

PERSONALLY APPEARED before me, the undersigned authority DAVID MOLONEY SW who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced A COLORADO DRIVER'S LICENSE as identification.

SWORN TO AND SUBSCRIBED before me this 12 day of October, 2016.

SHELLY RAY WU
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20134075739
MY COMMISSION EXPIRES DECEMBER 04, 2017

[signature]

Notary Public, State of ~~Florida~~ SW COLORADO

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: **DEMOLITION LIEN REDUCTION**
Address: 822 Avenue D, Fort Pierce, FL
Parcel ID#: 2410-601-0090-000-7
Owner: David Moloney

DATE: November 7, 2016

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Demolition Lien	$6,200.00	$7,695.17	$100.00
TOTAL	$6,200.00	$7,695.17	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS) $7,795.17
CANNOT BE WAIVED (ALL DEMOLITION COSTS) 6,200.00
$13,995.17

Property Identification

Site Address: 822 Avenue D	Parcel ID: 2410-601-0090-000-7	Account #: 23211	Sec/Town/Range: 10/35S/40E
Map ID: 24/10N	Zoning: C3	Use Type: 1000	Jurisdiction: Fort Pierce

Ownership

David Moloney

PO Box 882045
Steamboat Springs, CO 80488

Legal Description

FEE AND MAY`S RE-S/D BLK F LOT 2(MAP 24/10C) (OR 3455-2555)

Current Values

Just/Market:	$7,500	Assessed:	$7,500
Exemptions:	$0	Taxable:	$7,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$7,500	$7,500	$0	$7,500
2015	$12,000	$12,000	$0	$12,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-20-2012	3455 / 2555	0111	TD	Williams,Marjorie E A	$7,300
12-08-1994	0980 / 1098	XX02	QC	Rufus Jerry Alexander	$100
01-01-1973	0529 / 0738	XX01	CV		$0

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):	0.17
Land Size (SF):	7,500
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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City Commission Regular Meeting **Agenda Item # 10. b.**

Meeting Date: 11/07/2016

Re: Lot Clearing Lien - 824 Avenue D

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

SUBJECT:

Waive interest, penalties, and administrative fees in the amount of $237.95 associated with the Lot Clearing Lien against 824 Avenue D, Ft. Pierce, FL. Property ID #2410-601-0089-000-7 owned by David Moloney, P. O. Box 882045, Steamboat Springs, CO 80488 contingent upon payment of $47.25 payable within 60 days.

SUMMARY:

Mr. Moloney bought the property through a tax lien sale. He failed to do a lien search prior to purchase and afterwards learned of the liens on the property.

RECOMMENDATION:

Staff recommends waiving the interest, penalties, and administrative fees in the amount of $237.95 leaving a balance due of $47.25 payable in 60 days.

ALTERNATIVES:

1. Deny request.
2. Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

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

Fiscal Impact

Budgeted Y/N: 2016

Amount: 47.25

OTHER INFORMATION:

$47.25 to the general fund.

Attachments

Tax Card
Breakdown
Request

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/01/2016 02:09 PM

Form Started By: Collen Greer
Started On: 10/13/2016 08:23 AM
Final Approval Date: 11/01/2016

Property Identification

Site Address: 822 Avenue D	Parcel ID: 2410-601-0090-000-7	Account #: 23211	Sec/Town/Range: 10/35S/40E
Map ID: 24/10N	Zoning: C3	Use Type: 1000	Jurisdiction: Fort Pierce

Ownership

David Moloney

PO Box 882045
Steamboat Springs, CO 80488

Legal Description

FEE AND MAY`S RE-S/D BLK F LOT 2(MAP 24/10C) (OR 3455-2555)

Current Values

Just/Market:	$7,500	Assessed:	$7,500
Exemptions:	$0	Taxable:	$7,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$7,500	$7,500	$0	$7,500
2015	$12,000	$12,000	$0	$12,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-20-2012	3455 / 2555	0111	TD	Williams,Marjorie E A	$7,300
12-08-1994	0980 / 1098	XX02	QC	Rufus Jerry Alexander	$100
01-01-1973	0529 / 0738	XX01	CV		$0

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):	0.17
Land Size (SF):	7,500
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: 824 Avenue D, Fort Pierce, FL
Parcel ID#: 2410-601-0089-000-7
Owner: David Moloney

DATE: November 7, 2016

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	$47.25	$137.95	$100.00
TOTAL	$47.25	$137.95	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS) $237.95
CANNOT BE WAIVED (ALL LOT CLEARING COSTS) $ 47.25
$285.20

CITY OF FORT PIERCE
DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A WAIVER
LOT CLEARING / DEMOLITION LIENS

Property address:	824 Avenue D				
Owner(s) of record:	David Moloney				
Mailing address:	PO Box 882045 Steamboat Springs CO 80488				
Property tax ID #:	2410601089 0007				
Original purchase date:	11/19/12	Original purchase price:	$6,601.89		
Other Information:	☐ Inherited Property	☒ Purchased at Tax Sale	☐ Adjoining Property Owner		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting waiver	David Moloney	Relationship to owner(s):	Self		
Telephone #:	970-846-5050	Mobile phone #:	970-846-5050		
E-mail:	davemoloney1206@gmail.com	Preferred contact method:	email or phone		
What are owner(s) intentions for property:	future development of vacant lot				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is a lien filed against the property?	☐ No	☒ Yes	If yes, what is the lien amount?	$285.20	
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price?		

City incurred charges (lot clearing, demolition, etc)	$ 47.25
Administrative fees	$ 100.00
Interest	$ 114.70
Penalties	$ 23.25
TOTAL AMOUNT DUE TO CITY	$ 285.20
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 237.95
DOLLAR AMOUNT I AGREE TO PAY	$ 47.25

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

(Signature of Owner or Representative)

David Moloney
(Printed Name)

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 822 Avenue D

Property Owner: David Moloney

Mailing Address: Po Box 882045 Steamboat Springs Co 80488

Telephone #: 970-846-5050 Cell Phone #: 970-846-5050

E-Mail Address: davemoloney1206@gmail.com

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

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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

I purchased this property along with the neighboring property via tax lien sale. I made a mistake in not understanding that there could be existing City liens on the property. This was my first tax lien purchase and I obviously didnt fully investigate the issues that could arise. I have been paying the property taxes since I acquired the property and hope to one day develop the lots in a way that would be beneficial to the neighborhood. I have previously not been in a position to pay the liens and am hoping to receive a reduction of the liens so I can settle the matter. I am also submitting a request for reduction on the neighboring lot.

Date: 10/12/16

Signed: [signature]

Print Name: David Moloney

STATE OF ~~FLORIDA~~ SW COLORADO

COUNTY OF ~~ST. LUCIE~~ SW BOULDER

PERSONALLY APPEARED before me, the undersigned authority David Moloney who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced A COLORADO DRIVER'S LICENSE as identification.

SWORN TO AND SUBSCRIBED before me this 12 day of October, 2016.

SHELLY RAY WU
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20134075739
MY COMMISSION EXPIRES DECEMBER 04, 2017

[signature]

Notary Public, State of ~~Florida~~ SW COLORADO

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

Meeting Date: 11/07/2016

Re: Humane Society - 2017 Contract

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

---

SUBJECT:

Approval of the FY 2017 Humane Society Contract in the amount of $130,000.00.

SUMMARY:

Approval of the annual contract with the Humane Society for animals impounded by the City of Fort Pierce. Contract highlights include:

- Flat rate fee of $130,000 for up to 1000 animals. This represents a 4% increase over FY 2016. This is the first increase in costs since FY 2012.
- Any animal in excess of 1000 will be billed at $130.00 per animal.
- Puppy and kitten litters (8 weeks old or less) will count as a single animal. Prior contracts only allowed for kitten litters.

RECOMMENDATION:

Approve the proposed contract.

ALTERNATIVES:

Deny or amend the proposed contract.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Nicholas Mimms, City Manager
Iola Mosely, Sr. Assistant City Attorney
David Robertson, Humane Society Operations Manager

Fiscal Impact

Budgeted Y/N: Yes
Fiscal Year: 2017
Account: 34-91
Amount: $130,000

OTHER INFORMATION:

$130,000 from the General Fund. This is a budgeted item.

Attachments

Contract

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	10/27/2016 08:44 AM
Finance Department	Johnna Morris	11/01/2016 02:53 PM
City Manager	Nick Mimms	11/02/2016 05:43 PM

Form Started By: Peggy Arraiz Started On: 10/26/2016 12:43 PM

Final Approval Date: 11/02/2016

AGREEMENT

THIS AGREEMENT made this 7th day of November 2016, between the City of Fort Pierce, a municipal corporation, hereinafter referred to as "City", and the Humane Society of St. Lucie County, Inc., hereinafter referred to as "The Humane Society", enter into the following agreement for the purpose of the City providing reimbursement to The Humane Society for animals from within City's municipal boundaries, brought to The Humane Society as lost, abandoned, or neglected animals.

WHEREAS the City, through operation of its Animal Control Division and the enforcement of state and local laws regulating animal control and in protection of the health, safety, and welfare of the citizens of the City of Fort Pierce, takes into custody and impounds animals; and

WHEREAS The Humane Society has the ability to provide facilities for the impoundment and the provision of other services to the City's Animal Control Division, as well as to the citizens of the City of Fort Pierce; and

WHEREAS the parties agree to mutually cooperate for the purpose of controlling animals with the corporate limits of the City of Fort Pierce,

NOW THEREFORE, in consideration of the mutual benefits received by each party, the City and The Humane Society agree as follows:

1. The Humane Society shall be a provider of shelter, board, and care for domestic animals picked up within the City's corporate limits or received from the citizens of the incorporated areas of the City and delivered to the Humane Society by either the City's Animal Control Division or any citizen of the incorporated area of the City, until the animal is either returned to its owner, adopted, or otherwise disposed of at the discretion of the Humane Society and in accordance with state and local law. Delivery of any animal pursuant to this agreement shall be made to Humane Society's shelters at 100 Savannah Road, Fort Pierce, Florida or 8890 NW Glades Cut Off Road, Port St. Lucie, FL 34986. The Humane Society shall further provide quarantine for all animals which have been involved in a biting incident.

2. The Humane Society shall, at its discretion, provide appropriate medical care and preventative vaccinations whenever possible, to animals delivered to its shelter by the City's Animal Control Division or by any citizen of the incorporated areas of the City.

3. The Humane Society shall treat, whenever possible, flea and tick infestation of outer extremities of animals delivered to its shelter by City's Animal Control Division or by any citizen of the incorporated areas of the City.

4. The Humane Society agrees to comply with all local, state and federal laws, rules and regulations.

5. The Humane Society shall allow unannounced inspections of the facility by the City Manager, Animal Control Manager and Animal Control Officers to ensure that all animals under its care are being treated humanely and receiving the appropriate medical care as

outlined in items #2 and #3 of this section as well as in accordance with State Statutes regarding Animal Care and Control.

6. The Humane Society shall provide the City with a monthly record of all animals delivered to the their shelter by City's Animal Control Division or any citizen of the incorporated area of the City, including the names and addresses of citizens who drop off animals and the owners to whom animals are returned. The City will not be responsible for any animal that is dropped anonymously at the shelter. The monthly reports shall be produced by the Humane Society and delivered to the City on or before the fifth day of the month following the month for which the report is prepared.

7. The term of this agreement shall take effect on the date fully executed by the parties whichever and shall be retroactive to October 1, 2016 and shall continue through and including September 30, 2017, and will automatically renew for an additional 12 months, unless otherwise terminated as provided in this agreement.

8. For and in consideration for the shelter services performed by the Humane Society in accordance with this Agreement, the City of Fort Pierce shall compensate the Humane Society in the lump sum amount of $130,000.00. Payment shall be due thirty (30) days following the execution of this Agreement by both parties.

    a. The agreed upon annual fee shall cover the impoundment of up to 1,000 animals as shown by the monthly records required in item #6 herein.

    b. Kitten and puppy litters without their dam will be impounded as a single animal. Litters with their dam shall be counted as two (2) animals. For purposes of this section, a kitten or puppy shall be any young animal approximately 8 weeks old or younger.

    c. If the number of impounds exceeds 1,000 animals verified by the reports required in item #6 as being a City animal, the City will be billed at a rate of $130.00 per animal.

9. In the event an animal is impounded by City Animal Control Officers due to animal abuse and the City exercises its discretion to pursue charges relating to such abuse, the City agrees to file the necessary paperwork with the Clerk of Court to obtain custody of such animals. The City will pay the following:

    a. $5.00 per day per animal until a final determination is made by the court.

    b. If needed to ensure the safety of both the staff and other animals impounded at the Humane Society, within thirty (30) days of impound, the City will pay $10.00 per animal for the necessary vaccinations, including rabies and bordetella.

    c. If the City is granted custody of the animal(s) by the court and the Humane Society deems the animals to be adoptable, the City will provide a free voucher to cover the costs of the animal to be spayed or neutered.

10. The Humane Society shall not release an animal impounded under this agreement until the following conditions have been met:

    a. The owner has paid a fee of $80.00 payable to the City of Fort Pierce, covering the fees and costs the City is charged by the Humane Society, in accordance with Section 4-76 (a) of the City Code.

    b. The owner has paid an impoundment fee of $50.00 payable to the City of Fort Pierce, in addition to any other cost charged by the Humane Society, in accordance with Section 4-76 (b) of the City Code.

    c. The owner of any dog or cat provides or acquires through the Humane Society proof of current and valid rabies vaccination and proof of registration as required by City Code 4-50.

11. If during the term of this agreement, there is an unexpected increase in The Humane Society's operating expense of such magnitude to cause a material and adverse financial burden upon them, The Humane Society shall provide proof of such increase to the City Commission, and upon mutual agreement by both parties, the annual fee may be adjusted accordingly, and if a mutual agreement cannot be reached within sixty (60) days for the date first proposed to the City Commission, The Humane Society shall have the right to exercise its option to terminate this agreement as provided herein, without penalty.

12. The Humane Society shall maintain all relevant books, documents, papers, and records involving transactions related to the monies paid hereunder as well as the records of all animals delivered to the shelter by City's Animal Control Division or any citizen of the incorporated area of the City, including the names and addresses of citizens who drop off animals and the owners to whom animals are returned, for a period of no less than three (3) years from the expenditure of the funds paid under this agreement, or until any requested inspection or audit by the City is completed. The City shall have the right of inspection and access to all such records upon written notice to The Humane Society. The City shall have the right to audit the use of the monies paid hereunder. Should City wish to inspect such records or conduct an audit of monies expended under this agreement, the City shall give The Humane Society ten (10) days written notice.

13. The Humane Society hereby agrees to indemnify and hold harmless the City, its representatives, employees, elected, and appointed officials from and against claims, demands, legal fees, costs of action, losses, damages, or other expenses occasioned by any negligent act, conduct, error, or omission by The Humane Society, its agents and employees in the performance of this agreement. As consideration for this indemnity provision The Humane Society shall be paid a sum of ten dollars ($10.00).

14. The Humane Society is required to provide the City proof of certain insurance under its 1987 lease of the City's property; however, where such lease provisions conflict with the provisions required herein, the requirements of this Section shall control. The Humane Society shall maintain the following insurance coverage during the term of this Agreement:

A.) Commercial General Liability

The Humane Society shall maintain and, prior to commencement of this contract, provide the City with satisfactory evidence of commercial general liability insurance to include: 1) premises/operations, products/completed operations, (including XCU hazards) and personal and advertising injury for limits of not less than $1,000,000 per occurrence; 2) fire damage for limits of not less than $100,000 per occurrence; 3) medical payments for limits not less than $5,000 per person and 4) a general, per contract/project, aggregate limit of not less and $2,000,000. Such insurance shall be no more restrictive than that provided by the most recent version of standard Commercial General Liability Form (ISO Form CG 00 01) without any restrictive endorsements. The policy shall also provide the City will be given a thirty (30) day written notice of cancellation or non-renewal and include City as an additional insures on a form no more restrictive than ISO Form CG 20 10 (Additional Insured-Owner, Lessees, or Contractors).

B.) Workers' Compensation and Employers Liability:

The Humane Society shall maintain and, prior to commence of this contract, provide the City with satisfactory evidence of workers' compensation insurance providing Florida statutory (F.S. 440) limits to cover all employees and include Employers Liability coverage with limits of not less than $500,000 for accidents and disease. The policy shall also provide the City will be given a thirty (30) day written notice of cancellation or non-renewal.

C.) Satisfactory evident of compliance with the insurance required shall include one of the following forms of acceptable evidence of insurance:

1)

a. Fully completed satisfactory Certificate of Insurance evidencing all coverage required; and
b. A copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying the inclusion of the City and the City's members, officials, officers, and employees as additional insureds in the Commercial General Liability; and
c. A copy of the actual endorsement for each required policy which provides that the City will be given no less than thirty (30) days advance written notice of any cancellation of the policy(ies), signed by an authorized representative of the insured(s).

2) The original of the policy(ies); or

3) Other evidence satisfactory to the City.

15. Either party may terminate this agreement with or without cause upon thirty (30) day written notice to the other. In the event of early termination, the Humane Society shall refund the pro rate amount of the lump sum payment provided in Paragraph 8 of this

Agreement to the City of Fort Pierce based upon a 365 day term. Such refund shall be due within thirty (30) days of the effective date of the termination.

16. Any notice shall be in writing and sent registered or certified mail, postage and charges, prepaid, and addressed to the parties as follows:

CITY:	Fort Pierce City Manager P.O. Box 1480 Fort Pierce, Florida 34954
COPY TO:	Fort Pierce City Attorney
SOCIETY:	Humane Society of St. Lucie County, Inc. P.O. Box 3661 Fort Pierce, Florida 34948

17. No amendment, modification or waiver of this agreement shall be valid or effective unless in writing and signed by both parties and no waiver of any breach or condition of this agreement shall be deemed a waiver of any other conditions or subsequent breach whether of like or different nature. If the City, currently or subsequently, provides any forms for contract modifications, The Humane Society agrees to use said forms. The Humane Society shall not delegate, sublet, or subcontract any part of the work under this contract without the prior written consent of the City.

18. This agreement embodies the whole understanding of the parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this agreement shall supersede all previous communications, representations, or agreements, whether verbal or written between the parties hereto.

IN WITNESS WHEREOF, the parties have caused the execution by their duly authorized officers on the ____ day of _____, 2016.

CITY OF FORT PIERCE, FLORIDA

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to form and correctness

_____
James M. Messer, Esquire
City Attorney

HUMANE SOCIETY OF ST. LUCIE COUNTY, INC.

BY: _____
Stephen Navaretta, President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized by the State and County aforesaid, to take acknowledgements, personally appeared **STEPHEN NAVARETTA, PRESIDENT OF THE HUMANE SOCIETY OF ST. LUCIE COUNTY, INC.** who executed the foregoing instrument and produced _____ as identification and who did take an oath.

WITNESS MY HAND AND SEAL in the County and State aforesaid this 19 day of October ~~2015~~ 2016

KRISTINA A. BECKER
Notary Public - State of Florida
Commission # GG 016433
My Comm. Expires Nov 26, 2020
Bonded through National Notary Assn.

Kristina A. Becker
Notary Public signature

Kristina A. Becker
Print name

My commission expires: 11/2020

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

Meeting Date: 11/07/2016

Re: Approval of travel expenses for Mayor Hudson

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel expenses for Mayor Hudson in the amount of $707.26 to attend the Florida League of Cities Annual Legislative Conference in Kissimmee, FL on December 7-9,2016

SUMMARY:

Approval of travel expenses for Mayor Hudson in the amount of $707.26 to attend the Florida League of Cities Annual Legislative Conference in Kissimmee, FL on December 7-9,2016

RECOMMENDATION:

Approval travel 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: 2017

Account: 001-1000-511-40-30

Amount: 707.26

OTHER INFORMATION:

Approval of travel expenses for Mayor Hudson in the amount of $707.26 to attend the Florida League of Cities Annual Legislative Conference in Kissimmee, FL on December 7-9,2016

Attachments

FLC Legislative - LHudson Travel

Form Review

Form Started By: Caleta Scott Started On: 10/19/2016 02:05 PM

Final Approval Date: 10/19/2016

REGISTRATION INFORMATION
Florida League of Cities
PO Box 1757
Tallahassee, FL 32302
850-701-3624

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Embassy Suites Orlando Lake Buena Vista Soutl
4955 Kyngs Heath Road
Kissimmee, FL 34746
407-597-4000

DATE: **10/18/16**

1. TRAVELER'S NAME: Linda Hudson
2. DEPARTURE DATE: 12/7/2016
3. RETURN DATE: 12/9/2016
4. DESTINATION: Kissimmee, FL
5. CODE CHARGE: **001-1000-511-40-30**
6. AMT BUDGETED: 7500

DEPARTMENT: City Commission
DEPARTURE TIME: 1:00 PM
RETURN TIME: 6:00 PM
PURPOSE: 56th Annual Legislative Conference

7. BALANCE AVAILABLE: _____

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

$707.26

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:	225.00			
* HOTEL BILL: Confirmation # **82752776**		278.00		
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ 0.54 **216**			116.64	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES				
* MISC. EXPENSES				
MEALS				
BREAKFAST @ $8.00			0.00	
1 LUNCH @ $8.00			8.00	
3 DINNER @ $20.00			60.00	
SPECIAL LUNCHEON/BANQUET			0.00	
6.5% STATE TAX			4.42	
15% GRATUITIES			10.20	
TOTALS	225.00	278.00	204.26	

RECEIVED
TIME
OCT 19 2016
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

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.

ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

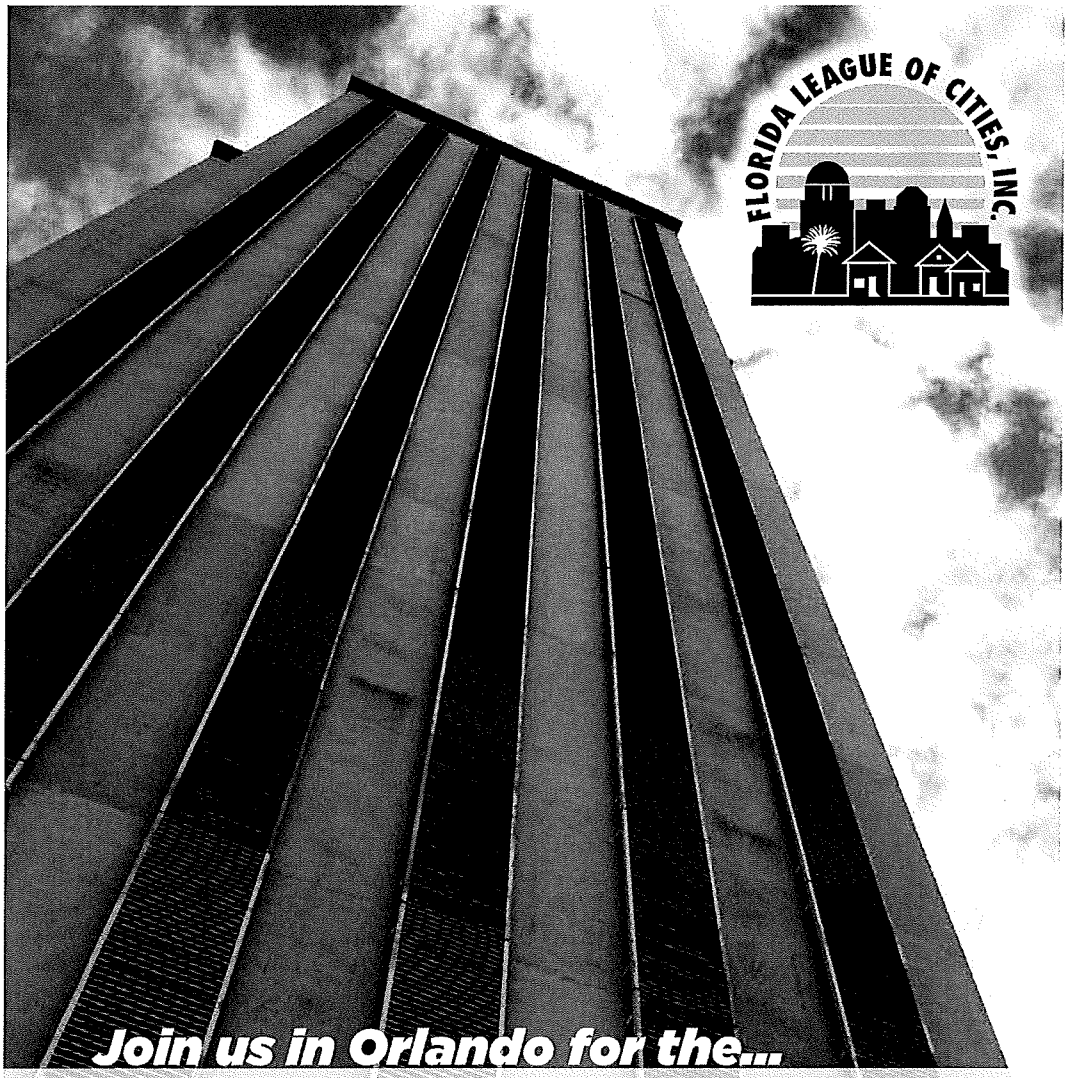
TRAVEL APPROVED BY: Linda W Co
DEPARTMENT SUPERVISOR

CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

* RECEIPT REQUIRED
REV 1/16 DLN

Pending City Commission Approval



Join us in Orlando for the...

56th ANNUAL LEGISLATIVE CONFERENCE

Embassy Suites Orlando –
Lake Buena Vista South
December 8-9, 2016

TENTATIVE PROGRAM*

We are planning a variety of informative workshops to help you prepare for the 2017 legislative session. The specific workshop schedule will be posted to our website, *www.floridaleagueofcities.com*, as soon as it is available. Please check for updates.

Wednesday, December 7

8:30 a.m. - 1:00 p.m.
Research Symposium
Hosted by the League's Center for Municipal Research & Innovation

*While there is no charge to attend the symposium, pre-registration is required. Check the box on the enclosed registration form if you would like to attend. Please note that anyone who signs up and does not attend the Symposium will be assessed a no-show fee of **$45**.*

1:30 p.m. - 3:30 p.m.
Florida League of Mayors Roundtable
Mayors Only – separate registration. Information will be available soon.

3:30 p.m. - 5:00 p.m.
Regional Advocacy Teams Strategic Planning Meeting
For members of the Miami-Dade, Ridge, Space Coast, Suncoast, Treasure Coast and Tri-County Regional Advocacy Teams

5:00 p.m. - 6:00 p.m.
Local/Regional League Officers Meeting
For local/regional league presidents, vice presidents and executive directors

Thursday, December 8

7:30 a.m. - 9:00 a.m.
Continental Breakfast

7:30 a.m. - 5:00 p.m.
Registration Desk Open

8:00 a.m. - 9:00 a.m.
Florida League of Mayors Board of Directors Meeting

8:00 a.m. - 9:00 a.m.
First-Time Attendees' Orientation

9:00 a.m. - 10:00 a.m.
Advocacy Committee Meeting

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

10:00 a.m. - 12:00 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

12:00 p.m. - 1:30 p.m.
Opening Luncheon

1:45 p.m. - 3:00 p.m.
Workshops

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

4:45 p.m. - 6:00 p.m.
Florida League of Cities Board of Directors Meeting

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

Friday, December 9

7:30 a.m. - 9:00 a.m.
Continental Breakfast

7:30 a.m. - 11:00 a.m.
Registration Desk Open

8:00 a.m. - 9:00 a.m.
Federal Action Strike Team (FAST) Meeting

9:00 a.m. - 9:45 a.m.
Legislative Committee Meeting

10:00 a.m. - 11:00 a.m.
Workshop

11:00 a.m. - 11:45 a.m.
Business Session

- Report of Legislative Committee
- Adoption of the *2017 Legislative Action Agenda*

12:00 p.m. - 4:00 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, Florida Statutes), one hour of public meetings (Chapter 286, Florida Statutes) and one hour of public records (Chapter 119, Florida Statutes). 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 100 people. See the registration form for details.

* Program Subject to Change

2016 LEGISLATIVE CONFERENCE REGISTRATION FORM

Return completed form via mail to Florida League of Cities, P.O. Box 1757, Tallahassee, FL 32302-1757; or visit the League website, *www.floridaleagueofcities.com*, to access online registration. Please type or print information requested. **Fill out a separate form for each registrant.**

Name: LINDA HUDSON
first *middle* *last*

First Name or Nickname: _____
(as you wish it to appear on badge)

Title: MAYOR Affiliation: FORT PIERCE
(city, county or company)

Address: 100 N US HWY 1

City: FORT PIERCE State: FL Zip: 34950

Phone: 772-467-3065 Fax: 772-467-3841

Email: cscott@city-ftpierce.com

First-Time Attendee? ☐ Yes ☑ No Office Contact Person: Caleta Scott

ADDITIONAL ACTIVITIES

Please indicate if you will be attending any of the following additional events. NOTE: Do not check either box unless you are sure you will be attending the event.

☐ **Wednesday, December 7** - Research Symposium

☒ **Friday, December 9** - Continuing Education in Ethics

REMINDERS

- **Registration fee:** $225. Covers admission to all conference sessions, continental breakfasts, refreshment breaks and Thursday's luncheon and networking event.
- Make checks payable to the **Florida League of Cities**.
- **The advance registration deadline is November 18.** After that date, please register on-site.
- Complete a separate Conference Registration Form for each delegate. Duplicate this form as needed. Full payment must accompany each registration.
- Cancellations must be received and confirmed in writing by **5:00 p.m., Friday, November 18** to receive a refund of registration fees. Refunds will not be issued until after the conference. No refunds will be issued for early departure. **Note: An administrative fee of $25.00 will be deducted from all refunds.**
- **Special Needs:** If you are physically challenged and require special services, or if you have special dietary needs, please attach a written description of those needs to your registration form.

Reservation Confirmation

Fl League of Cities
Embassy Suites by Hilton Orlando Lake Buena Vista South
06-Dec-2016 to 09-Dec-2016

We are pleased to confirm your reservation at Embassy Suites by Hilton Orlando Lake Buena Vista South. The staff at Embassy Suites by Hilton Orlando Lake Buena Vista South is looking forward to your arrival for Fl League of Cities. Below you will find details of your reservation. If your travel plans change and you need to modify your reservation, please click here.

Online Confirmation	82752776
Date Booked	07-Oct-2016
Reservation Name	LINDA HUDSON
Arrival Date	07-Dec-2016
Departure Date	09-Dec-2016
Room Type	Two Queen Beds
Number of Rooms	1
Number of Guests	1
Night by Night Rate	Date2 Guest(s) Status Rate 07-Dec-2016 1 Confirmed 139.00 08-Dec-2016 1 Confirmed 139.00 Additional Guest Rate Second Guest 0.00 Third Guest 10.00 Fourth Guest 10.00 Fifth Guest 10.00
Total Charge	278.00
Tax Disclosure	Room rates shown do not include 13% Hotel Tax per night (subject to change). Total charges presented on the website will include all room fees and taxes.
Add-Ons	
Cancel Policy	Cancellations made within 72 hours of arrival will forfeit one night's room and tax.

100 U.S. 1
Fort Pierce, FL 34950

100 US-1, Fort Pierce, FL 34950 to 4955 Kyngs Heath Road, Kissimmee, FL 34746

Drive 108 miles, 1 h 48 min

Get on I-95 N from Orange Ave

10 min (4.5 mi)

1. Head northwest on US-1 N toward Avenue A

253 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 Orange Ave

1.4 mi

5. Continue straight onto FL-68 W/Orange Ave

2.4 mi

6. Use the right lane to merge onto I-95 N via the ramp to Daytona Beach

0.5 mi

Follow I-95 N to FL-60 W/20th St in West Vero Corridor. Take exit 147 from I-95 N

12 min (15.3 mi)

7. Merge onto I-95 N

15.1 mi

8. Take exit 147 for FL-60 toward Vero Beach/Lake Wales

0.2 mi

Get on Florida's Turnpike in Osceola County

25 min (25.3 mi)

9. Turn left onto FL-60 W/20th St (signs for Lake Wales)
   Continue to follow FL-60 W

24.6 mi

10. Use the right lane to take the Florida's Turnpike ramp
    Toll road

0.2 mi

11. Keep left at the fork, follow signs for Orlando N and merge onto Florida's Turnpike
    Toll road

0.5 mi

Follow Florida's Turnpike to E Osceola Pkwy in Buena Ventura Lakes. Take exit 249 from Florida's Turnpike

45 min (55.4 mi)

12. Merge onto Florida's Turnpike
    Toll road

55.1 mi

13. Take exit 249 for Osceola Pkwy
    Toll road

0.3 mi

Continue on E Osceola Pkwy. Drive to Kyngs Heath Rd

16 min (7.3 mi)

14. Use any lane to turn left onto E Osceola Pkwy
    Partial toll road

6.2 mi

15. Take the exit toward US-192/Resort Area/FL-535
    Toll road

0.4 mi

16. Continue onto N Poinciana Blvd (signs for US-192 W/Marker)
    Toll road

0.1 mi

17. Turn left onto FL-535 S

0.5 mi

18. Turn right onto Kyngs Heath Rd
    Destination will be on the right

325 ft

4955 Kyngs Heath Road

Kissimmee, FL 34746

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

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

Meeting Date: 11/07/2016

Re: Approval of travel expenses for Commissioner Alexander

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel expenses for Commissioner Alexander in the amount of $747.26 to attend the Florida League of Cities Annual Legislative Conference in Kissimmee, FL on December 7-9,2016

SUMMARY:

Approval of travel expenses for Commissioner Alexander in the amount of $747.26 to attend the Florida League of Cities Annual Legislative Conference in Kissimmee, FL on December 7-9,2016

RECOMMENDATION:

Approve travel 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: 2017

Account: 001-1000-511-40-30

Amount: 747.26

OTHER INFORMATION:

Approval of travel expenses for Commissioner Alexander in the amount of $747.26 to attend the Florida League of Cities Annual Legislative Conference in Kissimmee, FL on December 7-9,2016

Attachments

FLC Legislative - RAlexander Travel

Form Review

Form Started By: Caleta Scott Started On: 10/19/2016 02:09 PM

Final Approval Date: 10/19/2016

REGISTRATION INFORMATION
Florida League of Cities
PO Box 1757
Tallahassee, FL 32302
850-701-3624

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Embassy Suites Orlando Lake Buena Vista Soutl
4955 Kyngs Heath Road
Kissimmee, FL 34746
407-597-4000

DATE: **10/18/16**

1. TRAVELER'S NAME: Rufus Alexander
2. DEPARTURE DATE: 12/7/2016
3. RETURN DATE: 12/9/2016
4. DESTINATION: Kissimmee, FL
5. CODE CHARGE: **001-1000-511-40-30**
6. AMT BUDGETED: 7500

DEPARTMENT: City Commission
DEPARTURE TIME: 1:00 PM
RETURN TIME: 6:00 PM
PURPOSE: 56th Annual Legislative Conference

7. BALANCE AVAILABLE: _____

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

$747.26

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:	225.00			
* HOTEL BILL: Confirmation # **80284268**		318.00		
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
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* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES				
* MISC. EXPENSES				
MEALS				
BREAKFAST @ $8.00			0.00	
1 LUNCH @ $8.00			8.00	
3 DINNER @ $20.00			60.00	
SPECIAL LUNCHEON/BANQUET			0.00	
6.5% STATE TAX			4.42	
15% GRATUITIES			10.20	

RECEIVED TIME
OCT 19 2016
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

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LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.
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TOTALS	225.00	318.00	204.26	

ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY:

Kimlaw Coy
DEPARTMENT SUPERVISOR

CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

_____
_____
_____
_____

* RECEIPT REQUIRED
REV 1/16 DLN

PENDING CITY COMMISSION APPROVAL



FLORIDA LEAGUE OF CITIES, INC.

Join us in Orlando for the...

56th ANNUAL LEGISLATIVE CONFERENCE

Embassy Suites Orlando –
Lake Buena Vista South
December 8-9, 2016

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Opening Luncheon

1:45 p.m. - 3:00 p.m.
Workshops

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

4:45 p.m. - 6:00 p.m.
Florida League of Cities Board of Directors Meeting

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

Friday, December 9

7:30 a.m. - 9:00 a.m.
Continental Breakfast

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10:00 a.m. - 11:00 a.m.
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11:00 a.m. - 11:45 a.m.
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Name: RUFUS J. ALEXANDER
first *middle* *last*

First Name or Nickname: "BUTCH"
(as you wish it to appear on badge)

Title: COMMISSIONER Affiliation: FORT PIERCE
(city, county or company)

Address: 100 N US HWY 1

City: FORT PIERCE State: FL Zip: 34950

Phone: 772-467-3065 Fax: 772-467-3841

Email: cscott@city-ftpierce.com

First-Time Attendee? ☐ Yes ☑ No Office Contact Person: Caleta Scott

ADDITIONAL ACTIVITIES

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☒ **Friday, December 9** - Continuing Education in Ethics

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06-Dec-2016 to 09-Dec-2016

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Online Confirmation	80284268
Date Booked	07-Oct-2016
Reservation Name	RUFUS ALEXANDER
Arrival Date	07-Dec-2016
Departure Date	09-Dec-2016
Room Type	King Corner
Number of Rooms	1
Number of Guests	1
Night by Night Rate	Date2 Guest(s) Status Rate 07-Dec-2016 1 Confirmed 159.00 08-Dec-2016 1 Confirmed 159.00 Additional Guest Rate Second Guest 0.00 Third Guest 10.00 Fourth Guest 10.00 Fifth Guest 10.00
Total Charge	318.00
Tax Disclosure	Room rates shown do not include 13% Hotel Tax per night (subject to change). Total charges presented on the website will include all room fees and taxes.
Add-Ons	
Cancel Policy	Cancellations made within 72 hours of arrival will forfeit one night's room and tax.

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Fort Pierce, FL 34950

100 US-1, Fort Pierce, FL 34950 to 4955 Kyngs Heath Road, Kissimmee, FL 34746

Drive 108 miles, 1 h 48 min

Get on I-95 N from Orange Ave

10 min (4.5 mi)

1. Head northwest on US-1 N toward Avenue A

253 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 Orange Ave

1.4 mi

5. Continue straight onto FL-68 W/Orange Ave

2.4 mi

6. Use the right lane to merge onto I-95 N via the ramp to Daytona Beach

0.5 mi

Follow I-95 N to FL-60 W/20th St in West Vero Corridor. Take exit 147 from I-95 N

12 min (15.3 mi)

7. Merge onto I-95 N

15.1 mi

8. Take exit 147 for FL-60 toward Vero Beach/Lake Wales

0.2 mi

Get on Florida's Turnpike in Osceola County

25 min (25.3 mi)

9. Turn left onto FL-60 W/20th St (signs for Lake Wales)
   Continue to follow FL-60 W

24.6 mi

10. Use the right lane to take the Florida's Turnpike ramp
    Toll road

0.2 mi

11. Keep left at the fork, follow signs for Orlando N and merge onto Florida's Turnpike
    Toll road

0.5 mi

Follow Florida's Turnpike to E Osceola Pkwy in Buena Ventura Lakes. Take exit 249 from Florida's Turnpike

45 min (55.4 mi)

12. Merge onto Florida's Turnpike
    Toll road

55.1 mi

13. Take exit 249 for Osceola Pkwy
    Toll road

0.3 mi

Continue on E Osceola Pkwy. Drive to Kyngs Heath Rd

16 min (7.3 mi)

14. Use any lane to turn left onto E Osceola Pkwy
    Partial toll road

6.2 mi

15. Take the exit toward US-192/Resort Area/FL-535
    Toll road

0.4 mi

16. Continue onto N Poinciana Blvd (signs for US-192 W/Marker)
    Toll road

0.1 mi

17. Turn left onto FL-535 S

0.5 mi

18. Turn right onto Kyngs Heath Rd
    Destination will be on the right

325 ft

4955 Kyngs Heath Road

Kissimmee, FL 34746

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

Meeting Date: 11/07/2016

Re: Small Business Grant Award

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

SUBJECT:

Approve grant award for Phatz Chick-N-Shack in the amount of $3,000 as an eligible recipient under the 2015-2016 CDBG Action Plan-Grant Award for Small Business.

SUMMARY:

CDBG funds are allocated for business grants for owners who attend two (2) small business workshops to purchase items to improve capacity and sustainability. Mr. Antoine Barber attended workshops 11/18/15 and 5/18/16 and applied for grant to help cover the costs of a new grease trap.

RECOMMENDATION:

Approve grant award for $3,000 for Phatz Chick-N-Shack to help cover the cost of a new grease trap.

ALTERNATIVES:

Do not approve the 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: 10390025548310

Amount: 3000.00

OTHER INFORMATION:

This is an approved activity in the 2015-2016 and also in the 2016-2017 Action Plans.

Attachments

Grant App - Phatz Chick-N-Shack

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/01/2016 02:10 PM
Form Started By: Libby Woodruff		Started On: 10/25/2016 09:17 AM

Final Approval Date: 11/01/2016

Phase I - 2016 SMALL BUSINESS GRANT APPLICATION

ABOUT YOUR BUSINESS:

Business Name: Phatz Chick-N-Shack

Physical Address: 1523 Avenue D, Fort Pierce, FL

Mailing Address: _____

Website Address: _____

Contact Person: Antoine Barber OR Tessa Adams Title: #1

Best Contact Telephone Number # 772-203-4470 287-9719 Tessa

Amount of Grant Requested: $ 3,000

==========

Business Owner Signature: _____

Printed Name of Business Owner: Antoine Barber

Owner Telephone Number: 772-203-4470 Email: Sigsalon@AoL.Com

==========

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.

Will help with cost.

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. A printout from Sunbiz.org that shows that your business is registered with the Florida Division of Corporations.

c. Copies of "Certificates of Completion" from at least two (2) different Small Business Educational Workshops;

d. 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

e. 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.

Certificate of Completion

This Certificate is Presented to:

Antoine Barber
(Attendee Name)

Phata Head / up
(Business Name)

For Successfully Completing the Small Business Workshop Entitled

"Small Business Tax Issues"

November 18, 2015

An economic development initiative funded by:

FORT PIERCE THE SUNRISE CITY

John Hosier
SCORE Workshop Instructor

In collaboration with:

SCORE™
FOR THE LIFE OF YOUR BUSINESS

Certificate of Completion

This Certificate is Presented to:

ANTOINE BARBER
(Attendee Name)

PHATZ CHICKEN
(Business Name)

For Successfully Completing the Small Business Workshop Entitled

"Marketing Your Small Business"

May 18, 2016

An economic development initiative funded by:

FORT PIERCE THE SUNRISE CITY

SCORE Workshop Instructor

In collaboration with:

SCORE™

FOR THE LIFE OF 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

10/24/16

Chick-N-Shack
1523 Ave D
Fort Pierce, FL

CRS Plumbing will supply and install the following for the grease trap upgrade located at 1523 Ave D.

CRS Plumbing will supply one 1250 gallon grease trap. This grease trap will be placed in the back section of the building as per discussion at the bid meeting with the customer and Fort Pierce utilities.

The tank will have the following; (2) traffic rings and covers style U.S. Foundry style 170, (2) clean out tees PVC DWV two way with rings and covers U.S. Foundry style7620 or approved equivalent. Tank is to have 4" wall, 4" bottom, 6" traffic bearing lid to meet H-20 loading requirements with rebar reinforcement. Tank will have (2) coats of water based epoxy coating inside and outside. Tank will have (2) tee's inside of tank with 316 stainless steel support hangers. All support material will be stainless steel and pipe will be PVC schedule 40. The tank will meet FPUA and local plumbing code.

To install this grease trap, the driveway will be cut from the edge of the street to where the new tank is going to be installed. All concrete that is removed from this area will be recycled and taken off of the project. After installation, the concrete will be re-poured in the area that was cut out. Fort Pierce Utility will bring a sewer connection to the edge of the road. This connection will be 6" clay with a clean-out. CRS Plumbing will tie into that sewer tap.

The owner agrees that CRS plumbing may have to rearrange the plumbing in the kitchen to meet the requirements of the new grease trap. In addition, the mop sink must be installed inside – it cannot be outside. The owner agrees that the stairs on the east side of the building going upstairs will not be able to be used.

All piping and materials used in this grease trap piping will be schedule 40 PVC – no foam core to be used. All work will be permitted and an inspection will be required before backfill.

Upon installation of this grease trap – if dewatering is required this is not part of this contract – this will be a separate contract by an additional contractor. If the water table is up at the time of tank set – dewatering will have to happen in order to set the tank. *Dewatering is not part of this contract.*

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

Cost: $11,250.00

Payment will be broken down into 3 payments. One third down upon acceptance, one third at tank set, and one third before final inspection.

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

Acceptance of Proposal:

Signature Alexa Adams Date 10/25/16

Signature _____ Date _____

Reed Sudderth

A Division of All Contractor Services, Inc.
ROOTER One
"Plumbers To The Rescue"

Estimate

PO Box13852
Fort Pierce Florida 34979
7724680708 / 18775000046
rooter1ne@gmail.com

ESTIMATE#	2466436
DATE	09/22/2016
PO#	

CUSTOMER

TESSA ADAMS (772) 237-9719
1523 AVE D
FORT PIERCEFL 34950

SERVICE LOCATION

TESSA ADAMS
PHATZ CHICK-EN- SHACK
1523 AVE D
FORT PIERCE, FL 34950
(772) 237-9719

DESCRIPTION

Draw and pull Permits.
Unhook small grease trap by wall.
Cut concrete from external grease trap to new 1050g concrete grease trap.
Cut concrete and install new concrete grease trap.
Set and level grease trap.
Cut and install 3 new floor drains in kitchen.
Cut concrete and tie grease trap into City Sewer without a lift station.
Remove concrete and debris.
Back fill work area and compact dirt.

Description	Qty	Rate	Total
Install floor drains and new Grease trap Install New Grease Trap and 3 floor drains to bring kitchen up to code per FPUA	1.00	$27,581.00	$27,581.00

CUSTOMER MESSAGE

Customer is responsible for any unforseen.
Customer is responsible for finished flooring inside kitchen.
Customer is responsible for any extra charges if a lift station is needed.

Estimate Total: $27,581.00

TERMS & CONDITIONS

I HAVE READ AND UNDERSTAND THIS AGREEMENT, AND I ACCEPT AND AGREE TO ALL OF ITS TERMS AND CONDITIONS. I ENTER INTO THIS AGREEMENT VOLUNTARILY, WITH FULL KNOWLEDGE OF ITS EFFECT.

KRK Enterprises, Inc.
PUMPING & PLUMBING

make it happen...
expect the best...
get pumped...

CFC 1426828 SR 093-1151

P.O. Box 13571
Fort Pierce, FL 34979.3571
Statewide 1.800.330.7686
St. Lucie Co. 772.464.7323
Martin Co. 772.287.7120
Indian River Co. 772.567.8721
FAX 772.461.3077
kyle@krkservices.com

Grease Trap Installation Solutions Proposal for :

Date : **24-Sep-16**

Phatz Chick-N-Shack

Submitted by: Kyle D. Kelly, President

ATTN: **Tessa Adams**
Mailing Address : **7523 Ave D**
City / State / Zip: **Fort Pierce, FL 34950**
Proposal for : **Install (1) new 1,250-gal grease trap**
JOB ADDRESS : 7523 Ave D Fort Pierce

WE DO PLUMBING!

Office: 772.237.9719
Other: ?
Cell: ?
RE: Phatz Chick-N-Shack
E-mail: sigsalon@aol.com

We hereby submit specifications/estimates for the following work: LABOR, MAT'LS, PERMIT, & EQUIP. COSTS INCLUDED

☑	Deliver, set & install up to (1) 1,250-gallon concrete grease trap (4" tank w/ 6"traffic lid)	$ 7,500.00
☑	Prepare hole for G/T & bed bottom as per F.P.U.A. standards	$ 1,250.00
☑	Install (2) 24" pamerex manhole rings / covers elevated to grade	$ 950.00
☑	Install (2) cleanout accesses, rings & covers as per F.P.U.A. specs	$ 750.00
☑	Install inlet and outlet cleanout accesses to grade as per F.P.U.A. specs.	$ 275.00
☑	Plumb inlet/outlet tees w/ Stainless Steel brackets	$ 850.00
☑	Provide two (2) techicians to perform the services above	$ 4,000.00
☑	Mobilization of personnel, equipment and materials to jobsite	$ 1,500.00
☑	**Backfill to grade - Compaction to be performed by others**	$ 500.00
☑	**All LABOR & MATERIALS included in this Flat-Rate proposal**	
☑	**Provide shop drawings, spec sheet approval form to FPUA**	$ 150.00
☑	*Warranty does NOT cover lightning damages, electrical surges, other acts of God, and vacuum truck charges.*	



NOTE : CLIENT WILL BE RESPONSIBLE FOR THE FOLLOWING ITEMS :

- ☑ **Providing KRK with the deposit payment prior to job being scheduled or the procurement of materials**
- ☑ **Completing Application form and obtaining Utility permit from Fort Pierce Utilities**
- ☑ **Any and all costs associated with impact fees based on ERC's.**
- ☑ **Any and all compaction testing & vibratory compaction of soils surrounding the grease trap installation**
- ☑ **Contracting the removal / restoration of concrete in construction area**
- ☑ **Contracting Paving & Concrete Contractors to replace/restore any & all concrete/asphalt to original condition**
- ☑ **For all expenses associated with Engineering / Consulting services, drawings, plan revisions, etc.**
- ☑ **Any and all permitting costs, assessment fees, impact fees, etc. associated with this project**
- ☑ **If applicable, provide KRK with a P.O. for the $ 17,725.00 prior to scheduling the work to be performed.**

NOTE : KRK will not be held liable for any damages to driveways, septic tanks, sidewalks, asphalt, sod, any unlocated irrigation lines, water lines, wells, electrical wires, cable TV wires, or any other underground utilities resulting from excavation work.

TOTAL ESTIMATE > : $17,725.00

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

SEVENTEEN THOUSAND SEVEN HUNDRED TWENTY-FIVE and 00/100 DOLLARS

TERMS: $15,000.00 DEPOSIT due @ scheduling $2,725.00 balance due C.O.D. upon completion

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

Authorized KRK signature : Kyle D. Kelly, President 9/24/2016 10:00

OFFICIAL ACCEPTANCE OF PROPOSAL

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

ACCEPTED BY : x _____
(sign here)

Printed Name / Title : _____

Date Approved: _____



9/24/2016 10:00

CHRIS CRAFT Serving Our Neighbors
TAX COLLECTOR
ST. LUCIE COUNTY

2016 - 2017

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats #20 Employees # Receipt #1018709

Type of business 5812 RESTAURANT (RESTAURANT) Expires SEPTEMBER 30, 2017

DBA name Phatz Chick-N Shack

Business Brothers 4 Brothers, LLC

Mailing address: Brothers 4 Brothers, LLC
1529 Ave D
Fort Pierce, FL 34950

Business location: 1523 Ave D
Fort Pierce, FL 34950

RENEWAL		City of Fort Pierce	SEA6602298
Original tax:	$20.60	2409-506-0001-000/1	L14000163409
Penalty:			
Collection cost:			
Total:	$20.60	Paid 09/27/2016 20.60	0108-20160927-004758

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

Pursuant to Florida law, all Local Business Tax Receipts shall be sold by the Tax Collector beginning July 1 of each year and shall expire on September 30 of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1 shall be delinquent and subject to a delinquency penalty of 10 percent for the month of October. An additional 5 percent penalty for each month of delinquency is added until paid, provided that the total delinquency penalty shall not exceed 25 percent of the Local Business Tax for the delinquent establishment.

In addition to the penalty, the Tax Collector is entitled to a collection fee of $1 to $5. This fee is based on the amount of Local Business Tax, which will be collected from delinquent taxpayers after September 30 of the business year.

This receipt is a Local Business Tax only. It does not permit the local business taxpayer to violate any existing regulatory or zoning laws of the state, county or city. It also does not exempt the local business taxpayer from any other taxes, licenses or permits that may be required by law.

Pursuant to Florida law, Local Business Taxes are subject to change.

Brothers 4 Brothers, LLC
1529 Ave D
Fort Pierce, FL 34950

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

Meeting Date: 11/07/2016

Re: Approval of Property Owner Contract for Mural at 464 North 9th Street

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

---

SUBJECT:

Approve contract between the City of Fort Pierce and Save Our Children to allow a community mural on their building located at 464 North 9th Street.

SUMMARY:

The Board of Directors for the Save Our Children organization, located at 464 N 9th Street have approved the City placing a bright, colorful mural on the east side of their building. This is a contract to be signed between the City and the Property Owner for this project.

RECOMMENDATION:

Approve the Community Mural Project Property Owner Contract for the Mayor's signature, between the City of Fort Pierce and Save Our Children, to place a beautiful mural on the east side of 464 N 9th Street.

ALTERNATIVES:

Do not approve the contract.

RESPONSIBLE STAFF:

Libby Woodruff, Urban Redevelopment Manager

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.

Attachments

Mural Project Property Owner Agreement

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/27/2016 09:47 AM
Form Started By: Libby Woodruff		Started On: 10/11/2016 11:08 AM

Final Approval Date: 10/27/2016

City of Fort Pierce
Community Mural Project
Property Owner Agreement

This Agreement is made and entered into this___day of_____, 201__, by and between the City of Fort Pierce, Florida (hereinafter collectively referred to as "City") and Save Our Children (hereinafter referred to as "Property Owner"), owner of property/building located at 464 North 9th Street in the City of Fort Pierce, Florida.

WHEREAS, the City, through the Department of Urban Redevelopment, has developed the Community Mural Project, the purpose of which is to promote and commemorate Fort Pierce's rich cultural heritage, reinforce the growth of arts and culture within the City and increase tourism to the area. The project shall strive for diversity of style, scale, and media represented in a series of murals on buildings in the City of Fort Pierce; and

WHEREAS, the Property Owner recognizes that the purpose of the project, which is to enhance the community and encourage tourism and commerce in the City, is mutually beneficial to the City and the Property Owner and therefore desires to have a mural painted on the side of his or her building; and

WHEREAS, the nature of the Community Mural Project is such that it is necessary and desirable to enter into an Agreement expressly setting forth the respective rights, duties, and obligations of the parties;

NOW, THEREFORE, in consideration of the mural covenants hereinafter contained, it is mutually agreed between the parties as follows:

1. The Property Owner hereby agrees to allow the City to have a mural mounted or painted on the east wall of the building located at 464 North 9th Street.

The dimensions of the mural will be dependent upon the subject and project. The mural shall be allowed to remain on the wall for a period of five (5) years. This Agreement may be extended for successive five (5) year periods upon the written extension between the Property Owner and the City prior to the end of the initial five-year period. During the term, or any extension thereof, at such time as property is being offered for sale or lease, or the building on such property is being demolished or expanded where the mural is located, or the mural otherwise interferes with the Property Owners' use, occupancy, or control of the property, then at the Property Owner's sole discretion, the Property Owner has the right to cancel this Agreement upon six (6) months written notice to the City.

2. The City agrees that it shall provide a stipend to each of the selected artists to pay for materials necessary for the execution and completion of the mural. The murals will be applied directly to the wall on a pre-primed surface provided for the artist. The Property Owner agrees to provide the City with reasonable access to the site for such work so as not to interfere with the Property Owner's business operations. The mural shall at all times be properly maintained in appropriate condition by the City at its cost and the mural's condition shall not be allowed to deteriorate. The City agrees to keep Owner's property lien-free in connection with such work or project.

3. The Property Owner understands and agrees that the placement of the copyrighted artwork (mural) on the site in no way entitles the Property Owner to use, at its discretion, the artwork for advertising/profit making purposes, or any other publicity, except under conditions in which the artwork has been released by both the City and the artist.

4. The Owner agrees to indemnify and hold the City and its commissions, departments, boards, officers, agents, employees, representatives, contractors or subcontractors, or their employees harmless from all liabilities, third party claims, causes of action, judgments, damages, losses and expenses (including reasonable attorney's fees) arising out of any breach of Property Owner's representations and promises and performance of obligations under the Agreement.

5. The subject matter for the mural and the selection of the artist shall be the sole responsibility of the City of Fort Pierce's Community Mural Project Committee, with recommendations from the Property Owner.

6. The parties shall collaborate and input shall be received from the property owner; however, the final choice of the artist and the mural will be determined by the Community Mural Project Committee, under the direction of the City of Fort Pierce Department of Urban Redevelopment.

7. Any dispute hereunder between the parties shall be resolved by resort to non-binding mediation in accordance with the standards and procedures of the American Arbitration Association.

8. This Agreement shall be subject to and governed by the laws of the State of Florida.

9. Any notices required pursuant to this Agreement shall be served at the following addresses:

City of Fort Pierce
Community Mural Project
c/o Department of Urban Redevelopment
City of Fort Pierce, Florida
100 North U.S. Hwy. 1
Fort Pierce, FL 34950

Property Owner:
Save Our Children
464 North 9th Street
Fort Pierce, FL 34950

10. This Agreement represents the complete understanding between the parties with respect to the matters set forth herein. No amendment or modification of the Agreement shall be valid unless evidenced in writing and executed by the parties thereto. In witness whereof, the City and the Owner have executed this Agreement on the date and year first hereinabove set forth.

IN WITNESS THEREOF, the Grantor and the Subrecipient have executed this Agreement as of the date first above written.

ATTEST:

_____
Linda Cox, City Clerk

CITY OF FORT PIERCE:

_____
Linda Hudson, Mayor

APPROVED AS TO FORM CORRECTNESS:

By: _____
James Messer, City Attorney

PROPERTY OWNER:

By: _____
Reverend Dr. Kenneth Mills, Sr.

Print: _____

Title: OWNER

Today's Date: _____

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

Meeting Date: 11/07/2016

Re: St Lucie County UF/IFAS & City of Fort Pierce Proposal

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approve proposal between the City of Fort Pierce and St. Lucie County UF/IFAS Extension Service in the amount of $10,000 to provide Watershed and Lagoon Life education to the citizens of the City of Fort Pierce to meet the City's National Pollutant Discharge Elimination System (NPDES) educational requirements.

SUMMARY:

The proposal dictates that St. Lucie County UF/IFAS Extension Service will provide the necessary education through a Watershed and Lagoon Life Education Program to include scheduling activities and conducting sessions between October 1, 2016, and September 30, 2017 within the City of Fort Pierce. This educational program will allow the City to meet requirements specified in the National Pollutant Discharge Elimination System (NPDES).

The objective of this program is to educate Fort Pierce youth, their families and community members about the diversity and importance of the Indian River Lagoon and the effect of each person's footprint. Proof of program activities and audience reach statistics will be provided by IFAS to the City on a quarterly basis.

RECOMMENDATION:

Staff has reviewed this proposal and recommends approval in the amount of $10,000.

ALTERNATIVES:

Reject participation of this proposal and explore other alternatives to satisfy the public education requirement of the city's NPDES permit.

RESPONSIBLE STAFF:

Engineering Department.

COORDINATED WITH:

St. Lucie County UF/IFAS Extension Service.

Fiscal Impact

Budgeted Y/N:	N/A
Fiscal Year:	N/A
Account:	403-4300-538.34-90
Amount:	$10,000

OTHER INFORMATION:

The Agreement cost of $10,000 will be funded from SMU Revenue Account No. 403-4300-538.34-90.

Attachments

Agreement Letter_St Lcuie County_081516

Proposal_Agreement_St Lucie County_092616

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	10/14/2016 09:25 AM
Finance Department	Johnna Morris	11/01/2016 03:09 PM
City Manager	Nick Mimms	11/02/2016 05:44 PM
Form Started By: Dina Hermoso		Started On: 09/16/2016 01:35 PM
Final Approval Date: 11/02/2016		

EDWARD A. SKVARCH
County Extension Director

ST. LUCIE COUNTY
BOARD OF COUNTY
COMMISSIONERS

KIM JOHNSON
CHAIRMAN
DISTRICT 5

CHRIS DZADOVSKY
VICE-CHAIRMAN
DISTRICT 1

TOD MOWERY
DISTRICT 2

PAULA A. LEWIS
DISTRICT 3

FRANNIE HUTCHINSON
DISTRICT 4

HOWARD TIPTON
COUNTY ADMINISTRATOR

DAN MCINTYRE
COUNTY ATTORNEY

MAILING ADDRESS
8400 PICOS RD, STE 101
FORT PIERCE, FL 34982

PHONE
(772) 462-1660

TDD
(772) 462-1428

FAX
(772) 462-1510

E-MAIL
EASK@UFL.EDU

WEBSITE
WWW.STLUCIE.IFAS.UFL.EDU

August 15, 2016

John R. Andrews, P.E.
City Engineer
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954

Dear Jack,

This letter is a follow up to our recent conversation regarding watershed education for the City of Fort Pierce (City) to meet the City's National Pollutant Discharge Elimination System (NPDES) educational requirements.

In exchange for a stipend of $10,000, the St. Lucie County UF/IFAS Extension (IFAS) is willing to provide the necessary education through a Watershed and Lagoon Life education program within the City. We will identify an experienced Program Specialist on our current staff who will deliver an IFAS-developed program to 2,500 to 3,000 youth, educators and family members from October 1, 2016 to September 30, 2017. The target audience for Watershed and Lagoon Life will focus on middle school students, together with their families, along with appropriate City departments, and homeowners association in the City. This multi-disciplinary program will address ecosystems, natural resource managements, and civic responsibility. Proof of program activities and audience reach statistics will be provided by IFAS to the City on a quarterly basis.

In addition IFAS Agents who conduct similar watershed education outreach within the City that meet NPDES requirements will also provide quarterly audience-reach statistics to the City.

If you are in agreement with this proposal, please contact me at your earliest convenience to discuss the specific details.

Sincerely,

Ed Skvarch

St. Lucie County BOCC

INVOICE

as invoiced by:
UF/IFAS St. Lucie County Extension Office
8400 Picos Road, Suite 101
Fort Pierce, FL 34945
Phone 772-462-1660, Fax 772-462-1510

DATE: September 22, 2016
INVOICE # 0092216-FtPierce

Bill To:

City of Fort Pierce
Attention: John R. Andrews, PE, City Engineer
P.O. Box 1480
Fort Pierce, FL 34954
RE: Watershed and Lagoon Life Education

DESCRIPTION	AMOUNT
Payment for Watershed and Lagoon Life Education Program for the City of Fort Pierce	$10,000.00
Annual Payment for Education Conducted:	
October 1, 2016 to September 30, 2017	
Per Letter of Agreement between John R. Andrews of the City of Fort Pierce and Edward A. Skvarch of UF/IFAS St. Lucie County Extension Office	
Please remit checks to: St. Lucie County Board of County Commissioners 2300 Virginia Avenue Fort Pierce, Florida 34982 ATTN: Finance Dept. Kindly note on check that funds are to be deposited into St. Lucie County accounting line **001-3715-369930-300**	
TOTAL	$ 10,000.00

Make all checks payable to
St. Lucie County Board of County Commissioners
If you have any questions concerning this invoice, contact
Michelle Peterson or Ed Skvarch
at St. Lucie County Cooperative Extension 772-462-1660.

RECEIVED
SEP 26 2016
CITY OF FORT PIERCE
ENGINEERING DEPARTMENT

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

Meeting Date: 11/07/2016

Re: Approval of the 2014 - 2017 Teamsters Contract

Submitted For: Kevin Browning, Human Resources Manager, Human Resources

SUBJECT:

Approve 2014-2017 contract between the City of Fort Pierce and Teamsters Local Union Number 769 in which the union has ratified the negotiated changes to wages and benefits.

SUMMARY:

The Teamsters contract has been ratified and needs Commission Approval.

RECOMMENDATION:

Approval Recommended.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Kevin E. Browning and Barbara G. Moore

COORDINATED WITH:

HR Negotiating Team and Teamsters Negotiating team.

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2016

Account: Various

OTHER INFORMATION:

The associated 2.5% salary increase was budgeted for FY 2016-2017.

Attachments

Teamsters Contract

Form Review

Inbox	Reviewed By	Date
City Manager	Kevin Browning	10/25/2016 10:13 AM
City Manager	Jennifer Robinson	10/27/2016 08:45 AM
Finance Department	Johnna Morris	11/01/2016 03:08 PM
City Manager	Nick Mimms	11/03/2016 10:58 AM
Form Started By: Kevin Browning		Started On: 10/18/2016 08:31 AM
Final Approval Date: 11/03/2016		

CITY OF FORT PIERCE

AND THE

TEAMSTERS LOCAL UNION NUMBER 769

(GENERAL EMPLOYEE UNIT)

OCTOBER 1, 2014 to SEPTEMBER 30, 2017

CITY OF FORT PIERCE

UNION CONTRACT

WITH

TEAMSTERS LOCAL UNION NUMBER 769

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ARTICLE 1

PREAMBLE

SECTION 1.0

This Agreement is entered into by and between the City of Fort Pierce, Florida, hereinafter referred to as the EMPLOYER and Teamsters Local #769, hereinafter referred to as the UNION. It is the purpose of this Agreement to achieve and maintain harmonious relations between the Employer and the Union; to insure the continuous, uninterrupted, efficient operations of the City; to provide prompt and peaceful adjustment of differences which may arise; and to establish the standards of wages, hours and other conditions of employment.

ARTICLE 2

RECOGNITION

SECTION 2.0

The City of Fort Pierce recognizes Teamsters Local #769, affiliated with the International Brotherhood of Teamsters, as the sole and exclusive bargaining agent for the job classifications in the unit designated by the Florida Public Employees Relations Commission in certification #287, excluding all other employees. Employees in an initial probationary period shall have no rights of appeal under the Agreement.

ARTICLE 3

MANAGEMENT RIGHTS

SECTION 3.0

Except as expressly provided for in this Agreement, the City retains the sole right to determine, and from time to time to re-determine how to manage its operations and direct the working force, including the rights to decide the scope of service to be performed, the method of service, the schedule of work time, the size and composition of work force; to contract and subcontract existing and future work; to determine whether and to what extent the work required in its operations or jobs, shall be performed by employees covered by this Agreement; to maintain · order and efficiency in its work locations; to curtail or discontinue temporarily or permanently in whole or in part, operations whenever in the opinion of the City's good business judgment makes such curtailment or discontinuance advisable; to hire, layoff, assign, transfer, classify and reclassify, promote and determine the qualifications of employees; to determine the starting and quitting time and the number of hours to be worked.

SECTION 3.1

The City retains the sole right to discipline, suspend and discharge employees for just cause, including violations of any of the terms of this Agreement.

SECTION 3.2

The exercise of the above rights in Sections 3.0 and 3.1 does not preclude employees or their representatives from conferring or raising questions about the practical consequences that decisions on these matters may have on terms and conditions of employment. However, the exercise of the rights in Section 3.1 is subject to grievance arbitration.

SECTION 3.3

The above rights of the City in Sections 3.0 and 3.1 are not all-inclusive, but indicates the type of matters of rights which belong to and are inherent to the City in its capacity as management of the City of Fort Pierce.

SECTION 3.4

If the City determines that a civil emergency condition exists, including but not limited to riots, civil disorders, hurricane conditions or similar catastrophes, the provisions of this Agreement may be suspended during the time of the declared emergency. All pay provisions will continue in case of emergency condition.

ARTICLE 4

SUBCONTRACTING

SECTION 4.0

Subcontracting shall mean for the purpose of this contract, work which will be contracted out by the City to another agency, person, company, group, etc., which results in the direct displacement (layoff) of bargaining unit employees.

SECTION 4.1

The employer reserves the right to subcontract work while recognizing the Union's obligation to represent regular unit employees jobs who are presently employed. Should subcontracting occur, which displaces regular unit employees currently on the payroll, the Employer agrees to notify the Union at least seven (7) days prior to when the request to subcontract is put on the City Commission Agenda. Simultaneous with such notice to subcontract which displaces regular unit employees, those employees will be notified and permitted to accept vacant advertised budgeted positions of the same job classification within the City. The Union reserves the right to appear before the City Commission and express its position to the City Commission at the time the Commission considers the subcontracting agenda item. The City Commission's decision is final and not subject to appeal through the grievance arbitration procedure.

ARTICLE 5

STRIKES AND LOCKOUTS

SECTION 5.0

There will be no strikes, work stoppages, picket lines**, slowdowns, boycotts or concerted failure or refusal to perform assigned work by the employees or the Union and there will be no lockouts by the City for the duration of the Agreement. The Union supports the City fully in maintaining normal operations. It is recognized by the parties that the City is responsible for and engaged in activities which are the basis of the health and welfare of the citizens, that any violation of this section could give rise to irreparable damage to the City and to the public at large. Accordingly, it is understood and agreed that the union shall not be responsible for any act alleged to constitute a breach of the section if neither the Union or any of its officers instigated, authorized, condoned, sanctioned or ratified such action, and further, that the union and its officers have used every possible means to prevent or terminate such action. It is agreed that any violation of the section shall be grounds for discharge and shall not be subject to a grievance except to determine if the violations did in fact occur.

**Picketing, as used in this article, shall be defined as picketing to support a work stoppage.

SECTION 5.1

Employees shall be required to cross picket lines to perform their duties regardless of which labor organization or group is conducting the picketing.

ARTICLE 6

DISCRIMINATION

SECTION 6.0

Employer and the Union agree that there will be no discrimination against any employee covered by this Agreement because of race, color, creed, religion, national origin, sex, age or physical handicap. The Employer and the Union agree not to discriminate against any employee for his/her membership or non-membership in the Union.

ARTICLE 7

BULLETIN BOARDS

SECTION 7.0

The City agrees to furnish the below listed bulletin board space for the use of the Union. All Union notices will be approved and signed by a Union Representative prior to posting.

1) Public Work's Office (Hallway)

2) Streets Division

3) Building Maintenance

4) Parks Division

5) Garage Division

6) Solid Waste Department

7) Police Department

The parties (Teamsters and City Commission) agrees to add one (1) Union Bulletin Board at City **Hall.**

ARTICLE 8

WORKING OUT OF CLASSIFICATION

SECTION 8.0

If an employee covered by this Agreement is temporarily assigned to a higher job classification than that which the employee occupies at the time of the temporary assignment, then the employee shall be paid a stipend of one (1) hour pay at time-and-a-half for each work day of the temporary assignment, beginning the first full work day of the assignment.

SECTION 8.1

An employee who temporarily performs work in a lower classification, totally different from his/her normally assigned tasks, shall not receive a reduction in pay for this period. Employees who are assigned this temporary duty shall not have the right to refuse to perform the work assigned.

ARTICLE 9

OVERTIME

SECTION 9.0

An employee covered by this Agreement shall be paid at the rate of one and one-half (1.5) times his/her regular hourly base rate for all hours worked over forty (40) hours per week.

SECTION 9.1

The City shall not change an employee's hours of work solely for the purpose of avoiding overtime pay to the employees.

SECTION 9.2

Leave, excused and unexcused absences, will not be computed as time worked. HOLIDAYS will be computed as time worked.

SECTION 9.3

Standby pay- An employee on standby duty, and who is required to be available for call out at any time during the standby duty period, shall receive one hour token pay at time and one-half his/her regular rate for each regular work day on such standby status, and two (2) times his regular rate for such standby status on the employees' day off, holidays included. In addition, such employee in standby status will be paid, at his/her regular rate of pay, for all work actually performed when called to work from standby status.

SECTION 9.4

All overtime shall be offered equally by classification using an overtime distribution list. The list shall include the number of hours worked and offered to each employee by classification. Such list shall be updated daily to insure proper distribution of overtime.

SECTION 9.5

Compensatory time may be granted in lieu of overtime cash payments (by written agreement between the employee and supervisor). Compensatory time will be computed in the same manner as financial compensation would otherwise be computed. Compensatory time off shall be taken under this article as provided by the Fair Labor Standards Act, if such provision continues to be applicable for local government employees.

ARTICLE 10

GRIEVANCE/ARBITRATION PROCEDURE

SECTION 10.0

It is agreed between the parties that this grievance procedure is to be used to settle all disputes or differences between the City and the Union or any of its members employed by the City as to the meaning and the application of the provisions of this Agreement.

SECTION 10.1 - STEP 1

An employee, his/her duly certified representative, or a designated member of a group having a grievance, who believes there has been a violation of this Agreement, shall reduce his/her complaint to writing on a form provided by the union, sign and date the form and file it with his immediate supervisor within five (5) working days from the date the alleged violation occurred. The written grievance shall contain the article(s) violated and a statement citing the complaint along with the remedy sought. The immediate supervisor shall answer the grievance in writing, within five (5) calendar days of the receipt of the grievance.

SECTION 10.2 – STEP 2 .

If the dispute is not resolved in Step 1, the member, through his/her steward, shall submit the grievance to the Department Head within five (5) working days of the receipt of the grievance in Step 2, the Department Head shall hold a meeting with the grievant, his/her representative(s), and any other person the Department Head feels is necessary to discuss the allegations contained in the grievance.

The Department Head shall answer the grievance, in writing, within five (5) calendar days of the meeting.

SECTION 10.3 - STEP 3

If the dispute is not resolved in Step 2, the Union may submit the written grievance to the City Manager within five (5) working days of receipt of the Step 2 answer. The City Manager shall schedule a meeting with the parties in Step 2 within five (5) working days of receipt of the grievance. The agenda of the meeting shall be limited to the matters raised in the original grievance. A final written decision on the dispute shall be given by the City Manager within ten (10) calendar days of the meeting described in this Step.

If the decision of the City Manager does not resolve the dispute, either the City or the union may request that the grievance be appealed to arbitration in the manner described below. The time limits established in the article may be extended by mutual agreement or the parties.

Notwithstanding the procedure provided herein, a grievance may be submitted directly into the second or third step by mutual agreement of the City and the Union.

It is agreed that any grievance involving discharge of a non-probationary employee will be filed directly to Step 3.

SECTION 10.4 ARBITRATION

Any grievance which is not resolved in any of the Steps provided above may be appealed to arbitration. The party desiring arbitration shall give written notice of its intent to the other party within thirty (30) days, excluding weekends and holidays, following the date the Union receives the written answer in Step 3.

The party requesting arbitration shall apply to the Federal Mediation and Conciliation Service (FMCS) for a panel of seven (7) arbitrators. As soon as possible after receipt of the panel, the City and the Union shall meet to select an arbitrator. The appealing party shall first strike the first name and then the parties shall strike names alternately until-only one name remains, who shall be the Arbitrator.

The decision of the Arbitrator must be within the scope of his authority, as set forth herein, and confined to the grievance submitted for this determination .

A. The Arbitrator shall confine him/herself to the facts developed at the hearing and which are directly related to the matter at issue.

B. The Arbitrator shall not have the power to amend, modify, or delete any provision of the Agreement.

C. .In making his/her ruling, the Arbitrator shall have due regard for the essential and proper rights and responsibilities of management and shall not interpret this Agreement so as to further restrict or limit those rights and responsibilities .

D. The Arbitrator may make no award which extends the period covered by the grievance .

E. The decision of the Arbitrator shall be final and binding.

F. If the Arbitrator finds he/she lacks authority to rule on the grievance, the matter shall be referred back to the parties without decision or recommendation.

The parties shall each bear the cost for their own witnesses, other than the grievant, attending the hearing at their request. The losing party shall pay the cost of the Arbitrator's fees and expenses. Arbitrations shall be conducted at City facilities. The cost of transcript of the proceedings shall be borne by the party or parties requesting the transcript. Each party will pay its own Attorney's fees and expenses .

ARTICLE 11

CITY-WIDE SENIORITY

SECTION 11.0

City-Wide seniority is defined as the length of employment with the City. Such seniority shall be acquired by full-time employees after completion of a probationary period, at which time seniority shall be retroactive to the first day of employment.

SECTION 11.1 - DEPARTMENTAL SENIORITY

Departmental seniority is defined as the length of employment within the employee's current department. Departmental seniority shall accrue as of the first day of employment or transfer into a new department.

SECTION 11.2 - CLASSIFICATION SENIORITY

Classification seniority Is defined as the length of employment within a particular classification . Seniority shall accumulate during absences because of illness, injury, vacation or other authorized leave. Seniority will be lost when an employee:

A. Terminates voluntarily;

B. Is discharged for cause;

C. Exceeds an authorized leave of absence;

D. Falls to return from recall within ten (10) days after receipt of such notice of recall given by the City (Certified Mall/Return Receipt Requested).

ARTICLE 12

REDUCTION IN FORCE

SECTION 12.0

Should a reduction in the public employer's work force become necessary, termination by force reduction, hereinafter referred to as layoff, shall be accomplished in the following manner:

A. Layoff shall be by classification within a department. Upon establishing the number of employees to be laid *off* within a classification in a department, the employer shall layoff in accordance with qualifications, which reflects quality and quantity of work, work habits and classification and departmental seniority.

B. No regular employee shall be laid *off* while there are emergency, temporary, part-time or probationary employees serving in the same classification within the same department.

C. The laid-off employee shall have the right to bump into a lower classification within the Department. This will be also based upon his/her qualifications and ability to do the work.

D. The laid-off employee shall have the right to utilize his/her City seniority as defined in this Agreement, to bump into an existing position previously held by the employee in a lower or equal classification. This bumping right shall be contingent upon the employee's qualifications and current ability to perform the work of the position. For the purposes of this Article, position is defined as a classification within a specific department.

E. The City will make available, annually, a seniority list of Bargaining Unit members.

F. The City will maintain a list of bargaining unit employees who were laid off by the City for two (2) years from their layoff date. The City will not hire any new employees for the positions shown on such layoff list without first notifying these laid off employee(s) of such job openings and offering the open position to them if they are currently qualified. The City shall notify the qualified laid off employee(s) of such open position(s) by regular mail. USPS postage prepaid, at their last known address on file with the City. The laid *off* employee(s) shall have ten (10) calendar days from the date such notice was mailed to notify the City in writing they are interested in and will accept the position.

ARTICLE 13

REGULAR PROMOTIONS AND PROBATIONARY PERIODS

SECTION 13.0

A. Whenever there are promotional opportunities, the City shall promote the most qualified employee based upon the following factors:

- Ability to perform all of the available work in the classification.
- Ability to meet reasonable performance standards for quality and quantity of work.
- Length of continuous service with the City, or cumulative length of service in the classification, if applicable.
- Overall work record with the City, if relevant to the employee's suitability for the job.
- Prior formal education, apprenticeship programs, specialized training schools, military training and assignments, job experience and any other relevant qualifications the individual may possess.

B. Employees serving an initial probationary period will not be considered for promotions during this initial probationary period.

C. Employees serving an initial probationary period shall not have their initial period extended beyond the six (6) months period.

The City shall have the sole prerogative and right for determining whether the promotional vacancy shall be filled.

ARTICLE 14

INSURANCE

SECTION 14.0

A. The present or improved health insurance plans identified as Medical Plan 3559 (Basic Plan), Medical Plan 3359, Medical Plans 5168/5169, Medical Plan 5901 and Medical Plan 0727 (Buy-Up Plan) will be continued until the end of the current BlueCross/BlueShield (BCBS) contract which expires September 30, 2017. Additionally, the present dental plans identified as Guardian Dental Plan 1 (Basic Plan) and Guardian Dental Plan 2 (High Plan) will be continued.

B. Bargaining unit members electing BCBS Medical Plans shall be required to pay the following per pay period: Medical Plan 3359 - $17.68, Medical Plan 3559 - $26.04, Medical Plan 5168/5169 - $41.47, and Medical Plan 0727 - $56.89; Affordable Care Act Plan 5901 - $0. In the event bargaining unit members elect dependent coverage under either medical plan, the City agrees to pay 50% of the premium of Medical Plan 3559 for such dependent coverage. Any additional expenses incurred for improved coverage under any Buy-up plan shall be paid by the bargaining unit member.

C. The City will furnish life insurance coverage in the amount of $20,000 for all full-time regular bargaining unit members.

D. Should the City provide improved insurance coverage benefits. or offer the same benefit at a lesser cost, to any other bargaining unit or classified civil service employee then such benefit shall be offered to the bargaining unit members.

E. For FY 2017-2018 the parties agree to re-open this Article for negotiations. Such negotiations shall be re-opened for FY 2017-2018 upon ratification. Such negotiations for FY 201~~7~~-2018 shall be re-opened in June 2017.

ARTICLE 15

CHECKOFF

SECTION 15.0

A. The City agrees to deduct monthly, from the earnings of the employees who have so authorized in writing, membership dues and initiation fees and remit same to the Union in an amount certified by the Union. Such authorization to be valid shall conform to applicable State and Federal law.

B. The Union shall indemnify the City and hold it harmless against any and all suits claims, demands and liabilities which arise out of or by reason of any action taken or not taken by the City to comply with the provisions of this Article.

ARTICLE 16

UNION REPRESENTATIVES

SECTION 16.0

A written list of the Union Stewards shall be furnished to the City prior to the effective date of their assuming duties of office. The Union shall notify the City promptly of any changes of such Union Stewards. One of the Union Stewards may be designated to serve as Chief Shop Steward in the absence of another Steward; however, approval may be denied by the immediate supervisor for extenuating circumstances as shortage of help or disruption of work during a special work project.

SECTION 16.1

The following sections outline the duties and responsibilities of Stewards in performance of their functions as recognized Union representatives. In those cases which cannot be resolved otherwise, Union Stewards shall be granted reasonable time off during working hours to investigate and settle grievances on the job site which is . within their jurisdiction, upon notifying and securing the approval of their immediate supervisor , without loss of pay. Productivity loss must be minimized. Union Stewards shall not investigate, present or adjust grievances or disputes on premium time. Upon returning to his/her work assignment, each Union Steward shall report to his immediate supervisor unless prior consent not to do so has been secured.

SECTION 16.2

It is agreed that all Union Stewards have productive work to perform as assigned by the City. The parties agree that each will cooperate with the other in reducing to a minimum the actual time spent by the Union Stewards in investigating, presenting and adjusting grievances or disputes. Solicitation of membership shall not be engaged in during working hours. No general Union membership meeting shall be held on city time.

SECTION 16.3

Union Stewards are subject to all City rules regarding the conduct of employees of the City.

SECTION 16.4

Upon request of the Union, employees may be granted leave without pay for the Union business, with the approval of the City Manager.

SECTION 16.5

Any Bargaining Unit employee being disciplined shall be advised of their rights to representation.

ARTICLE 17

HOLIDAYS

SECTION 17.0

The following days will be observed as holidays for all employees, subject to this Agreement:

1. January 1st
2. Martin Luther King's Birthday
3. President's Day
4. Memorial Day
5. July 4th
6. Labor Day
7. Veteran's Day
8. Thanksgiving Day
9. Day after Thanksgiving Day
10. Christmas Eve
11. Christmas Day

SECTION 17.1

Whenever a holiday falls on a Sunday, the following Monday shall be considered a holiday. When a designated holiday falls on a Saturday, the preceding Friday will be observed as a holiday.

SECTION 17.2

Holidays which occur during annual leave shall not be charged against vacation leave. An employee who is not on approved leave and fails to report on the day before of the day after a holiday shall not be paid for the holiday, unless excused by management.

SECTION 17.3

All employees shall receive holiday pay at their regular straight time rate for all recognized holidays. Should a holiday fall on an employees' regular day off, his/her next regularly scheduled work day shall be considered as his/her holiday.

SECTION 17.4

Any employee who performs work on a recognized holiday shall be compensated at the rate of one and one-half times his regular rate for all hours worked, if totals over forty (40) hours in a work week.

ARTICLE 18

VACATION LEAVE

SECTION 18.0

A. All full time, regular and provisional employees shall be entitled to earn and accrue vacation leave, with pay, which will be computed from the starting date of employment.

B. Temporary employees shall not be eligible for vacation leave.

C. Part-time employees who work 25 hours or more per week shall be entitled to accrue leave in proportion to the number of hours worked. An employee who normally works less than 25 hours per week shall not be entitled to any vacation leave.

D. Employees serving a probationary period, on an original appointment, shall accrue vacation leave, in accordance with the provisions of this section. If an employee serving a probationary period, on an original appointment, leaves the City's service without satisfactorily completing the probationary period, he/she shall not be compensated for any accrued vacation leave.

SECTION 18.1 - RATE AT WHICH LEAVE IS EARNED, ACCUMULATED AND PAID

A. All regular employees shall accumulate vacation leave as follows:

1. One (1) year of service, but less than five (5) years - 12 days/yr.

2. Five (5) years of service, but less than ten (10) years - 14 days/yr.

3. Ten (10) years of service but less than 15 years - 17 days/yr.

4. Fifteen (15) years of continuous service and over- 20 days/yr.

B. Earned vacation leave may be accumulated to a maximum, not to exceed forty- five (45) working days (effective October 1. 2012). Any accumulation over thirty (30) working days will be considered forfeited and lost at the beginning of the fiscal year. No employee can start with an accumulation of more than 30 days on October 1st. Vacation pay will be at the basic rate of pay for the normal work day.

SECTION 18.2 - USE OF VACATION LEAVE

A. Subsequent to the successful completion of the first six (6) months employment, vacation leave may be taken as earned, subject to the approval of the Department Head, who shall schedule vacation leave, so as to meet the operating requirements of the department. Vacation leave assignments will be made in accordance with the preference of the employee, whenever possible. However, leave must be taken at the convenience of the Department. The Department Head's decision as to when leave may or may not be taken will be final.

B. Vacation leave may be granted for the following purposes:

1. Vacation leave.

2. Absences for transaction of personal business which cannot be conducted during off-duty hours.

3. Religious holidays.

4. Sickness, once sick leave has been exhausted through illness.

5. Any absences from work not covered by other types of leave provisions established by these rules.

SECTION 18.3- PAYMENT OF UNUSED VACATION LEAVE

Regular employees who have completed six (6) months or more service shall, upon leaving the City's service in good standing, be compensated for vacation leave accrued to the date of separation, but not to exceed forty-five (45) days.

ARTICLE 19

SICK LEAVE

SECTION 19.0

A. **RATE AT WHICH SICK LEAVE IS EARNED-** All bargaining unit employees earn sick leave credits, at the rate of one (1) working day per calendar month, or major portion thereof. Any employee who has taken sixteen (16) or more calendar days of sick leave, with or without pay in one month, shall not earn sick leave for that month.

B. **REQUEST FOR SICK LEAVE-** To receive compensation while absent on sick leave, the employee shall notify his/her immediate supervisor, division or department head prior to, or within two (2) hours after the time set for beginning the daily duties. An employee in a unit operating on a work schedule other than 8:00a.m. to 5:OOp.m., must notify the Department within the time limit established by the appropriate Department Head.

C. **USE OF SICK LEAVE** - Sick leave may be granted for the following purposes:

1. Personal injury or illness not connected with work.

2. Pregnancy.

3. Necessary appointments with physicians or dentists.

4. Exposure to a contagious disease which would endanger others.

5. Illness of a member of the employees' household which requires the personal care and attention of the employee.

D. **ACCUMULATION OF SICK LEAVE-** The maximum number of accumulated sick leave hours shall be unlimited. Sick leave shall not be used within the first thirty (30) days of employment.

E. **CERTIFICATION BY A PHYSICIAN** - Whenever an employee uses sick leave in excess of two (2) consecutive days, they may be required by the Department Head to submit a certificate from a licensed physician. When it is determined that an employee's use of sick leave is not justified, the absent time may be deducted from the employee's pay or accrued vacation leave. Claiming sick leave, when physically fit, shall be cause for disciplinary action and subject to suspension or dismissal.

F. **UNUSED SICK LEAVE-** Employees who leave the City's service in good standing and have at least three (3) through nine (9) years of continuous service with the

City, will receive pay for one-half (1/2) of their accumulated sick leave balance up to a maximum of forty-five (45) days.

G. Employees who leave the City's service in good standing and have at least ten (10) or more years of continuous service with the City, will receive pay for their accumulated sick leave balance up to a maximum of ninety (90) days.

H. Employees who do not use all their sick leave because of sickness or disability may use this toward early retirement. At the employee's request for early retirement, the employer shall take the total hours of unused accumulated sick leave, divide this by the hours the employee works per week. This figure shall be the amount of time in weeks that the employee may be absent from the Department and continue to draw full pay, provided, however, such time shall not exceed ninety (90) days. The employee who requests and uses unused accumulated sick leave in this manner shall be considered retired when the sick leave time is exhausted. Said request shall be irrevocable.

ARTICLE 20

MAINTENANCE OF STANDARDS

SECTION 20.0

It is agreed that the specific benefits, rights and privileges enumerated in this Contract shall remain in force throughout the term of the Contract. Past practices of the employer, not contained in this Contract, shall not be a part of this Agreement. The following benefits, procedures and practices will be continued for the life of this Agreement; Standby duty, Pension, St. Lucie County Credit Union, City time for approved examinations and funeral leave (in accordance with the Personnel Rules and Regulations).

ARTICLE 21

EDUCATIONAL REIMBURSEMENT

Section 21.0

The CITY agrees to reimburse employees for tuition costs for pre-approved work-related courses. This reimbursement is based upon the student achieving a grade "C" or better, from an accredited College or University, at the current State tuition rate.

ARTICLE 22 WAGES

SECTION 22.0

A. Employees in the designated classification list in Attachment "A", who obtain certificates or licenses beyond those required, as a condition precedent for being employed in the position, will receive an additional percentage of their base salary or hourly wage for each additional certificate or license they obtain and maintain.

The City shall post and make available to the effected employees the incentive percentages, as well as the procedures and details of the incentive programs, as they apply to different departments.

B. For FY 2016-2017 the parties agree that the City shall increase Teamster bargaining unit employees wages by two and one-half percent (2.5%), effective October 1, 2016.

C. Pay Increases and Retroactive Pay shall only be awarded to unit members currently employed at the time the contract is approved by the CITY, and implemented (paid) by payroll.

D. All employees in the following classifications will receive a two and one-half **(2 ½)** hour minimum call-out for call backs and court appearances: Police Aides, Crime Scene Investigators, Animal Control Officers, and Evidence Custodians. All other contract Articles will remain in force.

E. The City Manager can institute selective increases for Bargaining Unit members with the approval of the Union, without having to re-open the Collective Bargaining Unit Agreement.

ATTACHMENT A
INCENTIVES

Certification Compensation Schedule for all Departments (that have an agreed upon 5% incentive)*

1. First certification compensated at 5% pay increase
2. Second certification compensated at 5% pay increase
3. Third certification compensated at 5% pay increase
4. Fourth certification compensated at 3% pay increase
5. Fifth certification compensated at 3% pay increase
6. Sixth certification compensated at 3% pay increase
7. All additional certifications compensated at 1% pay increase

*Note: Each pay increase is contingent upon the employee's agreement to utilize each acquired certification, in performance of his/her duties as assigned by the Department Head, for a minimum of two calendar years from the date the certification is posted on the State DBPR website (for Building Department), or received by the employee for other Departments. This two year period will be referred to as the employee retention period, the employee will be responsible to refund the Department for all expenses incurred, i.e.: testing, seminars, continuing education courses, study materials and training classes.

DEPARTMENT: BUILDING

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Building Inspector	DBPR	5%
Electrical Inspector	DBPR	5%
Mechanical, Gas & Plumbing Inspector	DBPR	5%

Building Inspectors & Plan Reviewers:

Employees that strive for additional certifications enhance their value to the Department, thus obtaining additional certifications is encouraged. Below is a listing of the 16 certifications that may be obtained by a building inspector or plan reviewer:

INSPECTOR CLASSIFICATION
1 & 2 Fam. Dwelling Inspector
Commercial Building Inspector
Commercial Electrical Inspector
Commercial Plumbing Inspector
Commercial Mechanical Inspector
Coastal Construction Inspector
Certified Flood Plain Manager
Certified Building Official
ICC Permit Technician Certification
Certified Flood Plain manager
ICC Property maintenance Inspector

PLANS EXAM CLASSIFICATION
1&2 Fam. Dwelling Plans Examiner
Commercial Building Plans Examiner
Commercial Electrical Plans Examiner
Commercial Plumbing Plans Examiner
Commercial Mechanical Plans Examiner

PERMIT SPECIALIST / OFFICE PERSONNEL
ICC Permit Technician Certification
Certified Flood Plain manager
ICC Property maintenance Inspector

DEPARTMENT: PUBLIC WORKS / SOLID WASTE

ASE (Mechanic) Certification- five percent (5%) each for a limit of three (3) Certifications per employee.

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE*
Mechanic	ASE	5%
	NPRA – Parks Recreation	5%
	IMSA – Sign, pavement marking	5%
	MOT – Maintenance of Traffic	5%
	Stormwater Operator (FSA)	5%

Certifications must be in the skills area provided by the City and a skill that is utilized by the employee in performing his/her essential job functions.

If a certificate was obtained by the individual, prior to employment by the City of Fort Pierce, and the employee was compensated above the minimum pay rate of the classification in which he/she works, an increase shall not be given.

DEPARTMENT: CODE ENFORCEMENT & ANIMAL CONTROL

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE*
Violations inspector/ Code Enforcement Officer	FACE, AACE,	5%
	Parking Enforcement Specialist	5%
Animal Control Officer	Animal Control Certification:	
	Chemical Capture	2%
	Euthanasia	2%
	Animal Cruelty Investigations	2%
	FACA	5%

DEPARTMENT: POLICE

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Investigative Assistant	NCIC/FCIC	2%
Crime Analyst	Crime Analyst Certification	2%
Crime Analyst	Crime Prevention Techniques	2%
Crime Scene Investigator	NCIC/FCIC- User	2%
Crime Scene Investigator	Fingerprint ID & Classification	5%
Crime Scene Investigator	IAI/ FDIA	3%
Records Specialist	NCIC/FCIC - Limited Access	3%
Records Specialist	NCIC/FCIC- User	2%
Records Specialist	Terminal Agency Coordinator (TAC)	3%
Community Service Officer	NCIC/FCIC	2%
Community Service Officer	Terminal Agency Coordinator (TAC)	3%
Community Service Officer	**Parking Enforcement Specialist**	5%
Evidence Technician	NCIC/FCIC	2%
Secretary II	NCIC/FCIC	2%

ARTICLE 23

SEVERABILITY

SECTION 23.0

Should any final decision of any Court of competent jurisdiction affect any practice of provision of this Agreement, only the practice or provision so affected shall be come null and *void;* otherwise, all other provisions or practices under this Agreement shall remain in full force and effect.

ARTICLE 24

ALCOHOL, DRUGS AND CONTROLLED SUBSTANCE EXAMINATION/TESTING PROCEDURES

SECTION 24.0

The City reserves the right to require all employees to be tested for the use of alcohol, drugs or controlled substances (hereinafter referred to as "drugs", "drug testing", or "testing"). If a state or federal law or regulation requires random or other types of drug testing of any employee in this bargaining unit, the City will begin conducting such testing of employees, as soon as required, and as provided by the law. The City will provide a list to the Union of the job classifications identified. All testing will be done at Florida Health and Rehabilitative Services (HRS) approved facilities.

SECTION 24.1

The City reserves the right, at any time, to request any employee to take a drug test and/or physical examination based on reasonable suspicion. Reasonable suspicion is a belief that an employee is using or has used drugs in violation of this Article, drawn from specific, objective, and articulate facts and reasonable inferences drawn from those facts.

SECTION 24.2

The testing outlined for drugs in Sections 24.0 and 24.1 of this Article will be administered in accordance with the following provisions:

A. Any employee may be subject to an investigation which may include, but not limited to, drug detection and testing, urinalysis, saliva testing, or any other medically recognized testing procedure. Prior to being tested, the employee will be given the opportunity to present any evidence of legal substances he/she has taken which may affect the accuracy of the test results. The employee may consult with his/her Union Steward before being tested, providing such consultation does not delay the testing for more than thirty (30) minutes.

If the employee is ordered to be tested based upon reasonable suspicion or the City is advised of any positive test result, the City in its sole discretion, shall decide whether the employee should be returned to a limited duty capacity or relieved of duty pending the results of the testing. If relieved of duty, the employee will be suspended without pay. If permitted to continue working pending the results of the testing, the employee shall not be permitted to operate any equipment or perform any function that could present a danger to the health, safety, or welfare of the public, co-workers, or the

or the employee, and shall not be permitted to operate a motor vehicle. If the test results are negative for the presence of drugs, an employee who has been suspended will be paid for time lost. Using the initial sample will be conducted to ensure accurate results.

B. An employee who is tested on a reasonable suspicion basis will be placed on an administrative *leave* with pay status, pending the outcome of the test(s). In those cases when a drug test is negative, departmental "field calendars" will not reflect an absence.

C. If the test result is negative, a second test will not be conducted and the employee will be returned to work. If the first test is positive and the second test is negative, the employee will be returned to work. In the event either the first or second test is negative, no disciplinary action related to drug use will be taken, and no record will be placed in an employee's file that the drug testing occurred.

D. When an employee is suspected of using or being under the influence of drugs, as opposed to alcohol, a test will be conducted for the presence of drugs only.

SECTION 24.3

Employees suspected of using or being under the influence of alcohol will be subject to undergo a Breathalyzer examination only. This test will be administered by qualified personnel.

SECTION 24.4

An initial probationary employee who tests positive will be terminated and no appeal shall be permitted. Prior to being a subject for testing, a classified employee may seek assistance for drug/alcohol use or abuse, and will not be disciplined. Any employee who uses this one-time option shall be subject to random testing, while on duty, for a period of two years. The City retains the right to discipline employees for other serious offenses that have been committed. The City will not pursue criminal prosecution as a routine part of its substance testing procedures.

The City is a zero based drug/alcohol tolerance employer. An employee testing positive for drugs (as determined illegal by Federal or State Law) shall be terminated. Employees testing positive for alcohol concentration as low as 0.02 shall be terminated.

In the event the Employee Assistance Program is no longer offered, the employee must seek, either through self referral or recommendation of a professional counselor/doctor or counseling service, the assistance of any medical facility or agency (i.e., various hospitals

offering dependency programs, PAR, Inc., or similar agency) licensed to provide a comprehensive rehabilitative program(s) for individuals with substance use problems. The rest of this Section would continue to be applicable.

SECTION 24.5

In the recognition of the importance of having a drug-free work force worthy of the respect and trust of the public, the following shall be the policy for employees who are guilty or plead nolo contendere of misconduct related to the use, possession, or sale of drugs:

Employees who sell illegal drugs or controlled substances, whether on or off duty, shall be terminated from employment unless the Department Director can document mitigating circumstances and obtain the approval of the Personnel Director not to terminate .

Employees who are in possession of or using illegal substances, or are consuming alcohol while on duty, including meal and rest periods, shall be terminated from employment unless the Department Director can document mitigating circumstances and obtain the approval of the Personnel Director not to terminate.

Employees who are under the influence of illegal substances or alcohol while on duty shall be disciplined in accordance with the City's Code of Conduct, although other misconduct occurring at the same time may result in more severe discipline, depending upon the nature of the misconduct.

Employees who are in possession of illegal substances or drug paraphernalia while off duty, and said possession constitutes a misdemeanor, shall be disciplined (City's Code of Conduct) for the first offense and terminated for the second offense, unless a nexus exists between the employee's position and the drug possession, in which case the employee shall be terminated for the first offense.

Employees involved in an accident or employee(s) directly contributing to an accident (defined as a sudden unexpected event) that requires medical treatment from a Doctor or is involved in an accident that causes damage to City equipment or citizens property will be subject to drug and alcohol testing.

F. The policy contained in the City's Rules and Regulations regarding what occurs in the event an employee who is required to possess a driver's license for his/her position and who loses his/her driver's license shall apply to an employee who is off duty and driving under the influence.

SECTION 24.6

When an employee requests Union assistance, the City agrees to make a reasonable effort to contact a Union Officer, following the chain of command designated on the Union

organizational chart. In no instance will the City delay the substance test for more than half an hour while attempting to contact a Union Official.

SECTION 24.7

At the time of implementation of this Contract, all employees shall be put on notice that the City is committed to employing a drug-free work force. Said notice will also include encouragement for employees, who may have a substance use or abuse problem, to seek professional assistance on a confidential basis from the City's Employee Assistance Program or a source of their own choosing. The penalties for both on or off-duty use, possession, or sale of illegal substances, controlled substances, or alcohol contained in this Article shall also be communicated to employees.

SECTION 24.8

To ensure that illegal contraband (drugs, alcohol, etc.,) do not enter or affect the workplace, the City of Fort Pierce reserves the right to search all City vehicles, containers, lockers or other items on City of Fort Pierce's property. In furtherance of this policy, individuals may be required to display personal property for visual inspection upon the City of Fort Pierce's request. Failure to consent to a search or display of personal property for visual inspection will be grounds for discharge and denial of access to City premises.

SECTION 24.9

In the event of invalidation of this Article, or Section of this Article, both the Employer and Union agree to meet within thirty (30) days of such determination for the purpose of arriving at a mutually satisfactory replacement for said Article or Section.

SECTION 24.10 -POLICE EVIDENCE SECTION AND CRIME SCENCE INVESTIGATOR PERSONNEL

All civilian employees, who work in the Evidence Section or as Crime Scene Investigators of the Police Department, will be subject to random drug testing on the same basis currently in use for certified law enforcement personnel.

ARTICLE 25

SAFETY

Section 25.0

The City and the Union agree that the safety of employees and the public at large is of primary concern. To that end, no employee shall be required to operate unsafe equipment or vehicles. If the employee has reason to believe the equipment or vehicles are unsafe, he/she will immediately contact the Supervisor, who will examine or have the equipment or vehicle examined, to determine its usable condition.

Section 25.1

The appropriate departmental Steward will be permitted to sit as a member of the Accident Review Committee and will provide necessary input in discussing situations concerning his/her Department.

ARTICLE 26

BEREAVEMENT LEAVE

Section 26.0

The employee may be granted up to three (3) days bereavement leave for death in their immediate family, without charge to any other accrued leave time. Immediate family is defined as the employee's father, mother, son, daughter , brother, sister, uncle, aunt, first cousin , nephew, niece, husband, wife , father-in-law , mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half brother, half sister, grandfather, grandmother, grandson, granddaughter, great-grand parents, grand parents-in-law, step grand parents, foster parents, and foster children. Employees must use the bereavement leave within 30 calendar days of the immediate family member's death.

For the purpose of funeral flowers, immediate family is defined as the employee's father, mother, son, daughter, husband, wife, stepfather, stepmother, stepson, stepdaughter, grandson, and granddaughter. Maximum amount is not to exceed $50.00 in US funds (including tax and shipping).

ARTICLE 27

RETIREMENT PLA N

SECTION 27.0

The ordinance pertaining to the City of Fort Pierce Retirement and Benefit System will be amended to provide for a benefit accrual rate of three percent (3%) for Teamsters members employed by the City who are subject to collective bargaining. This change will be effective upon final adoption of the ordinance amendment.

Below are the changes for new employees only effective October 1, 2012:

1. Change the vesting period from 5 to 10 years
2. Capping the 3.0 percent multiplier to a maximum ceiling of 75 percent. The first 25 years of service covers the 75 percent with an annual maximum pension payment not to exceed $100 ,000.
3. Overtime hours used in the calculation of pension benefits are capped at 300 hours. The first 300 hours in a fiscal year.
4. Accrued unused vacation and sick cannot be used in the calculation of pension benefits.

Below are the changes for current members:

1. The annual maximum pension payment cannot exceed $100,000.
2. The maximum of 300 overtime hours can be used in the calculation of pension benefits annually. The first 300 hours in a fiscal year only.
3. Accrued unused vacation and sick leave under the current policy through September 30, 2012 can be used in the calculation of pension benefits; those hours earned after September 30, 2012 cannot be used in the benefit calculations.

ARTICLE 28

DURATION OF AGREEMENT

SECTION 28.0

This Agreement shall take effect October 1, 2014 and shall continue in full force and effect until midnight of September 30, 2017.

SECTION 28.1

The Contract will be open only for negotiation of wages (Article 22) and Insurance (Article 14) for the 2015-2016 and 2016-2017 fiscal years by either party.

The parties agree to open this Contract no later than the end of May,2017.

FOR THE CITY	**FOR TEAMSTERS LOCAL UNION 769**
_____	_____
MAYOR	**UNION REPRESENTATIVE**
_____	_____
CITY MANAGER	**UNION STEWARD**
_____	_____
WITNESS	**WITNESS**

APPROVED AS TO FORM AND CORRECTNESS

BY: _____

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

Meeting Date: 11/07/2016

Re: The submission and approval of the Department of Justice Comprehensive Anti-Gang Strategies Grant

Submitted For: Frank Amandro, Deputy Chief , Police Department

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SUBJECT:

Approval to submit and accept a continuation grant to fund the Restoring the Village program from the Department of Justice in the amount of $327,825.

SUMMARY:

The Police Department received a Department of Justice award in 2014 in the amount of $203,478 to establish the Restoring the Village program. The FPPD has been invited to apply for a continuation of this award. This request is for approval to submit and accept a grant award from the Department of Justice for funding in the amount of $327,825.

The Police Department intends to use this funding to continue to fund and support the city's Restoring the Village program. Specifically, Department of Justice funds will cover Restoring the Village's personnel costs, as well as consultations, and equipment that are related to the Comprehensive Anti-Gang Initiative.

This award does not require any matching of funds.

RECOMMENDATION:

The recommendation is that this award be accepted.

ALTERNATIVES:

The alternatives are to either decline or postpone the award.

RESPONSIBLE STAFF:

Deputy Chief Frank Amandro, Support Services Bureau

COORDINATED WITH:

Anthony Maynard, Program and Grant Coordinator

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2017
Account:	N/A
Amount:	327,825

FISCAL IMPACT:

This award does not require a match, but will add $327,825 in revenue over the next two years.

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	11/01/2016 02:52 PM
City Manager	Nick Mimms	11/02/2016 05:43 PM
Form Started By: Anthony Maynard		Started On: 10/26/2016 04:13 PM
Final Approval Date: 11/02/2016		

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

Meeting Date: 11/07/2016

Re: System License Agreement for Pension Administration

Submitted For: Johnna Morris, Finance Director, Finance Department

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SUBJECT:

Approve System License Agreement with Milliman, Inc. for Pension Administration in the amount of $20,000 annually.

SUMMARY:

The City's Retirement and Benefit System has been using the current administration software for several years and as technological advancements have increased it has become antiquated. Realizing the necessity for updates to our current processes, the Retirement Board has approved, and are submitting to Commission for final approval, contracting with Milliman, Inc. for use of the MARC Pension Administration System at a cost of $20,000 annually.

The system update will not only benefit administrative staff but participants as well. Currently employees and retirees have to physically come into the office to make changes and in most instances to obtain information; the update will eliminate most of this. They will now be able to view their data on line, do on demand benefit estimates, do retirement income estimates, download and submit forms and make changes online.

RECOMMENDATION:

Approve the license agreement with Milliman, Inc.

ALTERNATIVES:

Contract with another company.

RESPONSIBLE STAFF:

Secretary-Treasurer of the Retirement Board

COORDINATED WITH:

City of Fort Retirement Board
James Walker, Board Attorney

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2017
Account:	603-6300-513-34-90
Amount:	$20,000

OTHER INFORMATION:

$20,000 annual cost to be paid for by the Retirement and Benefit System.

Attachments

Milliman Proposal

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/02/2016 10:53 AM

Form Started By: Johnna Morris
Started On: 11/01/2016 03:26 PM
Final Approval Date: 11/02/2016

Milliman Proposal

MARC Pension Administration System

October 10, 2016

Milliman

Proposal for City of Fort Pierce



Prepared by:

Daniel F. Bostedt, MA Economics
Benefits Consultant

Kevin M. Hart, CPC
Principal and MARC Product Manager

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Milliman, Inc.
15800 Bluemound Road
Suite 100
Brookfield, WI 53005-6043
TEL +1 262 794 7290
FAX +1 262 923 3687
dan.bostedt@milliman.com
www.milliman.com

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Proposed Process	7
MARC Pension Administration System Services	10
Cost Proposal	11
MARC License Agreement	17

Milliman

15800 Bluemound Road
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USA

Tel +1 262 784 2250
Fax +1 262 923 3687

www.milliman.com

October 10, 2016

City of Fort Pierce
100 North US Highway 1
Fort Pierce, Florida 34950

ATTN: Johnna Morris, Director of Finance

RE: Pension Administration System

Dear Ms. Morris,

We are pleased to present this proposal to the City of Fort Pierce for the highly respected Milliman Actuarial Retirement Calculator (MARC) pension administration system.

Should the City of Fort Pierce desire to lease the MARC system, the MARC License Agreement included on Page 18 will need to be executed and returned to Kevin Hart's attention. Please note that the fees provided in this proposal are available provided the license agreement is signed in 2016 (if the license agreement is signed later than 2016, there could be an increase in the fees).

We are pleased to have the opportunity to make this proposal. This proposal has been prepared by the undersigned consultants.

Please let us know if you have any questions.

Daniel F. Bostedt, MA Economics
Benefits Consultant

Kevin M. Hart, CPC
Principal and MARC Product Manager

DFB/KMH/cmw

EXECUTIVE SUMMARY

Milliman's Pension Administration System solution is the Milliman Actuarial Retirement Calculator™ (MARC). MARC is currently installed for more than 55 retirement plans covering over 550,000 participants.

MARC is our proprietary system that is the product of more than 25 years of continuous development and refinement based on Milliman's expertise, real-world testing, and customer input. Work first began on MARC in 1991 and the first MARC installation took place in 1993. MARC is continuously supported and enhanced by our team of highly experienced actuaries and systems analysts (average service of more than 15 years for the entire MARC team).

MARC is a powerful yet flexible pension administration system.

- Provides the full spectrum of pension administration needs including:
  - Data storage and maintenance including DROP and SHARE balances
  - Benefit calculations
  - Participant communications including election forms and notices, benefit statements, benefit estimates
  - Reporting census data to fund actuary
  - State reporting
  - Powerful import and export capabilities make it easy to move large amounts of data into and out of the system
  - Employees can use the Member Website to perform various self-service administrative tasks and to check their benefits at any time, including the ability to see a complete picture of their pension and Social Security benefits as well as personal retirement savings
- MARC is intuitive and easy to use
- Supports fiduciary needs by assuring accurate benefit calculations and maintenance of plan knowledge and data for on-going use
- Ability to outsource some or all of the administrative services to Milliman in the event of staff departure.
- Fully customizable to meet your needs.

As requested, the City of Fort Pierce is interested in a more limited MARC solution, where the Participant Website and online library of documents are set up. In addition, the administration system would need to be set up with certain features that are required to set up the Participant Website and document storage. This administration system will allow the City to house their employee data, run imports and exports, store documents in the system, but will not include the full capabilities of MARC.

More information about MARC can be found on the following websites:

- Marketing Website: www.milliman.com/marc
- Plan Sponsor Website demo: www.marcweb.com/sponsorweb5
- Participant Website demo: www.marcweb.com/partweb5

Many pension systems have been built by actuaries for their own use and were not designed with the end-user in-mind. When given to the client for their own internal use, clients can find these systems difficult to operate. MARC was designed by actuaries, but for end-users, which means it is intuitive and automates activities to make administration easier for the client.

Milliman provides unlimited training for City staff. Our ongoing support is included in the license fees and does not have a limit on the number of support hours that we'll provide. Once the system is installed, there will be no extra charges for any support (as defined in the scope of services) provided for the system, regardless of the amount of time. The City of Fort Pierce will have unlimited access to our experienced MARC staff (more than 15 years on average) for help in operating MARC.

As mentioned above, we also use MARC for Milliman's outsourced pension administration and actuarial clients. This allows us to provide additional support to the City on questions that are not just limited to pure system operation but may involve pension administration issues, actuarial items or temporary outsourcing if staff are suddenly unavailable.

We believe that MARC is the right choice for the City of Fort Pierce and that the Milliman solution provides advantages that our competitors cannot match.

- Significant system capabilities to operate extremely complicated plans as evidenced by our current clients who are now using the system
- A well designed system to be used by our clients
- A user friendly Participant Website that can be used by employees
- A MARC team with significant experience and continuity of service
- Unlimited customer support for operating the system
- Resources available to provide assistance with non-system pension administration questions

ORGANIZATION OVERVIEW

Milliman is a premier actuarial and consulting firm with significant experience administering a wide variety of both public and private defined benefit pension plans.

- Public pension plan services since 1947.
  - More than 250 public pension plans
  - More than 1,000 OPEB plans
- We focus on developing tools that are customizable to meet our clients' needs. Because Milliman owns and maintains its own system, it has complete flexibility in its ability to modify the system to meet the needs of its clients.
- Premier peer review and quality assurance practices
  - Milliman's quality assurance process includes a comprehensive test plan with the results peer reviewed by an actuary to verify that calculations are working correctly prior to initial installation.
  - SAS70/SSAE16 annual audit for MARC system
- MARC team provides actuarial, programming, and IT expertise to support and enhance MARC.
- Over $15 million invested in developing the MARC system.
- Independent ownership allows us to deliver unbiased advice, solely on what is best for our clients.

Milliman is among the world's largest independent actuarial and consulting firms. With more than 3,200 employees and revenues of US$905 million in 2015, the firm serves the full spectrum of business, governmental, and financial organizations. Founded in 1947, Milliman today has offices in principal cities worldwide, covering markets in North America, Latin America, Europe, Asia and the Pacific, the Middle East, and Africa.

Primary Practice Areas

- Employee benefits, investment, and compensation consulting services and products
- Healthcare consulting services and products
- Life and financial consulting services and products
- Property and casualty consulting services and products

Organization

Milliman is owned and managed by approximately 430 principals, who have been elected in recognition of their technical, professional, and business achievements.

Milliman is the leading provider of actuarial and related products and services to insurance markets worldwide.

Milliman was founded in 1947. The MARC software was developed in 1991 and was first offered to clients in 1992.

References

We are including three references that you may contact. Additional references can be provided upon request.

City of Fort Lauderdale Police and Fire Retirement System

Ms. Lynn Wenguer, Executive Director

Fort Lauderdale Police and Fire Retirement System
888 South Andrews Avenue, Suite 202, Fort Lauderdale, Florida 33316
1.954.828.5595
lynnw@fortlauderdale.gov

The City of Fort Lauderdale Police and Fire Retirement System is using MARC to administer their Police and Fire plans. They have around 1,800 total participants on the MARC Plan Sponsor website and have been using MARC since February 2013. There is also a MARC participant website for their employees. Their Police and Fire plans include a DROP, member contributions, multiple tiers, and a SHARE plan.

Arapahoe County Retirement Plan

Mr. Lew Quigley, Retirement Plan Administrator

Arapahoe County
5334 South Prince Street, Littleton, Colorado 80120
1. 303.795.4484
lquigley@arapahoegov.com

The Arapahoe County Retirement System is using MARC to administer their general employee plan. They have around 3,000 total participants on the MARC Plan Sponsor website and have been using MARC since August 2012. There is also a MARC participant website for their employees. Their general employees plan include a member contributions, purchase of service provisions, and a partial lump sum option.

Christian Brothers Retirement Planning Services

Ms. Mary Sebby, Administrative Coordinator

1205 Windham Parkway, Romeoville, Illinois 60446-1679
1.630.378.2638
mary.sebby@cbservices.org

Christian Brothers Retirement Planning Services is a multiple employer plan serving Churches and schools across the country. They have around 33,000 total participants on a MARC windows system and have been using MARC since October 2009. The Christian Brothers pension plan has a Career Average formula along with Employee Contributions.

PROPOSED PROCESS

Milliman will set up a MARC administration system and participant website that will be used by the City employees. As requested, the pricing information excludes adding full system capabilities. Here's a summary of some of the capabilities that will be included with the MARC administration system (a more detailed list of capabilities is also included in the Service Highlights in the Cost Proposal section of this document):

- Ability to store the agreed upon pension data necessary for participant website calculations
- Ability to store data needed for DROP calculations
- Data change history tracking capability along with available audit reports
- Three pre-defined data imports to be run periodically by the City (including a payroll import)
- Three pre-defined data exports to be run periodically by the City (including a valuation data extract for the actuary)
- Ability for the City to create aditional ad hoc data exports
- Ability to track correspondence with participants (as well as alternate payees and beneficiaries) and store documents in the participant's record
- Ability to load in existing documents in to the system during the implementation
- Participant website capabilities
  - Ability for participant to viewing and edit their data
  - Ability for participant to run benefit projections (including Pension, Defined Contribution, Social Security, Other Retirement Income and Spouse Retirement Income)
  - Ability for particiapnt to download forms & documents (including beneficiary designation forms, SPDs, required notices, etc.)
  - Ability for participant to contact the City
- Ongoing personal assistance from MARC Account Manager

Timeline

We have put together a suggested timeline for this project. This timeline can be adjusted if the City is looking for a more or less aggressive timeframe or needs more time for their items. For a project of this size and complexity, we would expect the implementation of the websites to take around 8 full months beginning on the day that the MARC License Agreement has been signed by both parties.

City of Fort Pierce MARC Installation Project Phase	Due Date	Installation Fee Installment *
1. Signed license agreement	December 1, 2016	25%
2. Milliman will provide *the City* a copy of the standard MARC web pages.	December 1, 2016	
3. *The City* will have provided Milliman with all of the employee data and documents to be loaded into MARC.	December 15, 2016	
4. Milliman will provide *the City* with a Plan Grid outlining the calculation procedures that will be coded in MARC.	December 15, 2016	

City of Fort Pierce MARC Installation Project Phase	Due Date	Installation Fee Installment *
5. *The City* will have provided Milliman with any changes to the standard MARC web pages.	January 1, 2017	
6. *The City* will have provided Milliman with any changes to the MARC Plan Grids.	January 1, 2017	
7. *The City* will have provided Milliman with the final file layout for all imports and exports needed in MARC.	January 1, 2017	
8. Milliman will have imported the initial data and documents into MARC.	March 1, 2017	
9. Milliman will have set up all calculations, imports, exports and web pages in the MARC system.	April 1, 2017	
10. A beta version of the MARC websites will be available for *the City* to begin reviewing.	April 1, 2017	25%
11. Final MARC changes from *the City* due to Milliman.	May 1, 2017	
12. Milliman will have made final changes and will begin final testing of the MARC Websites.	May 15, 2017	25%
13. MARC Testing Completed.	June 30, 2017	
14. *The City* MARC Websites go Live.	July 1, 2017	25%

* *The implementation fees are generally paid in four equal installments. However, Milliman is willing to allow the implementation fees to spread out over 3 years.*

Milliman will provide a beta version prior to the actual implementation date. We recommend that the beta version be made available to a small test group of users. This allows time to familiarize users with the basics of the system and review the functionality in the system.

Milliman will perform an initial load of your pension data and provide a database with the final system. User training will be provided after the beta version is available and after the final websites are live. After training, it will then be the City's responsibility to true up the MARC data and run the ongoing imports using MARC's import scripts and current extracts from your payroll/HR system.

Milliman will provide updates and support as needed, pre- and post-implementation.

Milliman Experts

Milliman has experts with actuarial, IT, and programming backgrounds that will be working on this project. The chart below includes background information on each of the team members that would be working on this project. Biographies for these individuals can be provided upon request.

Project Team Member	Role
Kevin M. Hart, CPC	MARC product manager who will oversee the implementation and ongoing support of the MARC system.
Daniel F. Bostedt, MA Economics	Benefits consultant who will be supporting the team.
Jon B. Sobota	MARC account manager who will have primary responsibility for the setup of the MARC system as well as the ongoing support.
Brian R. Sandberg, MCSD	MARC IT manager who will assist in the setup of the MARC system.
IT Support	MARC IT staff members will assist with the installation and be available to answer any technical questions.
Backup Support	Additional MARC team members will provide backup support for the account and will be heavily involved in the testing and review of the system.
Actuarial Staff Support	Lead and backup pension consultant will be assigned to provide project oversight, quality assurance support and technical review.

During the implementation process, Milliman will expect to have a primary contact from the City to work with. In addition to being available for periodic meetings, the primary contact for the City will be expected to provide required information to Milliman. There are certain steps on the timeline above that require the City to provide Milliman with information. This includes, but will not be limited to, the following items:

- The City will need to provide Milliman with requested changes to MARC's standard web pages.
- The City will need to provide Milliman with all of the employee data and documents that will need to be loaded in to the system.
- The City will need to provide Milliman with the import and export file formats for each of the required imports and exports.
- The City will need to review and approve the Plan Grid document that Milliman creates. This document will outline all of the calculation procedures that will be coded in the system.
- Once the beta version of the MARC system is made available, the City and its personnel will have the opportunity to review MARC prior to going live.

MARC Pension Administration System Services
Tailored to Meet Your Needs

Service	System Choice	
	Full System	Limited System*
Participant Website		
Participant can view their data	√	√
Participant can do on-demand benefit estimates	√	√
Participant can use total family retirement income estimator	√	√
Participant can view & download documents, including beneficiary designation forms, SPDs, required notices, etc.	√	√
Participant Self-Service features including ability to change contact information, beneficiaries, retiree information	√	√
Participant can fill out a form to send a message to the Plan Administrator	√	√
Recordkeeping		
Pension Data Storage	√	√
Eligibility Tracking	√	
Vesting Tracking	√	
Beneficiary Storage	√	√
DROP Data Storage	√	√
Document Storage	√	√
Ongoing Payroll imports	√	√
Valuation Data extract for Actuary	√	√
Historical Salary, service, and status reports	√	
Calculations that Plan Sponsor Can Run		
Early, Normal, & Late Retirement benefits	√	√
DROP estimate calculations	√	√
COLA increase calculations	√	
Member contribution calculations	√	√
Death and Disability calculations ^		
^ Available for an additional fee		
Benefit Payment Services		
Retiree data maintenance	√	
Beneficiary records/tracking	√	
Direct-deposit services	√	
Tax withholding tracking	√	
COLA Increase tracking	√	
Monthly data file showing new/changed benefit payments	√	
Participant Communications		
Termination and retirement paperwork	√	
Benefit statements	√	
On-demand benefit estimates	√	

* *The Limited System requested by Fort Pierce includes the Participant Website, document storage, and the features that are required to set those items up on MARC.*

COST PROPOSAL

Milliman offers the MARC system and participant website based on the following fees.

MARC Installation Fees (one-time)	$20,000*^

Certain assumptions were made based on the information provided to Milliman in determining the fees for the System. These assumptions include:

- General Employees Plan, Utilities Plan, Police Plan
  - 552 Active participants (216 General, 237 Utilities, 99 Police)
  - 452 Retirees and Beneficiaries, 35 Vested Terminated participants
- The system will include only limited Administration System capabilities with a full Participant Website. However, pricing for the full Administration System has been provided.
- We assume the delivery of accurate data in an electronic format with minimal data editing required.
- Out-of-pocket expenses such as travel are billed at cost.

* *The MARC installation fee is payable in four installments upon reaching certain milestones in the implementation process. Alternatively, we can allow the option of having the setup fee spread out over 3 years with quarterly payments beginning with the signing of the license agreement. If the license is terminated prior to the full setup fee being paid, the remainder of the setup fee would be immediately payable to Milliman.*

^ *If the full Administration System were installed, the MARC Installation Fees would increase to $36,000.*

Participant Website & Limited Administration System Service Highlights

- Comprehensive project management
- Develop implementation plan to ensure a smooth transition
- Review current plan design and administration processes & procedures; recommend changes
- Store agreed upon pension data and participant documents
- Store data necessary produce DROP calculations
- Code pension plan parameters into MARC
- Develop test cases to ensure benefit calculations are coded and performed correctly on the participant website for applicable plan provisions
- Receive certified data feed for historical data for active and terminated vested participants
- Receive vested accrued benefits for all terminated deferred vested participants

Additional Full Administration System Service Highlights

- Prepare customized distribution packages, election forms and notices
- Test calculations and distribution packages after coded into MARC
- Prepare benefit statement and benefit estimate reports
- Load in Retiree, beneficiary, and alternate payee data and setup a report that can be sent to the Trustee each month with the payment reconciliation

All desired report modifications, import/export programming and other implementation work will be determined and documented during the implementation. Any requested changes to these reports, import/export programming, etc. after the implementation is completed will result in additional fees.

Monthly MARC License Fees	$1,670^

The monthly MARC license fees are billed quarterly and are subject to an increase beginning in 2018. The license fees include the ongoing support for the MARC system.

^ *If the full Administration System were installed, the Monthly MARC License fees would increase to $3,000.*

Participant Website & Limited Administration System Service Highlights*

- Ongoing employer support for MARC system and websites
- Training sessions for MARC users
- Stores demographic data for employees
- Comprehensive and customizable database
- Stores historical employee data, such as employment history dates, pay, and hours worked
- Stores agreed upon pension related information including member contributions and DROP data
- Data change history tracking capability along with available audit reports
- Full data manipulation and uploading capabilities (as allowed by user permissions)
- Full data querying capabilities
- Periodic demographic data import
- Periodic payroll data import
- One additional pre-defined import (in addition to the two above)
- Three pre-defined exports including a valuation data extract for the Actuary
- Ability for the City to create ad hoc data exports
- Provides plan benefits under normal form and any available optional form
- Results from program certified by the provider
- Accrued, termination, early retirement, retirement, or late retirement benefit calculations (with actuarial adjustments)
- DROP projections using current DROP provisions
- Member contribution calculations
- Ability to track correspondence with participants
- Ability to store documents created by MARC electronically (PDF format)
- Ability to define correspondence types including incoming or outgoing designations
- Ability to "attach" outside documents to an individual's record
- Easy retrieval of documents related to an individual from within their record
- Role-based security features
- Standard user profiles with varying degrees of permissions
- Security Log and standard Audit Reports
- Quick Reference Guide for the City of Fort Pierce MARC system outlining significant features and processes

Additional Full Administration System Service Highlights*

- Ability to store comments, beneficiaries, and QDRO information
- Monthly pension statement, beneficiary listing, disability members close to age 65 reports will be setup (mostly pdf files, some csv files)
- Ability to track correspondence with beneficiaries and alternate payees
- Stores payments, deductions, refunds, taxes, and COLA increase information for retired members
- Contains a workflow module for retirement processing
- COLA increase calculations
- Death and disability benefits can be included for an additional fee (both service incurred and non-service incurred)
- Election form setup for final terminations and retirements
- Output includes entire package for delivery to participant, including cover letter explanations of benefits, forms, and tax notice(s
- Benefit estimate report setup
- Reports produced by MARC can be modified to match the current City templates (or as mutually agreed upon prior to implementation)
- Benefit Statement Generator (batch processing capability) to simplify the annual benefit statement process
- Soft copy statements for each participant can be printed (in PDF format) for archiving and easy retrieval from the participant's record

* *Additional features to the standard MARC Participant Website and standard MARC Plan Sponsor Website that are requested by the City will result in additional fees.*

Additional Fees That May Apply

Data Cleanup

During the setup, Milliman will load the agreed upon City of Fort Pierce pension data into the MARC system. Milliman's fees include a certain amount of data work when building the system as part of the conversion process. To the extent that the data provided to Milliman by the City requires more than 80 hours of data reconciliation and cleanup as part of the conversion process, Milliman will charge additional fees based upon the billing rates provided in Other Consulting and Additional Fees.

Milliman provides our standard data layout as a foundation for developing the necessary data source. Although we have the flexibility to accommodate changes in this layout as needed based on various plan complexities, the standard layout ensures that existing procedures, processes and technology provide quality data for import into our system. Our reconciliation process will ensure clean data is loaded into our system.

Administration System/Report Customizations

We've included pricing for a full Participant Website with a limited Administration system. Standard data reports are provided with the limited Administration system pricing. If the City was interested in a full administration system, Milliman will set up calculation reports with changes to reflect the City's plan provisions. In addition, the full administration system fees includes 90 hours for modifications to MARC's standard reports and additional reports as requested by the City. To the extent that requested report changes require more than 90 hours of work to modify MARC's standard reports and to add additional reports requested by the client, Milliman will charge additional fees based upon the billing rates provided in Other Consulting and Additional Fees.

Other Consulting & Additional Fees

Out-of-Scope services and additional data or report work described above will be billed according to the following schedule of hourly rates for the 2016 calendar year. These rates can increase annually thereafter and Milliman can provide those rates to the client upon request. We will discuss requests for out-of-scope services with our clients prior to beginning any work and where applicable, can also provide fixed fees for the services.

MARC Support Staff	$110 - $210
MARC IT Staff	$155 - $235
Plan Administration Supervisor	$160 - $235
Benefit Analyst	$140 - $210
Systems Analyst	$160 - $230
Payment Analyst	$80 - $130
Principals & Consultants	$230 - $550
Actuarial Associate	$200 - $380
Actuarial Analyst	$150 - $230

MARC LICENSE AGREEMENT
WITH INTERNET ACCESS (Data Stored on Milliman Server)

THIS AGREEMENT, dated _____, 20___, is between Milliman, Inc. ("Milliman") and, the __City of Fort Pierce___ ("Licensee").

RECITALS

Milliman and Licensee acknowledge the following:

A. Milliman has developed computer programs and documentation known as the Milliman Actuarial Retirement Calculator ("MARC") for use in calculating retirement benefits and in communicating employee benefit retirement information to employees.

B. Licensee desires [*to utilize MARC for retirement plan administration and*] to have MARC installed on computer servers in order to permit employees of Licensee to access MARC via the Internet or an intranet to obtain employee benefit information.

C. Milliman is willing to grant Licensee a license to use MARC subject to the terms and conditions set forth below.

AGREEMENTS

In consideration of the Recitals and promises and agreements set forth below, Milliman and Licensee agree as follows:

1. Grant of License. Milliman grants Licensee a limited, non-exclusive, nontransferable, license to use MARC during the term of this Agreement, solely with respect to the following retirement plans sponsored by Licensee:

2. Participant Access Agreement. Prior to any individual participant being provided access to MARC, Licensee agrees that participants shall be required to acknowledge the terms of the MARC participant access agreement attached as Exhibit A.

3. Fees. Licensee agrees to pay Milliman a setup fee of $_____, 50% of which is payable upon execution of this Agreement and the balance of which is due upon the completion of setup, plus an annual license fee, payable quarterly in advance commencing upon the completion of setup, for the right to use MARC. The first-year annual license fee shall be $_____. The annual license fee for subsequent years may be adjusted by Milliman providing written notice of the revised annual fee to Licensee at least 30 days prior to the effective date of the adjustment.

4. Confidentiality. Licensee acknowledges that MARC has been developed at great expense to Milliman and consists of proprietary methodologies which are trade secrets of Milliman. To protect Milliman's interest in such trade secrets, Licensee agrees that it will not, directly or indirectly, unless otherwise authorized by Milliman in this Agreement, disassemble, decompile, distribute or otherwise disclose MARC or any portion thereof to any nonemployee of Licensee, or any third party, without prior written permission of Milliman. Licensee shall not alter or remove any copyright notice or proprietary legend contained in or on MARC. Licensee agrees to use the same standard of care it uses for the protection of its own proprietary information to prevent any unauthorized copying, use or disclosure of MARC.

5. Employee Access. Licensee shall limit access to MARC to employees of Licensee. Licensee shall require a separate user ID and password for each employee for access to MARC.

6. Limited Warranty.

(a) Milliman warrants that it has exercised reasonable care in developing and testing MARC and that MARC will correctly handle date routines or date fields on both sides of the year 2000. Milliman does not warrant or guarantee that MARC's operation will be uninterrupted or bug-free. Milliman makes no warranties regarding the calculation of retirement plan benefits involving (1) breaks in service, (2) limitations on benefit amounts or limitations on compensation amounts, (3) participants past the age of 70, (4) death or disability benefits, or (5) transfers between retirement plans. MILLIMAN MAKES NO OTHER WARRANTIES OR REPRESENTATIONS, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO MARC OR ITS DOCUMENTATION, INCLUDING THEIR QUALITY, PERFORMANCE, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.

(b) The documentation and user training are integral parts of MARC. Milliman makes no warranties as to the functioning of MARC if use is in any material way inconsistent with the documentation or user training.

(c) Milliman makes no representation or warranty that MARC will be accessible at any particular speed or throughput across the Internet for Licensee or its employees. Milliman makes no warranty regarding system availability.

(d) In the event of any breach of the limited warranty made in 6(a), Licensee shall notify Milliman which shall, at its option, repair or replace the relevant portion of MARC at no additional cost to Licensee, or, if repair or replacement does not achieve the limited warranty described herein, refund to Licensee the licensee fees paid by Licensee during the preceding three months. THE FOREGOING SHALL BE THE SOLE OBLIGATION OF MILLIMAN AND EXCLUSIVE REMEDY OF LICENSEE FOR ANY BREACH OF THE LIMITED WARRANTY.

7. Limitations on Liability. IN NO EVENT SHALL MILLIMAN BE LIABLE FOR INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING ANY LOST PROFITS OF LICENSEE, TAX LIABILITY, INADEQUATE INVESTMENT RETURN, STATUTORY PENALTY OR OTHER DAMAGE OR PENALTY, SUFFERED BY THE LICENSEE OR RELATED PARTIES, OUT OF THE USE OF OR INABILITY TO USE MARC OR DOCUMENTATION, EVEN IF MILLIMAN HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE. IN NO EVENT SHALL MILLIMAN'S LIABILITY UNDER ANY PROVISION OF THIS AGREEMENT OR OTHERWISE EXCEED THE TOTAL AMOUNT ACTUALLY RECEIVED BY MILLIMAN FROM LICENSEE UNDER THIS AGREEMENT DURING THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING ANY CLAIM.

8. Alternate Dispute Resolution. In the event of any dispute arising out of or relating to the licensing of MARC by Licensee, the parties agree first to try in good faith to settle the dispute voluntarily with the aid of an impartial mediator who will attempt to facilitate negotiations. A dispute shall be submitted to mediation by written notice to the other party or parties. The mediator will be selected by agreement by the parties. If the parties cannot agree on a mediator, a mediator will be designated by the American Arbitration Association at the request of a party.

The mediation will be treated as a settlement discussion and therefore will be confidential. Any applicable statute of limitations shall be tolled during the pendency of the mediation. Each party will bear its own costs in the mediation. The fees and expenses of the mediator will be shared equally by the parties.

If the dispute has not been resolved within 90 days after the written notice beginning the mediation process (or a longer period, if the parties agree to extend the mediation), the mediation shall terminate, and the dispute will be resolved by final and binding arbitration under the Commercial Arbitration Rules of the American Arbitration Association. The arbitration shall take place in a location convenient to the parties, before a panel of three neutral and independent arbitrators. The arbitrators shall have the authority to permit limited discovery, including depositions, prior to the arbitration hearing, and such discovery shall be conducted consistent with the Federal Rules of Civil Procedure. The arbitrators shall have no power of authority to award punitive or exemplary damages. The cost of the arbitrator shall be born equally by the parties, unless otherwise ordered by the arbitration panel.

9. Proprietary Rights, Warranty and Indemnity. Milliman represents that MARC is owned or licensable by Milliman and will not infringe any copyright, patent, trade secret or other proprietary right of any third party. In the event of any claim by a third party against Licensee asserting or involving a copyright, trade secret or other proprietary right infringement involving any software licensed to Licensee hereunder, Milliman will defend at its expense, and will indemnify Licensee against any cost, expense or damages awarded against

Licensee, except indirect, consequential, special or incidental damages; provided that Licensee notifies Milliman in writing within a reasonable time after Licensee first receives written notice of any such claim. Milliman may fully participate in the defense or agree to any settlement of any such claims. In the event an injunction shall be obtained against Licensee's use of MARC by reason of the allegations, or if in Milliman's opinion MARC is likely to become a subject of a claim of infringement of a copyright, patent, trade secret or other proprietary right of a third party, Milliman will, at its option and at its expense:

(a) Procure for Licensee the right to continue using MARC; or

(b) Replace or modify the same so that it becomes non-infringing; or

(c) Refund License fees paid by Licensee for the preceding 12 months.

10. Data. Licensee understands and acknowledges that the accuracy of the participant and employee data and account balances is the responsibility of Licensee and that Milliman does not audit, verify or check the accuracy of such data. Licensee will take such steps as are reasonably necessary to ensure the accuracy of all data provided to Milliman for use in MARC.

11. MARC Limitations: Licensee acknowledges that Milliman may exclude from MARC calculations which in Milliman's sole judgement are sufficiently complex or unusual to warrant that they be performed outside of MARC. MARC does not perform calculations for retirement ages past age 70 or for benefits payable upon death or disability.

12. Indemnification. Licensee agrees to indemnify and hold Milliman, its officers, employees and agents, harmless from and against all loss, damages, liability, and expense incurred by reason of any claims, actions, suits or governmental investigations or proceedings, brought against or involving them or any of them, which relate to or arise out of any inaccuracy in the data provided by Licensee to Milliman, from any modification to MARC by Licensee, from use of MARC in a manner other than contemplated in the documentation or Licensee's breach of any of the terms of this agreement. As used in this paragraph, "Expense" shall include: all legal expenses incurred by Milliman in the investigation, defense or settlement of any claim, action, suit or proceeding, and all other reasonable costs and expenses, including the services of Milliman based on normal hourly rates, together with its out-of-pocket expenses, incurred in the investigation, defense or settlement of same.

13. Updating Data. Milliman has no responsibility to provide data, version or release updates of any kind with respect to MARC.

14. Termination of License. This Agreement and the license granted herein may be terminated by Licensee or by Milliman upon 30 days prior written notice to the other party. Upon termination and Milliman's receipt of satisfactory evidence that all copies of MARC in the possession of Licensee have been rendered unusable, Milliman shall refund to Licensee a portion of the most recent license fee installment paid by Licensee prorated to the date of termination.

15. No Transfer. Each party agrees that it will not transfer MARC or assign its rights under this Agreement unless the prior written consent of the other party is obtained.

16. No Waiver. No waiver by either party of any breach by the other party shall be valid unless in writing and no such waiver shall extend to any other breach by said party.

17. Entire Agreement. This Agreement constitutes the entire agreement between the parties relating to the subject matter hereof and shall supersede all prior or contemporaneous written or oral understandings or agreements. This Agreement may be amended only by a written document by duly authorized representatives of Milliman and Licensee.

18. Governing Law. The interpretation, construction and enforcement of this Agreement shall be governed by the laws of the State of Wisconsin.

19. Binding Effect. This Agreement is binding upon and inures to the benefit of Milliman and Licensee and their successors and assigns; provided that neither party may assign this Agreement except under the circumstances described above.

20. Disclosure of Agreement. Milliman and Licensee each consent to allow the other to publicly disclose the existence of this Agreement.

MILLIMAN, INC.		**CITY OF FORT PIERCE**	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____

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

Meeting Date: 11/07/2016

Re: Request from Lincoln Park Main Street

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Approve request from Lincoln Park Main Street for a cash advance in the amount of $12,500 from the approved budget for FY 2017.

SUMMARY:

A delay with the disbursement of funds by HUD will impact Lincoln Park Main Street's planned events and activities for the first quarter. The activities and events that are being impacted by the delayed funding include Jazz on Moore's Creek, Stompin at the Savoy, Christmas on Moore's Creek, the Showcase Newsletter, Historic Preservation and Boots on the Ground.

RECOMMENDATION:

Staff will proceed as directed by the City Commission.

ALTERNATIVES:

Deny request for cash advance.

RESPONSIBLE STAFF:

Nicholas C. Mimms, City Manager

COORDINATED WITH:

Pamela E. Carithers, Executive Director

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2017

Account: 10390025548230

Amount: $12,500

FISCAL IMPACT:

Funds are available in CDBG FY 2017 budget.

Attachments

Letter from P. Carithers

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/02/2016 05:44 PM
Finance Department	Johnna Morris	11/03/2016 10:15 AM

City Manager	Jennifer Robinson	11/03/2016 10:20 AM

Form Started By: Jennifer Robinson
Started On: 11/02/2016 04:26 PM
Final Approval Date: 11/03/2016

RECEIVED
TIME
NOV - 2 2016
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

Lincoln Park Main Street
1234 Avenue D
Fort Pierce, Florida 34950
(772) 462-2481 (ph) (772)-462-2483 (fax)
Email: lincolnparkmainstreet@live.com
Website: www.lincolnparkmainstreet.org

November 2, 2016

Mr. Nick Mimms, P.E., City Manager
City of Fort Pierce
100 North US 1
Fort Pierce, Florida 34950

Dear Nick,

Lincoln Park Main Street (LPMS) respectfully request a cash advance from the approved budget of program funds for the 2016-2017 fiscal year. This request is to further the mission of LPMS in carrying out program functions for the first quarter. The unexpected delay in funds disbursement from the Department of Housing and Urban Development has created a financial hardship and will impact planned events and activities the first quarter. Thus far, LPMS has utilized its contingency funds for operations and activities, which has been depleted.

In the 10 years since the inception of the program, this is the first time such a request has been made. The need for this advance is contributed in part to the organization's activities and events being redirected. Activities that once were revenue generating were moved to be community based with no cost to the public; there are outstanding receipts for advertising in the monthly newsletter; the production of two of the four budgeted Jazz on Moore's Creek events; and a decrease in sponsorship dollars all contributed to a shortage of funds.

Activities and Events impacted by the delay in funding include Jazz on Moore's Creek; Stompin at the Savoy; Christmas on Moore's Creek; the Showcase Newsletter; Historic Preservation; Boots on the Ground; and attendance at Quarterly Meetings. To prevent future shortfalls, we have provided a detailed synopsis of the successes and accolades achieved since 2011; also provided is a plan of action for 2016-2017 programs for your review. If you have any questions, please call or email me.

Thank you.

Sincerely,

Pamela E. Carithers
Executive Director

Activities LPMS produce to the community that are impacted by the first quarter funding include the following:

- The award winning **Jazz on Moore Creek** for the month of October;
- Fundraiser **Stompin at the Savoy** for Jazz on Moore's Creek in November;
- **Christmas on Moore's Creek** in partnership with the St. Lucie County Health Department and Community Outreach Youth Program toy give-away in December;
- **Lincoln Park Showcase Newsletter** printing the monthly issues for October – December;
- **Historic Preservation** research and applications for two churches in the LPMS district (Mt. Moriah and First Bethel) of our oldest Churches;
- **Boots on the Ground**, a part of the Design Committee is a Community Clean Up initiative for residential and commercial buildings in the district; and
- Attendance at **Florida Main Street Quarterly Meetings** as mandated by the State for certification purposes.

The planned activities and events are accompanied by listed successes of several of LPMS programs are highlighted below for FY 2015-2016:

- In 2015-2016, the establishment of the Business Association (African American Business Association of the Treasure Coast, Inc.);
- The inaugural Small Business Summit (September 26, 2016);
- Community Partnership with Mount Bethel Human Services for the Back 2 School Bash Community Summerfest with more than 500 attendees, distributed 400 back packs and school supplies, and 680 hotdogs and beverages were provided on July 23, 2016;
- Performed the research and prepared the applications for historic designation for St. Paul AME and Mount Olive Missionary Baptist Church;
- Received the Secretary of State Award for Outstanding Promotional Event (Highwaymen Heritage Trail) - 2016.

Organization Financial Issues:

The organization was faced with a few challenges that hindered and in a couple situations, altered planned activities that traditionally generated additional income. Two main fundraisers the Key West Gumbo & Shrimp Boil and Stompin' at the Savoy were cancelled due to Hurricane Matthew and the impacts of the storm. Another hindrance was the timeline in which the events would have taken place was September and November caused the ladder event to be cancelled because of the close proximity. Both events required deposits for venue, caterer and entertainment; in which some deposits were refundable but at a loss. Another issue was sponsorships, not as many as in previous years have contributed to the organization having to rely on reserves for operational expenses.

Plan of Action:

To prevent a repeat of the financial shortfall at the end of the fiscal year and starting the new fiscal year, an outline of action items and strategies are developed to increase revenue and sustain the organization. An increase in corporate sponsorship; strengthen partnership with local media such as Treasure Coast Scripps, Luminaries, and Hometown News; increase advertising in

the monthly Showcase Newsletter; revamp the campaign for membership; and increase the number of grant submissions to local, state and federal agencies. Last year, LPMS experienced a huge drop in our corporate sponsorships for whatever reason. In the past, average revenue in excess of $25,000 was gained yearly for high performing programs. Some corporate sponsors were not contacted for continued support and others community funding allocations had already been decided. Out fundraising team have submitted financial requests from corporate sponsors and scheduled meetings to discuss specific initiatives. To further promote the Lincoln Park community events and activities, partnerships with local media have assisted in providing advertising of planned events in the yearly community calendars offered by Luminaries; TC Palm and Hometown News advertise events on a schedule as the event dates near.

In 2015-2016, LPMS submitted a total of four grants to local and state agencies for programming in the arts and humanities, cultural affairs, promotion statewide and tourism. These initiatives will also be submitted this fiscal year. The Lincoln Park Showcase newsletter has been generating revenue for the past 5 years through faithful advertisers such as the City of Fort Pierce and Fort Pierce Utility Authority. The communications team has identified new businesses to for advertising that will increase membership and revenue for the organization.

In the past, LPMS in partnership with the City of Fort Pierce has served as an economic development arm for business on the Avenue D corridor. Various initiatives were implemented through the Rental Assistance program, Façade Improvement Grants, Commercial Rehabilitation, and Historic Preservation. LPMS recruited businesses to locate, relocate or expand their operations on Avenue D through rental assistance. LPMS served as the conduit for such programs as the façade improvement grant, commercial building rehabilitation and historic preservation assisting individuals and business owners with the necessary paperwork to qualify for assistance. These programs were are part of the mission of LPMS to preserve the historic character of the Avenue D corridor and to restructure the overall business mix.

LPMS has experienced many successes since the reorganization in 2010. Some of the notable programs not only expanded partnerships along the Treasure Coast, but also reached attendance beyond the county lines. Some of the **Past History and Successful Activities and Capital Investments include:**

- ***Gospel Explosion***- partnered with the Sunrise Theatre to host a first time ever gospel program featuring national recording artist and three local choirs including the Avenue D Boys and Girls Choir;
- ***Community Summerfest*** – in a partnership with Indian River State College School of Business, students in their Capstone program developed a program for the community to end the summer, featuring youth performances and bounce houses and water slides, cotton candy, popcorn, snow kones, and games for both youth and adults;
- ***Trick or Treat on Moore's Creek***- a community fall festival in a partnership with the Sheriff Department for goody bags on safety and the Police Athletic League for the use of bales of hay for the hayride; along with bounce houses, music, food and treats;

- ***Stompin at the Savoy***- fundraiser for Jazz on Moore's Creek held at Granny's Kitchen Banquet Hall with dinner, jazz and dance, featuring live entertainment dressed of the 1920s and 1930s;
- ***Key West Seafood Gumbo***- in a partnership with the Fort Pierce Yacht Club, LPMS fundraiser for Jazz on Moore's Creek is a Key West Themed event with live entertainment, featuring gumbo and a shrimp boil, casual dress;
- ***Purchase of Electrical Panels at Moore's Creek*** (8th Street & Avenue D) – in a partnership with Fort Pierce Utility Authority, LPMS purchased electrical panels for outdoor entertainment at the popular Moore's Creek location, to ensure the area become a destination for outdoor entertainment.
- ***Purchase of Commercial Printer/Copier for Newsletter Printer*** – for the purpose of saving income from printing of the monthly newsletter in house and printing marketing and promotion materials.

More notable successes have been received from the Florida Secretary of State for outstanding performance and accomplishments. The Secretary of State Awards and the Main Street of the Month Award are testaments of the positive investment of tax payers' dollars. Below are the awards and category LPMS have been awarded.

Main Street Program of the Month (May) - 2012
Outstanding Promotional Event (Jazz on Moore's Creek) – 2012;
Outstanding Promotional Event (Stompin' at the Savoy) - 2014
Outstanding New Construction Project (Intermodal Transit Facility) – 2014
Outstanding Main Street Volunteer (Leon Porter) – 2014
Outstanding Rehabilitation Project (Granny's Kitchen) – 2015
Outstanding Public Improvement (City of Fort Pierce) - 2015
Outstanding Promotional Event (Highwaymen Heritage Trail) - 2016

Lincoln Park Main Street, Inc.
Profit & Loss
Jul - Sep 2016

	Jul-Sep2016
Ordinary Income/Expense	
Income	
45000 - Investments	
45030 - Interest, Savings, Short Term CD	
Total 45000 - Investments	
46400 - Other Types of Income	
46430 - Miscellaneous	$60.00
46430.1 - Fort Pierce Yacht Club Refund	
46430.2 - Transfer from Money Market	$4,500.00
46430.3 - Bank Credit	
46430.4 - Curtis Johonson Sr. Fund	
47200 - Program Income	
47207 - Key West and Shrimp Boil	$613.00
47209 - Highwaymen Trail	
47230 - Membership Dues	
47205 - Grants & Donations	$10,000.00
47210 - Jazz on Moore's Creek	$395.00
47215 - Advertising Showcase Newsletter	
47220 - County Stage Reimbursement	
Total 47200 - Program Income	
Total Income	**$15,568.00**
Gross Profit	
Expense	
61000 - Design Committee - Boots on Ground	$70.00
62103 - Summerfest	$73.32
62105 - Key West Gumbo	$1,291.00
65041 - Office Furniture	
62115 - Bookkeeper	
47224 - Radio Advertising	$300.00
57241 - Jazz on Moore's Creek	$1,919.00
57245 - Bengay Bowl	
65102 - Reimbursement Expense	
80001 - Petty Cash	$400.00
60900 - Business Expense	
62125 - Contract Services	
62110 - Accounting Fees	
62140 - Legal Fees	
62150 - Outside Contract Services	$50.00
Total 62125 - Contract Services	
62145 - Licenses, Permits, Insurance	$1,428.13
62152 - Computer Service	$630.00
62151 - Graphic Design	
62153 - EGP (Printer)	$369.26
62800 - Facilities and Equipment	
62840 - Equipment Rental & Maintenance	
62800 - Facilities and Equipment - Other	
Total 62800 - Facilities and Equipment	
65000 - Operations	
65020 - Postage, Mailing Services	$70.00
65040 - Supplies	$278.62
65050 - Telephone, Telecommunications	$574.25
Total 65000 - Operations	
65060 - Utilities	$1,821.06
65104 - Community Carnival/Community Summerfest	$969.00
65163 - Contingency Fund	$39.99
Total 65104 - Community Carnival/Summerfest	
66000 - Payroll Expenses	$8,615.39
66900 - Reconciliation Discrepancies	
66910 - Bank Fees	$145.66
66920 - Money Market Deposit	
68300 - Travel and Meetings	
68310 - Conference, Conventions, Meetings	$1,397.26
68300 - Travel and Meetings - Other	
Total 68300 - Travel and Meetings	
Total Expense	**$20,441.94**
Net Ordinary Income	**-$4,873.94**

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

Meeting Date: 11/07/2016

Re: Ordinance 16-024 - Abandonment of Alleyway - Remaining portion between Atlantic Avenue and Orange Avenue - Totten Subdivision

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Ordinance 16-024 - Abandonment of Alleyway being the remaining portion between Atlantic Avenue and Orange Avenue - Totten Subdivision with payment of $3,000.00.
SECOND READING

SUMMARY:

•In accordance with City Code Section 17-1, Abandonment, narrowing, etc., of streets, the applicant, Rast Properties Inc., is requesting the City Commission of the City of Fort Pierce abandon a remaining portion alleyway lying in Totten Subdivision, as identified in Plat Book 5, Page 53, Public Records of St. Lucie County, Florida. •The subject right-of-way was dedicated the City of Fort Pierce via the plat of the Totten Subdivision in 1925. A portion of the alleyway was previously abandoned by the City of Fort Pierce. •The applicant has obtained and an appraisal of the remaining segment of the alleyway which returned a market value of $3,000. •The Planning Board, at their March 10th, 2015 meeting, voted unanimously to recommend approval of the request.

RECOMMENDATION:

- Approve the requested abandonment contingent upon payment of the appraised value, $3,000, for the subject right-of-way.

ALTERNATIVES:

- Approve the requested abandonment, waiving payment of the appraised value, $3,000, for the subject right-of-way.
- Deny the request.

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Potential payment of $3,000 for the subject alleyway, per the appraised value. Elimination of any future maintenance encumbrance.

Attachments

Staff Report
16-024
Application Transmittal Letter & Application Documents
Aerial & Plat Exhibit
Appraisal

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/11/2016 12:12 PM

Form Started By: Kori Benton Started On: 10/04/2016 05:30 PM
Final Approval Date: 10/20/2016

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Ordinance 16-024 - Abandonment of Alleyway
Remaining portion between Atlantic Avenue and Orange Avenue - Totten Subdivision
RAST Properties

DATE: October 10, 2016

STAFF REPORT

Owner(s) of Abutting Parcel(s):

Steven Tarr
Rast Properties Inc
4521 PGA Blvd #201
Palm Beach Gardens, FL 33418

Septentrion Market Inc
7407 Palomar St
Fort Pierce, FL 34947-0000

Applicant:

Steven Tarr
4521 PGA Blvd #201
Palm Beach Gardens, FL 33418

Requested Action: Abandonment of remaining section of Alleyway between Atlantic Avenue and Orange Avenue, within the Totten Subdivision

Location: Generally located between Atlantic Avenue and Orange Avenue, and west of South 7th Street

Abutting Parcel IDs: 2410-703-0008-000-9, 2410-703-0001-000-0, 2410-703-0001-000-0, 2410-703-0002-000-7

Surrounding Zoning:

North	East	South	West
C-3	C-3	R-3	C-3

Land Area of Subject ROW: Approximately 2,230 sq. ft. or .05 acres

Staff Analysis:

In accordance with City Code Section 17-1, Abandonment, narrowing, etc., of streets, the applicant, Rast Properties Inc., is requesting the City Commission of the City of Fort Pierce abandon a remaining portion alleyway lying in Totten Subdivision, as identified in Plat Book 5, Page 53, Public Records of St. Lucie County, Florida.

The subject right-of-way was dedicated the City of Fort Pierce via the plat of the Totten Subdivision in 1925. A portion of the alleyway was previously abandoned by the City of Fort Pierce. The remaining section previously provided rear access to two residential structures which have been recently demolished. The site is located within the C-3, General Commercial Zone, and along an arterial roadway; therefore the reestablishment of standalone residential structures is unlikely.

The request is based upon the applicant's acquisition of land abutting this extension of the subject alleyway, and concurrent preparation of a conceptual plan to expand the parking area of 701 Orange Avenue. The abandonment and acquisition of this section of right-of-way provides increased flexibility and a strategic opportunity to design the prospective parking expansion, and prospective infill development along Orange Avenue.

The applicant has obtained and an appraisal of the remaining segment of the alleyway which returned a market value of $3,000. The alleyway would be granted to the applicant; as the abutting property owner has waived acquisition of the small portion abutting Lot 11, of the Totten Subdivision.

Staff has noted that the Atlantic Avenue right-of-way abutting this site is thirty (30) feet in width, representing a deficiency in the guided street width. Future development action may require the acquisition of an easement, or right-of-way to alleviate the deficiency.

The Fort Piece Utilities Authority (FPUA) has provided approval of the proposed abandonment.

Technical Review Committee

All affected Departments have reviewed and approved the proposed Alleyway Abandonment.

Planning Board:

The Planning Board, at their March 10th, 2015 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

Staff recommends the City Commission approve the requested abandonment contingent upon payment of the appraised value, $3,000, for the subject right-of-way.

ORDINANCE NO. 16-024

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ABANDONING A PORTION OF AN EXISTING ALLEYWAY, LYING ADJACENT AND SOUTH OF LOTS 1-3, OF THE TOTTEN SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA;** PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon a portion of an existing alleyway, lying adjacent and south of lots 1-3 of the Totten Subdivision within the City of Fort Pierce, Florida; and

WHEREAS, the City of Fort Pierce has a certain alleyway or thoroughfare as hereinafter described, which is not needed for alleyway, thoroughfare purposes, or for location and maintenance of any and all utilities by the City of Fort Pierce; and

WHEREAS, in consideration of the above, it is in the best interest of the general welfare of the City of Fort Pierce to vacate and abandon said alleyway;

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

SECTION 1. That the alleyway, more particularly described as follows, be and it is hereby vacated and abandoned upon payment of $3,000.00 by the applicant, Steven Tarr:

A PORTION OF AN EXISTING ALLEYWAY, LYING ADJACENT AND SOUTH OF LOTS 1-3, OF THE TOTTEN SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 53 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT PERMANENT REFERENCE MONUMENT AND POINT OF COMMENCEMENT (p.o.c.); NORTHEAST CORNER OF LOT 5 AND THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF ORANGE AVENUE (50’ WIDE RIGHT OF WAY) STATE ROAD 68 ALONG WITH THE WEST RIGHT OF WAY OF 7th STREET AS RECORDED IN PLAT BOOK 5, PAGE 53 OF THE CLERK OF COURTS IN SAINT LUCIE COUNTY, FLORIDA; THENCE S00° 24' 54"E A DISTANCE OF 185.01 FEET; THENCE N89° 54'54"W A DISTANCE OF 287.01 FEET TO THE POINT OF BEGINNING (p.o.b.); THENCE N00° 24'54"W A DISTANCE 75.00 FEET; THENCE S89° 54'34"E A DISTANCE OF 137.03 FEET; THENCE N00° 34'04"W A DISTANCE OF 10.01 FEET; THENCE S89° 54'54"E A DISTANCE OF 148.14 FEET MORE OR LESS; THENCE S00° 15'06"W A DISTANCE OF 85.00 FEET; THENCE S89° 54'54"E A DISTANCE OF 12.14 FEET MORE OR LESS; TO A POINT OF BEGINNING (p.o.b.),
SAID PARCEL CONTAINING 2241.81 SQUARE FEET MORE OR LESS.

As depicted on Exhibit “A”, attached hereto and incorporated herein.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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

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

APPROVED AS TO FORM & CORRECTNESS:

_____
James M. Messer, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 16-024 was duly advertised by title only in the St. Lucie News Tribune on October 6, 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 October 17, 2016; and was duly introduced, read by title only, and passed on second and final reading on November 7, 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 7thth day of November, 2016.

_____
Linda Hudson,
Mayor Commissioner

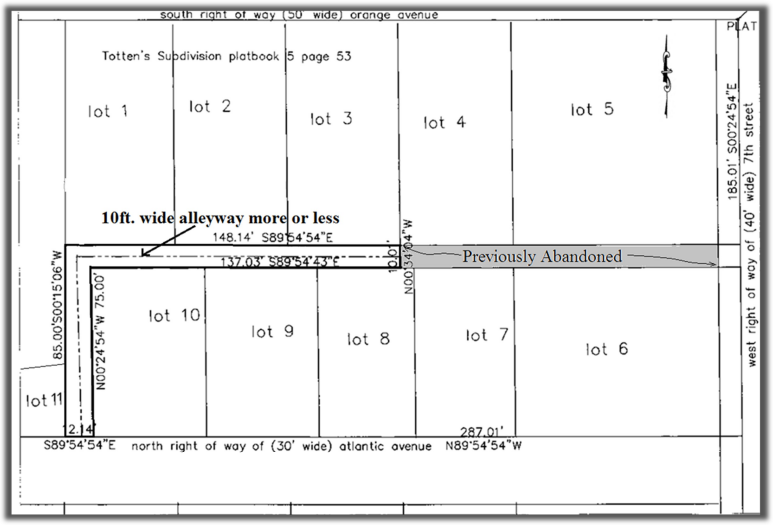
ATTEST:

_____
Linda W. Cox,
City Clerk

(City Seal)

Exhibit A

Right-of-way for Abandonment



Legal Description:

A PORTION OF AN EXISTING ALLEYWAY, LYING ADJACENT AND SOUTH OF LOTS 1-3, OF THE TOTTEN SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 53 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT PERMANENT REFERENCE MONUMENT AND POINT OF COMMENCEMENT (p.o.c.); NORTHEAST CORNER OF LOT 5 AND THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF ORANGE AVENUE (STATE ROAD 68) ALONG WITH THE WEST RIGHT OF WAY OF 7th STREET AS RECORDED IN PLAT BOOK 5, PAGE 53 OF THE CLERK OF COURTS IN SAINT LUCIE COUNTY, FLORIDA; THENCE S00° 24' 54"E A DISTANCE OF 185.01 FEET; THENCE N89° 54'54"W A DISTANCE OF 287.01 FEET TO THE POINT OF BEGINNING (p.o.b.); THENCE N00° 24'54"W A DISTANCE 75.00 FEET; THENCE S89° 54'34"E A DISTANCE OF 137.03 FEET; THENCE N00° 34'04"W A DISTANCE OF 10.01 FEET; THENCE S89° 54'54"E A DISTANCE OF 148.14 FEET MORE OR LESS; THENCE S00° 15'06"W A DISTANCE OF 85.00 FEET; THENCE S89° 54'54"E A DISTANCE OF 12.14 FEET MORE OR LESS; TO A POINT OF BEGINNING (p.o.b.),

SAID PARCEL CONTAINING 2241.81 SQUARE FEET MORE OR LESS.

RAST Properties, Inc.

c/o S. A. Tarr
4521 PGA Blvd., Suite 201, Palm Beach Gardens, FL 33418
Phone: (561) 622-3386 Fax: (561) 622-3945
hovenre@gmail.com

To: Kori Benton, City of Fort Pierce
From: Steve Tarr, RAST Properties, Inc., President
Date: October 10, 2016
Re: Abandonment of Alley at 702 Atlantic Ave. – Updated Letter for File

Please make this updated letter a part of the public record regarding our request for the abandonment of the above referenced alley. Also, we would like to address three important issues:

1) Upon examination of the appraisal, it is important to realize that the subject land actually has nominal value (see page 7 of the appraisal). The only reason there is a value of $3,000.00 is due to the appraiser's assumption to use the 'Across the Fence' method.

2) The attached Site Plan illustrates that the abandonment is not required, but more of a convenience to further the redevelopment of the site and eliminate the necessity for the City to maintain the parcel..

3) Should the Commission decide to require the payment of $3,000.00, this Abandonment Application shall be deemed null and void. At that time, we request that the Public Works Department commence with maintenance of the parcel, as well as, reimburse the applicant for past maintenance (estimated at 24 months at $150.00 per month = $3,600.00).

For these reasons, I believe the fair approach allows the abandonment in exchange for the $15,100.00 that we have already expended (survey, demolition of dilapidated structures, maintenance, appraisal, and application fee). Any additional amount requested by the City would just detract from further improvement costs necessary to improve the site.

Thank you for your time and consideration.

Orange Ave

Mixed Use
Commercial

Outdoor Seating
Entertainment

Rehab Existing 8500 SF buildings

demolish
2 story res

15'

19'

5'

12'

12'

40'

Rehab existing Parking

City Alley

Construct
Parking

64'

demolish
1 story res

45'

64'

7th Street

John M. Foster - Architect
Fort Pierce, FL

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Abandonment

Property address or Location 702 ATLANTIC AVE

Parcel ID #(s) 2410-703-0008-000/9

Project description Alley located west and north of 702 Atlantic Ave.

RAST Properties, Inc.
Property Owner(s)

4521 PGA Blvd #201
Street Address

Palm Beach Gardens, FL 33418
City State Zip

561-622-3386
Phone Number

hovense@gmail.com
Email Address

Steven TARR, Pres.
Applicant/Representative, Title, Company

SAME
Street Address

City State Zip

Phone Number

Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 20 day of Jan, 2015, by Steven Tarr who is personally known to me or has produced FL DL as identification.

Signature of Notary

NANCY L. ALLEN
Notary Public, State of Florida
Commission# EE 62964
My comm. expires Feb. 9, 2015

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ Current survey, including property size
- ❑ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ❑ Encumbrance Title Search
- ❑ Complete, notarized application

Application Type:

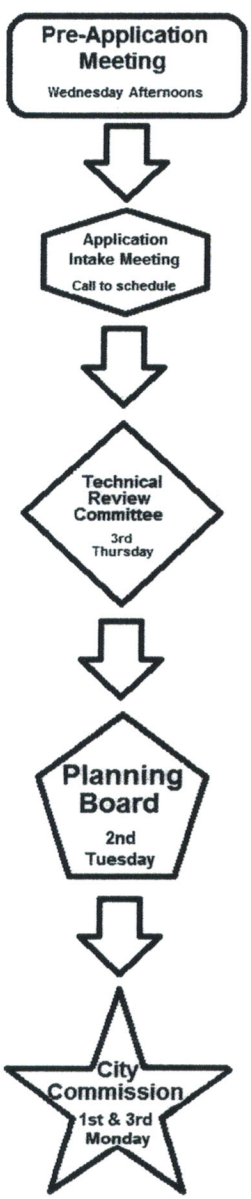
❑ Easement Abandonment ☑ Right-of-Way Abandonment

Reason for Abandonment Request: NOT NEEDED ANY MORE.

List any utilities visible or known to exist in the right of way/easement: NONE

Is the right of way in use or unopened? ❑ In Use ☑ Unopened

Application Outlook



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

RECEIVED
JUL 14 2016
CITY OF FORT PIERCE
PLANNING & ZONING

Abandonment

Property address or Location ATLANTIC AVE

Parcel ID #(s) 2410-703-0011-000-3

Project description Alleyway Abandonment

Septentrion Market Inc	
Property Owner(s)	**Applicant/Representative, Title, Company**
7407 Palomar St	
Street Address	Street Address
Fort Pierce, FL 34947	
City State Zip	City State Zip
Phone Number	Phone Number
Email Address	Email Address

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

Joseph Tony Morris
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 27th day of Nov., 2015, by Mr. Joseph T. Morris who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

RONALD GILBERT
Notary Public - State of Florida
My Comm. Expires Mar 27, 2016
Commission # EE 155531
Bonded Through National Notary Assn.

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Current survey, including property size
- ☐ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☐ Encumbrance Title Search
- ☐ Complete, notarized application

Application Type:

☐ Easement Abandonment ☒ Right-of-Way Abandonment

Reason for Abandonment Request: Alleyway remains unused

List any utilities visible or known to exist in the right of way/easement: _____

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

Application Outlook



RAST Properties, Inc.
c/o S. A. Tarr
4521 PGA Blvd., Suite 201, Palm Beach Gardens, FL 33418
Phone: (561) 622-3386 Fax: (561) 622-3945

To:	City of Fort Pierce
From:	Steve Tarr, RAST Properties, Inc., President
Date:	January 21, 2015
Re:	Abandonment of Alley at 702 Atlantic Ave.

Enclosed please find an application package, with exhibits, respectfully requesting the abandonment of the above referenced alley. I would like to address two key issues:

1) Upon examination of the appraisal, it is important to realize that the subject land actually has nominal value (see page 7 of the appraisal). The only reason there is a value of $3,000.00 is due to the appraiser's assumption to use the 'Across the Fence' method.

And,

2) The enclosed Site Plan illustrates that the abandonment is not required, but more of a convenience to further the redevelopment of the site.

For these reasons, I believe the fair approach allows the abandonment in exchange for the costs (survey, appraiser, application fee, etc.) that I have already had to expend. Any additional amount requested by the City would just detract from further improvement costs necessary to improve the site.

Thank you for your time and consideration.

Steve Tarr

Site Address:	717 Orange Av
Parcel ID:	2410-703-0001-000-0
Sec/Town/Range:	10/35S/40E
Account #:	23535
Map ID:	24/10S
Use Type:	Vac Comm
Zoning:	C3
City/County:	Fort Pierce

Ownership

Rast Properties Inc

4521 PGA Blvd #201
Palm Beach Gardens, FL 33418

Total Areas

Land Size (acres):	0.17
Land Size (SF):	7,475

Legal Description

PLAT OF TOTTEN`S S/D LOT 1 AND W 37 FT OF LOT 10 (MAP 24/10E)
(OR 3679-767)

Current Values

Just/Market Value:	$16,900
Assessed Value:	$16,900
Exemptions:	$0
Taxable Value:	$16,900

Taxes for this parcel: SLC Tax Collector's Office

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

© Copyright 2014 Saint Lucie County Property Appraiser.

Site Address:	715 Orange Av
Parcel ID:	2410-703-0002-000-7
Sec/Town/Range:	10/35S/40E
Account #:	23536
Map ID:	24/10S
Use Type:	M-F < 10U
Zoning:	C3
City/County:	Fort Pierce

Ownership

Rast Properties Inc

4521 PGA Blvd #201
Palm Beach Gardens, FL 33418

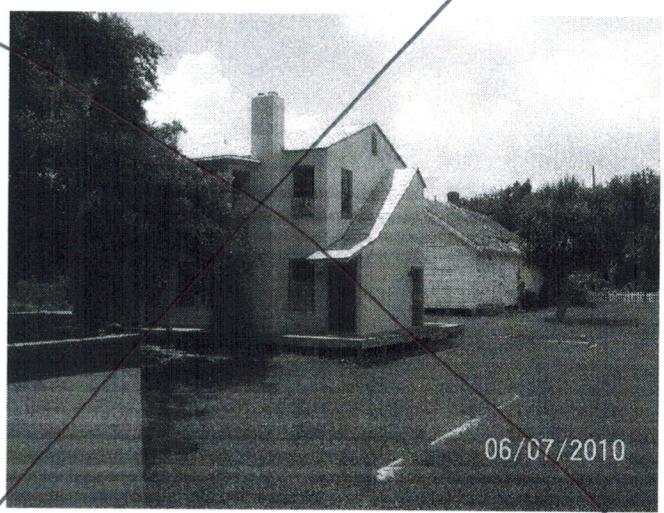
Legal Description

PLAT OF TOTTEN`S S/D LOTS 2 AND 3 (MAP 24/10E) (OR 3679-767)

Current Values

Just/Market Value:	$55,400
Assessed Value:	$55,400
Exemptions:	$0
Taxable Value:	$55,400

Taxes for this parcel: SLC Tax Collector's Office



Total Areas

Finished/Under Air (SF):	~~1,172~~
Land Size (acres):	0.23
Land Size (SF):	10,000

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

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Site Address:	702 Atlantic Ave
Parcel ID:	2410-703-0008-000-9
Sec/Town/Range:	10/35S/40E
Account #:	23539
Map ID:	24/10S
Use Type:	~~SF Res~~
Zoning:	C3
City/County:	Fort Pierce

Ownership

Rast Properties Inc

4521 PGA Blvd #201
Palm Beach Gardens, FL 33418

Legal Description

PLAT OF TOTTEN`S S/D W 21 FT OF LOT 8, ALL LOT 9 AND LOT 10- LESS W 37 FT- (MAP 24/10E) (OR 3679-767)

Current Values

Just/Market Value:	$28,600
Assessed Value:	$28,600
Exemptions:	$0
Taxable Value:	$28,600

Taxes for this parcel: SLC Tax Collector's Office



Total Areas

Finished/Under Air (SF):	~~3,246~~
Land Size (acres):	0.14
Land Size (SF):	6,300

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

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Site Address:	701 Orange Av
Parcel ID:	2410-703-0004-000-1
Sec/Town/Range:	10/35S/40E
Account #:	23537
Map ID:	24/10S
Use Type:	STOR-1STR
Zoning:	C3
City/County:	Fort Pierce

Ownership

Bunwin Inc

4521 PGA Blvd Suite 201
Palm Beach Gardens, FL 33418

Legal Description

PLAT OF TOTTEN`S S/D LOTS 4 AND 5 AND N 5 FT OF VAC ALLEY ADJ ON S AND LOTS 6 AND 7 AND E 22 FT OF LOT 8 AND S 5 FT OF VAC ALLEY ADJ ON N OF LOTS 6 AND 7AND E 6 FT OF LOT 8 (MAP 24/10E) (0.67 AC) (OR 3418-1728)

Current Values

Just/Market Value:	$129,500
Assessed Value:	$129,500
Exemptions:	$0
Taxable Value:	$129,500

Taxes for this parcel: SLC Tax Collector's Office



Total Areas

Finished/Under Air (SF):	8,345
Land Size (acres):	0.66
Land Size (SF):	28,950

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

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ATTORNEYS' TITLE FUND SERVICES, LLC
Treasure Coast Branch
590 NW Peacock Boulevard, Suite 12
St. Lucie West, FL 34986
(772) 879-1770
Fax: (866) 303-4708

Warren & Grant P.A.
4440 PGA Boulevard
Suite 200
Palm Beach Gardens, FL 33410

Date: September 30, 2014
Fund File Number: 24-2014-105950A1
County: St. Lucie
Reference:

Dear Wanda*:*

We have examined title to the property described in Schedule A attached and prepared these schedules to be used exclusively for the purpose of issuing a commitment or policy of title insurance underwritten by Old Republic National Title Insurance Company.

Please review the schedules before signing and inserting in a Commitment cover. As an Agent you must:

A. ***Add additional requirements and/or exceptions to Schedule B that you find necessary from your analysis of the present transactions.***

B. ***Evaluate Schedule A and B and issue endorsements as may be appropriate, deleting or modifying the Schedules.***

Our examination of title reflects only those matters recorded in the Official Records Books. You are responsible for such other off-record examinations and checks as you may find necessary pursuant to underwriting procedures. In addition, you are responsible for checking for any unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F. S., or county ordinance., if applicable. When the interest you are insuring is a personal property interest (such as a mortgage, a leasehold or cooperative interest), a federal tax lien search of the Secretary of State's records may be required. See Fund Title Note 30.02.08.

Where the amount of insurance is under $3 million, a 20-year judgment and lien search was not performed on the proposed insured purchaser if a mortgage is not associated with the purchase or if the mortgage appears to be 100% purchase money in nature.

The Fund appreciates this opportunity to be of service. Please contact us if you have any questions.

Sincerely,

Attorneys' Title Fund Services, LLC
Nancy Ball, Senior Examiner
1-800-344-6645, Ext 6506

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT

Schedule A

Fund File Number: 24-2014-105950A1 Effective Date:	Agent's File Reference:	Premium:
September 18, 2014 @ 11:00 PM	1913.0044	$ 373.75

1. Policy or Policies to be issued: — Proposed Amount of Insurance:

   OWNER'S: ALTA Owner's Policy (06/17/06). (With Florida Modifications) — **$65,000.00**

   Proposed Insured: **Rast Properties, Inc., a Florida corporation**

   MORTGAGEE:

   MORTGAGEE:

2. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE.

3. Title to the FEE SIMPLE estate or interest in the Land is at the Effective Date vested in:

   M. Porro Investments, LLC, a Florida limited liability company, as to Parcel 1, 2, and 3; Francis X. Wilson, Trustee of the Land Trust Agreement u/a/d 11/11/94, Trust Number 1001, as to Parcel 1 and 2

4. The Land referred to in this Commitment is described as follows:

   Parcel 1: Lot 1 and the West 37 feet of Lot 10, Tooten's Subdivision, according to the Plat thereof, recorded in Plat Book 5, Page 53, Public Records of St. Lucie County, Florida.

   Parcel 2: Lots 2 and 3, Tooten's Subdivision, according to the Plat thereof, recorded in Plat Book 5, Page 53, Public Records of St. Lucie County, Florida.

   Parcel 3: The West 21 feet of Lot 8 and all of Lots 9 and 10, less and except the West 37 feet of Lot 10, Tooten's Subdivision, according to the Plat thereof, recorded in Plat Book 5, Page 53, Public Records of St. Lucie County, Florida.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
400 Second Avenue South, Minneapolis, MN 55401, (612) 371-1111

Issuing Agent:

Warren & Grant P.A.
4440 PGA Boulevard
Suite 200
Palm Beach Gardens, FL 33410

Agent No.: **1374601**

Agent's Signature

Warren & Grant P.A.

Form CF6-SCH.-A (rev. 12/10) (With Florida Modifications)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT

Schedule B-I

Fund File Number:
24-2014-105950A1

Agent's File Reference:

I. The following are the requirements to be complied with:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
2. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:

   A. Warranty Deed from M. Porro Investments, LLC, a Florida limited liability company, as to Parcel 1, 2, and 3 and Francis X. Wilson, individually and as Trustee of the Land Trust Agreement u/a/d 11/11/94, Trust Number 1001, joined by spouse, if married, or non-homestead recital, as to Parcel 1 and 2 to the proposed insured purchaser(s).

3. A search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection be cleared on or before closing.
4. If closing does not occur within six weeks of the effective date of this product, the member must confirm the continued good standing of any buyer, seller, or mortgagor which is not a natural person.
5. Review certified copy of Articles of Organization and amendments thereto, if any, to verify who may sign for the company as well as procedures to authorize such signatory. Further requirements may be necessary upon review thereof.
6. A determination should be made that the member executing the Warranty Deed is not a debtor in bankruptcy and has not been a debtor in bankruptcy since becoming a member of the limited liability company. If the LLC is a sole member LLC, then a determination should be made there are no creditors who have acquired or are attempting to acquire control of the LLC by executing on or attaching or seizing the member's interest in the LLC. These determinations may be made by an affidavit of the member executing the instruments to be insured.
7. Review of a true and correct copy of regulations or operating agreement to verify who may sign for the company as well as procedures to authorize such signatory. Further requirements may be necessary upon review thereof. If the regulations or operating agreement is not produced, then all of the members of the limited liability company, or a majority of the members if the number of members is substantial, must execute an affidavit consenting to the transaction. The affidavit shall establish the names of all the current members of the limited liability company.
8. A determination should be made that the limited liability company is not one of a family or group of entities. If it is, then it should be determined that none of the other entities in this family or group of entities is a debtor in bankruptcy. The determination may be made by an affidavit of the manager or managing member of the limited liability company. In the event that one or more of the other entities is a debtor in bankruptcy, Fund underwriting counsel must approve the transaction before title is insured.
9. If applicable, recordation and review of a certified copy of the amendment to the operating agreement, in accordance with Sec. 605.1108(1)(b), F.S.
10. If applicable, recordation and review of a certified copy of the statement of authority in accordance with Sec. 605.0302, F.S.
11. A determination must be made that there are no parties in possession of the subject property.
12. If applicable, determination should be made that the person executing the deed or mortgage has not become dissociated pursuant to Sec. 605.0302(11), F.S. (by filing a statement of dissociation), Secs. 605.0601, or 605.0602, F.S., nor has that person wrongfully caused dissolution of the company. These determinations may be made by an affidavit of the person executing the instruments to be insured.
13. Review of the complete trust agreement of the trust known as the Land Trust Agreement u/a/d 11/11/94, Trust Number 1001 and all amendments thereto to determine that the proposed transaction is authorized under the terms of the trust. Said trust agreement, and amendments, shall be attached to an affidavit confirming that it is a full and complete copy of the trust and amendments, and recorded or kept in Title Agent's file. Further requirements may be

necessary upon review of the trust. If the full trust agreement and amendments, if any, are recorded as an exhibit to an affidavit from the trustee or attorney for the trust, the affidavit shall confirm that such trust agreement is in full force and effect. If the full trust agreement and amendments, if any, are not recorded, then record affidavit from trustee or attorney for the trust stating at least the following: (1) name of the trustee(s) or successor trustee(s) (2) legal description of the trust property (3) an affirmative statement that the trustee(s) or successor trustee(s) has the full power and authority to do the required act, (4) that nothing in the trust documents prohibits or restricts the trustee(s) or successor trustee(s) from doing the required act, and (5) that the trust has been in full force and effect during the period of ownership of the real property to be insured. As to (1) above, attach excerpts of the pertinent pages from the trust documents showing the appointment and identity of the trustee(s) or successor trustee(s) as exhibits; and if the successor trustee(s) acts, that the successor trustee(s) is appointed due to circumstances described in attached excerpts of the trust and further evidenced by the supporting documents attached as exhibits. As to (3) above, attach the pertinent pages of the trust describing such authority as exhibits.

14. INTENTIONALLY MOVED TO SCHEDULE B-II EXCEPTIONS AS ITEM #8. (taken subject to lien).
15. INTENTIONALLY MOVED TO SCHEDULE B-II EXCEPTIONS AS ITEM #9. (taken subject to fine).
16. Proof of redemption of Tax Sale Certificate No. 2524 for taxes for the year 2013 must be furnished.

II. Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.

2. a. General or special taxes and assessments required to be paid in the year 2014, and subsequent years.

   b. Rights or claims of parties in possession not recorded in the Public Records.

   c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.

   d. Easements, or claims of easements, not recorded in the Public Records.

   e. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.

3. Any Owner Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*

4. Rights of the lessees under unrecorded leases.

5. All matters contained on the Plat of Tooten's Subdivision, according to the Plat thereof, recorded in Plat Book 5, Page 53, Public Records of St. Lucie County, Florida..

6. Right of Way Easement recorded in Deed Book 74, Page 233, Public Records of St. Lucie County, Florida.

7. Easement Deed recorded in O.R. Book 1928, Page 1455, Public Records of St. Lucie County, Florida.

8. Satisfaction of Code Enforcement Board Lien recorded in O.R. Book 3623, Page 1471 and O. R. Book 3552, Page 1859, Public Records of St. Lucie County, Florida.

9. Release of any fine relating to Affidavit by Code Enforcement Board recorded in O.R. Book 1017, Page 1755, Public Records of St. Lucie County, Florida.

Saint Lucie County, Florida
Office of the Property Appraiser

Ken Pruitt
Property Appraiser

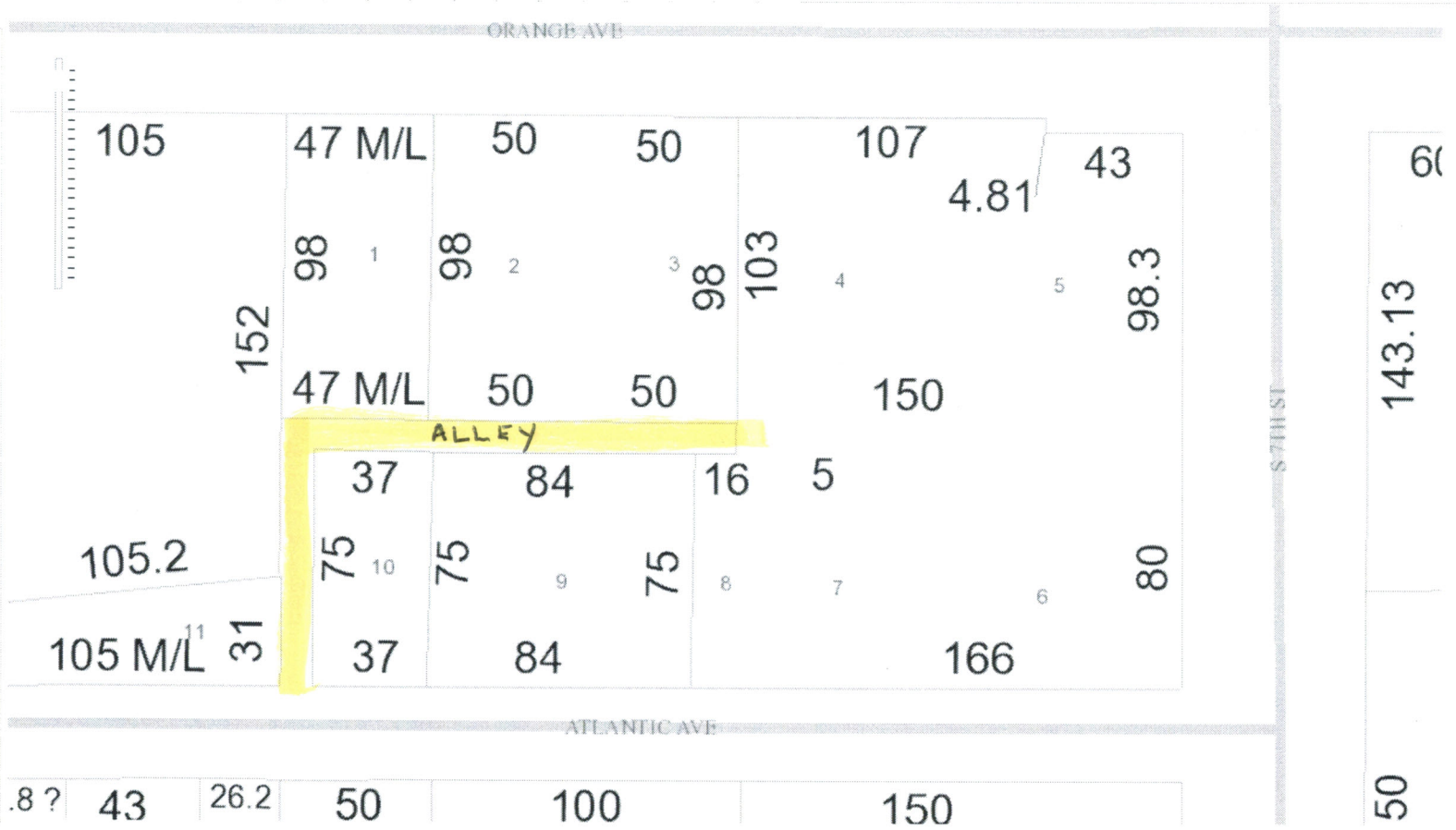
Home Feedback Map Help FAQ

Criteria Results

Search Property Records

Real Estate

Owner Name



Saint Lucie County, Florida Office of the Property Appraiser

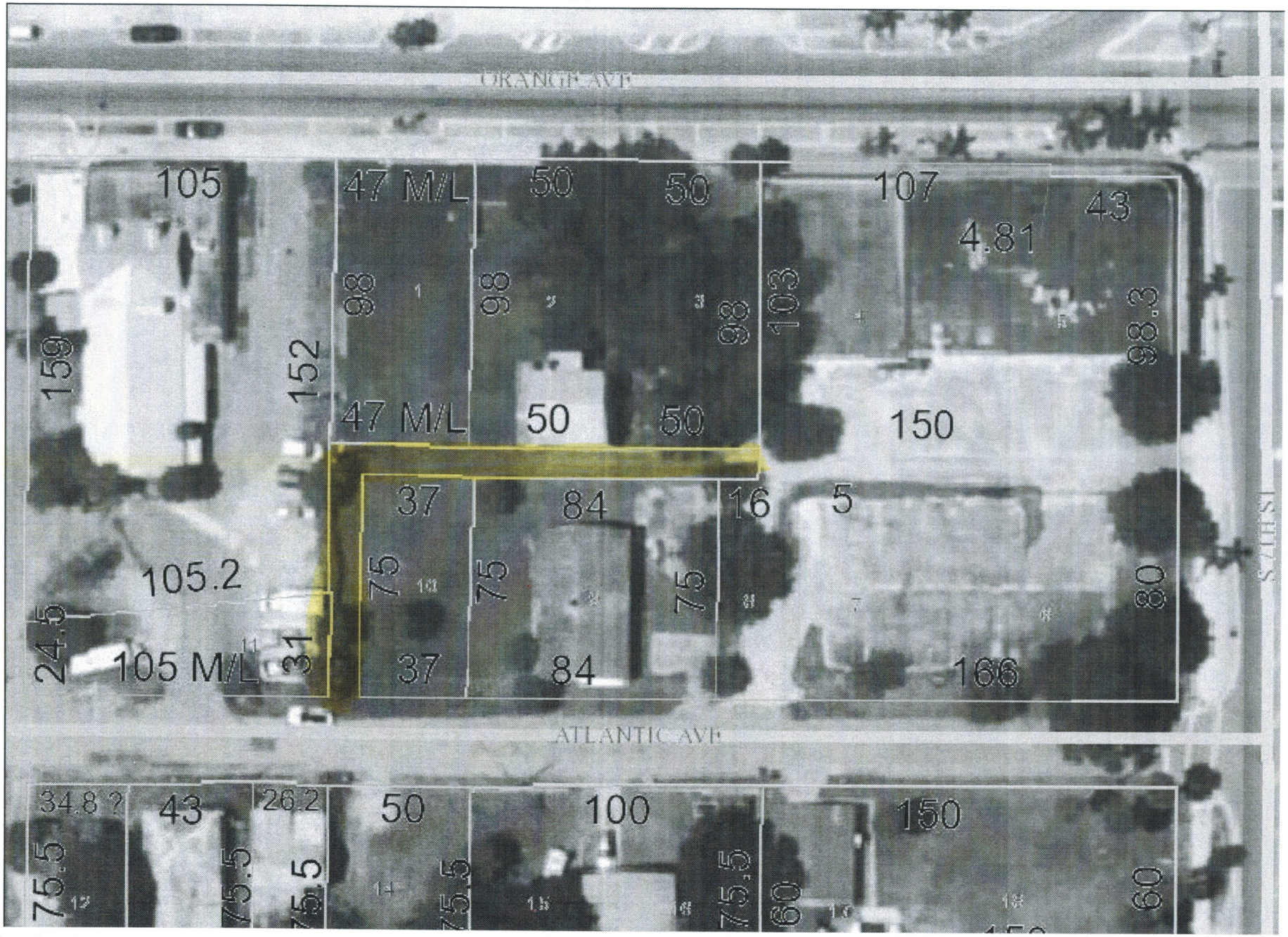


EXHIBIT "B" sketch of description; proposed 10' wide alleyway more or less; abandonment

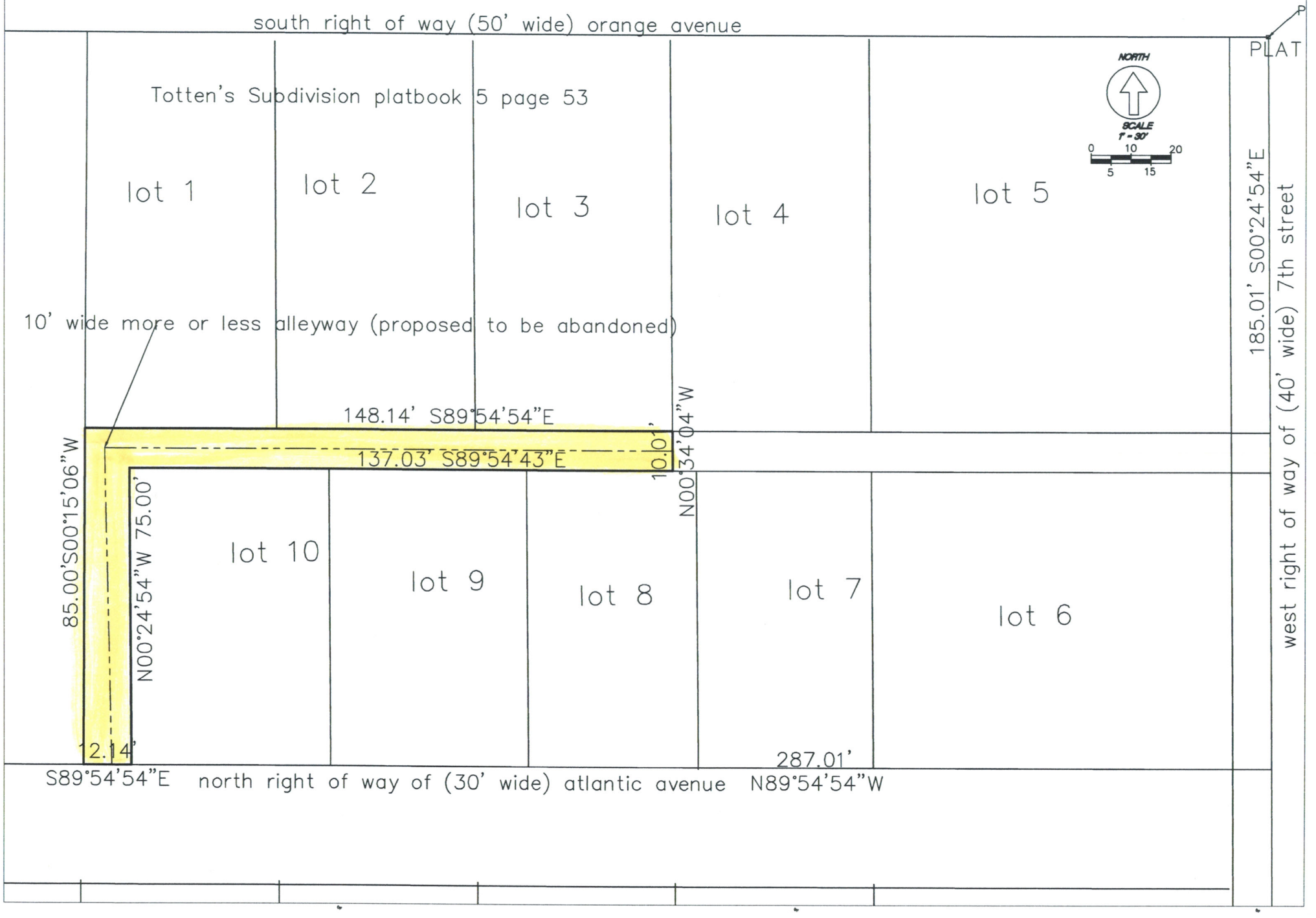
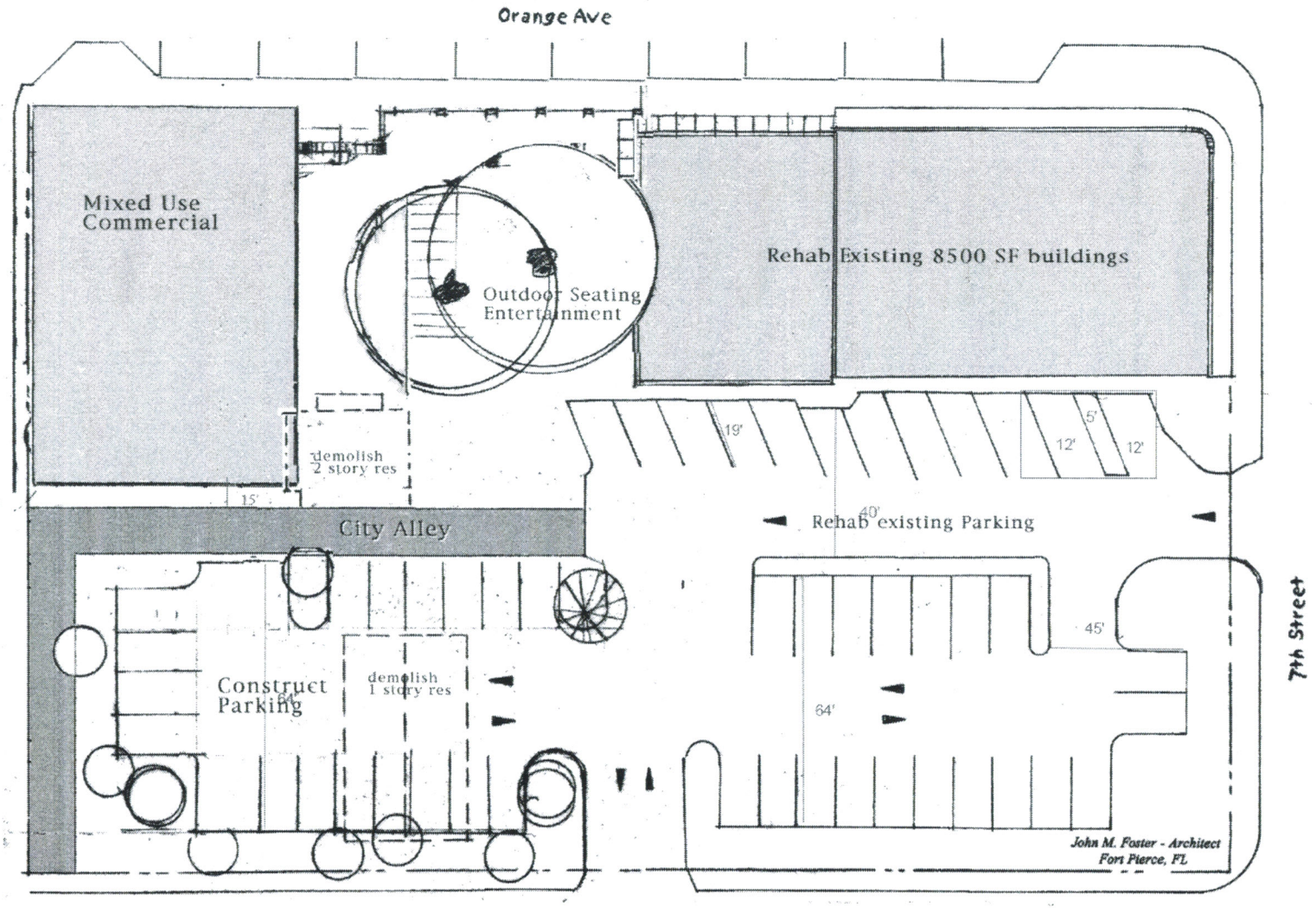


EXHIBIT A

The followingng described land, situate, lying and being in Section 10 Township 35 South range 40 east Totten's subdivision as recorded in clerk of courts, platbook 5, page 53 in the County of Saint Lucie , State of Florida, to wit:

Alleyway Easement:

Beginning at permenenent reference monument & point of commencement (p.o.c.); northeast corner lot 5 and the intersection of the south right of way of orange avenue (50' wide right of way) State Road 68 along with the west right of way of 7th street (old 40' wide right of way) as recorded in platbook 5 page 53 of the clerk of courts in saint lucie county florida; thence S00° 24' 54"E a distance of 185.01 feet; thence N89°54'54"W a distance of 287.01 to the point of beginning (p.o.b); thence N00°24'54"W a distance of 75.00 feet; thence S89°54'34"E a distance of 137.03 feet; thence N00°34'04"W a distance of 10.01 feet; thence S89°54'54"E a distance of 148.14 feet more or less; thence S00°15'06"W a distance of 85.00 feet; thence S89°54'54"E a distance of 12.14 feet more or less; to point of beginning.(p.o.b.)


Orange Ave
Mixed Use Commercial
Outdoor Seating Entertainment
Rehab Existing 8500 SF buildings
demolish 2 story res
19'
5'
12'
12'
15'
City Alley
40'
Rehab existing Parking
7th Street
45'
Construct Parking
64'
demolish 1 story res
64'
John M. Foster - Architect
Fort Pierce, FL

SITE PLAN

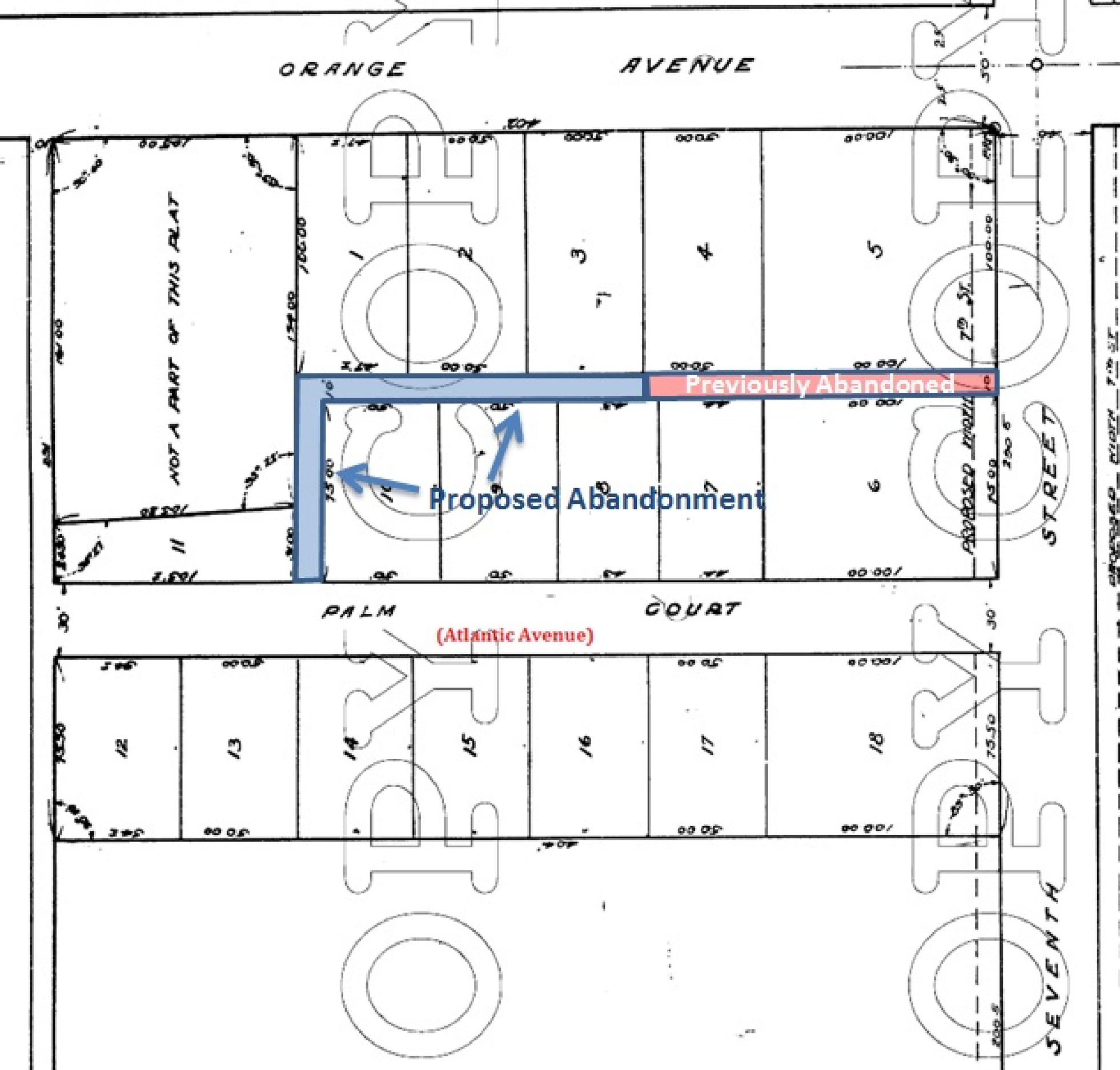


THE SUNRISE CITY
FORT PIERCE
Florida

Totten Subdivision–Remaining Alleyway

Atlantic Avenue

N
W
E
S


ORANGE AVENUE
NOT A PART OF THIS PLAT
Previously Abandoned
Proposed Abandonment
PROPOSED ROAD
STREET
PALM COURT
(Atlantic Avenue)
SEVENTH

AN APPRAISAL OF A
CITY OF FORT PIERCE ALLEY
LOCATED WITHIN THE
PLAT OF TOTTEN'S S/D, LYING BETWEEN
LOTS 1, 2, 3 & LOTS 8, 9, 10 & WEST OF LOT 10
(Within 700 Block between Orange & Atlantic Avenues)
FORT PIERCE, FLORIDA

PREPARED FOR
Rast Properties, Inc.
C/o Steve Tarr
4521 PGA Blvd., #201
Palm Beach Gardens, FL 33419

DATE OF APPRAISAL – January 8, 2015 (last date of inspection)

Prepared by:
Daniel D. Fuller, MAI
State-Certified General Real Estate Appraiser RZ567
FULLER-ARMFIELD-WAGNER
Appraisal & Research, Inc.
200 S. Indian River Dr., Suite 300
Fort Pierce, Florida 33940

Appraisal No. 19767

FULLER-ARMFIELD-WAGNER Appraisal & Research, Inc.

Daniel D. Fuller, MAI, SRA
State-Certified General
Real Estate Appraiser RZ567

200 S. Indian River Dr., Suite 300
Fort Pierce, FL 34950
FAW_app@bellsouth.net

(772) 468-0787
Fax (772) 468-1103

January 16, 2015

Rast Properties, Inc.
C/o Steve Tarr
4521 PGA Blvd., #201
Palm Beach Gardens, FL 33419

RE: City owned alley between Lots 1, 2, 3 & 8, 9, 10 & west of Lot 10, Plat of Totten's S/D, (within 700 block, between Orange Ave. & Atlantic Ave., Fort Pierce, FL.

Dear Mr. Tarr:

As per our contract for appraisal services, I have made an inspection of the referenced property and I have investigated the property's market segment to provide an opinion of the Market Value of the fee simple interest in the property, "as is", as of January 8, 2015, the date of my final inspection.

The scope of this appraisal consists of analyzing data to establish the Market Value of the Fee Simple interest via one traditional approach to value, the Sales Comparison Approach. Within the Sales Comparison Approach, an "Across the Fence" method of analysis was performed. Data analyzed in the Sales Comparison Approach was collected from public records, commercial data services, and MLS services, verified with parties involved in the transaction, and then the data was analyzed and applied to the subject.

Because the subject is a vacant tract of land, analysis via the Cost Approach is not applicable, thus not performed. Also, because properties like the subject are not purchased for income potential, analysis via the Income Capitalization Approach is also not applicable, thus not performed.

Also, because the subject is has an "L" shape and from 10 feet to 12.41 feet in width, the subject generally lacks development potential as an independent unit, thus almost no sales of similar properties are known to exist. Therefore, the applicable method of analysis is an "Across the Fence" analysis (See "Across the Fence" defined in the attached Definitions Addendum) which is applied in the following valuation.

The appraisal adheres to the Uniform Standards of Professional Appraisal Practice (USPAP), presented in USPAP defined "Appraisal Report" format.

- The Intended Use of this appraisal is for acquisition negotiations.
- The Intended User of this report is the representatives of Rast Properties, Inc. including Mr. Steve Tarr.
- The appraisal and report are subject to the Ordinary Limiting Conditions, Extraordinary Assumptions, and Certification included within this report.

Based on the available data, and my analysis as presented in this report, it is my opinion the market value of the fee simple interest in the subject alley, "as is", as of January 8, 2015, is:

THREE THOUSAND DOLLARS -$3,000-

I believe this appraisal and report are complete, but if there are questions please contact me at your convenience.

Sincerely,



Daniel D. Fuller, MAI
State-Certified General Real Estate Appraiser RZ567

DDF/asf 19767

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

- Property Type: Vacant 0.055± acre (2,392 sf) city owned alley within a commercial zoning district.
- Property Use: Vacant
- Property Address: 700 block between Orange Avenue & Atlantic Avenue, Fort Pierce, FL

- Purpose of Appraisal: Estimate Market Value
- Property Rights Appraised: Fee Simple
- Date of Appraisal: January 8, 2015
- Date of Inspection: January 8, 2015
- Inspected by: Daniel D. Fuller, MAI
- Date of Appraisal Report: January 16, 2015
- Report Prepared: January 2015
- Report Format: USPAP defined "Appraisal Report" format.

Subject - Site – 0.055x± acres (2,392 sf)
10 ft. x 148.14 ft. & 12.14 ft. x 75 ft.
Improvements: None.

- Zoning Classification: C-3, General Commercial
- Land Use Classification: GC, General Commercial
- Census Tract: 3805
- Flood Zone: Zone X - FEMA Map 12111C0179J - Feb. 16, 2012
- Highest and Best Use: Assemblage with adjacent ownership(s).

- In accordance with the Competency Rule of Uniform Standards of Professional Practice (USPAP), the appraiser is competent to complete this appraisal due to experience in the subject's market segment and geographic area.

My opinion of the Market Value of the Fee Simple Interest in the subject alley, "as is", as of January 8, 2015, is:

THREE THOUSAND DOLLARS -$3,000-

Subject's Legal Description
Per data provided by the client:

The following Described land, situate, lying and being in Section 10, Township 35 South, Range 40 East, Totten's subdivision as recorded in clerk of courts, Plat Book 5, Page 53 in the county of St. Lucie, State of Florida, to wit:

Alleyway Easement:

Beginning at permanent reference monument & point of commencement (p.o.c.); northeast corner lot 5 and the intersection of the south right of way of Orange Avenue (50' wide right of way), State Road 68 along with the west right of way of 7th Street (old 40' wide right of way) as recorded in Plat Book 5, Page 53 of the Clerk of Courts in Saint Lucie County, Florida; thence S. 00 deg., 24 min., 54 sec. E a distance of 185.01 feet; thence N. 89 deg., 54 min., 54 sec. W a distance of 287.01 feet to the point of beginning (p.o.b.); thence N. 00 deg., 24 min., 54 sec. W a distance of 75 feet; thence S. 89 deg., 54 min., 34 sec. E a distance of 137.03 feet; thence N. 00 deg., 34 min., 04 sec. W. a distance of 10.01 feet; thence S. 89 deg., 54 min., 54 sec. W. a distance of 148.14 feet more or less; thence S. 00 deg., 15 min., 06 sec., W. a distance of 85 feet, thence S. 89 deg., 54 min., 54 sec. E a distance of 12.14 feet more or less to point of beginning (p.o.b.).

History of Subject's Ownership
Owner: City of Fort Pierce

No sales of the subject have occurred within the last five years.

The subject has been listed for sale.

The subject is not leased.

Area Data

The following is a summary of St. Lucie County area data:

- The subject lies within the westerly environs of the Fort Pierce central Business District (CBD).
- There are three incorporated cities within St. Lucie County, Fort Pierce, Port St. Lucie and St. Lucie Village.
- Fort Pierce is the oldest city with a 2000 census population of 38,683 and the 2012 US Census Bureau estimate of total population at 42,645, an increase of approximately 9.8% for the twelve-year period (0.8%/year).
- Port St. Lucie was incorporated in the early 1960's with population in 2000 of 85,751, and per census data the 2012 population is estimated to total 168,716, an increase of approximately 97% for the twelve-year period (8.0% per year).
- St. Lucie Village is a mostly residential community with a population of some 600 persons, and historically very little change in the community thus the community has nominal impact on the County.
- The 2000 census placed the County's total population at 190,677 with the US census bureau reporting in 2013 an estimated total population of 286,832, an increase of approximately 50% for the thirteen-year period (3.9% per year).
- University of Florida demographers previously estimated the County's 2015 median population up to 352,700, however because of the past economic recession, the population increase did not occur with growth only again beginning within the City of Port St. Lucie.
- Over the past twelve years, population growth within the City of Fort Pierce has been relatively nominal and expected to continue to grow at a relatively slow pace. A majority of the near term growth in St. Lucie County is expected to occur in and surrounding the City of Port St. Lucie. To a great degree this occurs because the City of Ft. Pierce has little vacant land for new growth while the platted areas of the City of Port St. Lucie are only approximately 70% developed plus large acreage tracts in the southwest environs of the City remains available to be development.
- Demand in most market segments collapsed between late 2005 and early 2007 and while in some locations within the County demand is increasing; demand generally remains inadequate to support most new project construction. There remains a level of uncertainty when adequate demand will return to support financially feasible new projects, but as demand returns a majority of the County's near term growth is expected to return in and around the City of Port St. Lucie with near term growth in the City of Ft. Pierce is expected to continue at its slow pace until strong demand is recognized regionally.

Neighborhood

Neighborhoods are defined as – "a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises" - Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010)

Neighborhood access is primarily provided by Orange Avenue (SR 68), lying at the north line of the subject's block. Orange Avenue is the primary east-west arterial street within the City's Central Business District (CBD). The east line of the subject's block is formed by South 7th Street. 7th Street is a primary north-south connector forming the approximate west boundary of the CBD. 7th Street also acts a secondary north-south route. The south line of the subject's block is formed by Atlantic Avenue, an inter neighborhood street. Atlantic Avenue in the area of the subject runs west from 7th Street one block, but beginning several blocks west, Atlantic Avenue continues westerly through the city, and east three blocks within the CBD.

The subject has average neighborhood access but secondary exposure within Totten's Subdivision.

The subject's neighborhood consists of a mix of improved properties, but leans towards commercial types, mostly retail properties fronting Orange Avenue. Beginning approximately one block south of Orange Avenue, and west of 7th Street residential properties comprised the neighborhood's historic development trends. East of 7th street commercial development has been prominent. However, in recent years residential properties fronting 7th Street have been slowly remodeled for commercial use, i.e. offices and other low intensity use.

While commercial development within the neighborhood, especially properties fronting Orange Avenue, comprised one of the City's primary commercial districts, over the years new commercial development moved to other areas within the commercial properties fronting Orange Avenue transitioning to second and third round level occupants, both owner and tenants. As the transition occurred property deterioration has occurred with sporadic refurbishments occurring, but there remain properties in fair condition. Occupancy also remains somewhat sporadic with generally the fair conditions properties vacant, but as in the case of the retail building at the southeast corner of Orange Avenue and 7th Street, the long term tenant vacated the property several months ago and active marketing has not produced a new tenant, indicating demand remains relatively soft in the neighborhood.

With soft demand in the commercial market, rental rates and sales prices remain extremely modest. In the past high demand market of the mid 2000 period demand strengthened rental rates and sales prices, but the neighborhood only partially felt the real impact of the economic boom, however, with the economic and real estate collapse in

2008, the neighborhood shared in the negative economic conditions to the same level as the high demand neighborhoods, including a high volume of mortgage foreclosures in both the commercial and residential markets.

Since approximately 2011, prices seem to have stabilized and during 2012 and 2013 sales transactions increased but with some slowing in sales volume noted during 2014. The 2012 and 2013 periods found investors purchasing lender owned properties and in the case of vacant tracts, demand was primarily from neighboring property owners seeking site expansions for existing properties. West at approximately 30th Street a site was developed with a Dollar General Store and reportedly a dollar store is approved for the northwest corner of Orange Avenue and 17th Street. Also, within the subject's immediately Orange Avenue neighborhood, several property sales occurred and in some instances refurbishments have occurred and in some instances the properties remain unoccupied. Construction was completed on a Federal Courthouse at the southwest corner of US 1 and Orange Avenue, and although many expected the courthouse to bring demand for office and retail space, for various reasons generally demand has been unnoticeable.

The residential development adjacent to the Orange Avenue commercial district consists of older to very old improvements with conditions ranging from refurbished to fair, although the fair condition properties continue to be occupied, typically achieving very nominal rent levels. No new or redevelopment has occurred in the adjacent residential neighborhoods in many years, although sporadically owners refurbish the older improvements.

Again, while demand in the residential markets has generally strengthened, prices remain extremely modest within the neighborhood adjacent to the Orange Avenue commercial corridor. This is partially caused by the modest size and quality of improvements in the neighborhood and generally the economic strength of the market participants.

Looking forward in the neighborhood, unless demand from an as yet identified source occurs, demand in the neighborhood's commercial and residential markets, in my opinion, can be expected to remain relatively flat. Thus while it appears rental rates and prices have stabilized, demand is generally inadequate to witness an increase in rental rates or prices over the near term thus the cost of new construction remains unsupported and most properties continue to suffer relatively high levels of External Obsolescence (loss in value caused by the lack of demand).

CENSUS TRACT
Census tracts are defined as; A small, permanent subdivision of a county with homogeneous population characteristics, status, and living conditions. The U.S. Census Bureau divided cities and adjacent areas into relatively uniform census tract areas of approximately 4,000 residents.[1]
Per St. Lucie Co. Census Maps, subject is located in Census Tract 3805
[1] - Source - Appraisal Institute's, The Dictionary of Real Estate Appraisal, fourth edition, 2002.

Identification of Subject

Property Type:	Vacant strip of land consisting of an alley created by the Plat of Totten's Subdivision, recorded October 1925 in PB 5, Pg. 53 of the Public Records of St. Lucie County.
Property Use "as is":	Undeveloped right of way. Previously the alley served as rear access to adjacent improved properties, but "as is" the alley is unopened and no longer provides the intended use to the adjacent vacant property.
Location:	Subject lies with the Totten's S/D block between Orange Avenue and Atlantic Avenue and west of 7th Street.

Site Size

Total land area:	0.055x± acres (2,392 sf) 10 ft. x 148.14 ft. & 12.14 ft. x 75 ft.

Subject is an "L" shape. See the attached Site Maps. The subject's size, shape, and location within a block of vacant properties no longer functions as the intended alley.

Topography is level and the subject is largely undeveloped.

Improvements: None.

Zoning / Land Use

Zoning – C-3, General Commercial / GC, General Commercial

Because of the subject's shape and size, the subject is unbuildable as an independent economic unit.

Concurrency

Concurrency is the comparison of any development's impact on public infrastructure including streets, utilities etc. that are, or will be, available to serve proposed development. Because the subject is an unbuildable site, per zoning, the subject likely does not comply with Concurrency.

UTILITIES	
SERVICE	**PROVIDER**
Electric	Fort Pierce Utilities Authority
Water	Fort Pierce Utilities Authority
Sewer	Fort Pierce Utilities Authority
Trash	City of Fort Pierce

1/1/2014 Assessment and Tax Information

The subject is a City owned alley, thus the subject is not assigned a tax parcel number and is not assessed for taxing purposes.

FLOOD ZONE DATA		
FEMA MAP #'s	**MAP DATE**	**FLOOD ZONE**
1211C0179J	February 16, 2012	X
Zone X is an area determined to be outside the 0.2% annual chance floodplain.		

Highest and Best Use

Physical Use: "As is" the subject has an "L" shape and is from 10 feet to 12.14 feet wide, thus the subject is physically undevelopable as an independent property.

Legal Use: Legally the subject lies within a General Commercial zoning classification, but again because of the subject's size and shape, zoning regulations will not allow the subject to be developed as an independent property.

Physically and legally the subject can be assembled with adjacent vacant land and developed in the commercial markets as an assembled site.

Financially Feasible/Maximally Productive Use: Properties like the subject are typically created by plats, dedicated to a governmental entity, in this case the City of Fort Pierce, providing adjacent owners and the City rear property access.

The subject "as is" is unbuildable and "as is", as an independent parcel, the subject has nominal functional utility and thus nominal value. Thus an alternative to developing utilizing the subject as an independent parcel needs to be identified. In this case, in my opinion, the maximally productive use (the use providing the highest value) is assemblage with the vacant sites surrounding the subject. While in the current market developing the assembled property is unlikely to be financially feasible, long term the assembled property improves the functional utility of not only the subject but the adjacent properties. Therefore, it is my opinion the financially feasible and maximally productive use of the subject is assemblage with the surrounding vacant properties.

Conclusion Highest and Best Use: In my opinion, "as is", the financially feasible and maximally productive use of the subject is assemblage with the surrounding vacant properties.

Valuation Process

As discussed, because the subject is has an "L" shape and from 10 feet to 12.41 feet in width, the subject generally lacks development potential as an independent unit, thus almost no sales of similar properties are known to exist. Therefore, the applicable method of analysis is an "Across the Fence" analysis (See "Across the Fence" defined in the attached Definitions Addendum) which is applied in the following valuation. Valuation via the "Across the Fence" method requires valuating adjacent vacant properties with the value conclusion, in this case price per square foot, applied to the subject.

Sales Comparison Approach
A Summary of the sales analyzed is included as an Exhibit with this report.

Research in the subject's market segment found an active market in 2012 and 2013, but sales volume diminished in 2014, somewhat caused by the clearing of the inventory of listed properties, particularly the lender owned listed properties which buyers generally view a selling at favorable prices.

The private party listings are generally at somewhat higher price levels but it does not appear buyers are yet interested in investing at higher price levels. An improving economy may support higher prices, but timing of new demand is uncertain.

The properties analyzed consist of the most recent comparable closed sales between private parties, no lender sales, of which I am aware. Because of the reduction in the inventory of similar listed properties, I am unaware of comparable listed properties thus a limited number of listed properties are analyzed.

Although prices are somewhat erratic, which is not unusual when demand is soft, the properties analyzed provide a reasonable indication of value.

The unit of comparison is sales price per square foot which is the typical unit of comparison within the subject's market segment.

Research found the sale of properties surrounding the subject. At the time of the purchase the property included two older buildings which have been razed. Plus three other sales of properties located within the Orange Avenue commercial corridor are analyzed. The properties analyzed are the most similar to vacant site surrounding the subject, in my opinion, Sales prices are erratic, again caused by soft and uncertain market demand but in my opinion the sales provide a reasonable indication of site values within the subject's immediate area.

Adjustment Process
Because sale properties generally are not identical to a subject property, at times adjustments to sale or listing prices may be required for the differences. Adjustments are market perceived, that is derived from the available market transactions and/or at times when minimal or erratic data is available, adjustments may be applied using the appraiser's judgment based on knowledge and experience in the subject's market segment.

The first adjustments considered are for atypical transactions including favorable financing, conditions of sale (favorable sales conditions), and market condition changes (time of sale), followed by comparison of physical characteristics consisting of location, size, topography, etc. and possibly adjustments for the differences.

Financing
The definition of Market Value assumes market transactions consider cash or cash equivalent transactions as typical. In the case of the properties analyzed, each sale was analyzed for possible favorable financing and research found all of the sales were cash transactions thus adjustments for atypical financing are not required.

Conditions of Sale
All of the sales were arm's length transactions and all of the sales were private party sellers, thus lender ownership and/or other financial duress did not affect sales prices. However, in the case of sale 1, the sale of properties surrounding the subject, the purchaser demolished two improvements on the property. The cost of demolition was reported to total $8,000. the sales price is adjusted for the additional investment in the demolition.

Market Conditions/Time of Sale
In the case of a changing market, adjustments can be applied to account for changes in the market which may have occurred in the period between the sale date of the comparable and the date of the appraisal.

The sales in analyzed are generally recent, closing within the past 40 months with three of the sales closing within the last 13 months. The sales are the most recent sales of the comparable properties in the neighborhood.

Prices drastically declined to about mid 2011 when demand began to return and between 2012 and the date of appraisal prices appear to have stabilized, thus the price levels indicated by the properties analyzed are applicable to the subject.

Adjustments for Physical Conditions
After considering adjustments for transition characteristics, physical differences between the sale properties and the subject are analyzed. Some typical physical differences are location, exposure, access, site size, and topography.

Physical differences are ideally adjusted based on paired sales analysis, when available, but in the case of the subject's market segment, adjustment indications are unclear due to relatively modest number of sales and soft market conditions. For this reason, quantitative adjustments to the sale prices for different physical features are not applied; rather a qualitative adjustment process is performed.

Data Summary
There remains uncertainty in the subject's land market. Based on the properties analyzed, it appears the primary neighborhood market for typical sites are adjacent property owners. There are exceptions, as an example dollar stores are being or have been constructed in the neighborhood and these market participants tend to pay a

premium for a particular location but the vacant property adjacent to the subject is not a dollar store site, thus it appears vacant sites within the subject's block are most likely to primarily experience from an adjacent owner.

Sale 1 – consists of in total a 0.54 acre site which surrounds the subject alley. The site included two older building structures, demolished by the purchaser at a cost of $8,000 for a total investment of $73,000 or $3.10 per square foot. In this case the purchaser owns the easterly adjacent property. The purchase and assemblage with the adjacent property allows the owner the ability to expand the adjacent property's development potential.

Sale 2 – is located six blocks west of the subject. The property forms the southeast corner of Orange Avenue and South 13th Street. There is a billboard on the property, previously reported to contribute nominal value to the property. The property has been listed for several years with an initial listing price significant higher than the December 2014 sales price. The property sold in July 2014 at $20,000, then resold in December 2014 at $30,000 or $0.99 per square foot.

Sale 3 – is located at the northwest corner of Orange Avenue and North 19th Street, some 12 blocks west of the subject. The property was listed for a period of time with a Realtor but the Realtor could not consummate a sale. The adjacent property owner, a church, approached the seller and they completed the sale. Based on discussions with the purchaser's representative, it appears there was some lack of knowledge in the real estate markets, rather the purchasers may have highly desired the property thus little price negotiations occurred which likely upwardly affected the sales price.

Sale 4 - is the oldest sale analyzed, closing in September 2011 when demand in the markets was beginning to return. The property is located five blocks west of the subject. The property was listed via a local Realtor and sold to an adjacent owner. The combination of the purchaser's motivation and the small size of the site, 0.19 acres likely upwardly affected the sales price.

Value Conclusion

While the purchases by adjacent owners, sales 1, 3 and 4, produced the highest sales prices per square foot, sale 2 selling as an independent parcel to a non-adjacent owner sold at the lowest price per square foot. In most instances when a property can function as an independent economic unit the property will attract a wider range of potential investors, however, in the subject's neighborhood demand is very limited and in my opinion, although the property surrounding the subject recently sold to an adjacent owner at a price of $3.10 per square foot, a sale of the property for an independent economic unit will not produce a $3.10 per square foot sales price, as demonstrated in the case of sale 2.

Further, when reviewing the gross sales price range for the properties analyzed, in my opinion the adjacent property's adjacent property's gross sales price falls closer to the $30,000 to $40,000 range which calculates to $1.27 to $1.70 per square foot indicating the adjacent per square foot price falls towards the lower end of the range of the per square foot sales prices.

Additionally, in my opinion there is a gross price ceiling which the recent sale of the adjacent property seems to have broken but with continual weak demand in the neighborhood no other evidence exists in the neighborhood to suggest a new gross price level for say ½ acre lots will continue in the near term. Therefore, it is my opinion the market value of the adjacent property is no higher than within the range of $1.50 per square foot and the possibility exists that the surrounding property could as in the case of sale 2 sell at low as $0.99 per square foot.

Applying say $0.99 to $1.50 per square foot to the subject's 2,392 square feet of area the value indication calculates $2,368 to $3,588, or say $3,000 for the subject alley.

Therefore, based on the available data and my analysis as previously presented, it is my opinion the market value of the fee simple interest in the subject, as of January 8, 2015, estimated via an "Across the Fence" analysis utilizing the Sales Comparison Approach, is:

THREE THOUSAND DOLLARS -$3,000-

Exposure time: - *Appraisal Institute,* The Dictionary of Real Estate Appraisal, *5th ed.*
1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

The closed sales analyzed required extended exposure periods. Extended exposure periods are typically caused by soft market conditions and in many instances initial above market listing prices. As prices seem to have stabilized and during 2012 and 2013 sales volume increased, exposure periods should have decreases or stabilized, however with softer demand in 2014 exposure periods may again lengthen, but it is my opinion that the past trends of extended exposure periods has past, rather as of the date of appraisal the exposure period for properties in the subject's neighborhood is most likely between 12 and 24 months.

ORDINARY LIMITING CONDITIONS AND UNDERLYING ASSUMPTIONS

1. The opinions value given in this report represents the opinion of the signer as of the DATE SPECIFIED. Real estate is affected by an enormous variety of forces and conditions will vary with future conditions, sometimes sharply within a short time. Responsible ownership and competent management are assumed.

2. This report covers the premises herein described only. Neither the figures herein nor any analysis thereof, nor any unit values derived therefrom are to be construed as applicable to any other property, however, similar the same may be.

3. It is assumed that the title to said premises is good; that the legal description of the premises is correct; that the improvements are entirely and correctly located on the property; but no investigation or survey has been made, unless so stated.

4. The opinion(s) given in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless so stated.

5. Easements on the subject parcels are unknown. Easements may or may not be recorded or may exist by customary use or other legal means. The appraiser has not nor is he qualified to search legal records as to the existence of other easements.

6. Information as to the description of the premises, restrictions, improvements and income features of the property involved in this report is as has been submitted by the applicant for this appraisal, or has been obtained by the signer hereto. All such information is considered to be correct; however, no responsibility is assumed as to the correctness thereof unless so stated in the report.

7. The physical condition of the improvements described herein was based on visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were made of the same. The property is assumed to be free of termites and other destructive pests.

8. Possession of any copy of this report does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant, and in any event, only in its entirety.

9. Neither all nor part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent of the author; particularly as to the valuation conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute, or to the SRA or MAI designations.

10. The appraiser herein, by reason of this report is not required to give testimony in court or attend hearings, with reference to the property herein appraised, unless arrangements have been previously made therefore.

11. The Contract for the appraisal/consulting services is fulfilled by the signer hereto upon the delivery of this report duly executed.

12. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and zoning laws unless non-compliance is stated, defined and considered in the appraisal report.

ORDINARY LIMITING CONDITIONS (continued)

13. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.

14. The Americans with Disabilities Act (ADA) became effective January 26, 1992, we have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

EXTRAORDINARY ASSUMPTIONS

EXTRAORDINARY ASSUMPTION – *Uniform Standards of Professional Practice (USPAP), 2014-2015, ed.*
An assumption, directly related to a specific assignment, which, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

1. The subject's site size and dimensions were taken from a sketch and legal description provided by my client, Mr. Steve Tarr and assumed to be accurate.

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

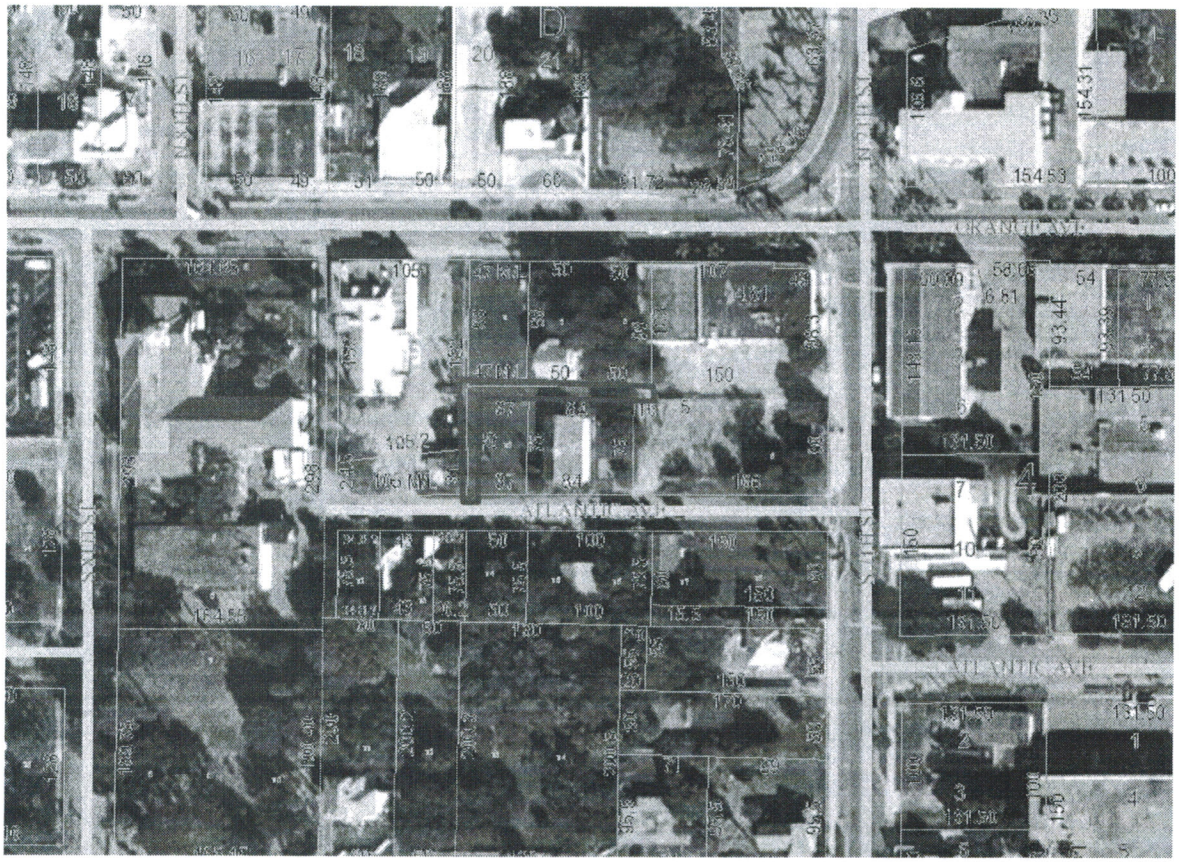
a) The statements of fact contained in this report are true and correct.
b) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
c) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
d) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
e) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
f) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
g) My analysis, opinion, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
h) I have made a personal inspection of the property that is the subject of this report.
i) No one provided significant real property appraisal assistance to the person signing this certification.
j) The reported analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the requirement of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute including the Uniform Standards of Professional Appraisal Practice.
k) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
l) "As of the date of this report, I, Daniel D. Fuller, MAI, SRA, have completed the requirements under the continuing education program of the Appraisal Institute."
m) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
n) I have not previously appraised this property in the three years prior to this assignment nor have I performed any other services related to this property within the three years prior to being engaged for this assignment.



Daniel D. Fuller, MAI
Sate-Certified General Real Estate Appraiser RZ567

DATA SUMMARY & ANALYSIS

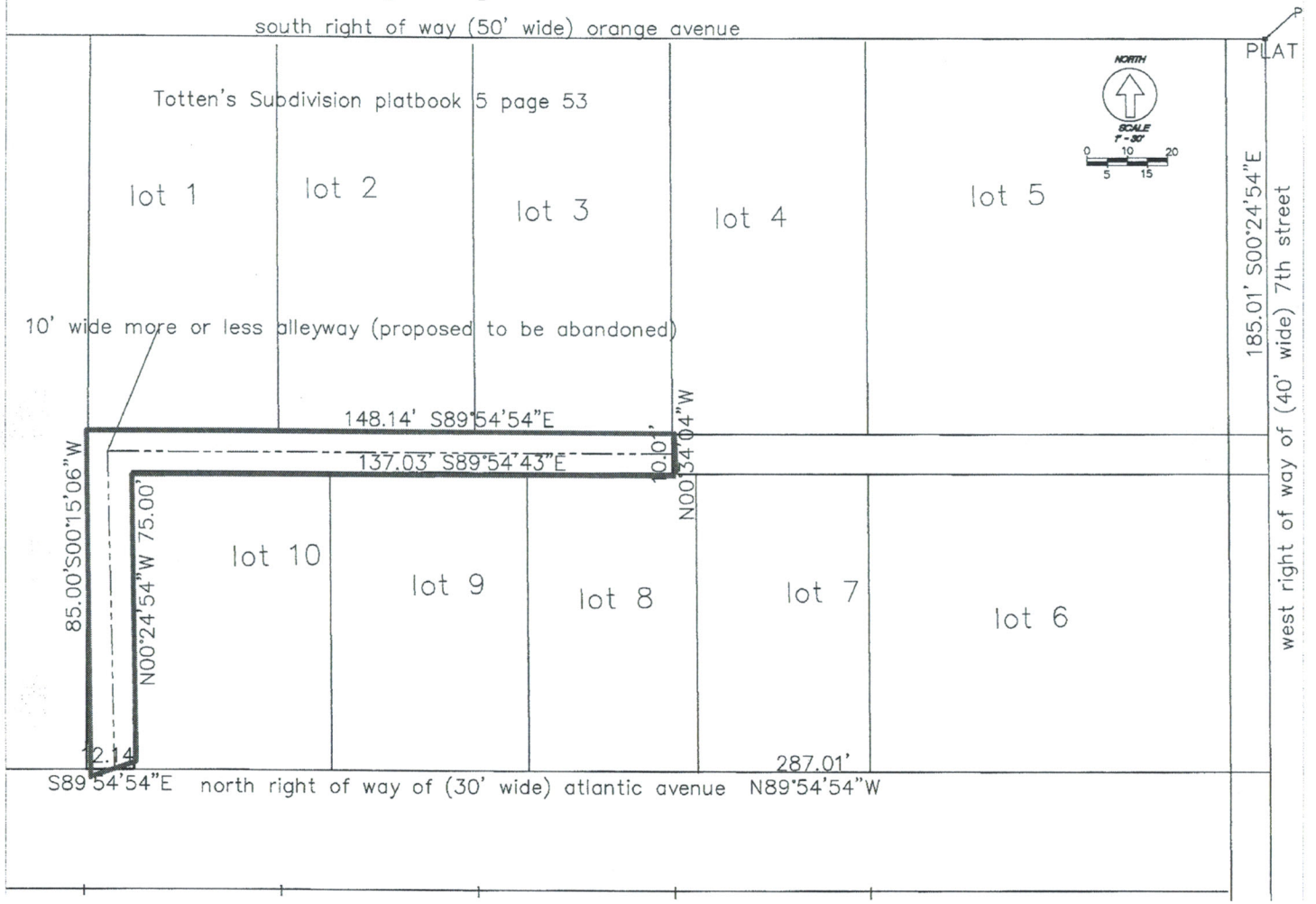
DESCRIPTION	SUBJECT	Sale within Subject's Block	Sales within Subject's Orange Ave. neighborhood		
		SALE 1	SALE 2	SALE 3	SALE 4
LOCATION	700 block between Orange Ave. and Atlantic Ave. Ft. Pierce	715-717 Orange Ave. Ft. Pierce	SE corner Orange Ave. & S. 13th Street Ft. Pierce	1906 Orange Ave. - NW corner Orange Ave. & N. 19th St. Ft. Pierce	SW corner Orange Ave. & Alma Court Ft. Pierce
GRANTOR	Owner - City of Fort Pierce	M. Porro Inv., Wilson, Francis X.	Ramnarian, Robit	Anona Swan	Charlies Pastries
GRANTEE	N/A	RAST Properties, Inc.	Vega's Home Const., Inc.	Independent Haitian Assembly of God	Maynard
DATE OF SALE	APPRAISED 1/8/2015	10/14	12/14	12/13	9/11
RECORDED OR BK./PG.		3679/767	3660/467	3583/2506	3332/2037
SALE DATE TO APPRAISAL - MONTHS		3	1	13	40
FINANCING	Expected Cash Equivalent	Cash	Cash	Cash	Cash
PREVIOUS SALES	N/A	4/04 sale @ $175K - prop. Included 3 residential structures Current sale - $65K = 63% decline	3/03 sale - $95K 7/14 sale - $20K Price decline 78% followed by 50% increase	No recent previous sales	No recent previous sales
DATA VERIFICATION:	Inspection & property owner	Purchaser Steve Tarr (561) 622-3386 to D. Fuller 1/16/15	Public Records details	Pastor E. Lexine (Purchaser) (770) 940-7591 to D. Fuller 3/14/14	Listing Realtor P. Schall (772) 595-1076 to D. Fuller
ZONING / LAND USE	C-3 / CG	C-3 / CG	C-3 / CG	C-3 / CG	C-3 / CG
SITE AREA - SF	2,392	23,522	30,320	22,216	8,276
ACRES	0.055	0.540	0.696	0.51	0.19
	10' x 148.14' & 12.14' x 75 ft	147' x 98' & 121' x 75 ft	100' x 303.2'	109.2' X 130'	60' X 134'
PUBLIC UTILITIES	Central	Central	Central	Central	Central
Comments:	City alley, interior, unbuildable "as is"	Interior Orange Ave. & Atlantic Ave. exposure - improved with older blds., demolished Purchaser assembling properties	Corner/traffic light, good exposure Very soft demand neighborhood Property includes billboard	Average corner exposure Very soft demand neighborhood Adjacent owner purchaser	Average corner exposure Very soft demand neighborhood Adjacent owner purchaser
	SUBJECT	**SALE 1**	**SALE 2**	**SALE 3**	**SALE 4**
SALE ANALYSIS					
RECORDED SALE PRICE:	**N/A**	**$65,000**	**$30,000**	**$40,000**	**$21,000**
SALE PRICE PER SQ. FT	**N/A**	**$2.76**	**$0.99**	**$1.80**	**$2.54**
FINANCING ADJUSTMENT	0	0	0	0	0
ADJUSTED SALE PRICE	$0	$65,000	$30,000	$40,000	$21,000
CONDITION OF SALE ADJ.	0	$8,000	0	0	0
ADJUSTED SALE PRICE	$0	$73,000	$30,000	$40,000	$21,000
MARKET CONDITION ADJUSTMENT / MONTH	0.0%	0.0%	0.0%	0.0%	0.0%
GROSS SALE PRICE - market condition adjusted	**$0**	**$73,000**	**$30,000**	**$40,000**	**$21,000**
SALE PRICE / SF - market condition adjusted	**$0.00**	**$3.10**	**$0.99**	**$1.80**	**$2.54**



Aerial Site Map (subject in red)

PROPERTY SKETCH

EXHIBIT B sketch of description; proposed 10' wide alleyway more or less; abandonment



Subject Photographed 1/8/15



Vacant land surrounding subject alley –
with subject alley located in area identified by arrow



Area of alley along west line of Lot 10, identified by arrow

DEFINITIONS

APPRAISAL REPORT FORMAT

Per Uniform Standards of Appraisal Practice (USPAP 2014-2015) – Standards Rule 2-2, each written real property appraisal report must be prepared under one of the following options and prominently state which options is used: Appraisal Report or Restricted Appraisal Report.

MARKET VALUE DEFINED

Market Value, as defined in Chapter 12, Code of Federal Regulation, Part 34.42, is:
The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what he considers his own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents a normal consideration for the property sold unaffected by special or created financing or sales concessions granted by anyone associated with the sale.

FEE SIMPLE ESTATE – *Appraisal Institute,* The Dictionary of Real Estate Appraisal, *5th ed.*
Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

ARM'S LENGTH TRANSACTION – *Appraisal Institute,* The Dictionary of Real Estate Appraisal, *5th ed.*
A transaction between unrelated parties who are each acting in his or her own best interest.

SALES COMPARISON APPROACH – Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed.
The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.

ACROSS THE FENCE METHOD – Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed.
A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land.

EXTRAORDINARY ASSUMPTION – *Uniform Standards of Professional Practice (USPAP), 2014-2015, ed.*
An assumption, directly related to a specific assignment, which, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

QUALIFICATIONS OF THE APPRAISER

DANIEL D. FULLER, MAI

Education

Indian River Community College, Graduated 1967, A/S Degree

Professional Memberships

Member Appraisal Institute (MAI)#7876 - Appraisal Institute
Senior Real Property Appraiser (SRPA) - Appraisal Institute
Senior Residential Appraiser (SRA) - Appraisal Institute
Florida - State Certified General Real Estate Appraiser RZ567
Registered Florida Real Estate Broker

Work Experience

1992 - Pres. President, Fuller-Armfield-Wagner Appraisal & Research, Inc., Fort Pierce, FL
1987 - 1992 Vice President & Partner, Armfield-Wagner Appraisal & Research, Inc., Fort Pierce, FL
1983 - 1987 Staff Appraiser, Armfield-Wagner Appraisal & Research, Inc., Vero Beach, FL
1981 - 1983 Salesman/Appraiser, Florida Licensed Realtor-Associate, Procino Realty, Ft Pierce, FL
1979 - 1983 Staff Appraiser, Harbor Federal Savings and Loan Association, Fort Pierce, FL
1974 - 1979 Staff Appraiser, St. Lucie County Property Appraiser's Office, Fort Pierce, FL

Real Estate Appraisals made for the following:

Accountants
Attorneys
Dept. of Natural Resources
Federal Deposit Ins. Corp.
Federal Home Loan Bank Board
Federal National Mortgage Corp.
Florida Community Bank
Fort Pierce, City of
Gulfstream Business Bank
Harbor Community Bank
IBERIA Bank
Indian River County
Martin County
PNC Bank
Port St. Lucie, City of
RBC Bank
Resolution Trust Corporation
Seacoast Bank
St. Lucie County
South Florida Water Management District
SunTrust Banks
TD Bank
TITF
Vero Beach, City of
Wells Fargo

Types of Appraisals Completed

Airplane Hangars
Automobile Dealerships
Car Washes
Commercial
Groves
Industrial
Insurable Value
Land Locked Parcels
Mini-Warehouses
Motels
Multi-Family
Offices
Packing Houses
Ranches
Recreational Vehicle Parks
Residential
Restaurants
Retail Shopping Centers
Service Stations
Subdivision
Warehouses
Wetlands
Vacant Lands

Qualified as Expert Witness

Circuit Court -
St. Lucie County
Martin County
Indian River County
Okeechobee County
Palm Beach County
U.S. Bankruptcy Court -
West Palm Beach District

Accomplishments

Past President - Society of Real Estate Appraisers - Indian River Chapter 211 (1989 - 1990)
Past Instructor - Indian River Community College - Appraising Income Producing Real Estate
Past Board Member - East Florida Chapter of Appraisal Institute

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

Meeting Date: 11/07/2016

Re: Application for Site Plan & Design Review - Precast Specialties Concrete Facility

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Review and approval of an application for Site Plan, submitted by Property Owner, Cargill Juice N America Inc, applicant, Precast Specialties, LLC. (PCS), and representative Steve Pickett, ASLA of JMorton Planning to construct a Precast Concrete Manufacturing Facility and Yard located at 3798 Selvitz Road, Fort Pierce, FL. The property is zoned IH, Industrial, Heavy. (2432-122-0001-000-5 (75 Acre Portion) & 2432-221-0002-000-6 (Access).

SUMMARY:

- The applicant, Precast Specialties, LLC. (PCS), is requesting the review and approval of a Site Plan & Design Review to authorize the development of a Precast Concrete Manufacturing Facility. The subject property is currently zoned IH, Industrial Heavy, a St. Lucie County designation, with a pending request for assignment of an I-3, Heavy Industrial, City of Fort Pierce designation.
- The applicant seeks to develop a 76,100 sq. ft. precast concrete production facility in multiple phases, located on a 75-acre expanse of land located at 3798 Selvitz Road. The site is situated to the east of Selvitz Road and west of Fort Pierce Central High school, adjacent to many existing industrial users along this corridor.
- The proposed project consists of a 40,000 sq. ft. administration building, and roughly 36,000 of support structures to house equipment, carpentry components, steel fabrication, and other operational components for the plant.
- The development plan incorporates extensive buffering through the placement of a 7.47 acre retention pond, the creation of a berm along the southern and eastern boundaries and the further completion of landscape buffer to separate the site from adjacent uses.
- The Planning Board, at their October 11th, 2016 meeting, voted unanimously to recommend approval of the request with staff recommended conditions.

RECOMMENDATION:

Approval of the Site Plan & Design Review, contingent upon final approval of Ordinance 16-026, with the following conditions: 1) Adoption of a typical delivery route for the facility, which deters use of, and minimizes conflicts with residential or non-industrial roadways; 2) The potential replacement of the existing chain-link along the water management canal to the south, and fencing at the facility entrance, are completed with a coated chain-link or aluminum fence to more appropriately comply with established design review guidelines; 3) The property owner and/or applicant complete the necessary subdivision (plat), prior to issuance of a Certificate of Occupancy; and 4) The final approval of the concrete batch plant is deferred until a complete design review submittal is provided for this component of Phase II construction.

ALTERNATIVES:

- Approval with alternative conditions
- Denial

RESPONSIBLE STAFF:
Kori Benton, Senior Planner

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
Increase in Ad-Valorem Tax Revenue upon completion.

Attachments

Staff Report
Site Aerial & Zoning Map
Justification Statement, Application & Property Record Card
Site Plan
Plant Operations Plan & Preliminary Engineering Plans
Consolidated Landscape Plan & Subsheets
Operations Photos
Traffic Analysis
PB Minutes 10.11.16 - Marked (Minutes Not Yet Approved)

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/03/2016 10:57 AM

Form Started By: Kori Benton
Started On: 10/28/2016 03:31 PM
Final Approval Date: 11/03/2016

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Application for Site Plan & Design Review
Precast Specialties Concrete Facility
3798 Selvitz Road

DATE: October 25, 2016

STAFF REPORT

Owner:	Cargill Juice N America Inc PO Box 5626 Minneapolis, MN 55440
Applicant:	Precast Specialties, LLC. (PCS) Dean Locke 1380 NE 48th Street Pompano Beach, FL
Representative:	JMorton Planning Steve Pickett, AICP 3920 RCA Blvd. Suite 2002 Palm Beach Gardens, FL 33410
Requested Action:	Approval of a Site Plan & Design Review to construct a Precast Concrete Manufacturing Facility
Location:	3798 Selvitz Road
Parcel IDs:	2432-122-0001-000-5 (75 Acre Portion) & 2432-221-0002-000-6 (Access)
Current Zoning:	IH, Industrial Heavy (SLC)
Proposed Zoning:	I-3, Heavy Industrial
Future Land Use:	Heavy Industrial (HI)

Surrounding Zoning:

North	East	South	West
IH (SLC)	R-2	Canal/R-1/PD	I-1

Site Size:	75 acres*
Utilities:	Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, 22-34.1, 22-58, and 22-59 of the City Code, the applicant is requesting the review and approval of a Site Plan & Design Review to authorize the development of a Precast Concrete Manufacturing Facility. The subject property is currently zoned IH, Industrial Heavy, which is a St. Lucie County zoning designation held since the time of annexation.

Project Summary

The applicant seeks to develop a 76,100 sq. ft. precast concrete production facility in multiple phases, located on a 75-acre expanse of land located at 3798 Selvitz Road. The site is situated to the east of Selvitz Road and west of Fort Pierce Central High school, adjacent to many existing industrial users along this corridor. The property is owned by Cargill Juice N America Inc, and subject to a purchase agreement with Precast Specialties, LLC. (PCS).

The proposed project consists of a 40,000 sq. ft. administration building, and roughly 36,000 of support structures to house equipment, carpentry components, steel fabrication, and other operational components for the plant. A notable portion of the development is allocated for a stabilized outdoor area designated for production, storage, and loading of the manufactured concrete products.
The development plan incorporates the framework to provide access, vehicular parking, site lighting, landscaping, and storm water facilities to support the proposed plant.

Phasing:

The plan is designed for completion in two key phases, with sub phases during the initial site work. The first phase will focus on the precast utility division and the second phase will focus on the construction of a batch plant and precast parking garage components.

Phase IA will focus on the construction of the onsite infrastructure needed to begin precast production as quickly as possible. This step includes the necessary improvements to Selvitz Road, the construction of the access drive from Selvitz Road, the installation of site utilities, and connections to main lines, the installation of drainage structures and storm water retention area, implementation of landscaping and buffering, placement of the shell rock base within the plant, installation of concrete slabs to support the steel forms, construction of the employee parking lot, and completion of the dispatch office and employee restrooms.

Phase IB will include the construction of the remaining *buildings* depicted on the included site plan. These buildings include the administration building, covered storage areas, carpentry and steel shops, mechanics shop, and other ancillary support buildings.

During Phase I operations, concrete materials and supplies will be provided from local sources, and delivered to the site.

Phase II seeks to incorporate further production components and potentially integrate an on-site concrete batch plant to assist in vertically integrating production operations, as presented on the included site plan.

The applicant has provided a series of pictures to delineate the operation types and components to be furnished within each phase. Phase IA exhibits present components such as utility pole forms, utility manhole forms, utility splice box forms, utility pole base forms, and utility slabs. Office and employee spaces during this initial phase are intended via temporary trailers.

Phase II exhibits indicate components to support the forming and storage of precast columns, double tee fixtures, as well as a hollow core plank casting line and precast concrete wall form.

The operational hours for the plant are projected for 7 AM to 7 PM, Monday through Saturday.

Existing Conditions

The subject parcel is a former citrus field therefore it remains predominantly vacant and cleared with minor retention ponds on-site. The vegetation present consists primarily of Brazilian pepper trees, vines, herbaceous weeds, and cabbage palms. There are no wetlands or notable topographic features present at the subject site.

Design

The proposed architectural design is presented to embody the style and design of Precast's operations, typified by a precast concrete administrations building, embellished with various architectural features to improve presentation of such as sizeable industrial structure. Use of Stucco, symmetrical fenestration, and a defined front entrance highlight this 35 ft. tall principal structure.

The collection of manufacturing support buildings internal to the site will be of an industrial type with varying heights to not exceed 35ft. A photograph of the typical design of the in-plant buildings has been provided for review.

The intended Phase II concrete batch plant is noted to be similar to the an existing plant located at 4199 Selvitz Road, with a maximum height of 60 ft. The final orientation and design will be subject to final administrative design review approval by staff.

The overall sign design and layout have been strategically planned to orient, locate, and design the structures and plant components to minimize view or disturbance to the adjacent Fort Pierce Central Highschool and residential development. Further elaboration is provided with discussion of storm water retention and landscape design.

The identified and proposed sections of fence on the site plan are presented as chain-link. The applicant is encouraged to utilize a more appropriate fence design at the entrance of the facility in accordance with the City's design review guidelines. Additionally, if any of the fencing along the southern canal is replaced, the applicant is guided to utilize a coated chain-link in-lieu of a bare galvanized option.

Access & Deliveries

Vehicular access to the proposed manufacturing facility will be from a new two-way driveway presented from Selvtiz Road, around to the southern acreage of the overall site. This access will be established within a shared access easement to be secured prior to development. This entrance is the sole access for delivery vehicles and employees. Accommodations will be made to integrate designated turn lanes on Selvitz Road to improve access.

Two-hundred and eighty-six (286) vehicular parking spaces (nine of which are handicapped-accessible), are presented to support the facility. An off-street loading space is provided adjacent to the administration building, in addition to the internal driveways and protocols to accept material deliveries.

The Phase I function of the facility will demand frequent delivery of concrete materials to the site for processing and fabrication of the concrete precast products these materials are intended to be shipped to the site via truck. The products from this facility are intended for various applications and users, ranging from utility providers, local governments, contractors, etc.

It's noted that the applicant is finalizing arrangements with the current property owner to prepare and file applications for platting of the property, at which time the necessary documents for submittal will clarify final access agreements.

St. Lucie County will be coordinating the final roadway improvement plans to Selvitz Road to accommodate this new facility. Independent of this project, the County is in the early stages of design for the improvements of Selvitz Road and Glades Cut-Off Road intersection, to include signalization of the intersection.

Traffic Impacts

The traffic impact study, accounting for the specific operation, suggests 506 daily trips will be generated by the proposed project. Of the designated trips, 149 trips are AM peak hour and 162 are PM peak hour due to the combination of staff and delivery activity.

The traffic impacts in the analysis have guided the designed installation of designated turn lanes into the facility for both north and south bound traffic seeking to access the site. Additionally, the Florida Department of Transportation is underway with improvements to Midway Road and Selvtiz Road which will assist in accommodating additional traffic along these linkages. The industrial traffic from delivery of concrete materials and departure of finished products will be primarily concentrated to roadways connecting to Selvitz Road, and to the west due to close proximity to Interstate 95.

Stormwater Retention, Landscaping & Buffering

Stormwater retention for the site is designed through the creation of a 7.47 acre retention pond, oriented to the south west corner of the property. This area is strategically place to expand buffering of site operations from adjacent uses. The creation of this extensive pond further seeks to reuse a portion of the fill to create a berm along the southern and eastern boundaries to further develop a physical and landscape buffer for the site. Complete detail of this berm and the typical landscape section proposed for this buffer are presented within the application packet.

The landscape plan designed for the development emphasizes the provision of parameter buffers, 20 to 40 ft. in width, along the southern and eastern portions of the site to build upon the geographic separation of the subject site from established residences and Fort Pierce Central by the existing drainage canal and retention pond. A total of 279 new trees are proposed for planting on-site, consisting primarily of live oak trees, magnolias, and sabal palms.

The planting of a linear landscape hedge along the southern property seeks to further buffer the site from adjacent properties.

Utility Infrastructure, Sidewalks, & Lighting

A twelve-foot (12') utility easement is planned along the southern boundary of the site, to provide necessary infrastructure lines and connections for the development. Interior sidewalk connections are provided for the

administration building and adjacent parking areas, but not designed for pedestrian access from Selvitz Road due to the expansive distance.

Site lighting will be provided along the access drive and on the site in accordance with City Code requirements. Attention to spill-over to the south will be emphasized in the final plan.

Outdoor Storage, Noise, & Dust

A significant element of the development plan is an expansive manufacturing yard and laydown storage area, roughly 45 acres in size. The presented material for this area is compacted shell rock, which will be slated for daily watering protocols to minimize dust generation from the operation areas. The utilization of concrete ingredients, manufacturing of concrete products and on-site transfers of materials and finished products present concerns related to the generation of dust from the subject site. Maintenance of prevention protocols is important to minimizing any impacts.

City Code Section 11-52.18 sets forth the primary noise regulations and sound level limitations. The review and enforcement of noise is measured from the real property line of the nearest receiving property based upon the time of day, and categorization of the receiving property as Residential, Commercial, or Industrial. The presented plan does not detail the sound levels typical for their facility; however the applicant affirms the capacity to comply with the established sound level limits.

The presented development presents a variety of operational aspects that may generate noise from sources including, but not limited to, delivery of construction materials, manufacturing activities, transfer of finished products to storage area, and the loading of finished products for transport. However the orientation of the site development with respect to surrounding users and design of the retention area, berm, and landscape buffers are intended to minimize impacts related to noise. Adherence to established noise and dust control standards is reiterated and essential to assimilation into this industrial corridor, while providing relief for adjacent residential homes further to the south east.

Technical Review Committee

All affected departments have reviewed the proposed Development Plan for consistency with established ordinances and requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Planning Board Recommendation:

The Planning Board, at their October 11th, 2016 meeting, voted unanimously to recommend approval of the request with staff recommended conditions.

Staff Recommendation:

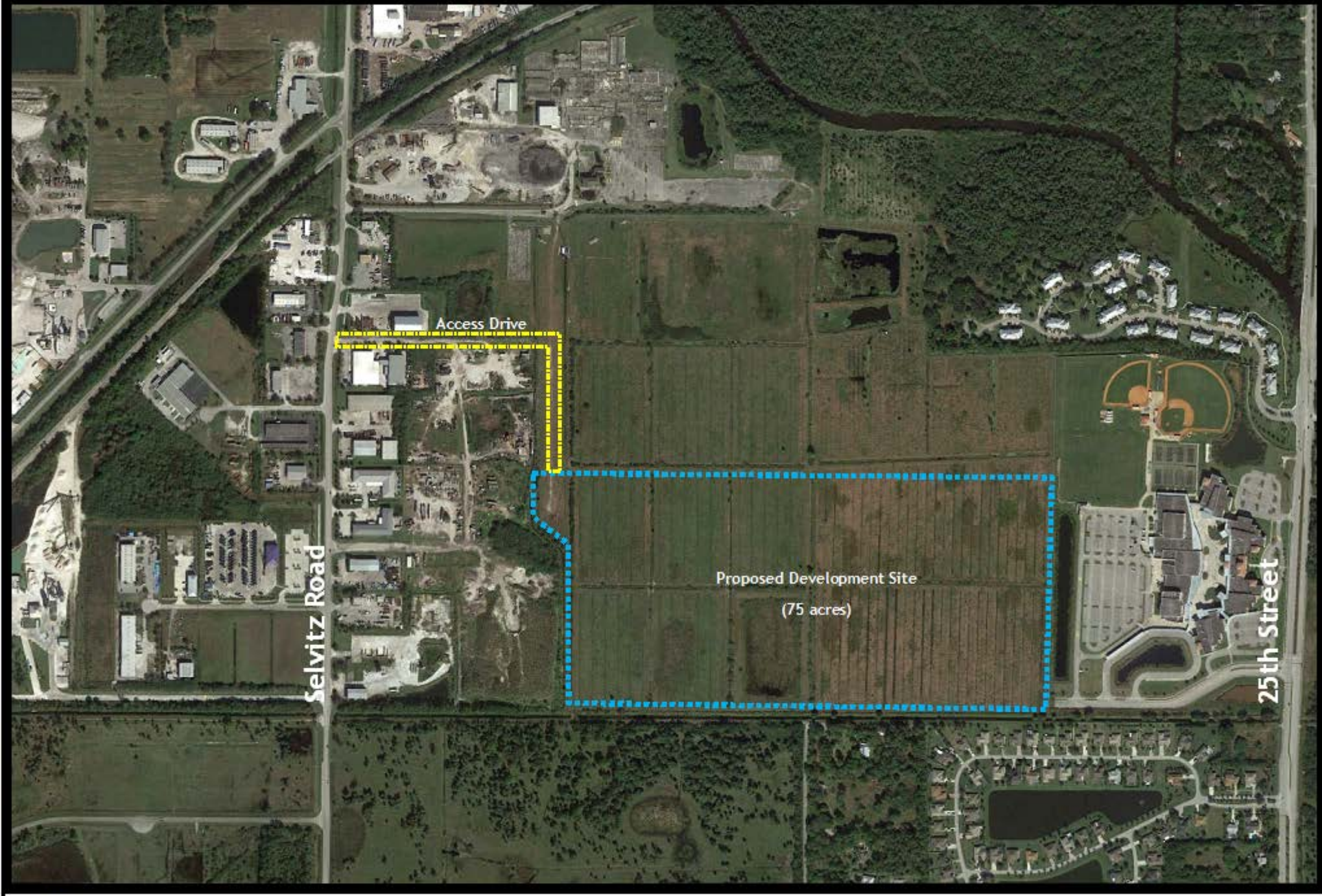
The proposed Site Plan and Design Review present an industrial facility consistent with the City's land development code, with acknowledgement of associated prospects of traffic, noise, and dust, however the plan has developed mitigation through design and the integration of prevention protocols to minimize the noted concerns; therefore Staff recommends approval of the request, contingent upon final approval of Ordinance 16-026, with the following conditions:

1) Adoption of a typical delivery route for the facility, which deters use of, and minimizes conflicts with residential or non-industrial roadways;

2) The potential replacement of the existing chain-link along the water management canal to the south, and fencing at the facility entrance, are completed with a coated chain-link or aluminum fence to more appropriately comply with established design review guidelines;

3) The property owner and/or applicant complete the necessary subdivision (plat), prior to issuance of a Certificate of Occupancy; and

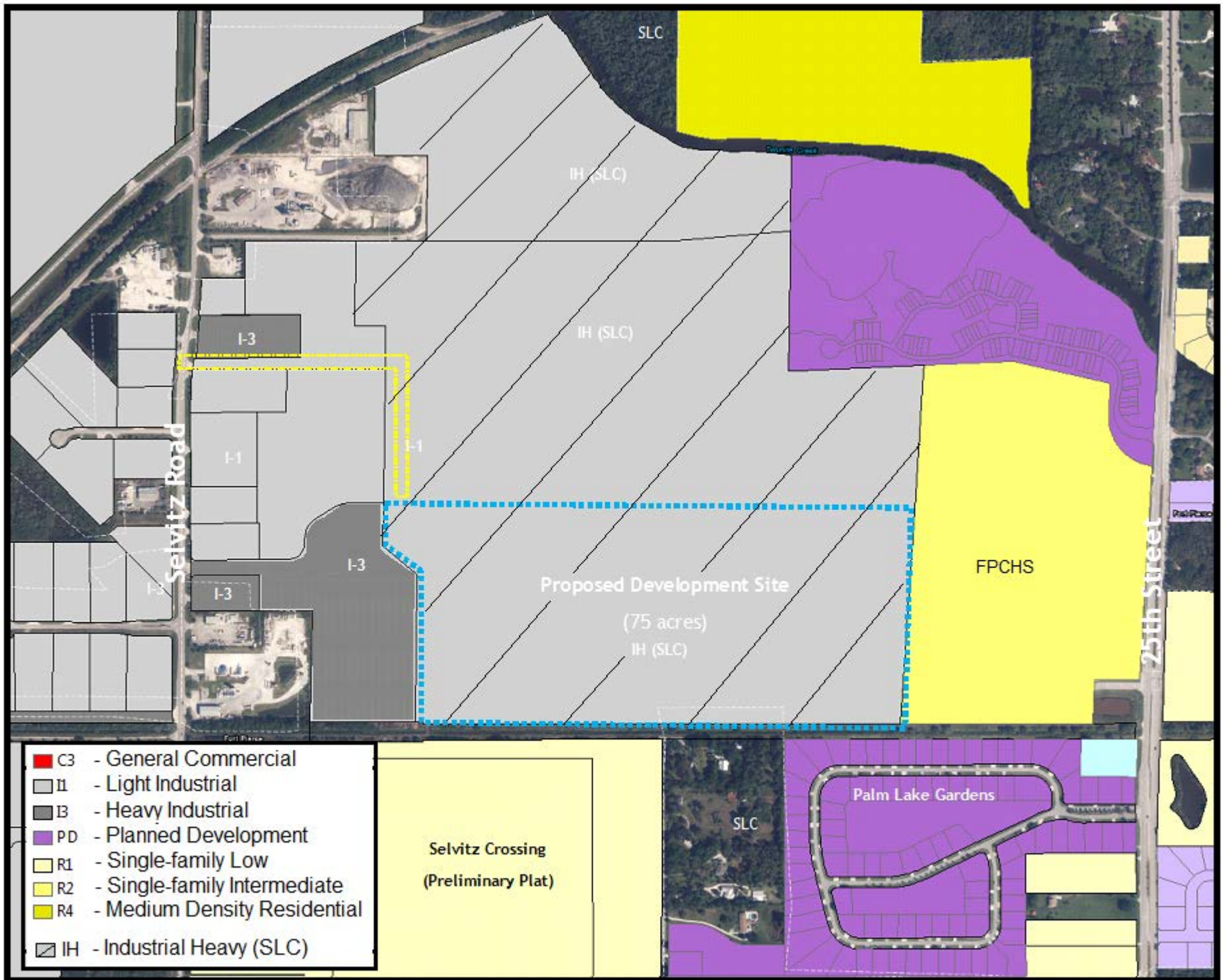
4) The final approval of the concrete batch plant is deferred until a complete design review submittal is provided for this component of Phase II construction.



THE SUNRISE CITY
FORT PIERCE
Florida

Precast Specialties, Inc. – Site Aerial

3798 Selvitz Road



THE SUNRISE CITY FORT PIERCE Florida

Precast Specialties, Inc.– Zoning Map

3798 Selvitz Road

JUSTIFICATION STATEMENT
Project Rock – Precast Concrete Facility
Rezoning to I3 with Site Plan Approval
Initial Submittal: September 1, 2016
ReSubmittal September 23, 2016
Revised September 29. 2016

REQUEST

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting to rezone the property located at 3798 Selvitz Road ("Property") from a St. Lucie County district of IH [Industrial Heavy] to a Ft. Pierce district Heavy Industrial (I3) in order to develop a 76,100 square foot precast concrete production facility.

APPLICANT

Precast Specialties, LLC. (PCS), specializes in the manufacturing of precast concrete products. PCS is currently located at 1380 NE 48th Street in Pompano Beach, Florida. Our objective is to make a phased transition from the Pompano facility to the new proposed facility in Fort Pierce, Florida just east of Selvitz Road on the now vacant Cargill Juice site.

PCS is a leader in the precast industry of the production of precast concrete products which includes hollow core concrete planks, utility poles and accessories for The State of Florida utility companies and contractors along with providing precast components for parking garages. The concrete products are produced in steel forms along open air production lines. The days and hours of operation of the plant are typically Monday through Saturday from 7am to 7pm. This may change depending on product demand and daylight hours. PCS currently employees over 300 people at its Pompano facility and expects to duplicate, over time, the same number at the Fort Pierce facility.

PCS is currently in the due diligence phase with Cargill Juice Company on the purchase of the property. Because the sale has not been completed, PCS requests a deferment of the design review committee's review of the vertical construction of the permanent buildings proposed on the site plan and approve the site plan with such conditions. PCS fully understands, that all permanent vertical construction must receive DRC approval prior to submitting for permit.

SITE CHARACTERISTICS

The prospective 75 acre site is now undeveloped, void of any building structurers or large plantings. PCS' currently plan is to develop the site in two phases. Please see site plan for reference. The first phase will focus on the precast utility division and the second phase will focus on the construction of a batch plant and precast parking garage components. The site will be accessed from Selvitz Road and PCS is anticipating adding right and left turn lanes to the current road to accommodate the additional traffic. The site currently boarders Fort Pierce Central High School to the east, developed industrial properties to the west, a residential community to the south east, undeveloped land to the south west and undeveloped land to the north.

PROPOSED DEVELOPMENT

The objective of our site development is to be good neighbors. The site design incorporates a

large retention area to provide separation between Fort Pierce Central High School and the residential community. PCS also proposes additional landscape berming along the south and east property lines. The production of the precast concrete products is normally not a loud noise producing event. The most noise will come from the tractor trailers picking up and delivering product. Because of this, we have located the loading areas to the northwest end of parcel to maximize distance from the residential and educational surroundings. The site design incorporates parking for both plant, non- in-plant employees and visitors. These parking areas, along with the ingress/egress drive will incorporate lighting levels of 2ft/candles. An engineered photometric plan will be submitted to the DRC for review prior to permit submission. The manufacturing facility will not be lit but the areas around the in-plant buildings will employ the same criteria. The ingress/egress road will be paved asphalt along with the parking areas. The manufacturing areas will be compacted shell rock. Dust will be controlled via water trucks which is PCS' current practice at its Pompano Beach facility. The water truck driver monitors ground conditions throughout the day and is proactive with the watering before high dust conditions can occur.

As previously stated, the site will be developed in two phases, within phase I, we propose to develop a phase IA and phase IB in order to achieve PCS' projected revenue and production goals. Phase IA will focus on the construction of the onsite infrastructure needed to begin precast production as quickly as possible. This shall include the necessary improvements to Selvitz Road, the construction of the ingress/egress drive from Selvitz Road and the required lighting, the installation of site utilities and connections to main lines including water and sewer as depicted on the site plan for phase I, the installation of drainage structures and the digging of the retention area, the installation of landscaping, the installation of the shell rock base within the plant, the construction of concrete slabs to support the steel forms, the construction of the employee parking lot and the construction of the dispatch office and employee restrooms. For further clarification and reference, pictures have been included of the proposed production areas which are to be constructed in phase IA. The examples submitted include, utility pole forms, utility manhole forms, utility splice box forms, utility pole base forms and utility slabs. Office and employee spaces in phase IA will be provided via temporary trailers. A separate permit application will be submitted to the building department for the installation of the temporary structures. Phase IB will include the construction of remaining buildings not previously mentioned and as depicted on the included site plan. The buildings will include the administration building, covered storage areas, carpentry and steel shops, mechanics shop, etc. Phase II will be built out similar to what is shown on the included site plan. Pictures have been included for reference of PCS' intent concerning Phase II. The examples included include column forms, double tee forms and storage, hollow core plank casting line and storage and precast concrete wall form.

BUILDINGS

The majority of the buildings in the surrounding area are industrial in style and of the Concrete block stucco or metal – steel bent type. PCS proposes all of the buildings built onsite will be precast concrete. The main focus of the project for architectural detailing will be the administration building. The administration building may be approximately 40,000sf, two stories, 35' tall and will be reflective of the exterior elevations submitted. Please see attached photographs 2, 3 and 4 of existing buildings located in the immediate area. The in-plant buildings will be of the industrial type of varying heights with the tallest being 35'. Please see

attached photograph of a typical design of the in-plant buildings. The concrete batch plant which will be built in phase II, may be similar to the one located on 4199 Selvitz Road. The ultimate height of the batch plant may be 60'. All structural elements for the new buildings will be constructed in the new Fort Pierce plant by PCS employees from the Fort Pierce area. The interior build-out and finishes will also be completed by subcontractors from the Fort Pierce area.

ZONING AMENDMENT STANDARDS

1) **The amendment is consistent with the Comprehensive Plan.**
   The proposed Zoning Atlas Amendment to I3 - Heavy Industrial is consistent with the following Comprehensive Plan provisions:

   Future Land Use Element – Heavy Industrial Future Land Use Designation – 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.
   The proposed precast concrete production facility is a manufacturing use that will create a significant amount of jobs for the City of Ft. Pierce. The proposed I3 – Heavy Industrial zoning designation is consistent with the existing Heavy Industrial Future Land Use designation. The proposed facility's square footage will be below the maximum 2.0 FAR allowed per the Comprehensive Plan.

   Future Land Use Policy 1.1.9 – Uses which case significant noise, light, glare, odor, vibration, dust, hazardous conditions, or industrial traffic shall provide adequate buffering when located adjacent to or in close proximity to uses such as residential.
   The proposed precast concrete production facility will have a significant buffer along the south and east property lines. The Property is separated from the single family residential to the south by a large canal right-of-way which will provide additional buffering from the industrial use.

   Future Land Use Objective 1.10 – The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.
   The proposed Zoning Atlas Amendment is consistent with the existing Future Land Use Designation of Heavy Industrial. This amendment will allow for the development of a precast concrete production facility that will generate a significant amount of jobs for the City of Ft. Pierce.

2) **The amendment will not have an adverse effect on the ability of the City to: a) Satisfy land and water use needs; and b) Meet transportation demands and provide community facilities and services.**
   As demonstrated in the attached application submittal materials the proposed Zoning Atlas amendment will not have an adverse impact on the City's ability to satisfy land and water use

needs. The proposed amendment will meet the transportation demands and not impact City facilities and services.

3) **The amendment will promote and protect the public health, safety and general welfare.** *The proposed Zoning Atlas amendment from Light Industrial (I1) to Heavy Industrial (I3) is consistent with the existing Heavy Industrial Future Land Use designation. The proposed amendment will allow for the development of a precast concrete plant that will add employment and tax base of the community. The development of this Property will also secure a formerly vacant property with an employment generating industrial use. Furthermore, as indicated above the residential uses to the south of the Property will be protected from this industrial use by landscape materials and a berm. The Applicant will take all precautions related to lighting, noise and dust control in order to be a good neighbor to those residential uses as indicated above.*

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

DEVELOPMENT REVIEW

Property address or Location 3798 Selvitz Road, Ft. Pierce, FL

Parcel ID #(s) 2432-122-001-000-5

Project description The Applicant desires to develop a precast concrete facility on the Property.

Cargill Juice North America, Inc.
Property Owner(s)
15407 McGinty Road West
Street Address
Wayzata MN 55391
City State Zip
(952) 742-6777
Phone Number
Tom_Abrahamson@cargill.com
Email Address

Dean Locke / Precast Specialties, LLC c/o JMorton Planning
Applicant/Representative, Title, Company
3920 RCA Boulevard, # 2002
Street Address
Palm Beach Gardens FL 33410
City State Zip
(561) 721-4461
Phone Number
spickett@jmortonla.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.*

Tom Abrahamson

Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Kansas COUNTY of Sedgwick

The foregoing instrument was acknowledged before me this 29th day of August, 2016, by Tom Abrahamson who is personally known to me or has produced driver's license as identification.

Sandra Carrier
Signature of Notary

SANDRA CARRIER
Notary Public - State of Kansas
My Appt. Expires 3-7-2020

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		
■ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

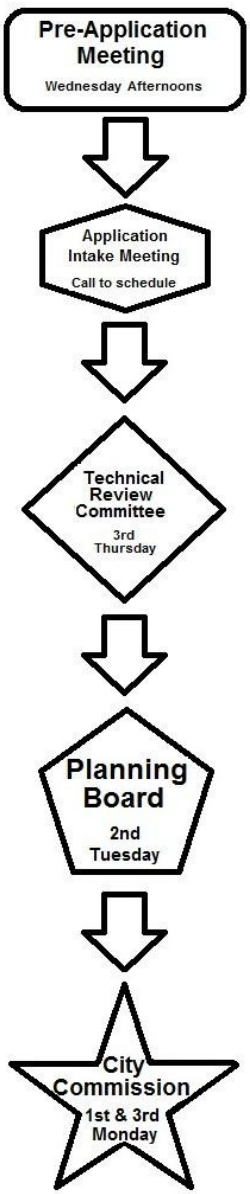
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units:_____

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

North	South	East	West
Vacant	Vacant & SF Residential	Ft. Pierce High School	Vacant

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)

Ownership

Cargill Juice N America Inc

PO Box 5626
Minneapolis, MN 55440

Legal Description

32 35 40 THAT PART OF SEC MPDAF:BEG NW COR OF NE 1/4 RUN N 85 47 50 E ALG SEC LI 694.56 FT,TH S 01 09 02 W 765.50 FT,TH N 88 07 52 E 682.40 FT,TH S 01 49 35 W 594.97 FT,TH S 88 03 45 W 1350.99 FT,TH N 00 25 20 E 1332.57 FT TO POB AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 AND NE 1/4 OF NW 1/4 AND FROM W 1/4 COR RUN N 00 04 06 E ALG W LI OF NW 1/4 53.50 FT,TH S 89 58 19 E 50 FT TO E R/W LI OF SELVITZ RD AND NLY R/W LI OF NSLWCD CANAL NO. 101,TH CONT SE ALG NLY R/W LI 1273.67 FT TO POB;TH N 00 49 02 E 801.37 FT,TH N 51 03 36 W 241.52 FT,TH N 00 49 02 E 228.64 FT,TH CONT NE 967.72 FT,TH WLY 170 FT,TH NELY 460 FT TO N LI OF SEC,TH ELY ALG N LI 400 FT TO NW COR OF NE 1/4 OF NW 1/4,TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL NO. 101,TH N 89 58 19 W ALG N LI 40 FT TO POB (160.43 AC) (OR 1814-1541)



Current Values

Just/Market Value:	$4,452,340
Assessed Value:	$90,764
Exemptions:	$0
Taxable Value:	$90,764

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Finished/Under Air (SF):	936
Gross Area (SF):	936
Land Size (acres):	160.43
Land Size (SF):	6,988,331

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 30, 2003	1814 / 1541	XX01	WD	Sunpure LTD,	$2,932,900
Oct 16, 1997	1104 / 2339	XX01	WD	BECKER HOLDING CORP	$581,200
Apr 1, 1986	0495 / 2537	XX02	CV		$406,200

Building Information (1 of 1)

Finished Area: 936 SF

Gross Total Area: 936 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: UT4	Year Built: 1990	Frame:
Grade: Y_D	Effective Year: 1990	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: CONC GRD
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%

Special Features and Yard Items

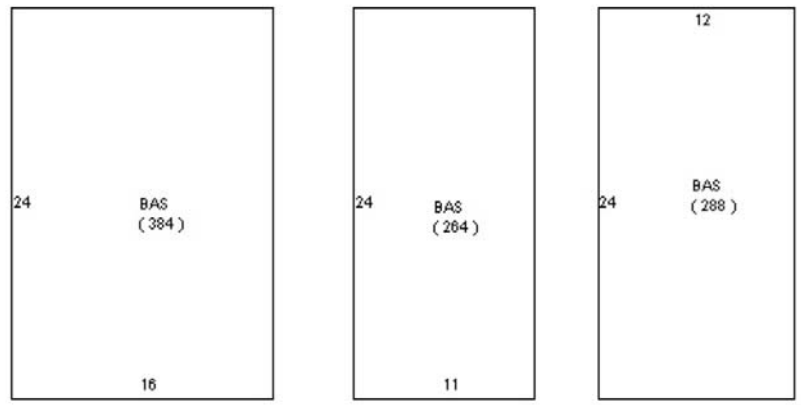
Type	Qty	Units	Year Blt
SINGLE LIGHT	1	2	1990
DOUBLE LIGHT	1	3	1990
CHAINLINK 6'	1	300	1990
TRIPLE LIGHT	1	1	1990

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	936	936	222

Building:	$15,400
Land:	$4,436,940
Just/Market:	$4,452,340
Ag Credit:	$4,356,429
Save Our Homes or 10% Cap:	$5,147
Assessed:	$90,764
Exemption(s):	$0
Taxable:	$90,764

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	436.4	Fort Pierce Stormwater Charge	$23,565.60
2013	0054	160.43	North St. Lucie Water Management District	$2,005.38

This does not necessarily represent the total Special Assessements 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

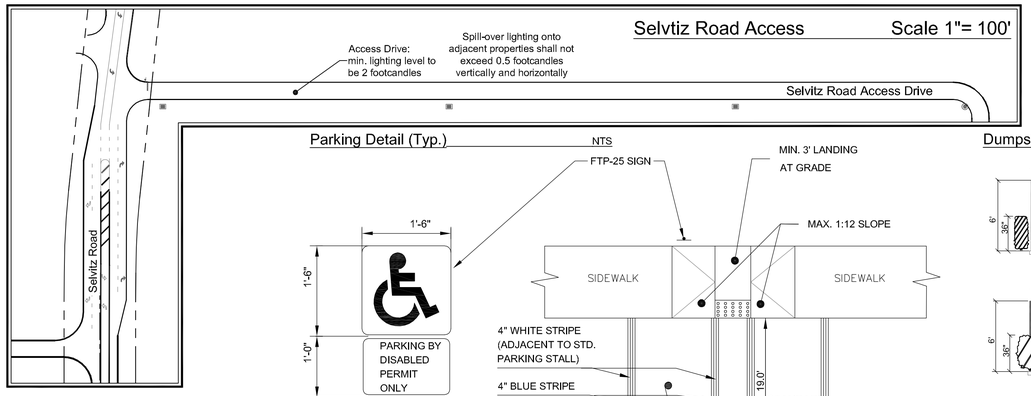
Year	Just/Market	Assessed	Exemptions	Taxable
2015	$4,452,340	$90,764	$0	$90,764
2014	$4,452,440	$86,441	$0	$86,441
2013	$4,438,940	$82,511	$0	$82,511

Permits

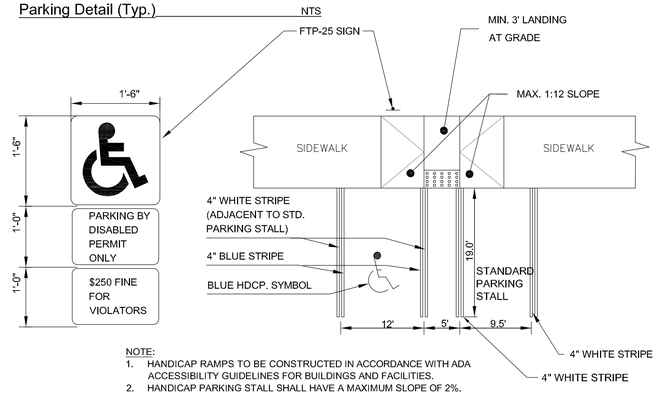
Number	Date	Description	Amount	Fee
BP09-1554	Sep 7, 2010	Alterations/Remodeling	$65,000	$900
BP10-1492	Oct 19, 2010	Alterations/Remodeling	$10,000	$175
BP10-1495	Oct 20, 2010	Fence	$14,700	$158
BP12-0916	Jul 17, 2012	Electric	$2,250	$100
BP13-1467	Sep 9, 2013	Alterations/Remodeling	$41,000	$426
BP14-1973	Sep 11, 2014	Alterations/Remodeling	$18,000	$188
BP16-0279	Mar 2, 2016	Alterations/Remodeling	$12,000	$150

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

Selvtiz Road Access — Scale 1"= 100'

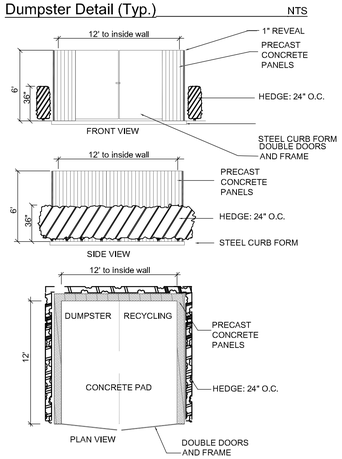


Parking Detail (Typ.) — NTS



NOTE:
1. HANDICAP RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
2. HANDICAP PARKING STALL SHALL HAVE A MAXIMUM SLOPE OF 2%.
3. ALL DIMENSIONS AND NOTES ARE TYPICAL

Dumpster Detail (Typ.) — NTS



Tabular Data

Project Name:	Precast Concrete Plant
Location:	3798 Selvitz Rd, Ft. Pierce, FL
Existing Future Land Use	HI
Existing Zoning District	[SLC] IH
Proposed Zoning District	I3
Section/Township/Range	32/35/40
Property Control Number	2432-122-001-000-5
Total Site Area	+/-75 AC
Phase I	+/-46 AC
Phase II	+/-29 AC
Flood Zone:	X
Impervious Area	(+/-72%) +/-54 AC
Pervious	(+/-28 %) +/-21 AC

Building Data

Total Square Footage	76,100 SF*
Total FAR	0.02*
PHASE I	
Square Footage	67,350
Administration Building	40,000 SF
Dispatch Building	1,900 SF
Tool Room	900 SF
Quality Control Room	900 SF
Carpentry Shop	5,000 SF
Covered Material Storage	6,000 SF
Steel Shop	5,000 SF
Covered Employee Area	3,000 SF
Employee Services Building	4,000 SF
Mechanic's Shop	2,400 SF
In-Plant Restroom	750 SF
PHASE II	
Square Footage	8,750*
Future In-Plant Restroom	750 SF
Future Covered Materials Storage	8,000 SF
*Future Batch Plant	TBD SF

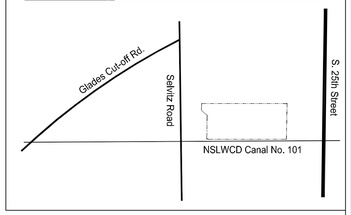
Parking Data

Parking Required (2 sp /1,000SF)	152 spaces
Parking Provided	286 spaces
Handicap Parking Required (2.2% of Total)	6 spaces
Handicap Parking Provided	9 spaces
Loading Required	1 space
Loading Provided	1 space

Open Space

Total:	+/-21 AC
Buffers and Non-vehicular Areas	+/-11.1 AC
Lake Maintenance Easement	2.4 AC
Lake Surface	7.5 AC

Location Map — NTS



Site Coverage

PHASE I

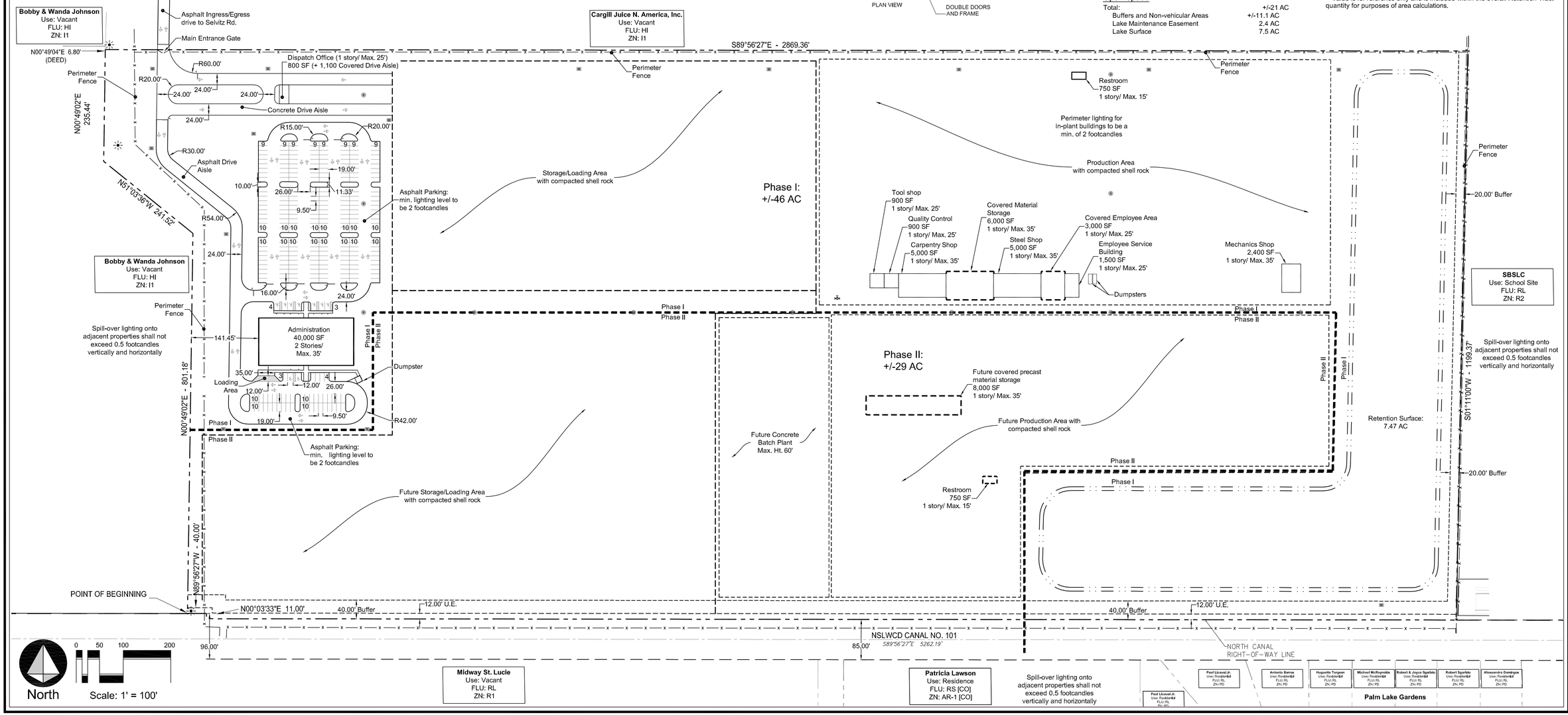
	Square Feet	Acreage	Percent
Building	67,350	1.6	2.0
Roadway/Parking	160,059	3.7	4.9
Sidewalk/Misc.	2,807	0.6	0.9
Laydown Storage	431,461	9.9	13.2
Production Area	556,310	12.8	17.0
Retention Tract	431,760	9.9	13.2
Retention Surface	325,554‡	7.5‡	10.0‡
Phase I Total	1,649,747	38.5	51.2

PHASE II

	Square Feet	Acreage	Percent
Building	8,750*	0.2	0.2
Laydown Storage	538,372	12.4	16.5
Production Area	585,523*	13.4	17.9
Phase II Total	1,141,395	26.0	34.9
SITE TOTAL	2,791,142	64.5	85.8

*Future Batch Plant square footage TBD

‡ Value is for reference only and is included within the overall Retention Tract quantity for purposes of area calculations.



Morton PLANNING | LANDSCAPE ARCHITECTURE
3920 RCA Blvd. Suite 2002 | Palm Beach Gardens, FL 33410

Precast Concrete Plant

Prepared for Precast Specialties, LLC

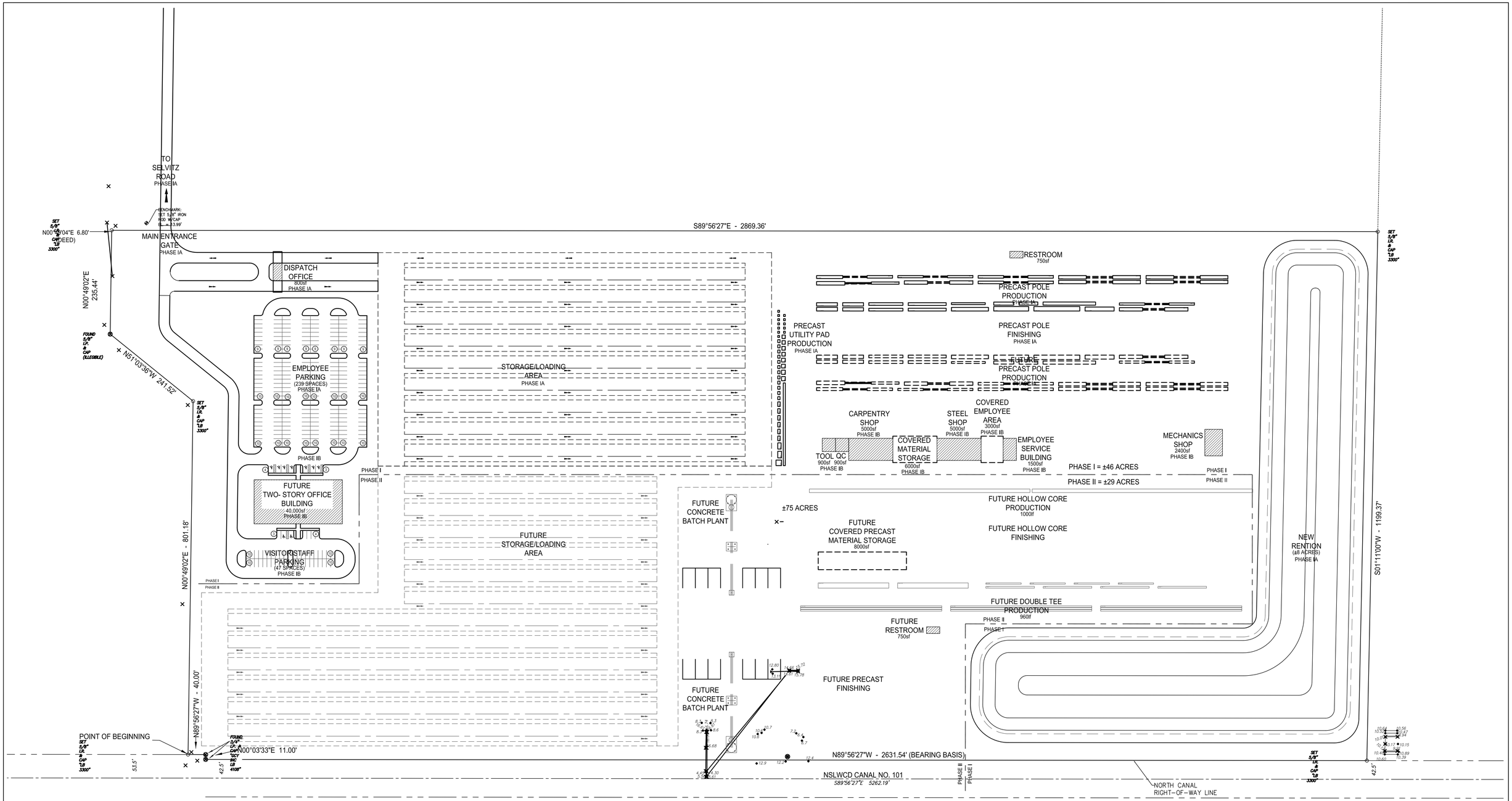
Ft. Pierce, Florida

REVISIONS

Site Plan

SCALE |	AS SHOWN
DRAWN |	SDP
CHECKED BY |	SDP
FILE |	145.01-FL Pierce 75AC - FSP ReSub
DATE |	2016-09-23

Sheet: 1 of 1



PLANT OPERATIONS PLAN

FOR REFERENCE ONLY SCALE: 1"=100'-0"

–	–	–
DATE	DESCRIPTION	BY
	REVISIONS	

ENGR.	DATE
CHECKED	DATE
–	–
DRAWN	DATE
M.R.	09/27/16

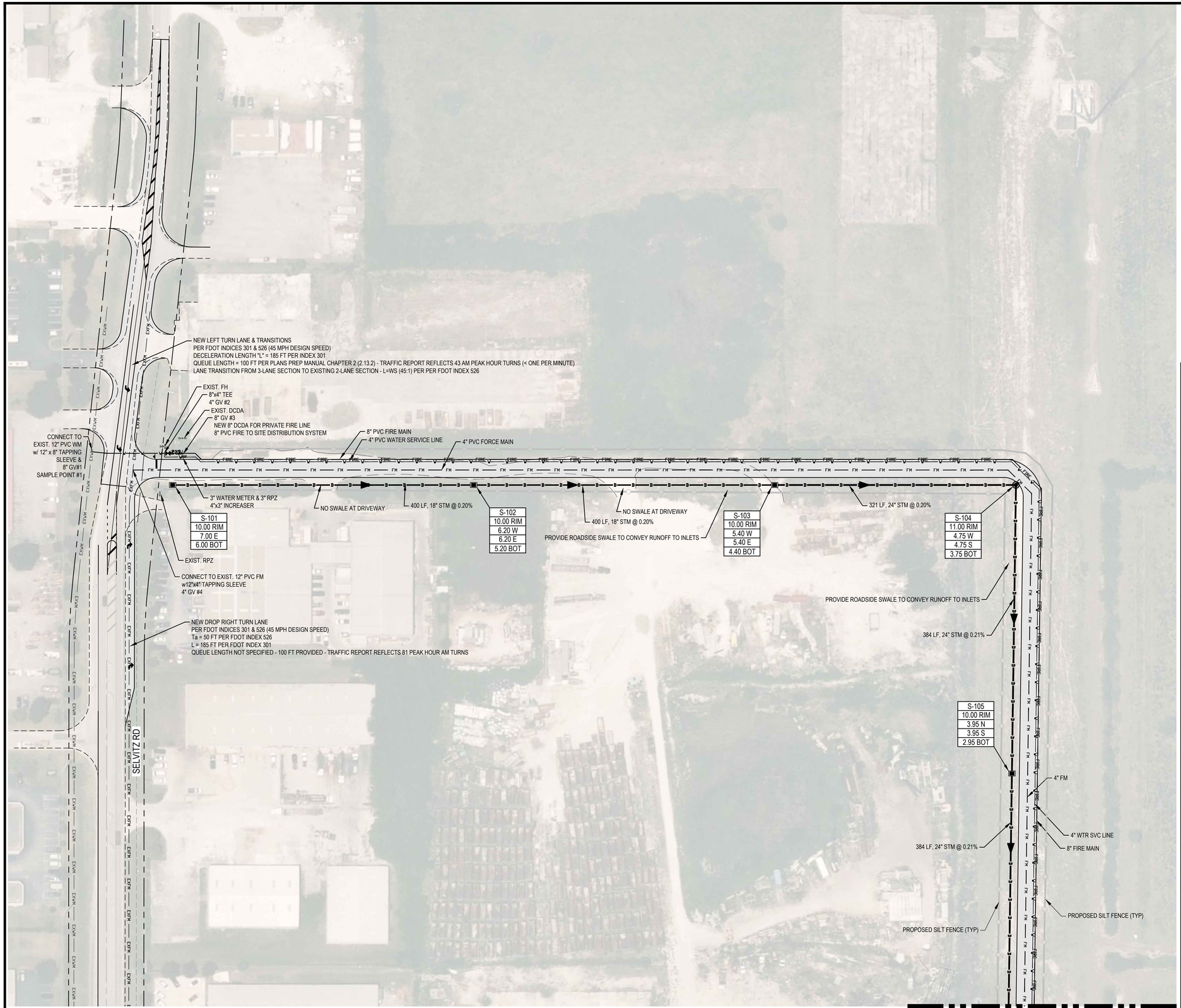
PCI Precast/Prestressed Concrete Institute

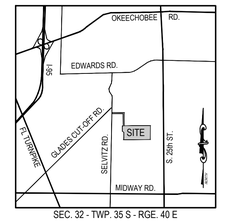
PROJECT:
NEW PRECAST PLANT
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

CONTR.:
TEL.:

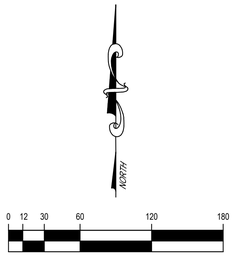
APPROVED DATE	SHEET NO.	WO#:
–	1.0	P-16-

PRECAST SPECIALTIES
Pre-Cast Specialties, LLc.
1380 N.E. 48th. St. Pompano Beach, FL. 33064
PHONE: 954-781-4040 FAX: 954-781-1194





LOCATION MAP
N.T.S.



SCALE: 1" = 60'

LEGEND

- EXISTING WATERMAIN — EXWM
- EXISTING FORCEMAIN — EXFM
- EXISTING STORM DRAINAGE — EXSTM
- STRUCTURE NUMBER — S-000
- RIM ELEVATION — 0.00 RIM
- INVERT — 0.00
- STRUCTURE BOTTOM — 0.00 BOT
- PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE
- STRUCTURE NUMBER — MH-0
- RIM ELEVATION — 0.00 RIM
- INVERT — 0.00
- PROPOSED SANITARY SEWER — S
- FIRE HYDRANT ASSEMBLY
- PROPOSED FIRE MAIN — FIRE
- PROPOSED WATER SERVICE LINE — W
- PROPOSED SANITARY SERVICE LINE — S
- PROPOSED FORCEMAIN — FM
- PROPOSED SILT FENCE
- PROPOSED PAVEMENT
- PROPOSED SHELLROCK
- PROPOSED CONCRETE
- UTILITY EASEMENT — U.E.
- BUFFER EASEMENT — B.E.
- STOP SIGN & 2' STOP BAR (THERMO.)

NOTES:

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www.civil-design.com
CA No. 9664

NEW PRECAST MANUFACTURING & ADMINISTRATION FACILITY

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

APPROVED BY:

T. Jeff Trompeter, P.E.
Florida License No. 51045

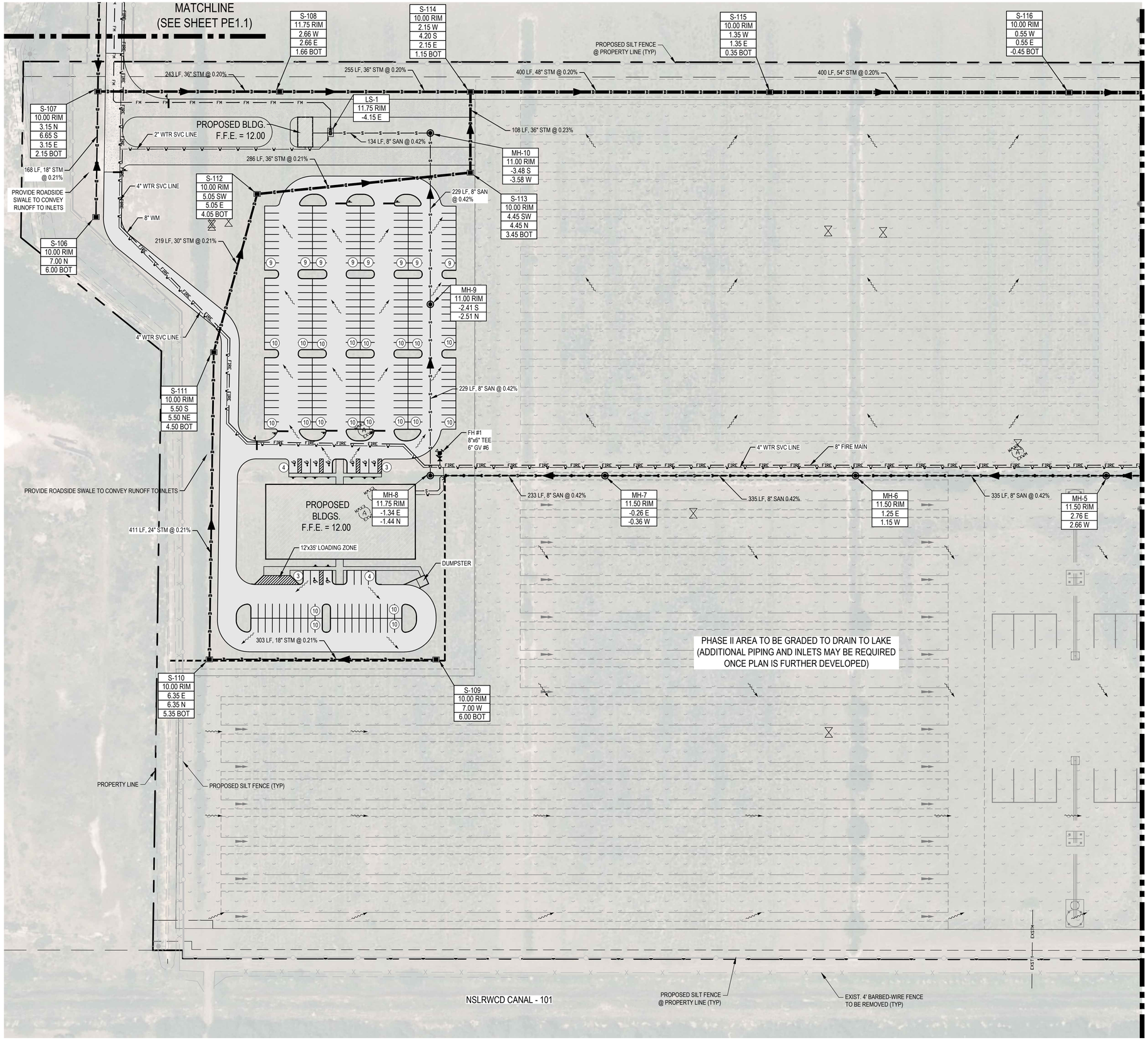
CDI PROJECT NO.
16488-01

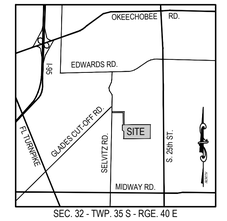
DATE: 8/30/16
DESIGNED: JT
DRAWN: CJ

NO.	DATE	REVISION DESCRIPTION
1	9/16/16	TRC REVIEW COMMENTS

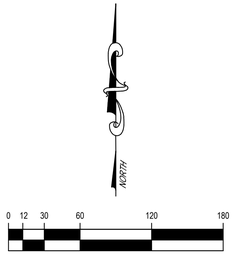
PRELIMINARY ENGINEERING PLAN

PE1.1





LOCATION MAP
N.T.S.



SCALE: 1" = 60'

LEGEND

EXISTING WATERMAIN	EXWM
EXISTING FORCEMAIN	EXFM
EXISTING STORM DRAINAGE	EXSTM
STRUCTURE NUMBER	S-000
RIM ELEVATION	0.00 RIM
INVERT	0.00
STRUCTURE BOTTOM	0.00 BOT
PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE	
STRUCTURE NUMBER	MH-0
RIM ELEVATION	0.00 RIM
INVERT	0.00
PROPOSED SANITARY SEWER	S
FIRE HYDRANT ASSEMBLY	
PROPOSED FIRE MAIN	FIRE
PROPOSED WATER SERVICE LINE	W
PROPOSED SANITARY SERVICE LINE	S
PROPOSED FORCEMAIN	FM
PROPOSED SILT FENCE	
PROPOSED PAVEMENT	
PROPOSED SHELLROCK	
PROPOSED CONCRETE	
UTILITY EASEMENT	U.E.
BUFFER EASEMENT	B.E.
STOP SIGN & 2' STOP BAR (THERMO.)	

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www.civil-design.com
CA No. 9664

NEW PRECAST MANUFACTURING & ADMINISTRATION FACILITY

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

APPROVED BY:

T. Jeff Trompeter, P.E.
Florida License No. 51045

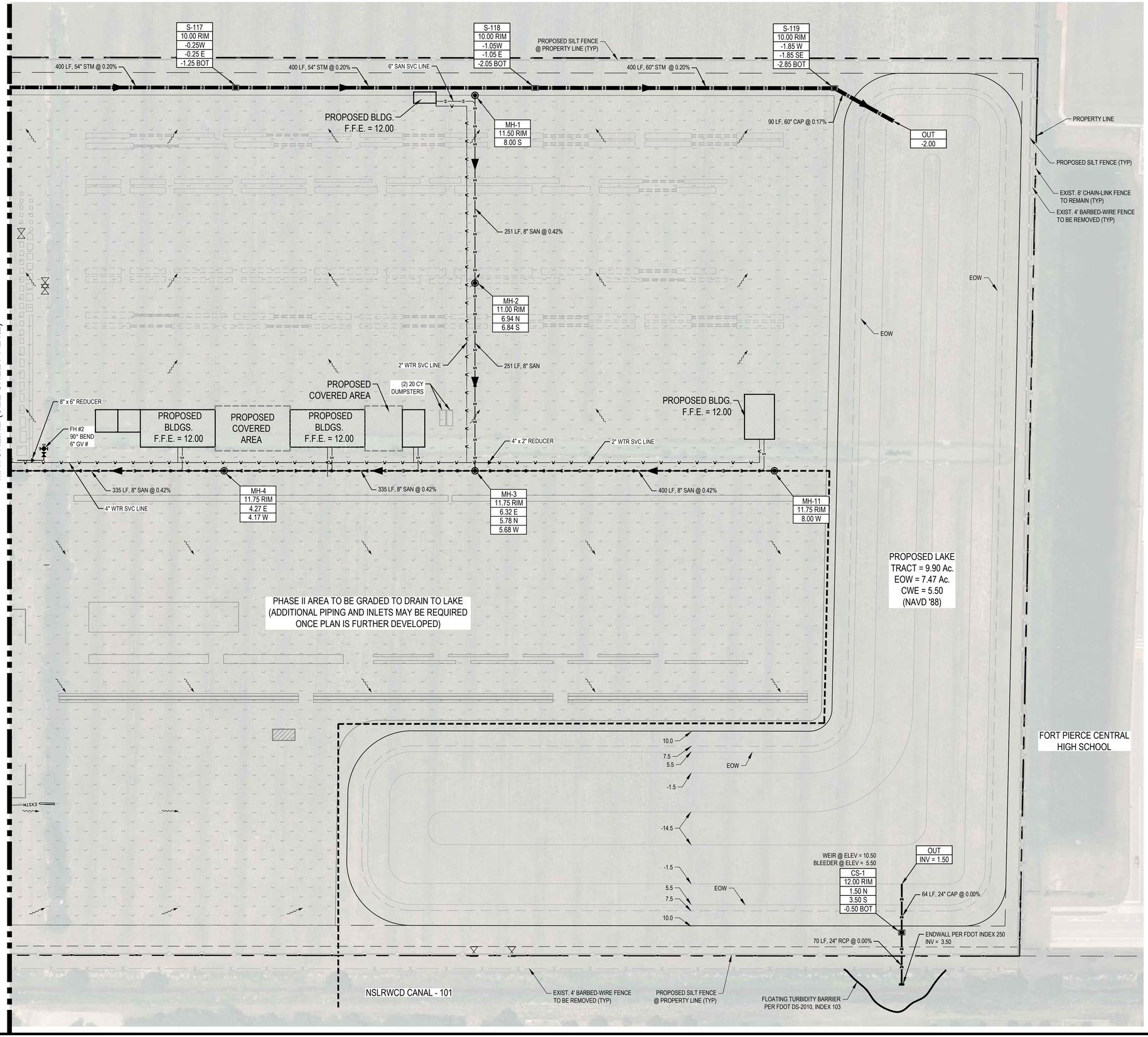
CDI PROJECT NO.
16488-01

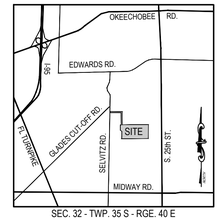
DATE: 8/30/16
DESIGNED: JT
DRAWN: CJ

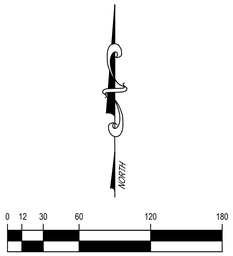
NO.	DATE	REVISION DESCRIPTION
1	9/16/16	TRC REVIEW COMMENTS

PRELIMINARY ENGINEERING PLAN

PE1.2







LEGEND

- EXISTING WATERMAIN — EXWM
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  - INVERT — 0.00
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ST. LUCIE COUNTY, FLORIDA

APPROVED BY:

T. Jeff Trompeter, P.E.
Florida License No. 51045

CDI PROJECT NO.
16488-01

DATE:	8/30/16
DESIGNED:	JT
DRAWN:	CJ

NO.	DATE	REVISION DESCRIPTION

PRELIMINARY ENGINEERING PLAN

PE1.3

SELVITZ RD.

EXIST. TREES (TYP.)
NOTE: TREE LOCATION NOT SURVEYED. FOR ILLUSTRATION PURPOSES ONLY

Bobby & Wanda Johnson
Use: Vacant
FLU: HI
ZN: I1

Asphalt Ingress/Egress drive to Selvitz Rd.

Main Entrance Gate

Perimeter Fence

Dispatch Office (1 story/ Max. 25')
900 SF +/- 1,100 Covered Drive Aisle

Concrete Drive Aisle

Asphalt Drive

Loading Area

Asphalt Parking:
Spill-over lighting onto adjacent properties shall not exceed 0.5 footcandles vertically and horizontally

Phase I

Phase II

Dumpster

Future Storage/Loading Area with compacted shell rock

Future Concrete Batch Plant Max. Ht. 60'

Cargill Juice N. America, Inc.
Use: Vacant
FLU: HI
ZN: I1

Storage/Loading Area with compacted shell rock

Phase I: +/-46 AC

Restroom 750SF 1 story/ Max. 15'

Perimeter lighting for all-clear building (to be a minimum of 2 fixtures)

Production Area with compacted shell rock

Covered Material Storage 900 SF 1 story/ Max. 25'

Carpentry Shop 5,000 SF 1 story/ Max. 35'

Steel Shop 5,000 SF 1 story/ Max. 35'

Employee Service Building 1,500 SF 1 story/ Max. 25'

Mechanics Shop 2,400 SF 1 story/ Max. 35'

10 Dumpsters

Phase II: +/-29 AC

Future covered precast material storage 5,000 SF 1 story/ Max. 35'

Future Production Area with compacted shell rock

Restroom 750 SF 1 story/ Max. 15'

Retention Surface: 7.47 AC

20.00' Buffer

SBSLC
Use: School Site
FLU: RL
ZN: R2

Spill-over lighting onto adjacent properties shall not exceed 0.5 footcandles vertically and horizontally

Midway St. Lucie
Use: Vacant
FLU: RL
ZN: R1

Patricia Lawson
Use: Residence
FLU: RS [CO]
ZN: AR-1 [CO]

Spill-over lighting onto adjacent properties shall not exceed 0.5 footcandles vertically and horizontally

Palm Lakes Gardens

NORTH CANAL RIGHT-OF-WAY LINE

NSLWCD CANAL NO. 101

EAST RIGHT-OF-WAY LINE, SELVITZ ROAD

POINT OF BEGINNING

POINT OF COMMENCEMENT

North
NTS

Morton
PLANNING | LANDSCAPE ARCHITECTURE
3930 RCA Blvd. Suite 2002 | Palm Beach Gardens, FL 33410

Precast Concrete Plant

Prepared for Precast Specialties, LLC.
Ft. Pierce, Florida

REVISIONS

1.	Rev. per CoFP Planning Dept. Cmts. 09/13/2016

Consolidated Plan

SCALE |	AS SHOWN
DRAWN |	HPH
CHECKED BY |	JLM
FILE |	145.01-XX - x-planting
DATE |	2016-09-22

Sheet: LA-05

Use: Vacant
FLU: HI
ZN: I1

SET 5/8" I.R. & CAP
"LB 3300"

°49'04"E 6.80'
(DEED)

Perimeter Fence

N00°49'02"E
235.44'

FOUND 5/8"
I.P. & CAP
(ILLEGIBLE)

N51°03'36"W 241.52'

SET 5/8" I.R. & CAP
"LB 3300"

Bobby & Wanda Johnson
Use: Vacant
FLU: HI
ZN: I1

Perimeter Fence

Spill-over lighting onto adjacent properties shall not

SEE SHT. LA03

Asphalt Ingress/Egress drive to Selvitz Rd.

SEE SHT. LA02

Main Entrance Gate

Dispatch Office (1 story/ Max. 25')
800 SF (+ 1,100 Covered Drive Aisle)

R60.00'

R20.00'

24.00'

24.00'

24.00'

24.00'

Concrete Drive Aisle

R15.00'

R20.00'

R30.00'

Asphalt Drive Aisle

19.00'

10.00'

26.00'

11.33'

9.50'

R54.00'

24.00'

16.00'

24.00'

Administration
40,000 SF

141.45'

SOD

QV-65
MGD-65
FIRE

Site Key Map NTS

North

0 15 30 60

Scale: 1' = 30'

Morton
PLANNING | LANDSCAPE ARCHITECTURE
3920 RCA Blvd. Suite 2002 | Palm Beach Gardens, FL 33410

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Ft. Pierce, Florida

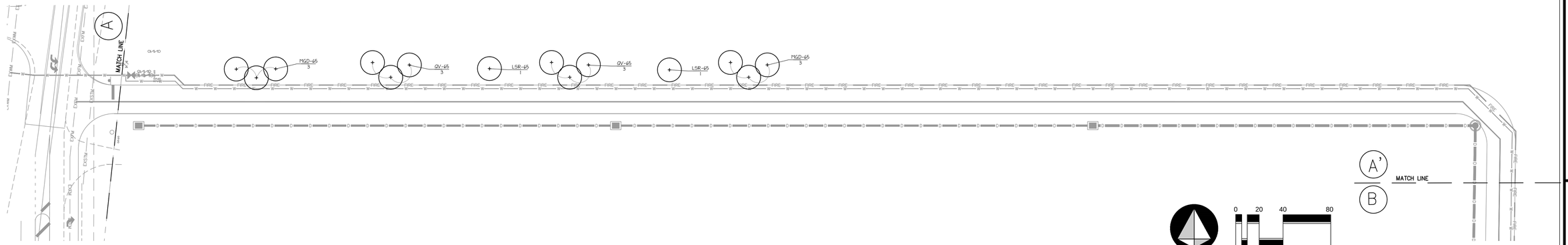
REVISIONS

1.	Rev. per CoFP Planning Dept. Cmmts. 04/13/2016

Landscape Plan

SCALE |	AS SHOWN
DRAWN |	HPH
CHECKED BY |	JLM
FILE |	145.01-XX - x-planting
DATE |	2016-09-22

Sheet: LA-01



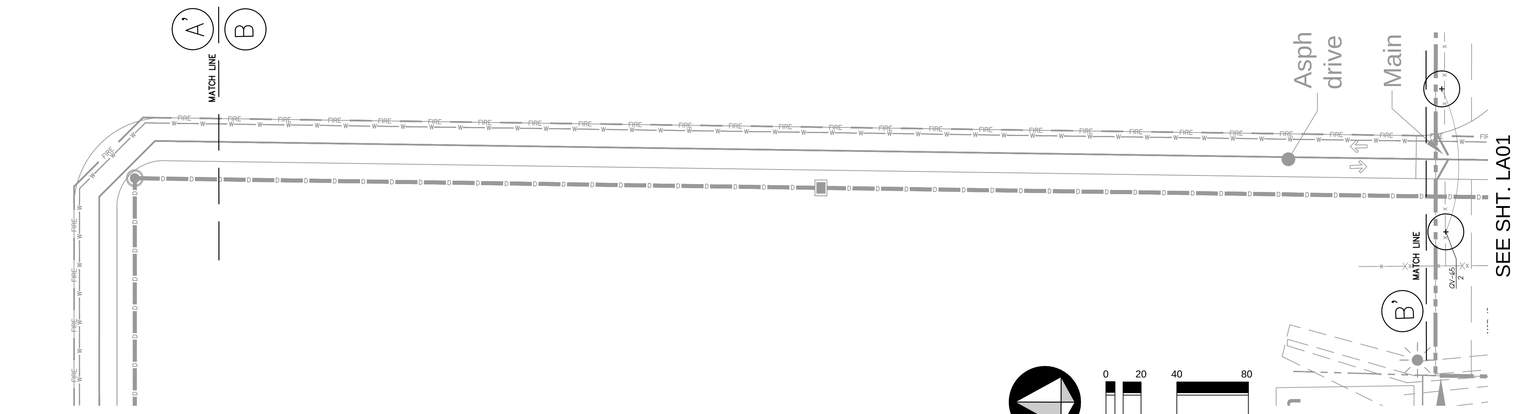
North

0 20 40 80

Scale: 1' = 40'

ACCESS EASEMENT BUFFER A-A'

PLAN SCALE: 1" = 40'



SEE SHT. LA01

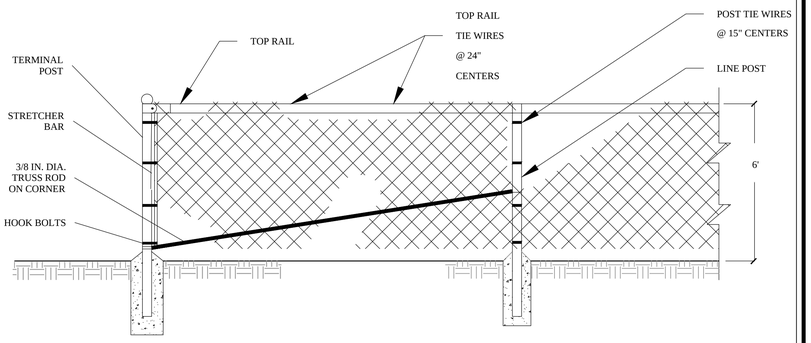
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0 20 40 80

Scale: 1' = 40'

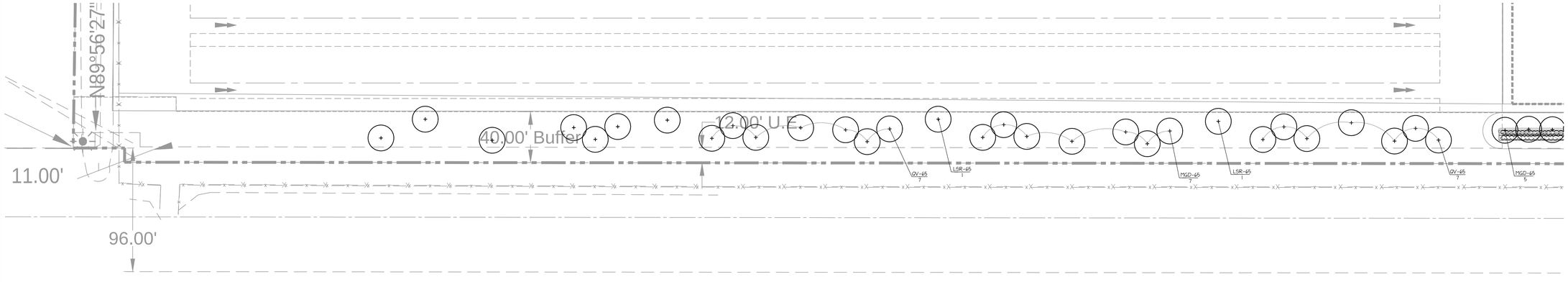
ACCESS EASEMENT BUFFER B-B'

PLAN SCALE: 1" = 40'



FENCE DETAIL

ELEVATION NTS



SEE SHT. LA03

Midway St. Lucie
Use: Vacant
FLU: RL
ZN: R1

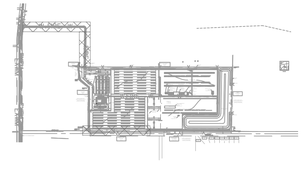
North

0 20 40 80

Scale: 1' = 40'

SOUTH PERIMETER BUFFER ADJACENT TO VACANT PARCEL

PLAN SCALE: 1" = 40'



Site Key Map NTS

Morton
PLANNING | LANDSCAPE ARCHITECTURE
3920 RCA Blvd. Suite 2002 | Palm Beach Gardens, FL 33410

Precast Concrete Plant

Prepared for Precast Specialties, LLC.

Ft. Pierce, Florida

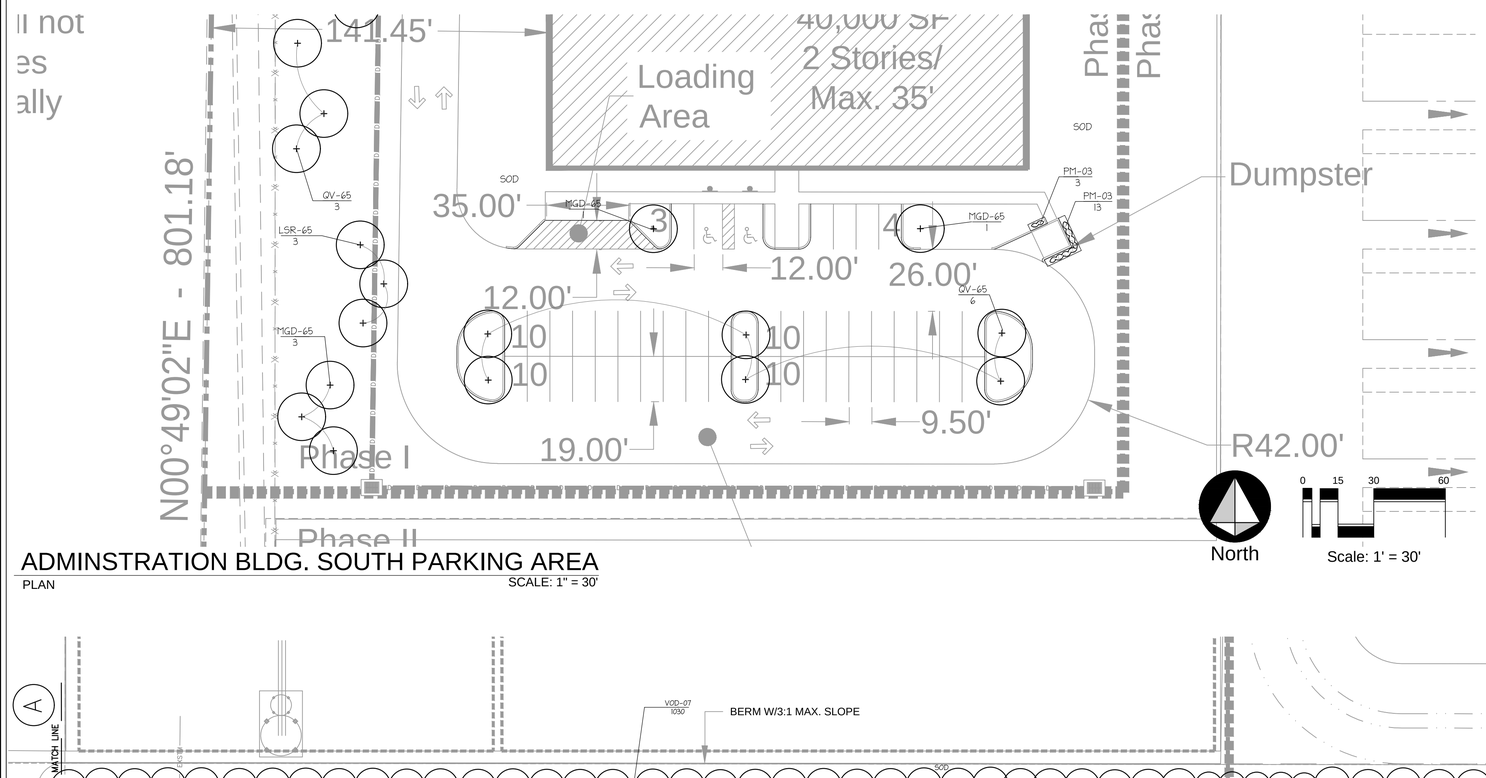
REVISIONS

1.	Rev. per CoFP Planning Dept. Cmmts. 09/13/2016

Landscape Plan

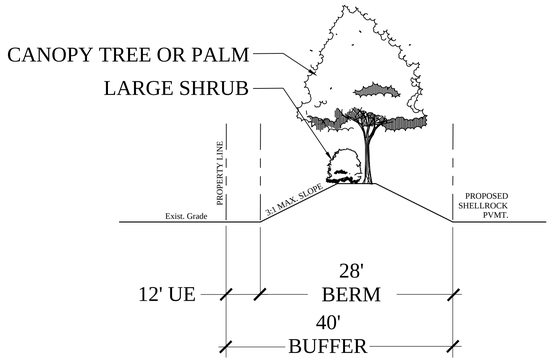
SCALE |	AS SHOWN
DRAWN |	HPH
CHECKED BY |	JLM
FILE |	145.01-XX - x-planting
DATE |	2016-09-22

Sheet: LA-02



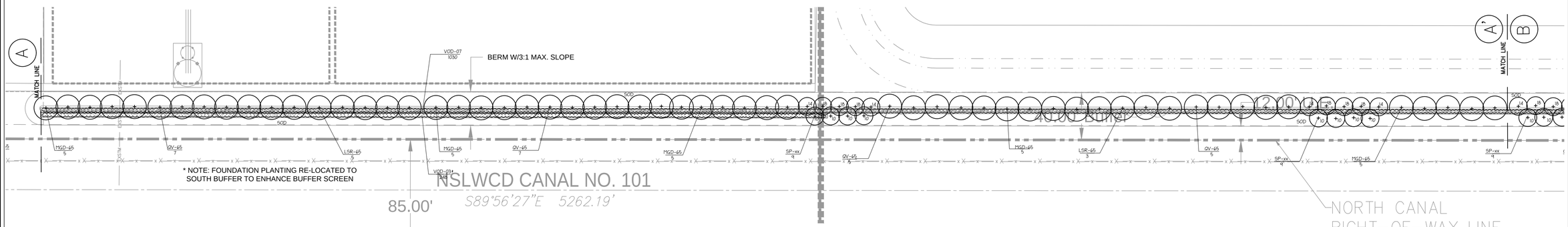
ADMINSTRATION BLDG. SOUTH PARKING AREA

PLAN SCALE: 1" = 30'



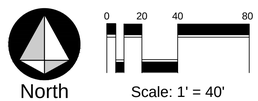
BERM DETAIL

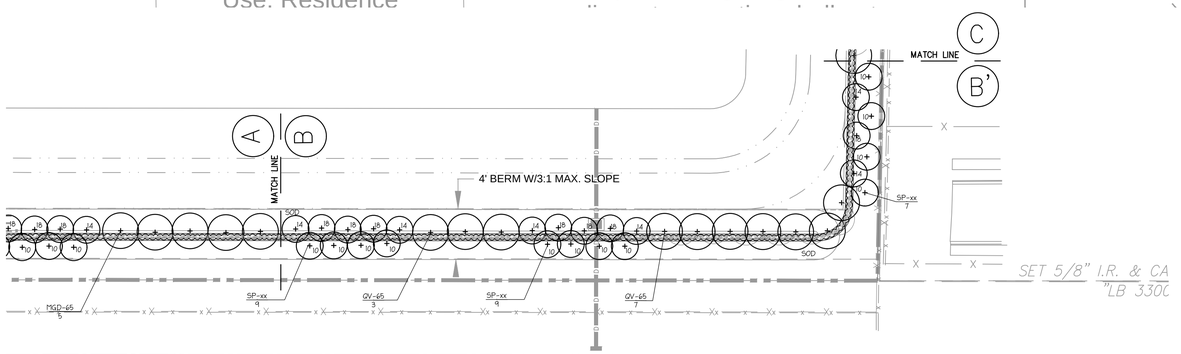
SECTION NTS



SOUTH PERIMETER BUFFER A-A'

PLAN SCALE: 1" = 40'





SOUTH PERIMETER BUFFER B-B'

PLAN SCALE: 1" = 40'

Patricia Lawson
Use: Residence

Spill-over lighting onto

Paul Licausi Jr.
Use: Residential
FLU: RL

Antonio Barros
Use: Residential
FLU: RL

Antonio Barros
Use: Residential
FLU: RL
ZN: PD

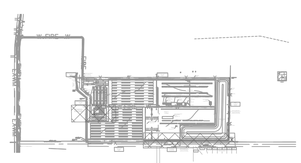
Huguette Turgeon
Use: Residential
FLU: RL
ZN: PD

Michael McReynolds
Use: Residential
FLU: RL
ZN: PD

Robert & Joyce Sgarlato
Use: Residential
FLU: RL
ZN: PD

Robert Sgarlato
Use: Residential
FLU: RL
ZN: PD

Alessandra Domingos
Use: Residential
FLU: RL
ZN: PD



Site Key Map NTS

Morton
PLANNING | LANDSCAPE ARCHITECTURE
3920 RCA Blvd. Suite 2002 | Palm Beach Gardens, FL 33410

Precast Concrete Plant

Prepared for Precast Specialties, LLC.

Ft. Pierce, Florida

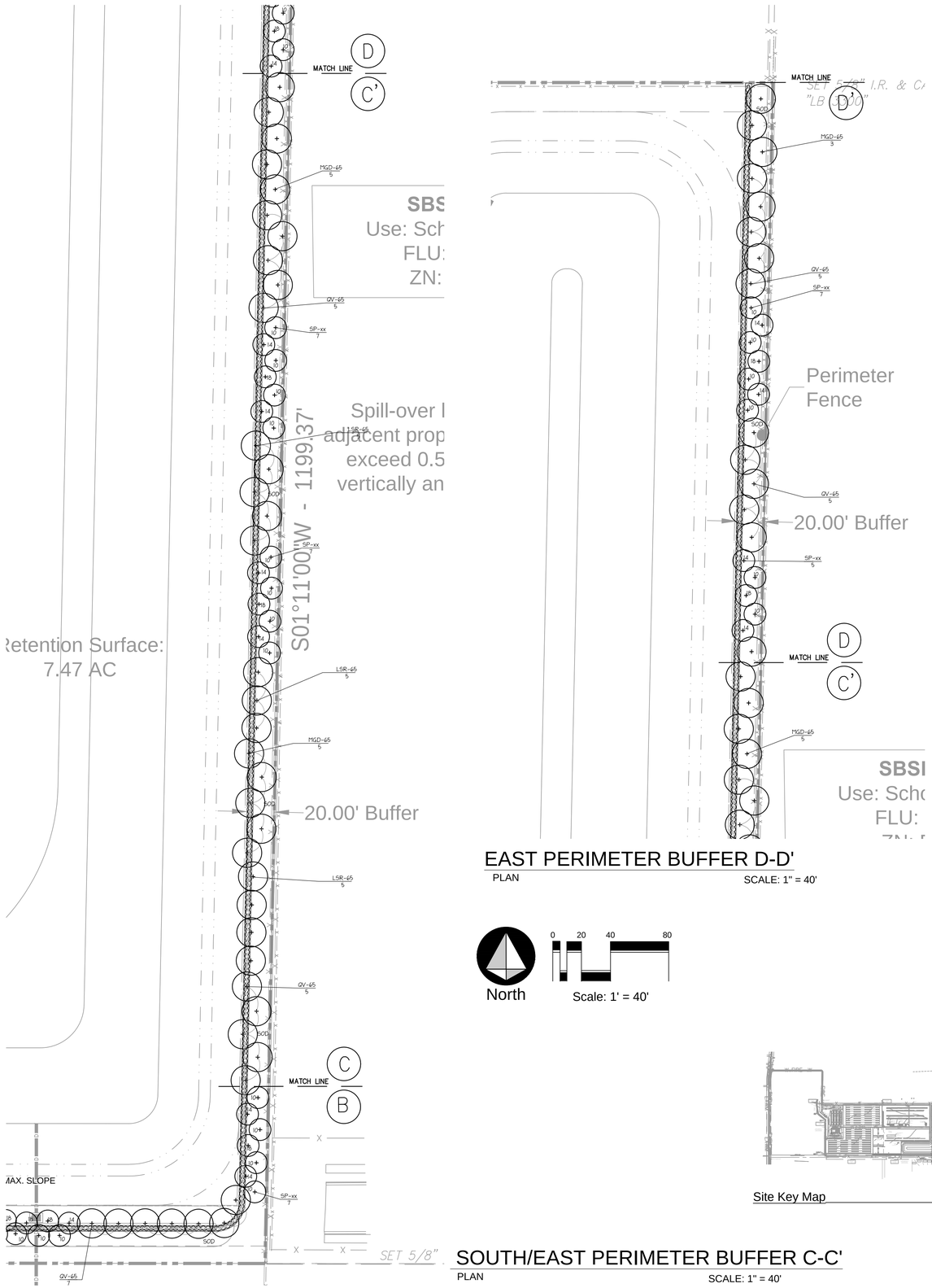
REVISIONS

1.	Rev. per CoFP Planning
	Dept. Cmnts. 09/13/2016

Landscape Plan

SCALE |	AS SHOWN
DRAWN |	HPH
CHECKED BY |	JLM
FILE |	145.01-XX - x-planting
DATE |	2016-09-22

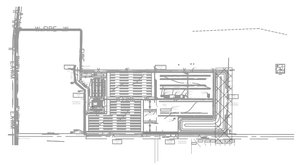
Sheet: LA-03



EAST PERIMETER BUFFER D-D'

PLAN

SCALE: 1" = 40'



Site Key Map NTS

SOUTH/EAST PERIMETER BUFFER C-C'

PLAN

SCALE: 1" = 40'

LANDSCAPE DATA

Sec. 22-187.6 Vehicular use, building, retention/detention areas adjacent to other property

.6a 10' landscaped strip abuts other property

.6b **The landscaping strip required by the immediately foregoing subsections shall include an average of at least one tree for each 200 sf of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment.**

REQUIRED: Landscape strips: 4,205 lf along adjacent properties X 10' = 42,050 sf landscape strip
Trees: 42,050 / 200 sf = 210 trees

PROVIDED: Trees: 211 trees

Sec. 22-187.7 Interior vehicular use areas

.7a At least one sf of interior landscaping for each 30 sf of vehicular use area (L-1 zoning). ·

7b At least one tree for each 100 sf of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment.

REQUIRED: Interior Landscaping: 150,082 sf of Vehicular Use area / 30 sf (L-1 zoning) = 5,302 sf
Trees: 5,302 / 100 sf = 53 trees

PROVIDED: Trees: 54 trees

Sec. 22-187.11 Screening of refuse collection areas

Refuse and recycling dumpsters shall be screened from view on all sides and shall be gated. One shrub or hedge shall be planted at 2' O.C. along the outside perimeter of the screen.

REQUIRED: 32 lf @ 2' O.C. = 16 shrubs

PROVIDED: = 16 shrubs

TOTAL REQUIRED TREES: = 263
TOTAL PROVIDED TREES: = 279
(256 Trees + 69 Palms / 3)

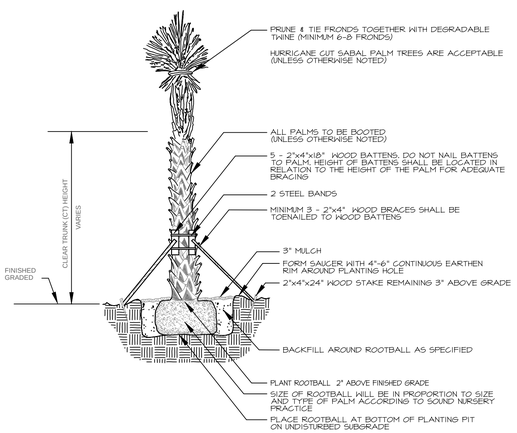
ACCESS ROAD EASEMENT
REQUIRED: TREES N/A
PROVIDED: TREES

PLANT LIST

QTY	Symbol	Botanical/Common Name	Specifications
TREES			
30	LSR-65	LIQUIDAMBAR STYRICIFLUA/SWEETGUM	65 GAL.; 12'X5' MIN.; 2-1/2" DBH. MIN.; A.S.
86	MGD-65	MAGNOLIA GRANDIFLORA 'BLANCHARD'/ MAGNOLIA	65 GAL.; 12'X5' MIN.; 2-1/2" DBH. MIN.; A.S.
140	QV-65	QUERCUS VIRGINIANA/LIVE OAK	65 GAL.; 12'X5' MIN.; 2-1/2" DBH. MIN.; A.S.
PALMS			
69	SP-XX	SABAL PALMETTO/CABBAGE PALM	10, 14, 18' CT. MIN.; SEE PLAN FOR HEIGHTS; BOOTED TRUNKS; NO TRUNK SCARRING; HURRICANE CUT; AS.
SHRUBS			
16	PM-03	PODOCARPUS MACROPHYLLUS 'MAKI'/PODOCARPUS	3 GAL.; 30" X 18"; 24" OC.
248	VOD-03	VIBURNUM ODORATISSIMUM/SWEET VIBURNUM	3 GAL.; 24" X 24"; 36" OC.
1030	VOD-07	VIBURNUM ODORATISSIMUM/SWEET VIBURNUM	7 GAL.; 36" X 36"; 40" OC.
		MULCH	3" DEPTH ALL PLANT BEDS; NO CYPRESS MULCH
	SOD	PASPLAUM NOTATUM 'ARGENTINE'/BAHIA TURF	SOILD SOD, WEED AND DISEASE FREE

PLANTING DETAILS

* PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED

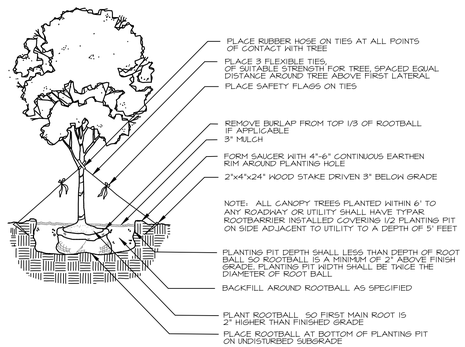


PALM PLANTING DETAIL

N.T.S.

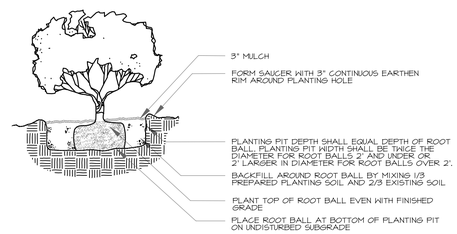
NOTES

1. All landscaping shall be irrigated by automatic irrigation system that is zoned to promote water conservation, equipped with an automatic rain shut-off device for each zone and adjusted to eliminate over-throw onto impervious surfaces. Irrigation system shall conform to FIS guidelines.
2. Plant materials are to be grouped into water use hydro zones. Low water use zones are non-irrigated areas which survive on natural rainfall alone. Moderate water use areas require periodic supplemental irrigation in addition to natural rainfall. High water use areas require regular supplemental irrigation.
3. Plant materials shall conform to the standards of Florida No. 1 or better as given in the most recent edition of "Grades and Standards for Nursery Plants", Florida Department of Agriculture and Consumer Services, or standards equal thereto.
4. All plant materials shall be insect- and disease-resistant, and shall be clean and reasonably free of weeds and noxious pests or diseases when installed.
5. Trees used to meet the requirements of this section shall also be species which in the county normally grow in a manner such that at maturity they will have a minimum crown spread of fifteen (15) feet and a minimum height of fifteen (15) feet. Trees, which can meet the height requirement at maturity but not the crown requirements, may be grouped to form a wider crown, but will be counted as one tree.
6. Minimum Clear Trunk (CT) height for palm trees used as required trees must be 10 ft.
7. Tree species shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2½) inches at four and one-half (4½) feet above the ground when installed.
8. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five-foot canopy spread at time of planting.
9. Fifty percent (50%) of the required trees shall be species other than palm trees.
10. Three palms may be substituted for one tree provided that fifty (50) per cent of requirement shall be trees.
11. One hundred percent (100%) of the trees shall consist of native species and drought-tolerant vegetation.
12. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting. Hedges, where required, shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen.
13. Ground cover type shrubs shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within twelve (12) months after planting.
14. Grass areas may be sodded, plugged, sprigged, or seeded, except that solid sod shall be used in swales or other areas subject to erosion.
15. Grass used to meet the requirements shall be planted with species normally grown as permanent lawns in the county.
16. Solid sod shall be used in swales, detention or retention areas and other areas subject to erosion.
17. Preservation of existing native vegetation shall be required where the location of said vegetation is not in conflict with the proposed building or parking areas.
18. The front of a vehicle may not encroach upon any landscaped area. Two (2) feet of the required depth of each parking space abutting on a landscaped area may be planted in extra grass or ground cover provided that a suitable motor vehicle stop is provided.
19. All plant materials shall be mulched with at least a three-inch layer of mulch. Cypress mulch shall not be used. Mulch shall cover the entire area of the planting bed.
20. All exotic vegetation to be removed from the site prior to the issuance of a certificate of occupancy.
21. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views.
22. No tree shall be planted where it could, at mature height, conflict with overhead power lines. Larger trees (trees with a mature height of thirty (30) feet or more) shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium trees (trees with a mature height between twenty (20)—thirty (30) feet) shall be off-set at least twenty (20) feet horizontally from the nearest overhead power line. Small trees (trees with a mature height of less than twenty (20) feet) shall not be required to meet a minimum off-set, except that no tree, regardless of size shall be planted within five (5) feet of any existing or proposed utility pole, guy wire, pad mounted electrical transformer or other utility transmission/ collection structure or equipment.
23. Palm trees with a maximum mature height great enough to interfere with overhead power lines shall not be planted below overhead power lines and shall be located a minimum of two and one-half (2½) feet, plus the average mature frond length, outside of any utility right-of-way.



TREE PLANTING DETAIL

N.T.S.



SHRUB/GROUNDCOVER PLANTING DETAIL

N.T.S.

Morton
PLANNING | LANDSCAPE ARCHITECTURE
3920 RCA Blvd. Suite 2002 | Palm Beach Gardens, FL 33410

Precast Concrete Plant

Prepared for Precast Specialties, LLC.

Ft. Pierce, Florida

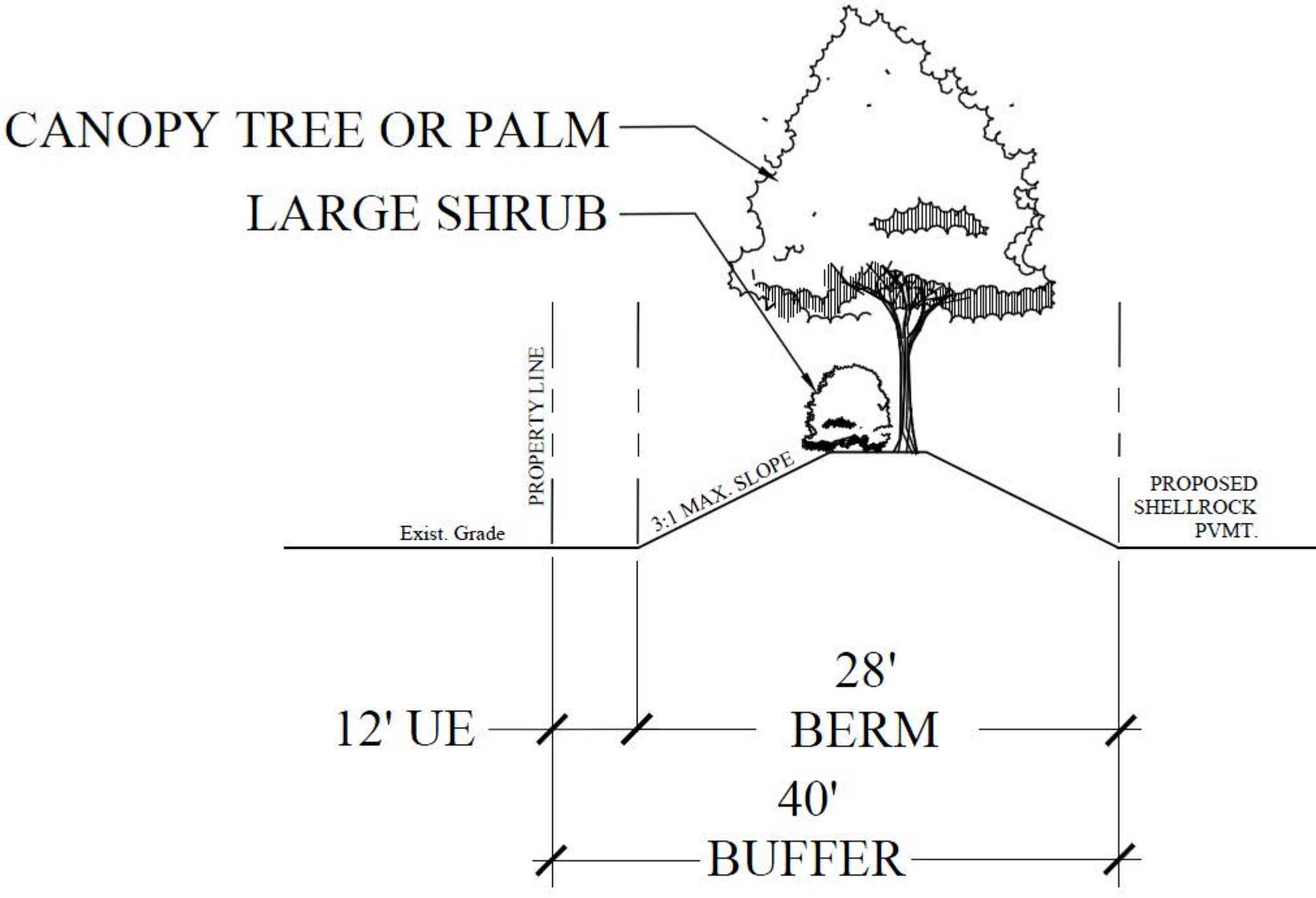
REVISIONS

1.	Rev. per CoFP Planning
	Dept. Cmmts. 04/13/2016

Landscape Plan

SCALE |	AS SHOWN
DRAWN |	HPH
CHECKED BY |	JLM
FILE |	145.01-XX - x-planting
DATE |	2016-09-22

Sheet: LA-04



BERM DETAIL - Typical Section

SECTION NTS

Phase 1 - Operation Photos

POLE BASE FORMS

TRAVEL LIFT

POLE FORMS

POLE FORMS

POLE RE-WORK &
STORAGE AREA

UTILITY PADS

MANHOLE FORMS

SPLICE BOX FORMS

Phase 2 - Operation Photos

CONCRETE
COLUMN FORM

POURED DOUBLE TEE BED

DOUBLE TEE FORM

DOUBLE TEE STORAGE

HOLLOW CORE PLANK STORAGE

HOLLOW CORE CASTING LINES

PRECAST CONCRETE WALL FORM

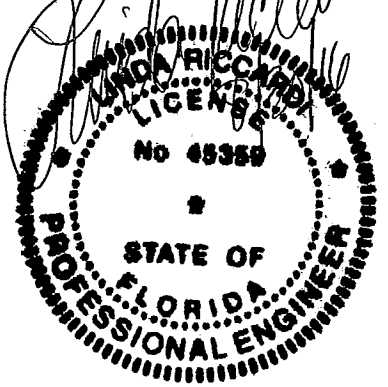
FT. PIERCE PRECAST CONCRETE PLANT
TRAFFIC IMPACT ANALYSIS

Prepared for

CIVIL DESIGN, INC.

PINDER TROUTMAN CONSULTING, INC.
Certificate of Authorization Number: 7989
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
(561) 296-9698

Linda Riccardi, P.E.
Florida Registration #45359



#PTC16-071
August 30, 2016

FT. PIERCE PRECAST CONCRETE PLANT
TRAFFIC IMPACT ANALYSIS

Introduction

Pinder Troutman Consulting, Inc. (PTC) has been retained to conduct a traffic impact analysis for a proposed heavy industrial project located in the City of Ft. Pierce. It is proposed to develop a 75 acre precast concrete plant facility. The purpose of this study is to examine the traffic impacts of the proposed development on the surrounding roadway network and to determine compliance with Chapter V – Adequate Public Facilities, of the St. Lucie County Land Development Code. A Traffic Methodology Statement was presented on August 23, 2016 and is included in Appendix A.

Site Data

The site is located on the east side of Selvitz Road, south of Glades Cut-Off Road, as shown on Exhibit 1. Proposed access to the site is via one driveway connection to Selvitz Road. Issues related to driveway location, turn lanes and geometrics would be addressed during final design. Any reference to intersection geometrics is conceptual in nature and subject to final design and approval by others. A five-year (2021) buildout is proposed.

Existing Traffic Conditions

The latest available daily and peak hour traffic volumes and adopted level of service volumes for the surrounding roadway network were used. The source of the traffic count data is the St. Lucie TPO "Traffic Counts and Level of Service Report, Fall 2015", which is provided in Appendix B. Historic traffic data utilized in growth rate analyses are also provided in Appendix B.

Roadway Improvements

The Transportation Improvement Program from the St. Lucie TPO was reviewed to determine if any roadways within the study area are scheduled to be improved. Midway Road from Selvitz Road to 25th Street is currently being widened to a four-lane facility. Midway Road from 25th Street to US 1 will also be widened to four lanes and is scheduled for construction this year.

Trip Generation

The Institute of Transportation Engineers (ITE), Trip Generation, *9th Edition* was reviewed to determine acceptable daily and peak hour trip generation rates for the proposed project. Exhibit 2 provides the daily, AM and PM peak hour trip generation data for the proposed development. Based on the net external daily trip generation of 506 and the St. Lucie County TPO standards, a one mile Radius of Area of Influence was utilized.

Trip Distribution and Assignment

A directional distribution was developed based on a review of land use patterns, approved traffic studies in the area and existing travel patterns. The project traffic distribution is shown on Exhibit 3A. Exhibits 3B and 3C show the assignment of AM and PM peak hour project traffic on the surrounding roadway network, as well as the project's impact percentage (% of peak hour directional service volume) to determine project significance. Project traffic is considered to be significant on the directly accessed Major Road where Project traffic consumes one percent or more of the directional capacity, and on any other Major Road within one mile where Project traffic consumes five percent or more of the directional capacity.

Committed Trips

Committed development traffic from projects located within the one mile radius must be included in the projection of future traffic volumes. Information on committed projects was obtained from St. Lucie County. The City of Fort Pierce also provided information on approved projects within the one mile radius. Committed development data from the following projects are included in Appendix C:

Midway Road Professional Plaza	Mariner Cove
Becker/Carriage House	Lone Pine Subdivision

Historic Growth

Historic growth trends must be analyzed in the projection of future background traffic volumes. Historic growth data for a three-year period is shown on Exhibit 4A for the surrounding roadway links. Exhibit 4B provides a seven-year growth comparison for use in the intersection analyses to coincide with the intersection count year for Midway Road and Selvitz Road. Areawide growth rates

were used in the intersection analyses.

Intersection Analysis

Intersection capacity analyses are required for the major intersections within a significantly impacted roadway segment. The intersections of Midway Road with Selvitz Road and Edwards Road with Selvitz Road were analyzed using Highway Capacity Manual procedures. Recent turning movement counts for the intersection of Midway Road with Selvitz Road were unavailable, and the intersection is currently under construction. Therefore, the latest available counts were used and are included in Appendix D. Projected background traffic was calculated based on a combination of seven-year and three-year areawide growth rates for the intersection of Midway Road and Selvitz Road. A peak hour turning movement count was performed on August 24, 2016 for the intersection of Edwards Road and Selvitz Road. The three-year areawide growth rate was utilized for projected background traffic for the intersection of Edwards Road and Selvitz Road. The worksheets, capacity analyses, signal plans for the improved intersection and existing signal timing are provided in Appendix D. The analyses for Midway Road and Selvitz Road were based on projected signal timing, given that the existing signal timing is not reflective of the new and programmed lanes. The signal timing for the intersection of Edwards Road and Selvitz Road was optimized based on projected turning movements. The results are summarized on Exhibit 5. Both intersections are projected to operate at the adopted level of service standards.

Roadway Link Capacity Analysis

Exhibit 6 provides future peak hour traffic projections for the significantly impacted roadway links. The total traffic consists of existing traffic plus the highest of historic growth or Committed Development and 1% growth, whichever is greatest, plus Project traffic. The roadway links are projected to operate at the adopted peak hour level of service standards.

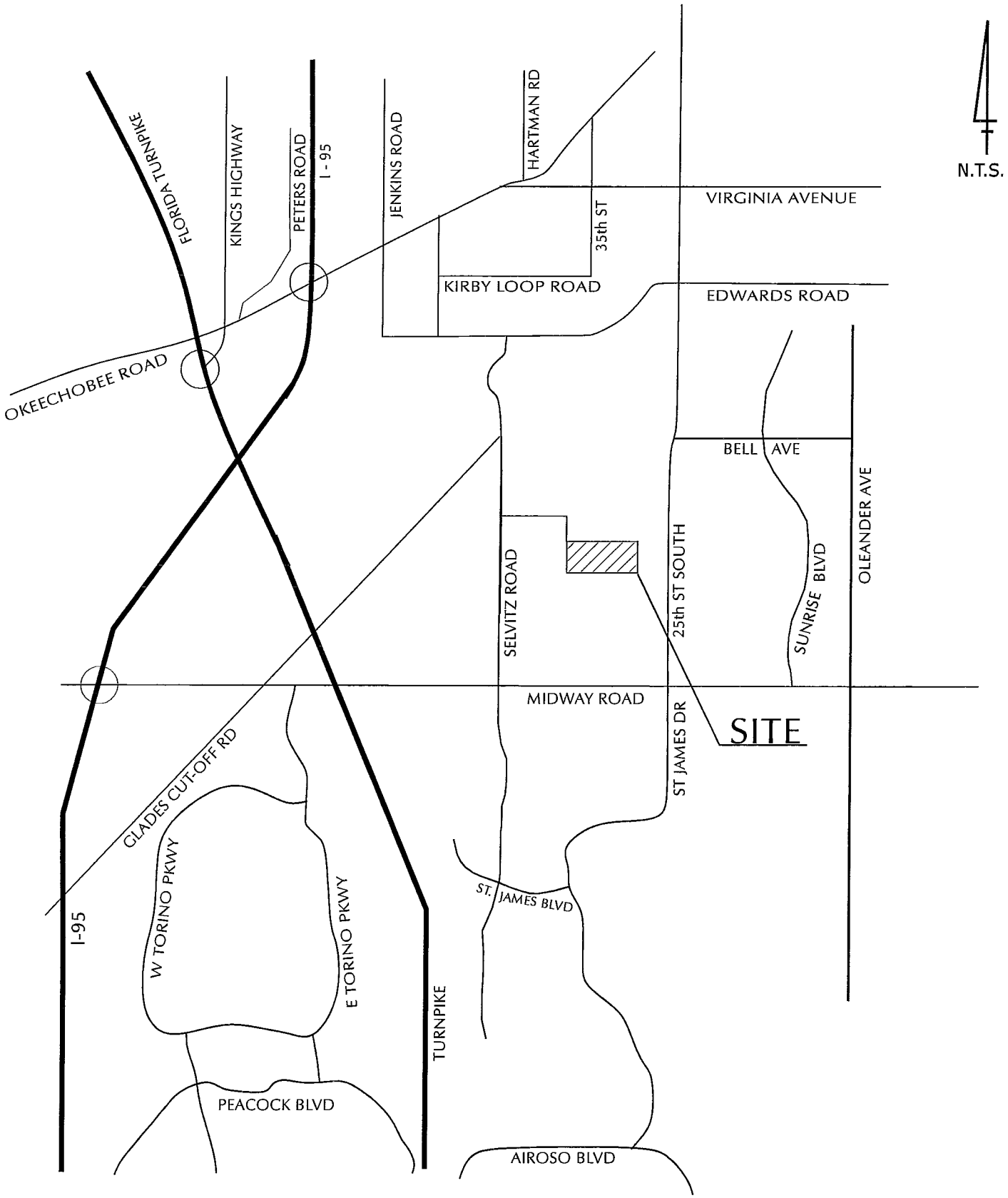
Driveway Volumes

Driveway volumes are shown on Exhibit 7. Based on St. Lucie County and FDOT standards, a left turn lane is recommended.

Conclusions

This analysis shows that roadway links and intersections surrounding the site are projected to operate at the adopted level of service standards with the proposed development. Therefore, the project is in conformance with the requirement of Chapter V – Adequate Public Facilities, of the St. Lucie County Land Development Code.

EXHIBITS



8/23/16
16-071

FT PIERCE PRECAST CONCRETE PLANT

EXHIBIT 1
PROJECT LOCATION

PTC

Exhibit 2
Ft Pierce Precast Concrete Plant
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
General Heavy Industrial	120	75 Acre	6.75 /Acre	506
TOTALS				506

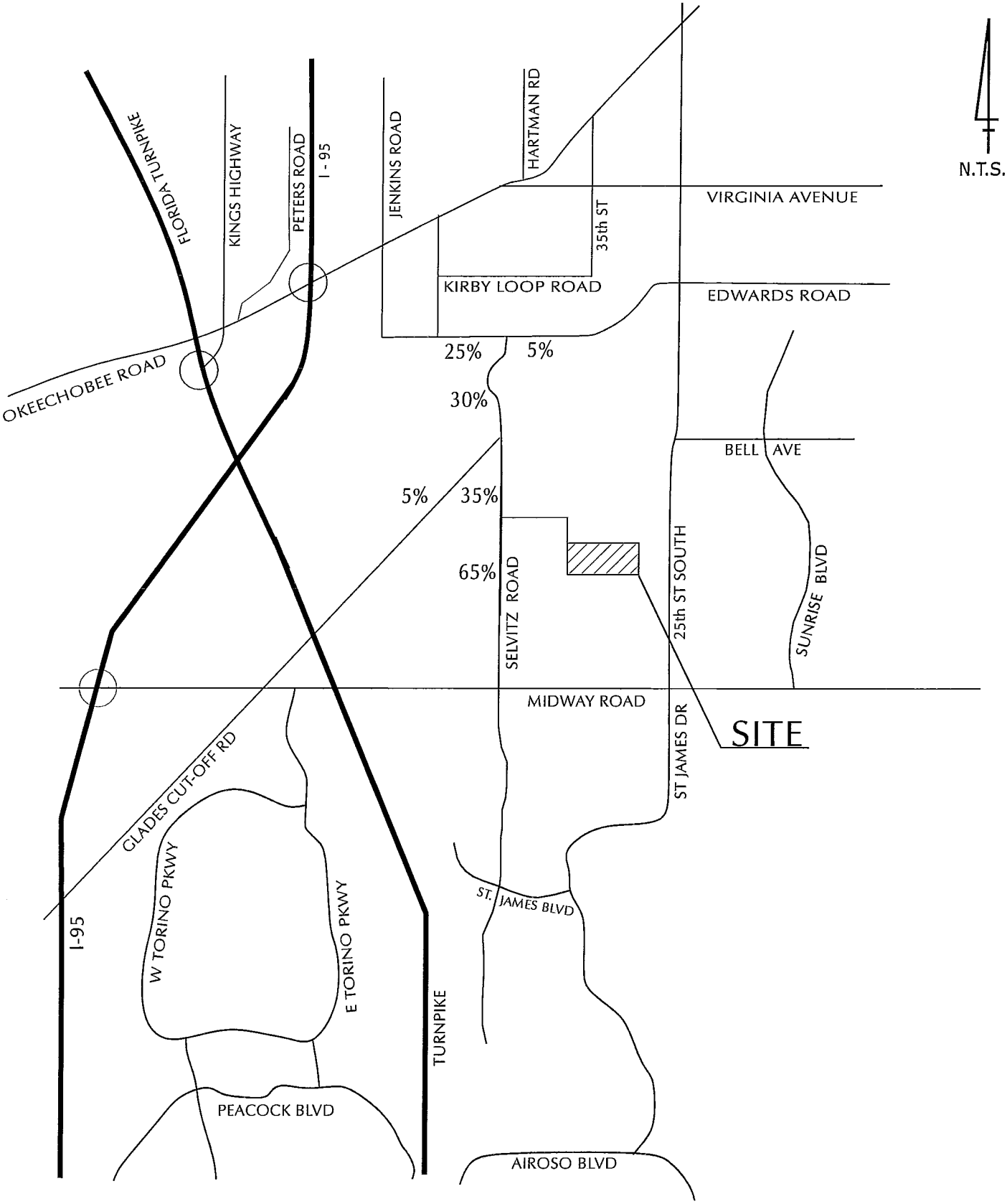
AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
General Heavy Industrial	120	75 Acre	1.98 /Acre (83/17)	124	25	149
TOTALS				124	25	149

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
General Heavy Industrial	120	75 Acre	2.16 /Acre (22/78)	36	126	162
TOTALS				36	126	162

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition. Used peak hour in/out percentages from General Light Industrial, ITE Code 110.



8/22/16
16-071

FT PIERCE PRECAST CONCRETE PLANT

EXHIBIT 3A
PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 3B
Ft Pierce Precast Concrete Plant
Project Traffic Assignment

AM Peak

Roadway	Link	Existing Lanes	Dir	Project Traffic 124 In 25 Out % Dist	Project Traffic 124 In 25 Out Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
Selvitz Rd	Glades Cut Off Rd to Edwards Rd	2L	NB	30%	8	1.01%	790	No
			SB	30%	37	4.68%	790	No
	Site to Glades Cut-Off Rd (2)	2L	NB	35%	9	1.29%	700	YES
			SB	35%	43	6.14%	700	YES
	Midway Rd to Site (2)	2L	NB	65%	81	11.57%	700	YES
			SB	65%	16	2.29%	700	YES
Glades Cut-Off Rd	Jenkins Rd to Selvitz Rd	2L	EB	5%	6	0.72%	830	No
			WB	5%	1	0.12%	830	No
Edwards Rd	McNeil Rd to Selvitz Rd	2L	EB	25%	31	4.43%	700	No
			WB	25%	6	0.86%	700	No
	Selvitz Rd to 25th Street	2L	EB	5%	1	0.11%	880	No
			WB	5%	6	0.68%	880	No

(1) Source: St. Lucie TPO, Traffic Counts and Level of Service Report, Fall 2015.

(2) First accessed roadway link.

Exhibit 3C
Ft Pierce Precast Concrete Plant
Project Traffic Assignment

PM Peak

Roadway	Link	Existing Lanes	Dir	Project Traffic 36 In 126 Out % Dist	Project Traffic Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
Selvitz Rd	Glades Cut Off Rd to Edwards Rd	2L	NB	30%	38	4.81%	790	No
			SB	30%	11	1.39%	790	No
	Site to Glades Cut-Off Rd (2)	2L	NB	35%	44	6.29%	700	YES
			SB	35%	13	1.86%	700	YES
	Midway Rd to Site (2)	2L	NB	65%	23	3.29%	700	YES
			SB	65%	82	11.71%	700	YES
Glades Cut-Off Rd	Jenkins Rd to Selvitz Rd	2L	EB	10%	4	0.48%	830	No
			WB	10%	13	1.57%	830	No
Edwards Rd	McNeil Rd to Selvitz Rd	2L	EB	25%	9	1.29%	700	No
			WB	25%	32	4.57%	700	No
	Selvitz Rd to 25th Street	2L	EB	5%	6	0.68%	880	No
			WB	5%	2	0.23%	880	No

(1) Source: St. Lucie TPO, Traffic Counts and Level of Service Report, Fall 2015.

(2) First accessed roadway link.

Exhibit 4A
Ft Pierce Precast Concrete Plant
Historic Growth - Three Year

Roadway	Link	AADT Traffic Volumes [1]		Growth Rate
		2012	2015	
Edwards Rd	McNeil Rd to Selvitz Rd	10,270	9,300	-3.25% /Year
	Selvitz Rd to 25th St	11,807	15,500	9.50% /Year (2)
Selvitz Rd	Glades Cut-Off Rd to Edwards Rd	10,000	11,500	4.77% /Year
	Midway Rd to Glades Cut-Off Rd	6,900	8,100	5.49% /Year
Glades Cut-Off Road	Jenkins Rd to Selvitz Rd	4,815	4,955	0.96% /Year
Areawide		31,985	33,855	1.91% /Year

(1) Count data from St. Lucie County. See Appendix B.
(2) Removed due to abnormally high growth rate.

Exhibit 4B
Ft Pierce Precast Concrete Plant
Historic Growth (2008 to 2015)

Roadway	Link	AADT Traffic Volumes [1]		Growth Rate
		2008	2015	
Edwards Rd	McNeil Rd to Selvitz Rd	9,725	9,300	-0.64% /Year
	Selvitz Rd to 25th St	13,195	15,500	2.33% /Year
Selvitz Rd	Glades Cut-Off Rd to Edwards Rd	N/A	11,500	N/A /Year
	Midway Rd to Glades Cut-Off Rd	N/A	8,100	N/A /Year
Glades Cut-Off Road	Jenkins Rd to Selvitz Rd	5,920	4,955	-2.51% /Year
Areawide		28,840	29,755	1.05% /Year

(1) Count data from St. Lucie County. See Appendix B.

N/A: Not Available.

Exhibit 5
Ft Pierce Precast Concrete Plant
Intersection Analysis (1)

Intersection	2021 AM Peak Hour		2021 PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Midway Rd / Selvitz Road	43.4	D	43.2	D
Selvitz Rd / Edwards Road	33.3	C	36.9	D

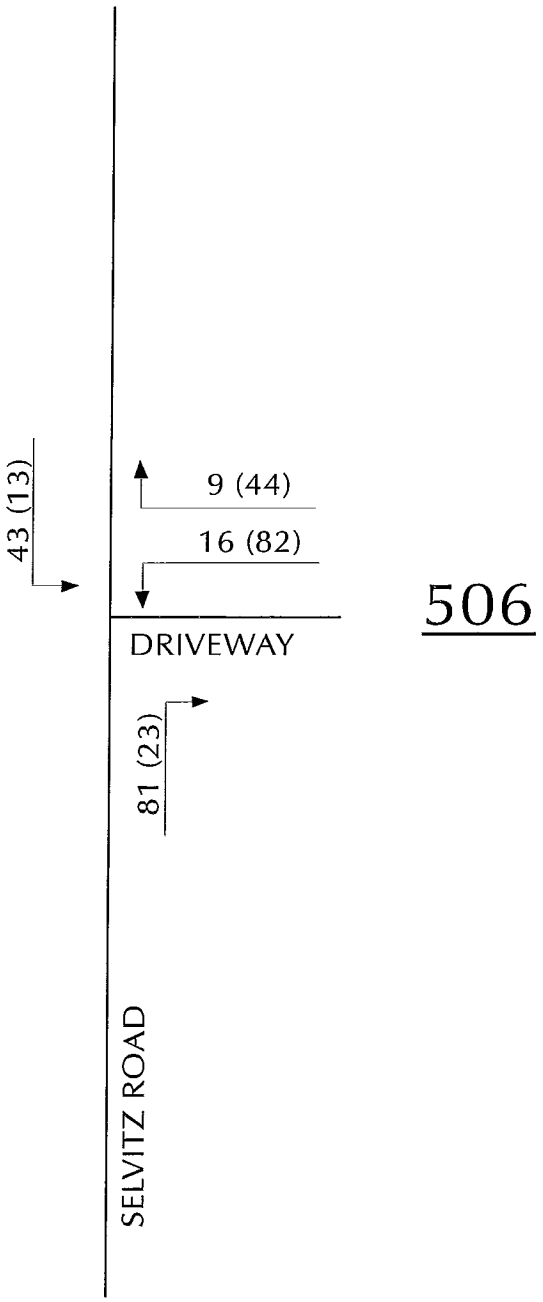
(1) See Appendix D for intersection capacity analyses.

Exhibit 6
Ft Pierce Precast Concrete Plant
Link Analysis

Roadway	Link	Lanes	Dir	AM PEAK HOUR										
				Existing (2015) [1]	Committed Dev. Analysis [2]			Growth (2021)		Total Bkgd.[3]	Project	Total (2021)	Service Volume	Meets Std?
					Projects	Growth	Total	Volume	%/Year					
Selvitz Road	Site to Glades Cut-Off Road	2L	NB	489	19	30	49	59	1.91%	548	9	557	700	Yes
			SB	489	47	30	77	59	1.91%	566	43	609	700	Yes
	Midway Rd to Site	2L	NB	489	46	30	76	59	1.91%	565	81	646	700	Yes
			SB	489	20	30	50	59	1.91%	548	16	564	700	Yes

Roadway	Link	Lanes	Dir	PM PEAK HOUR										
				Existing (2015) [1]	Committed Dev. Analysis [2]			Growth (2021)		Total Bkgd.[3]	Project	Total (2021)	Service Volume	Meets Std?
					Projects	Growth	Total	Volume	%/Year					
Selvitz Road	Site to Glades Cut-Off Road		NB	528	55	32	87	63	1.91%	615	44	660	700	Yes
			SB	528	34	32	66	63	1.91%	594	13	607	700	Yes
	Midway Rd to Site		NB	528	34	32	66	63	1.91%	594	23	618	700	Yes
			SB	528	55	32	87	63	1.91%	615	82	697	700	Yes

[1] Count data from St. Lucie County. See Appendix B.
[2] Committed development data provided in Appendix C.
[3] Background traffic includes Existing plus the highest of Committed Development and 1% growth or historic growth.



LEGEND

5 - AM Peak Hour
(26) - PM Peak Hour
506 - ADT

8/25/16
16-071

FT PIERCE PRECAST CONCRETE PLANT

EXHIBIT 7
PROJECT DRIVEWAY VOLUMES

PTC

APPENDIX A

PTC
Transportation Consultants

2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

August 23, 2016

Mr. Kori Benton, MPA
Senior Planner
City of Ft. Pierce Planning Department
100 North US Hwy 1
Fort Pierce, Florida 34950

Re: Ft. Pierce Pre-Cast Concrete Plant - #PTC16-071
Methodology Statement

Dear Mr. Benton:

The purpose of this letter is to provide a traffic methodology statement for a Traffic Impact Statement for a proposed commercial project. The 75-acre site is located on the east of Selvitz Road, south of Glades Cut-Off Road in the City of Ft Pierce. It is proposed to develop a Pre-Cast Concrete Plant facility with access to Selvitz Road as shown on the attached preliminary site plan. A 5-year buildout is proposed.

Traffic Impact Statement

The trip generation is shown on Attachment 1. The rates are based on ITE, Trip Generation Manual, 9th Edition. No internalization or pass-by rates are proposed for this heavy industrial use. Based on the trip generation, the radius of development influence (RDI) is one mile. Midway Road from Selvitz Road to 25th Street is currently under construction from a two-lane to a four-lane facility. Midway Road from 25th Street to US 1 is funded for construction as a four-lane facility this year. No other roadway improvements within the RDI are programmed for construction. The proposed project traffic distribution, which is based on a review of land use patterns and previously approved traffic studies is provided on Attachment 2.

The roadway link analyses will be based on AM and PM peak-hour directional traffic. The service volumes and existing traffic counts will be obtained from the St. Lucie TPO "Traffic Counts and Level of Service Report, Fall 2015." The roadway segments will be analyzed for: the directly accessed Major Road, where the Project traffic consumes one percent or more of the directional capacity, and the Major Road within the RDI where Project traffic consumes five percent or more of the directional capacity. The major signalized intersections within the RDI and within a significantly impacted roadway segment will also be analyzed.

Analyses will be conducted for Existing Conditions, Background Conditions and Background + Project Conditions. Background growth will be based on a three-year areawide historic growth for the links within the one mile RDI. If committed project traffic data is available from St. Lucie County, then the greater of historic growth or "committed plus 1% growth" will be used.

We are requesting your review and approval of the above methodology. We are also requesting that you provide the following information:

- Committed development traffic data for the radius of development influence.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

Linda Riccardi, P.E.
Project Manager

Attachments

Attachment 1
Fort Pierce Pre-Cast Concrete Plant
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
General Heavy Industrial	120	75 Acre	6.75 /Acre	506
TOTALS				506

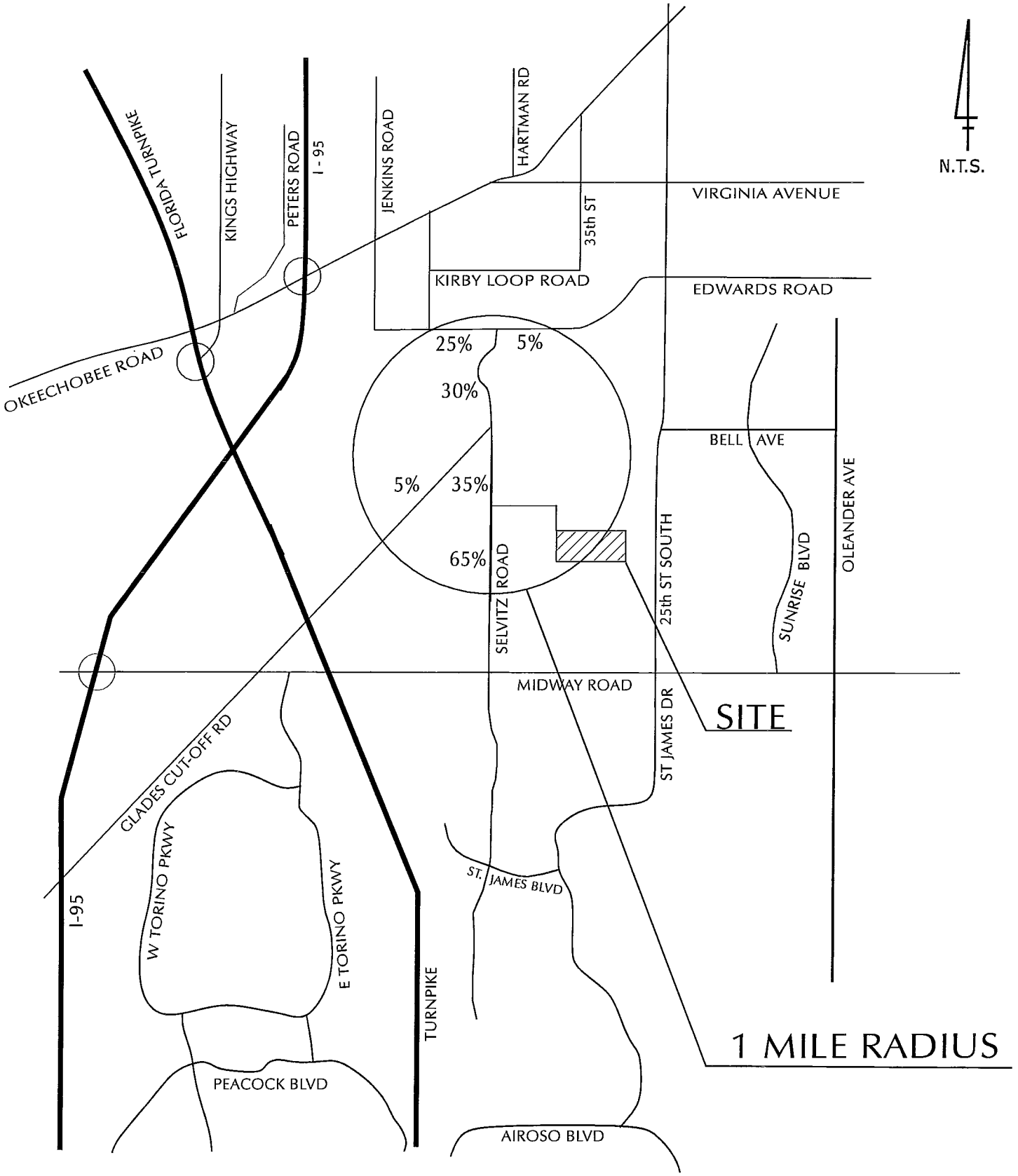
AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
General Heavy Industrial	120	75 Acre	1.98 /Acre (83/17)	124	25	149
TOTALS				124	25	149

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
General Heavy Industrial	120	75 Acre	2.16 /Acre (22/78)	36	126	162
TOTALS				36	126	162

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition. Used peak hour in/out percentages from General Light Industrial, ITE Code 110.

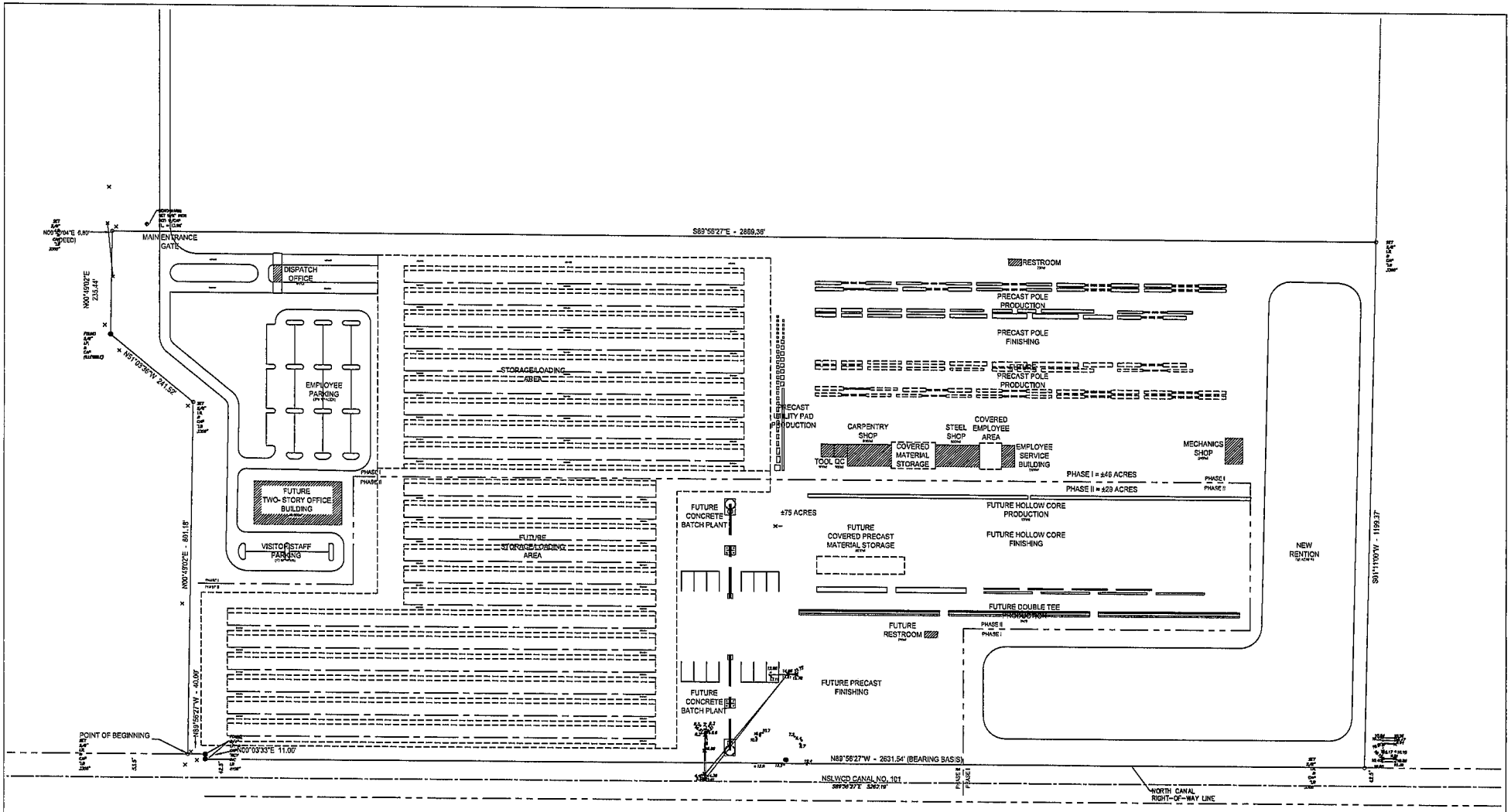


8/22/16
16-071

FT PIERCE PRE-CAST CONCRETE PLANT

ATTACHMENT 2
PROJECT TRAFFIC DISTRIBUTION

PTC



SITE PLAN

SCALE: 1"=100'-0"

09/13/16	PLAN DEVELOPMENT	MR	
09/10/16	PLAN DEVELOPMENT	MR	
DATE	DESCRIPTION	BY	

REVISIONS

ENGR. DATE

CHECKED DATE -

DRAWN DATE M.R. 07/27/16

PCI Prestressed/Precast Concrete Institute

PROJECT:
NEW PRECAST PLANT
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

CONTR.:
TEL.:

APPROVED DATE	SHEET NO.	WO#:
-	1.0	P-16-

Pre-Cast Specialties, LLc.
1380 N.E. 48th. St. Pompano Beach, FL. 33064
PHONE: 954-781-4040 FAX: 954-781-1104

APPENDIX B

2015

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2015

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
DELAWARE AVE	HARTMAN RD to 33RD ST	1,133	600	244	C	0.813	171	C	0.570
DELAWARE AVE	33RD ST to 25TH ST	3,725	1,710	274	C	0.356	279	C	0.362
DELAWARE AVE	25TH ST to OKEECHOBEE RD	4,500	1,220	0	B	0.000	0	B	0.000
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	8,833	790	454	D	0.575	484	D	0.613
DELAWARE AVE	13TH ST to 10TH ST	7,325	750	409	D	0.545	389	D	0.519
DELAWARE AVE	10TH ST to 7TH ST	7,325	600	409	D	0.682	389	D	0.648
DELAWARE AVE	7TH ST to US 1	7,800	750	436	D	0.581	419	D	0.559
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	6,471	830	446	C	0.572	372	C	0.477
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	12,500	880	856	D	0.973	755	C	0.910
EASY ST	US 1 to BUCHANAN DR	10,703	750	895	F	1.119	703	D	0.937
EASY ST	BUCHANAN DR to YUCCA DR	10,703	540	895	F	1.543	703	F	1.212
EDWARDS RD	JENKINS RD to MCNEIL RD	9,300	630	467	C	0.778	465	C	0.775
EDWARDS RD	MCNEIL RD to SELVITZ RD	9,300	700	467	C	0.708	465	C	0.705
EDWARDS RD	SELVITZ RD to 25TH ST	15,500	880	928	F	1.055	946	F	1.075
EDWARDS RD	25TH ST to SUNRISE BLVD	13,500	1,630	741	D	0.455	1,021	D	0.626
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	14,000	1,630	701	C	0.960	684	C	0.937
EDWARDS RD	OLEANDER AVE to US 1	9,200	1,630	444	C	0.608	444	C	0.608
FARMER'S MARKET RD	OLEANDER AVE to US 1	1,800	750	117	C	0.316	103	C	0.278
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	11,000	920	835	C	0.960	648	C	0.745
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	17,000	880	1,221	F	1.387	1,062	F	1.207
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	17,000	880	1,221	F	1.387	1,062	F	1.207
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	12,000	920	801	C	0.921	705	C	0.810
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	9,400	920	526	C	0.605	586	C	0.674
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	3,400	630	273	C	0.455	264	C	0.440
FLORESTA DR	AIROSO BLVD to SELVITZ RD	3,400	880	273	C	0.329	264	C	0.318
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	3,500	540	268	C	0.993	211	C	0.781
GARDENIA AVE	OLEANDER AVE to US 1	2,667	750	201	C	0.543	189	C	0.511
GATLIN BLVD	W OF I-95 to E OF I-95	40,950	3,170	3,082	C	0.997	2,512	C	0.813
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	40,950	3,170	3,082	C	0.997	2,512	C	0.813

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

2015

St. Lucie Transportation Planning Organization

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Fall 2015

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	40,950	3,170	3,082	C	0.997	2,512	C	0.813
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	40,950	3,170	3,082	C	0.997	2,512	C	0.813
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	40,950	3,170	3,082	C	0.997	2,512	C	0.813
GEORGIA AVE	25TH ST to OKEECHOBEE RD	4,233	600	234	C	0.780	232	C	0.773
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	4,233	750	234	C	0.632	232	C	0.627
GEORGIA AVE	17TH ST to 13TH ST	5,200	600	274	C	0.913	272	C	0.907
GEORGIA AVE	13TH ST to 7TH ST	2,300	600	151	C	0.503	160	C	0.533
GEORGIA AVE	7TH ST to US 1	1,800	600	130	C	0.433	121	C	0.403
GILSON RD	MARTIN C.L. to BECKER RD	9,100	710	798	F	1.050	778	F	1.024
GILSON RD	BECKER RD to LAKERIDGE DR	9,100	540	798	F	1.376	778	F	1.341
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	2,200	1,070	185	B	0.487	205	B	0.539
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	2,762	1,070	375	B	0.987	325	B	0.855
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	2,200	390	185	B	0.841	205	B	0.932
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	2,220	920	169	C	0.194	154	C	0.177
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	6,795	790	455	D	0.576	405	D	0.513
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	4,955	830	304	C	0.390	274	C	0.351
GRAHAM RD	KINGS HWY to JENKINS RD	3,733	630	257	C	0.428	224	C	0.373
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	4,100	1,070	309	B	0.813	309	B	0.813
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	4,100	1,070	309	B	0.813	309	B	0.813
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	4,100	1,070	309	B	0.813	309	B	0.813
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	6,267	750	459	D	0.612	397	D	0.529
HARTMAN RD	PETERSON RD to DELAWARE AVE	6,267	540	459	D	0.850	397	D	0.735
HARTMAN RD	DELAWARE AVE to ORANGE AVE	6,267	790	459	D	0.581	397	D	0.503
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	500	670	29	B	0.132	29	B	0.132
HILLMOOR DR	US 1 to LENNARD RD	3,200	790	204	C	0.523	239	C	0.613
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	74,660	4,580	3,823	C	0.835	3,453	C	0.754
I-95	ST LUCIE WEST BLVD to MIDWAY RD	55,171	4,580	3,103	B	0.924	2,676	B	0.796
I-95	MIDWAY RD to OKEECHOBEE RD	66,916	4,580	4,039	C	0.882	3,280	B	0.976
I-95	OKEECHOBEE RD to ORANGE AVE	45,500	7,320	1,822	B	0.405	1,894	B	0.421

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* AADT = Annual Average Daily Traffic

2015

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Fall 2015

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	48,787	3,170	3,262	F	1.029	2,961	C	0.958
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	47,763	3,020	3,019	D	1.000	2,991	D	0.990
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	48,832	3,020	3,006	D	0.995	2,634	C	0.896
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	63,490	3,020	4,550	F	1.507	3,393	F	1.124
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	42,408	3,020	2,552	C	0.868	2,264	C	0.770
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	41,158	3,170	3,126	D	0.986	1,949	C	0.631
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	21,500	2,100	971	C	0.483	976	C	0.486
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	21,500	2,100	1,149	C	0.572	998	C	0.497
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	34,000	2,100	2,246	F	1.070	1,747	C	0.869
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	34,000	2,000	2,246	F	1.123	1,747	C	0.915
PRIMA VISTA BLVD	RIO MAR DR to US 1	29,556	2,100	1,588	C	0.790	1,329	C	0.661
PRIMA VISTA BLVD	US 1 to LENNARD RD	2,467	1,710	167	C	0.217	151	C	0.196
RANGE LINE RD	MARTIN C.L. to BECKER RD	1,700	1,080	135	B	0.329	164	B	0.400
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	1,700	1,080	135	B	0.329	164	B	0.400
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	1,700	1,080	135	B	0.329	164	B	0.400
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	5,358	750	327	C	0.884	371	D	0.495
RIO MAR DR	BEACH AVE to US 1	5,358	790	327	C	0.838	371	C	0.951
ROSSER BLVD	APRICOT RD to GATLIN BLVD	9,800	920	0	B	0.000	0	B	0.000
ROSSER BLVD	PAAR DR to APRICOT RD	9,800	1,070	0	B	0.000	0	B	0.000
SAVONA BLVD	BECKER RD to PAAR DR	7,800	790	726	D	0.919	656	D	0.830
SAVONA BLVD	PAAR DR to GATLIN BLVD	7,800	750	726	D	0.968	656	D	0.875
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	13,500	790	712	D	0.901	790	D	1.000
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	2,100	920	144	C	0.166	130	C	0.149
SAVANNAH RD	US 1 to INDIAN RIVER DR	2,100	540	130	C	0.481	142	C	0.526
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	7,200	750	0	B	0.000	0	B	0.000
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	7,200	750	0	B	0.000	0	B	0.000
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	8,100	700	489	C	0.741	528	C	0.800
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	11,500	790	729	D	0.923	661	D	0.837
SHINN RD	MIDWAY RD to OKEECHOBEE RD	600	580	47	C	0.092	44	C	0.086

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

2012

St. Lucie Transportation Planning Organization

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Fall 2012

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
CORTEZ BLVD	25TH STREET to SUNRISE BLVD	2,400	570	159	B	0.279	148	B	0.260
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,340	336	B	0.251	318	B	0.237
CROSSTOWN PKWY	VILLAGE PKWY to I-95	5,100	1,850	297	B	0.161	304	B	0.164
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	13,000	2,780	956	B	0.344	949	B	0.341
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	14,000	2,780	855	B	0.308	856	B	0.308
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	16,500	2,780	860	B	0.309	850	B	0.306
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	20,000	2,670	1,036	C	0.388	1,016	C	0.381
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	12,500	2,780	686	B	0.247	695	B	0.250
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,100	2,670	426	C	0.160	379	C	0.142
CROSSTOWN PKWY	SANDIA DR to OCEAN LN	4,800	600	255	B	0.425	262	B	0.437
CROSSTOWN PKWY	OCEAN LN to FLORESTA DR	3,900	460	243	B	0.528	214	B	0.465
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	550	600	43	B	0.072	40	B	0.067
DARWIN BLVD	BECKER RD to PAAR DR	5,040	630	459	C	0.729	404	C	0.641
DARWIN BLVD	PAAR DR to TULIP BLVD	5,040	830	459	B	0.553	404	B	0.487
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	11,916	830	731	C	0.881	773	D	0.931
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	11,940	830	730	C	0.880	633	C	0.763
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	8,200	790	477	C	0.604	457	B	0.578
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,000	790	253	B	0.320	258	B	0.327
DELAWARE AVE	HARTMAN RD to 33RD ST	2,300	580	375	C	0.647	290	C	0.500
DELAWARE AVE	33RD ST to 25TH ST	4,640	1,670	272	C	0.163	268	C	0.160
DELAWARE AVE	17TH ST to 13TH ST	11,000	770	564	D	0.732	592	D	0.769
DELAWARE AVE	13TH ST to 10TH ST	7,900	730	508	D	0.696	453	C	0.621
DELAWARE AVE	10TH ST to 7TH ST	7,900	580	508	D	0.876	453	D	0.781
DELAWARE AVE	7TH ST to US 1	6,800	570	414	D	0.726	416	D	0.730
EASY ST	US 1 to LENNARD EXTENSION RD	12,403	570	1,011	F	1.774	872	F	1.530
EASY ST	LENNARD EXTENSION RD to YUCCA DR	12,403	460	1,011	F	2.198	872	F	1.896
EDWARDS RD	JENKINS RD to MC NEIL RD	10,270	630	549	C	0.871	559	C	0.887
EDWARDS RD	MC NEIL RD to SELVITZ RD	10,270	630	549	C	0.871	559	C	0.887
EDWARDS RD	SELVITZ RD to 25TH ST	11,807	790	637	C	0.806	600	C	0.759

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2012

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				Volume	LOS	V/C	Volume	LOS	V/C
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	2,817	1,120	400	B	0.357	348	B	0.311
GLADES CUT-OFF RD	MARTIN COUNTY LINE to RANGE LINE RD	1,800	430	135	B	0.314	153	B	0.356
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	2,033	830	154	B	0.186	141	B	0.170
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	6,583	830	456	B	0.549	430	B	0.518
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	4,815	830	313	B	0.377	282	B	0.340
GRAHAM RD	KINGS HWY to JENKINS RD	2,800	460	219	B	0.476	175	B	0.380
GREEN RIVER PKWY	BERKSHIRE BLVD to MARIPOSA AVE	3,267	1,140	228	B	0.200	208	B	0.182
GREEN RIVER PKWY	MARIPOSA AVE to MELALEUCA	3,267	1,140	228	B	0.200	208	B	0.182
GREEN RIVER PKWY	MELALEUCA to WALTON RD	3,267	1,140	228	B	0.200	208	B	0.182
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	4,800	790	302	B	0.382	297	B	0.376
HARTMAN RD	PETERSON RD to DELAWARE AVE	4,800	630	302	B	0.479	297	B	0.471
HARTMAN RD	DELAWARE AVE to ORANGE AVE	4,800	770	302	C	0.392	297	C	0.386
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	444	740	32	B	0.043	29	B	0.039
HILLMOOR DR	TIFFANY AVE to LENNARD RD	3,800	600	229	B	0.382	268	B	0.447
INDIAN RIVER DR	MARTIN COUNTY LINE to WALTON RD	5,257	1,140	358	B	0.314	383	B	0.336
INDIAN RIVER DR	WALTON RD to MIDWAY RD	4,349	1,140	336	B	0.295	306	B	0.268
INDIAN RIVER DR	MIDWAY RD to SAVANNAH RD	5,265	1,140	456	C	0.400	475	C	0.417
INDIAN RIVER DR	SAVANNAH RD to CITRUS AVE	3,057	1,140	286	B	0.251	289	B	0.254
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	4,740	770	282	C	0.366	323	C	0.419
INDIAN RIVER DR	ORANGE AVE to AVENUE A	4,866	790	284	B	0.359	277	B	0.351
INDIAN RIVER DR	AVENUE D to SEAWAY DR	6,005	750	351	D	0.468	413	D	0.551
INDIAN RIVER DR	AVENUE A to AVENUE D	6,005	630	351	B	0.557	413	C	0.656
INDRIO RD	3 MILES WEST OF I-95 to INTERSTATE 95 - WEST...	1,385	1,120	101	B	0.090	109	B	0.097
INDRIO RD	INTERSTATE 95 - WEST RAMPS to INTERSTATE 95 ...	1,385	3,130	101	B	0.032	109	B	0.035
INDRIO RD	INTERSTATE 95 - EAST RAMPS to KOBLEGARD RD	9,955	3,130	569	B	0.182	598	B	0.191
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	9,955	640	569	C	0.889	598	C	0.934
INDRIO RD	JOHNSTON RD to EMERSON RD	9,955	800	569	C	0.711	598	C	0.748
INDRIO RD	EMERSON RD to KINGS HWY	9,892	840	596	C	0.710	502	C	0.598
INDRIO RD	KINGS HWY to US 1	5,752	920	457	B	0.497	411	B	0.447

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

2012

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2012

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
RANGE LINE RD	MARTIN COUNTY LINE to BECKER RD	1,503	740	123	B	0.166	126	B	0.170
RANGE LINE RD	BECKER RD to GATLIN BLVD	1,503	740	123	B	0.166	126	B	0.170
RANGE LINE RD	GATLIN BLVD to GLADES CUT-OFF RD	1,503	740	123	B	0.166	126	B	0.170
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	5,627	790	340	B	0.430	377	B	0.477
RIO MAR DR	BEACH AVE to US 1	5,627	600	340	D	0.567	377	D	0.628
SAVONA BLVD	BECKER RD to PAAR DR	5,157	830	519	C	0.625	452	B	0.545
SAVONA BLVD	PAAR DR to GATLIN BLVD	5,157	790	519	C	0.657	452	B	0.572
SAVAGE BLVD	GATLIN BLVD to CALIFORNIA	11,500	830	602	C	0.725	622	C	0.749
SAVANNAH RD	GATLIN BLVD to SW IMPORT DR	3,592	830	215	B	0.259	235	B	0.283
SELVITZ RD	US 1 to INDIAN RIVER DR	2,323	630	169	B	0.268	160	B	0.254
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	6,900	630	501	C	0.795	445	C	0.706
SHINN RD	GLADES CUT-OFF RD to EDWARDS RD	10,000	830	620	C	0.747	516	C	0.622
SHINN RD	MIDWAY RD to OKEECHOBEE RD	600	580	50	B	0.086	48	B	0.083
SNEED RD	OKEECHOBEE RD to ORANGE AVE	870	740	60	B	0.081	69	B	0.093
SR A1A NORTH	OKEECHOBEE RD to ORANGE AVE	1,493	740	108	B	0.146	104	B	0.141
SR A1A NORTH	US 1 to OLD DIXIE HWY	4,710	660	318	D	0.482	318	D	0.482
SR A1A NORTH	OLD DIXIE HWY to SHOREWINDS DR	7,200	540	399	B	0.739	374	B	0.693
SR A1A SOUTH	SHOREWINDS DR to INDIAN RIVER COUNTY LINE	6,803	920	366	B	0.398	401	B	0.436
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	5,977	920	366	B	0.398	328	B	0.357
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	3,530	700	422	C	0.603	338	B	0.483
SR A1A SOUTH	SEAWAY DR to BLUE HERON BLVD	7,363	700	398	B	0.569	476	C	0.680
SR A1A SOUTH	BINNEY DR to SEAWAY DR	11,698	700	582	C	0.831	609	C	0.870
SR A1A SOUTH	SOUTH CAUSEWAY PARK to BINNEY DR	11,698	920	582	C	0.633	609	C	0.662
SR A1A SOUTH	INDIAN RIVER DR to SOUTH CAUSEWAY PARK	11,994	1,860	660	B	0.355	597	B	0.321
SR A1A SOUTH	INDIAN RIVER DR to US 1	11,994	660	660	D	1.000	597	D	0.905
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	18,563	2,060	1,387	B	0.673	1,288	B	0.625
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	17,810	1,860	1,276	C	0.686	1,227	C	0.660
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	18,563	1,960	1,387	B	0.708	1,288	B	0.657
ST JAMES DR	TELFORD AVE to MIDWAY RD	22,482	2,060	1,451	B	0.704	1,414	B	0.686

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

2008

Transportation Planning Organization
ST. LUCIE URBAN AREA

Spring 2008 Traffic Count Analysis

Roadway Name	Location	Roadway Classification	No. Ln	Count Date	2008 ADT	2008 ADT LOS	AM Pk Time	AM Pkhr Vol	2008 AM Pkhr LOS[2]	PM Peak Time	PM Pkhr Vol	2008 PM Pkhr LOS[2]
13th Street North	N. of Georgia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/5/2008	6,139	C	1130-1230	410	C	1645-1745	484	C
13th Street North	N. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/5/2008	7,224	C	1145-1245	479	C	1700-1800	658	C
13th Street North	N. of Delaware Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/5/2008	5,666	C	845-945	379	B	1600-1700	504	C
13th Street South	N. of Ave D	Major City/County Road	2	2/25/2008	4,243	C	800-900	294	C	1630-1730	369	C
13th Street South	N. of Orange Ave	Major City/County Road	2	2/20/2008	4,622	C	745-845	355	C	1615-1715	406	C
25th Street North	S. of St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	6/17/2008	8,040	B	730-830	579	B	1615-1715	718	B
25th Street North	N. of Juanita Ave	State Two-Way Arterial - Interrupted Flow Class I	4	6/18/2008	8,329	B	1145-1245	555	B	1630-1730	783	B
25th Street South	N. of Edwards Rd	State Two-Way Arterial - Interrupted Flow Class I	4	7/1/2008/	19,382	B	715-815	1549	B	1630-1730	1746	B
25th Street South	N. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	4	6/24/2008	21,821	B	730-830	1602	B	1630-1730	1877	B
25th Street South	S. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	4	3/5/2008	20,241	B	730-830	1702	B	1615-1715	1790	B
25th Street South/St J	S. of Midway Rd West	State Two-Way Arterial - Interrupted Flow Class I	4	5/14/2008	16,415	B	730-830	1609	B	1645-1745	1634	B
7th Street South	S. of Delaware Ave	Major City/County Road	2	3/2/2008	1,834	C	1130-1230	142	C	1615-1715	211	C
7th Street South	S. of Georgia Ave	Major City/County Road	2	3/2/2008	1,113	C	1115-1215	98	C	1600-1700	119	C
Airoso Blvd	N. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	12,624	B	730-830	1271	B	1700-1800	1188	B
Airoso Blvd	N. of West Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	4	4/14/2008	16,489	B	715-815	1524	B	1700-1800	1481	B
Airoso Blvd	N. of Floresta Dr	State Two-Way Arterial - Interrupted Flow Class I	4	4/14/2008	20,420	B	730-830	2090	B	1700-1800	1954	B
Airoso Blvd	N. of Port St. Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	16,489	B	715-815	1535	B	1700-1800	1398	B
Angle Rd	N. of Orange Ave	State Two-Way Arterial - Interrupted Flow Class I	2	2/20/2008	9,325	C	730-830	902	C	1600-1700	936	C
Avenue D	E. of 7th St	Major City/County Road	2	2/27/2008	3,726	C	1100-1200	311	C	1545-1645	313	C
Avenue D	E. of 13th St	Major City/County Road	2	2/27/2008	5,981	C	1130-1230	426	C	1630-1730	474	C
Avenue D	E. of 17th St	Major City/County Road	2	2/27/2008	6,313	C	1115-1215	432	C	1630-1730	525	C
Avenue D	E. of 25th St	Major City/County Road	2	2/27/2008	6,724	C	1115-1215	436	C	1700-1800	535	C
Avenue D	W. of 25th St	State Two-Way Arterial - Interrupted Flow Class I	2	2/27/2008	4,287	C	730-830	315	B	1700-1800	363	B
Bayshore Blvd	N. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	15,354	B	745-845	1179	B	1700-1800	1299	B
Bayshore Blvd	N. of West Virginia Dr	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	23,574	B	730-830	1772	B	1645-1745	1935	B
Bayshore Blvd	N. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	5/7/2008	24,747	B	730-830	1985	B	1700-1800	2268	B
Becker Rd	E. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/12/2008	7,852	C	630-730	807	C	1715-1815	802	C
Bell Ave	E. of Sunrise Blvd	Other County Road	2	3/26/2008	3,047	C	715-815	384	C	1630-1730	311	C
Bell Ave	W. of Sunrise Blvd	Other County Road	2	3/24/2008	2,646	C	745-845	283	C	1645-1745	254	C
California Blvd	S of St Lucie West Blvd	Major City/County Road	2	4/30/2008	15,924	F	730-830	1291	D	1645-1745	1398	E
California Blvd	N of St Lucie West Blvd	Major City/County Road	2	4/30/2008	7,139	C	715-815	568	C	1730-1830	662	C
Cashmere Blvd	N of St Lucie West Blvd	Major City/County Road	2	4/30/2008	9,810	D	700-800	956	D	1700-1800	843	C
Cashmere Blvd	S of St Lucie West Blvd	Major City/County Road	2	4/30/2008	14,390	D	800-900	1032	D	1715-1815	1308	D
Citrus Ave	E. of US 1 South	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	5,607	C	1145-1245	523	C	1230-1330	575	C
Darwin Rd	N. of Becker Rd	State Two-Way Arterial - Interrupted Flow Class I	2	5/12/2008	4,869	C	745-845	384	B	1700-1800	549	C
Del Rio Blvd	N. of Port St Lucie Blvd	Major City/County Road	2	5/7/2008	11,822	D	715-815	918	D	1700-1800	981	D
Delaware Ave	W. of 25th St South	Major City/County Road	4	3/5/2008	6,504	C	700-800	621	C	1645-1745	642	C
East Torino Pkwy	S of Midway Rd	Major City/County Road	2	5/14/2008	9,716	D	700-800	1003	D	1645-1745	988	D
Edwards Rd	W. of 25th St South	State Two-Way Arterial - Interrupted Flow Class I	2	4/9/2008	13,195	C	715-815	1051	C	1530-1630	1200	C
Edwards Rd	W. of Selvitz Rd	State Two-Way Arterial - Interrupted Flow Class I	2	4/9/2008	9,725	C	715-815	775	C	1630-1730	888	C

2008

St. Lucie County
Spring 2008 Trafic Count Analysis

Transportation Planning Organization
ST. LUCIE URBAN AREA

Sta#	Roadway Name	Location	Roadway Classification	No. Ln	Count Date	ADT	2008 ADT LOS[1]	AM Peak Time	AM Pkhr Vol	2008 AM Pkhr LOS[2]	PM Peak Time	PM Pkhr Vol	2008 PM Pkhr LOS[2]
104	Bell Ave	W. of Sunrise Blvd	Other County Road	2	3/24/2008	2,646	C	745-845	277	C	1645-1745	249	C
234	California Blvd	S of St Lucie West Blvd	Major City/County Road	2	4/30/2008	16,898	F	730-830	1317	D	1645-1745	1427	E
233	California Blvd	N of St Lucie West Blvd	Major City/County Road	2	4/30/2008	7,576	C	715-815	580	C	1730-1830	676	C
231	Cashmere Blvd	N of St Lucie West Blvd	Major City/County Road	2	4/30/2008	10,410	D	700-800	975	D	1700-1800	860	C
232	Cashmere Blvd	S of St Lucie West Blvd	Major City/County Road	2	4/30/2008	15,271	E	800-900	1053	D	1715-1815	1335	D
0160	Citrus Ave	E. of US 1 South	State Two-Way Arterial - Interrupted Flow Class I	2	8/8/2007								
235	Darwin Rd	N. of Becker Rd	State Two-Way Arterial - Interrupted Flow Class I	2	5/12/2008	4,772	C	745-845	384	B	1700-1800	549	C
311	Del Rio Blvd	N. of Port St Lucie Blvd	Major City/County Road	2	5/7/2008	12,419	D	715-815	927	D	1700-1800	991	D
500	Delaware Ave	W. of 25th St South	Major City/County Road	4	3/5/2008	6,504	C	700-800	591	C	1645-1745	611	C
237	East Torino Pkwy	S of Midway Rd	Major City/County Road	2	5/14/2008	9,716	D	700-800	983	D	1645-1745	969	D
110	Edwards Rd	W. of 25th St South	State Two-Way Arterial - Interrupted Flow Class I	2	4/9/2008	13,195	C	715-815	1030	C	1530-1630	1176	C
174	Edwards Rd	W. of Selvitz Rd	State Two-Way Arterial - Interrupted Flow Class I	2	4/9/2008	9,725	C	715-815	760	C	1630-1730	871	C
108	Edwards Rd	W. of Sunrise Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	17,719	B	730-830	1544	B	1630-1730	1527	B
173	Edwards Rd	W. of US 1	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	9,003	B	730-830	723	B	1645-1745	802	B
502	Edwards Rd	W. of Oleander Ave	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	14,242	B	730-830	1119	B	1630-1730	1261	B
105	Emerson Ave	N. of Indrio Rd	State Two-Way Arterial - Uninterrupted Flow	2	2/20/2008	5,586	B	700-800	476	B	1645-1745	569	B
112	Farmer's Market Rd	W. of US 1 South	Other County Road	2	3/26/2008	2,314	C	1130-1230	208	C	1645-1745	204	C
109	Floresta Dr	S. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	4/23/2008	13,458	C	730-830	1079	C	1700-1800	1199	C
313	Floresta Dr	W. of Airoso Blvd	Major City/County Road	2	4/23/2008	3,575	C	830-930	454	C	1515-1615	353	C
315	Floresta Dr	N. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	4/23/2008	17,493	F	730-830	1382	D	1700-1800	1554	D
317	Floresta Dr	S. of Port St Lucie Blvd	Major City/County Road	2	4/23/2008	11,930	D	730-830	991	D	1700-1800	1119	D
107	Floresta Dr	E. of Airoso Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/7/2008	10,004	C	815-915	816	C	1700-1800	960	C
226	Fort Pierce Blvd	W. of West Seminole Rd	State Two-Way Arterial - Interrupted Flow Class I	2	2/20/2008	2,642	B	700-800	306	B	1630-1730	305	B
5075	Gatlin Blvd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	8/27/2007								
0718	Gatlin Blvd	W. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	6	8/27/2007								
504	Georgia Ave	W. of US 1 South	Major City/County Road	2	3/6/2008	2,336	C	1145-1245	195	C	1645-1745	233	C
506	Georgia Ave	W. of 7th St South	Major City/County Road	2	3/5/2008	2,449	C	1115-1215	168	C	1700-1800	217	C
508	Georgia Ave	W. of 13th St South	Major City/County Road	2	3/5/2008	5,219	C	1115-1215	342	C	1630-1730	469	C
111	Gilson Rd	N. of Martin County Line	Major City/County Road	2	5/14/2008	11,451	D	715-815	973	D	1645-1745	1197	D
113	Glades Cut-Off Rd	W. of Selvitz Rd	Major City/County Road	2	2/25/2008	5,920	C	630-730	491	C	1615-1715	571	C
115	Glades Cut-Off Rd	N. of Midway Rd West	Major City/County Road	2	2/27/2008	4,703	C	615-715	425	C	1615-1715	434	C
117	Glades Cut-Off Rd	N. of Reserve Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	3,376	B	630-730	474	C	1515-1615	420	C
119	Glades Cut-Off Rd	S. of Reserve Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	2,528	B	630-730	423	C	1515-1615	348	B
229	Glades Cut-Off Rd	S. of Midway Rd West	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	2,605	B	630-730	292	B	1530-1630	279	B
319	Green River Pkwy	S. of Walton Rd	Major City/County Road	2	4/9/2008	2,839	C	715-815	210	C	1645-1745	305	C

APPENDIX C

Ft Pierce Precast Concrete Plant
Committed Development Traffic (1)

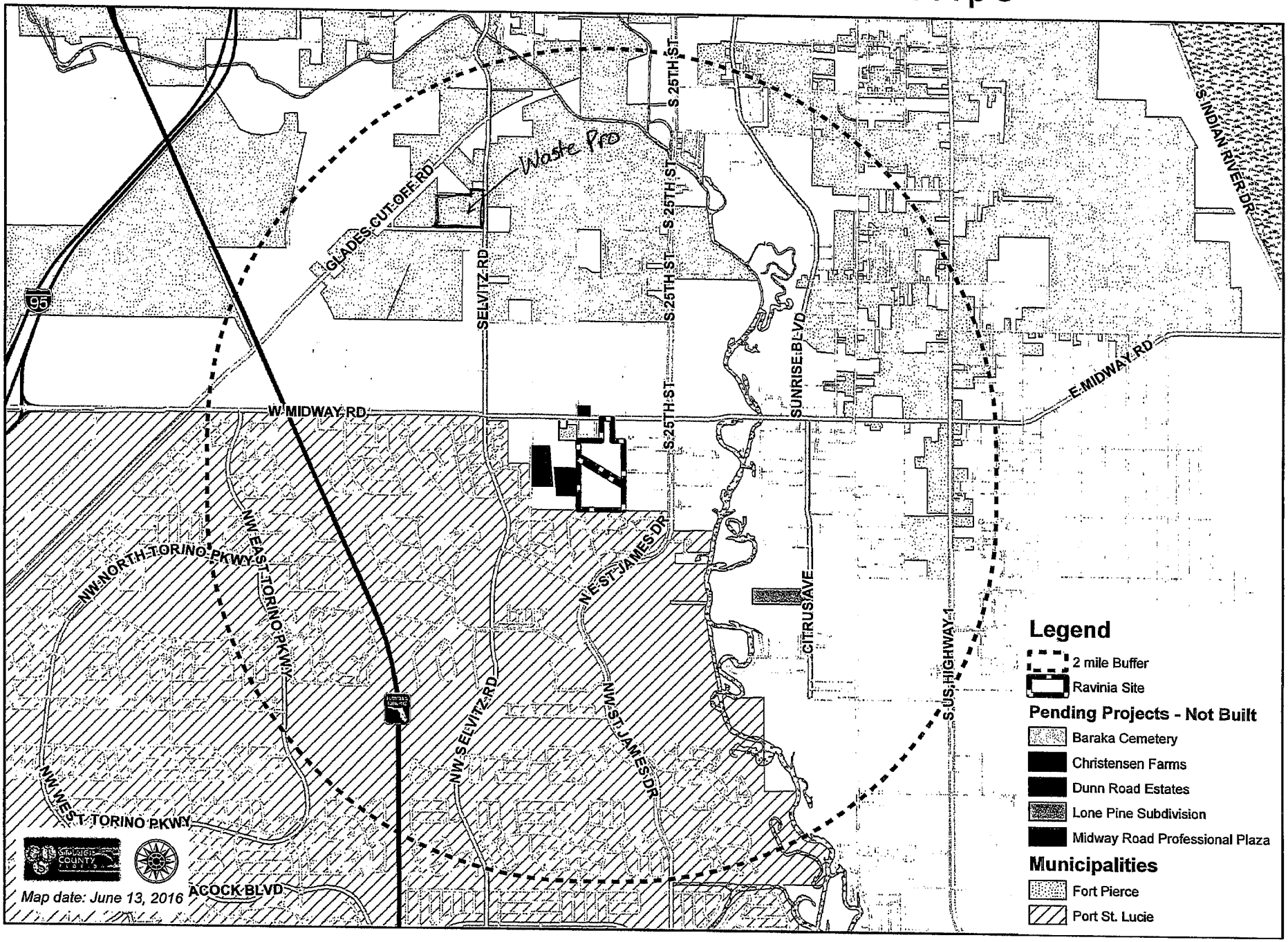
Roadway	Link	Dir	AM PEAK HOUR								
			Lone Pine Subdiv. (2)		Becker/Carriage House		Mariner Cove (2)		Midway Prof Plaza (3)		
			In/Out:	5	In/Out:	40	In/Out:	16	In/Out:	24	
			Distr.	16	Distr.	121	Distr.	80	Distr.	6	Total
Selvitz Road	Site to Glades Cut-Off Road	NB	5%	-	35%	14	5%	1	7%	2	19
		SB	5%	1	35%	42	5%	4	7%	-	47
	Midway Rd to Site	NB	5%	-	35%	42	5%	4	7%	-	46
		SB	5%	1	35%	14	5%	1	7%	2	20

Roadway	Link	Dir	PM PEAK HOUR								
			Lone Pine Subdiv. (2)		Becker/Carriage House		Mariner Cove (2)		Midway Prof Plaza (3)		
			In/Out:	18	In/Out:	138	In/Out:	75	In/Out:	12	
			Distr.	10	Distr.	78	Distr.	38	Distr.	34	Total
Selvitz Road	Site to Glades Cut-Off Road	NB	5%	1	35%	48	5%	4	7%	1	55
		SB	5%	1	35%	27	5%	2	7%	2	34
	Midway Rd to Site	NB	5%	1	35%	27	5%	2	7%	2	34
		SB	5%	1	35%	48	5%	4	7%	1	55

(1) Based on information provided from St. Lucie County Planning Department and City of Ft Pierce on approved and unbuilt projects.
(2) Assumed the project traffic assignment based on roadway network.
(3) The project traffic assignment was based on the approved Traffic Study by Susan E. O'Rourke, dated 9/5/08.

FROM St. Lucie County

RAVINIA PUD - Committed Trips



FileNumber	MapID	Type	ProjectNam	Category	Descriptio	Status	SFUnits	MFUnits	TotalUnits	CommSqFt	IndSqFt	OfficeInst	Resolution	Built
MNSP-04021	93	Minor site plan	Christensen Farms	Residential	A 5-Lot Residential Subdivision	approve	5	0	5	0	0	0	5/16/2005	1 built
MNSP-03022	68	Minor site plan	Dunn Road Estates	Residential	An 8 lot residential subdivision (avg size 2.25 ac)	approve	8	0	8	0	0	0		No
PUD-03030	20	Major site plan	Lone Pine Subdivision	Residential	Construct 30 lot residential subdivision	approve	30	0	30	0	0	0	8/17/2004	2 homes blt
PUD-05020	209	PNRD	Midway Road Professional Plaza	Commercial	4 one story office buildings	approve	0	0	0	0	0	12679	9/19/2006	No
SPMJ-1220144832	0	Major adjustment to major site plan	Baraka Cemetery	Institutional	Increase plots and revise roadway layout	approve	0	0	0	0	0	0	6/18/2015	No

Committed Projects Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Lone Pine Subdivision	210	28 DUs	9.52 /DU	267

AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Lone Pine Subdivision	210	28 DUs	0.75 /DU (25/75)	5	16	21

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Lone Pine Subdivision	210	28 DUs	1.00 /DU (63/37)	18	10	28

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.

SUSAN E. O'ROURKE, P.E., Inc.
Traffic Engineering, Transportation Planning

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2008 SEP 10 A 10:43
ST. LUCIE COUNTY
GROWTH MANAGEMENT

TRAFFIC ANALYSIS

FOR THE

MIDWAY ROAD PROFESSIONAL PLAZA

Prepared for:

GIK Development, LLC
804 SE Portage Avenue
Port Saint Lucie, Florida 34984

Prepared by

Susan E. O'Rourke, P.E., Inc.
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August 29, 2005
Revised October 18, 2005
Revised February 9, 2006
Revised July 19, 2006
Updated September 5, 2008

SR05082.4

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Susan E. O'Rourke 9/8/08

PROJECT TRAFFIC

To estimate traffic generated by the Midway Road Professional Plaza, the ITE Trip Generation, 7th Edition trip rates were applied. These calculations provide an estimate of the typical generation. Trip generation for the project is shown in Table 1.

TABLE 1: Trip Generation

DAILY

Description	Land Use Code	SF/ Quantity	Daily Equation	Daily Trips	% In	% Out	Daily In	Daily Out
Medical Office	720	12,699	T=40.89(x)-214.97	301	50	50	151	150

PM

Description	Land Use Code	SF/ Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out
Medical Office	720	12,699	Ln(T)=0.93 Ln(x)+1.47	46	27	73	12	34

Source: Trip Generation, 7th Edition

The PM peak hour total trips would be 46 with 12 entering and 34 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/Assignment – The projects general geographic traffic distribution was estimated as 25% north, 35% south, 20% east, and 20% west. This general distribution led to an assignment of 60% to the west and 40% to the east on Midway Road. Figure 2 summarizes the project turning movements at the driveway and the project percent impact on the roadway links. Given the low volumes a right-turn lane would not be needed. The need for a left turn would be based on the overall design of Midway Road and the access management plan for the roadway. No egress will be allowed from the Christensen Road driveway based on the approved resolution.

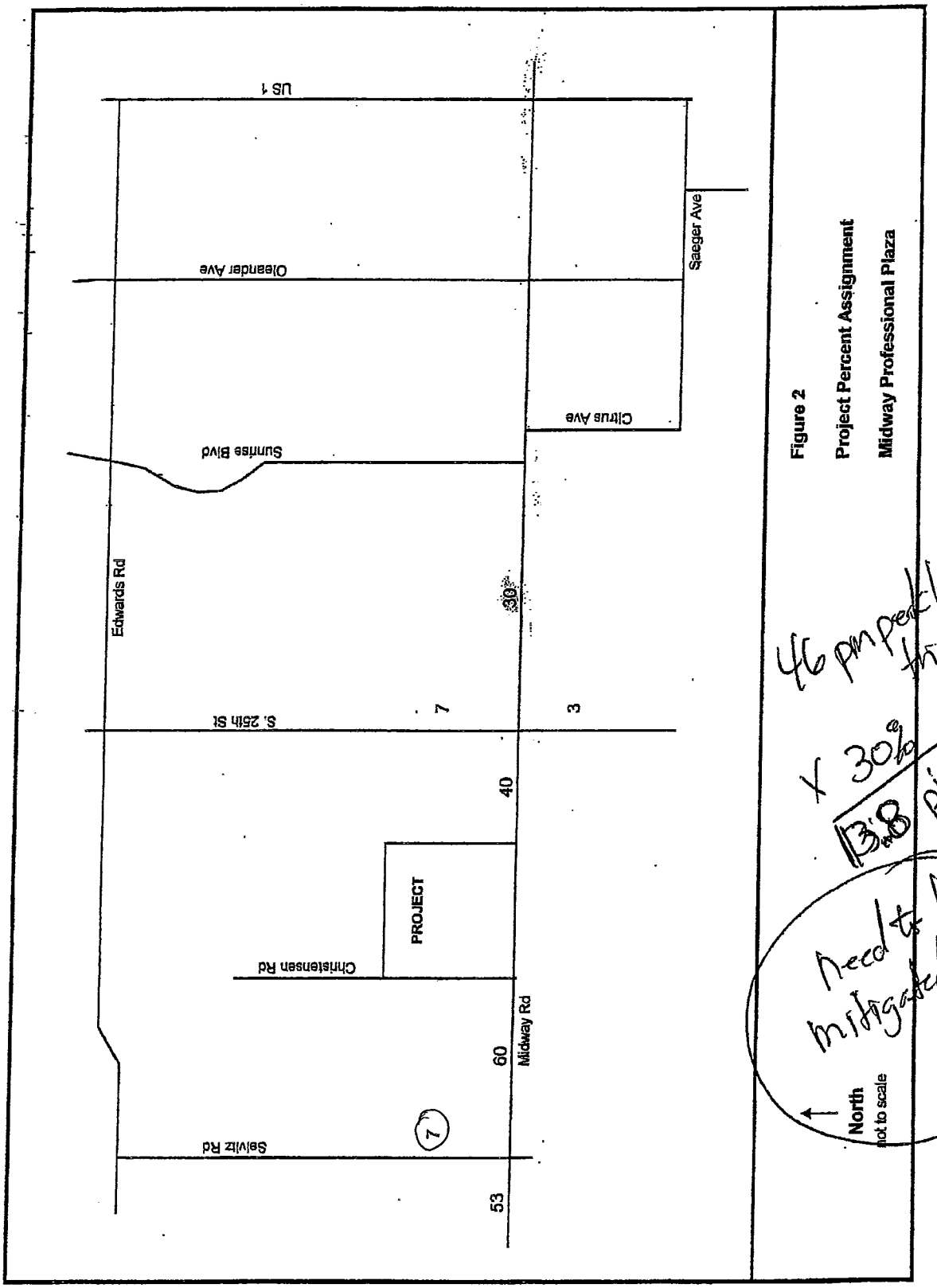
The trip assignment and resultant trips on the links are included in Table 2 discussed in the next section of this statement.

OTHER TRAFFIC – BACKGROUND TRAFFIC

Growth rates were calculated for Midway Road using FDOT Historical AADT Data. The growth rate was calculated as 1.012. Other approved and pending projects have been included: Frontera, Oak Alley PUD, Ravinia, Mayo Dev. Corp., LTC Ranch and Liberty Baptist Church. These projects along with the growth rate were added to the existing and project traffic to develop total traffic. Appendix A provides the data on the other projects.

AM Trips: 2.39 x 1000 SF (79% In / 21% Out) ←

→ 30 trips (24 In / 6 Out)


US 1
Saeger Ave
Oleander Ave
Citrus Ave
Sunrise Blvd
Edwards Rd
S. 25th St
Chnstensen Rd
PROJECT
Midway Rd
Selvitz Rd
30
7
3
40
60
53
7
Figure 2
Project Percent Assignment
Midway Professional Plaza
North
not to scale
46 pm peak hour trips
x 30%
13.8 pm peak hour trips
need to be mitigated for

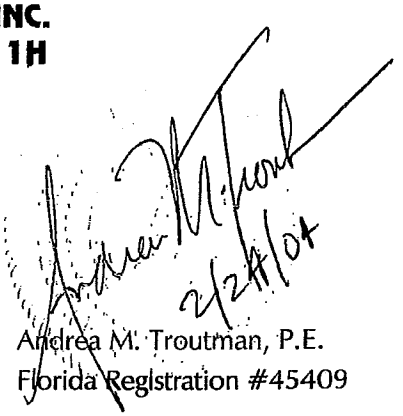
BECKER PARCEL
TRAFFIC IMPACT ANALYSIS

Prepared for

LBFH, INC.

Prepared by

PINDER TROUTMAN CONSULTING, INC.
2324 South Congress Avenue, Suite 1H
West Palm Beach, FL 33406
(561) 434-1644



Andrea M. Troutman, P.E.
Florida Registration #45409

#PTC04-035
February 24, 2004

Exhibit 3
Becker Parcel
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential-Single	210	214 Dus	9.57 /DU	2,048
TOTALS		214 Dus		2,048

AM Peak Hour

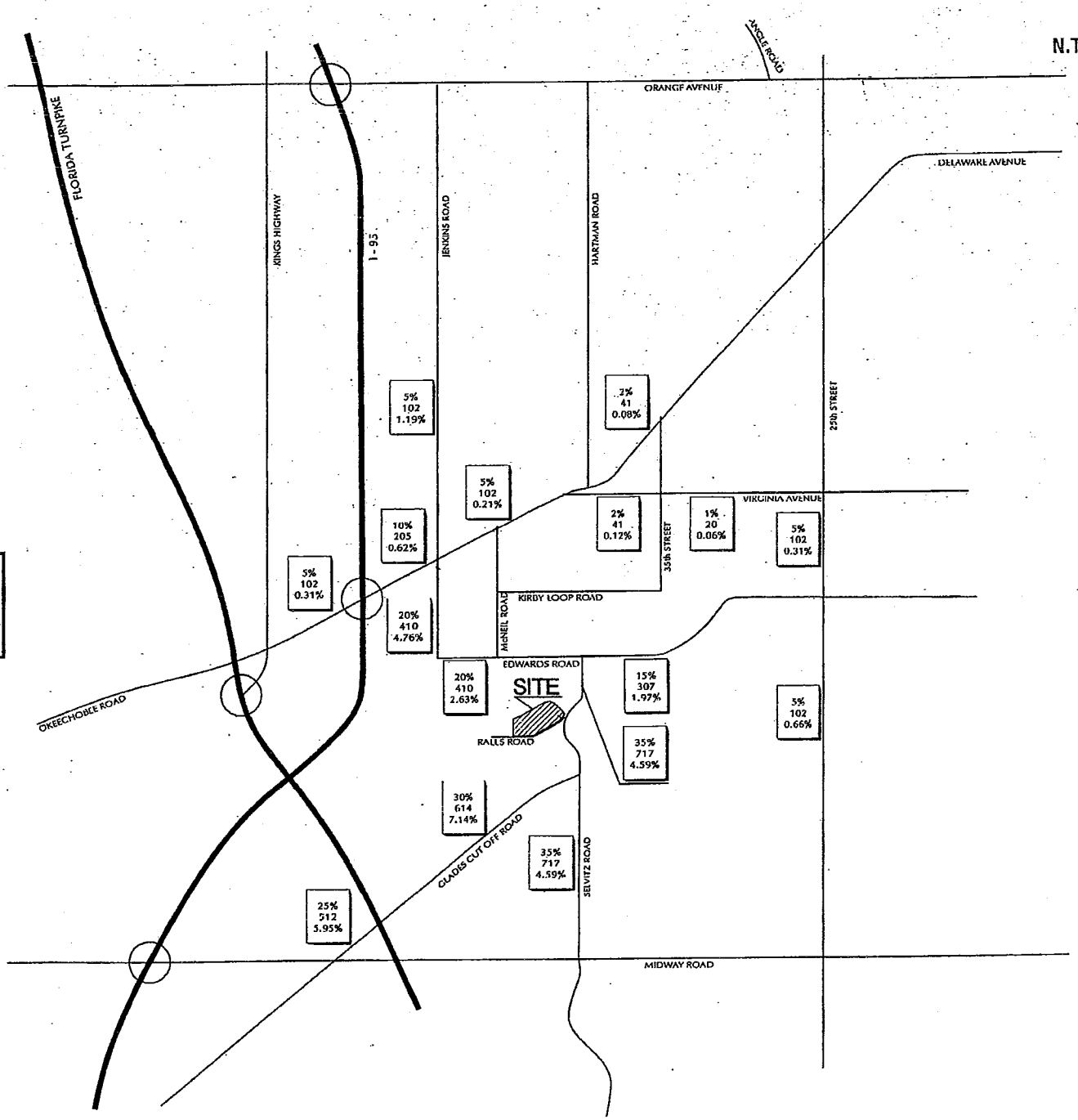
Land Use	ITE Code	Intensity	Trip Generation Rate (2)	Total Trips		
				In	Out	Total
Residential-Single	210	214 Dus	0.75 /DU (25/75)	40	121	161
TOTALS		214 Dus		40	121	161

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (2)	Total Trips		
				In	Out	Total
Residential-Single	210	214 Dus	1.01 /DU (64/36)	138	78	216
TOTALS		214 Dus		138	78	216

(1) Source: Section 10.8, Fair Share Road Impact Fees, of the Palm Beach County Unified Land Development Code (ULDC).

(2) Source: Institute of Transportation Engineers (ITE), Trip Generation, 6th Edition.



02/19/04
04-035

BECKER PARCEL

EXHIBIT 4
PROJECT TRAFFIC ASSIGNMENT

PTC

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

Mariner Cove

Prepared for:

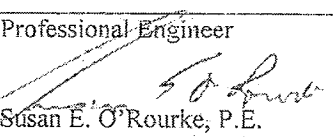
Mr. Stanley Markofsky
Mariner Cove Builders, LLC
1400 East Oakland Park Boulevard, Ste. 103
Ft. Lauderdale, FL 33334

Prepared by:

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
Stuart, FL 34994
(772) 781-7918

June 2, 2015

SR15014.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: June 2, 2015 License #: 42684

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SEORourke@comcast.net

PROJECT TRAFFIC

To estimate traffic generated by the Mariner Cove Development, the ITE Trip Generation, 9th Edition trip rates were applied. These calculations provide an estimate of the typical generation. Trip generation for the project is shown in **Table 1**.

TABLE 1: Project Trip Generation

Land Use	Units	ITE Land Use Code	Daily Trip Equation	AM Peak Hour Trip Equation	%In/ %Out (trips in/trip out)	PM Peak Hour Trip Equation	%In/ %Out
Town Home	216	230	Ln(T)= 0.87Ln(x) + 2.96	Ln(T) = 0.8Ln(x)+ 0.26	17% 83%	Ln(T) = 0.82Ln(x)+ 0.32	67% 33%
Total			2072	96	16/ 80	113	75/ 38

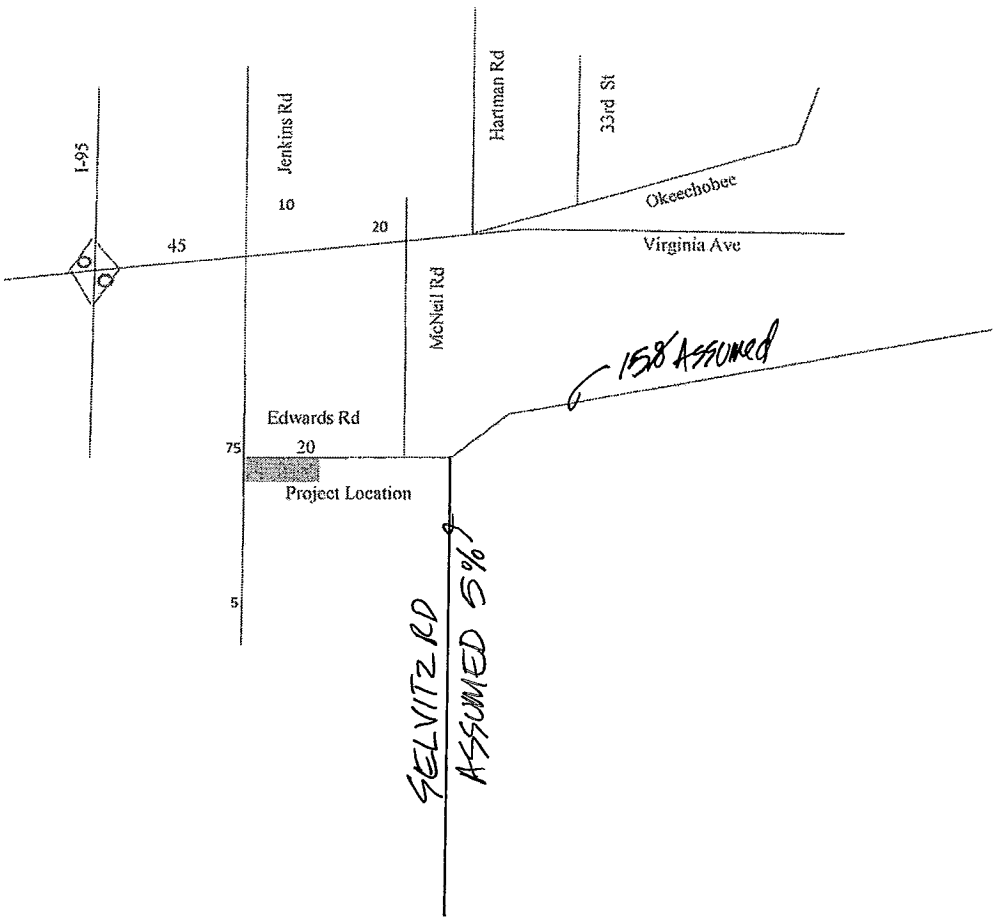
The AM peak hour total trips would be 96 with 16 entering and 80 exiting the project. The PM peak hour total trips would be 113 with 75 entering and 38 exiting the project.

PROJECT DISTRIBUTION / ASSIGNMENT IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution -- The project general geographic traffic led to the detached assignments as shown in **Figure 2**.

Impact — This general distribution led to an assignment of external, new trips to the roadway network. **Tables 2a and 2b** summarize the project impact as it related to the percent of the service volume capacity or maximum allowable service volume for the project. The project is deemed significant based on 1% of LOS D capacity of the adjacent link and 3% on all the links.



NORTH
Not to Scale

FIGURE 2

Project Percent Assignment

Mariner Cove

APPENDIX D

INTERSECTION ANALYSIS SHEET
Ft Pierce Precast Concrete Plant

Midway Rd & Selvitz Rd

Growth 2015 - 2021:	1.91%
Growth 2008 - 2015:	1.05%
Peak Season =	1.10
Buildout Year =	2021

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/18/08)	129	244	53	53	82	100	78	506	73	46	421	64
Peak Season Volume	**142**	**268**	**58**	**58**	**90**	**110**	**86**	**557**	**80**	**51**	**463**	**70**
Growth 2008 - 2015	11	20	4	4	7	8	7	42	6	4	35	5
Growth 2015 - 2021	18	35	7	7	12	14	11	72	10	7	60	9
Total Growth	**29**	**55**	**11**	**11**	**19**	**22**	**18**	**114**	**16**	**11**	**95**	**14**
% Project Traffic	0%	2%	0%	18%	2%	45%	45%	0%	0%	0%	0%	18%
Direction	in	in	in	out	in	out	in	in	in	out	out	in
Project Traffic	**0**	**2**	**0**	**5**	**2**	**11**	**56**	**0**	**0**	**0**	**0**	**22**
Total	**171**	**326**	**69**	**74**	**112**	**143**	**160**	**671**	**96**	**62**	**558**	**107**

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/18/08)	74	95	35	57	243	92	96	477	168	66	448	31
Peak Season Volume	**81**	**105**	**39**	**63**	**267**	**101**	**106**	**525**	**185**	**73**	**493**	**34**
Growth 2008 - 2015	6	8	3	5	20	8	8	40	14	6	37	3
Growth 2015 - 2021	11	14	5	8	35	13	14	68	24	9	64	4
Total Growth	**17**	**22**	**8**	**13**	**55**	**21**	**22**	**108**	**38**	**15**	**101**	**7**
% Project Traffic	0%	2%	0%	18%	2%	45%	45%	0%	0%	0%	0%	18%
Direction	in	in	in	out	in	out	in	in	in	out	out	in
Project Traffic	**0**	**1**	**0**	**23**	**1**	**57**	**16**	**0**	**0**	**0**	**0**	**6**
Total	**98**	**127**	**47**	**98**	**323**	**179**	**144**	**633**	**223**	**88**	**594**	**48**

8/29/2016 11:28

SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Midway Rd & Selvitz Rd
Agency or Co.	#16-071	Area Type	All other areas
Date Performed	8/23/2016	Jurisdiction	SLC
Time Period	AM Peak Hour	Analysis Year	2021 - Programmed Impvts.

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	2	2	1	1	2	0	2	2	0	1	2	0
Lane Group	L	T	R	L	TR		L	TR		L	TR	
Volume (vph)	160	671	96	62	558	107	171	326	69	74	112	143
% Heavy Vehicles	5	5	5	5	5	5	5	5	5	5	5	5
PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3	3	3	3		3	3		3	3	
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0	0	0	0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	Thru & RT	07	08
Timing	G = 18.0	G = 50.0	G =	G =	G = 18.0	G = 30.0	G =	G =
	Y = 6	Y = 6	Y =	Y =	Y = 6	Y = 6	Y =	Y =

Duration of Analysis (hrs) = 0.25 — Cycle Length C = 140.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	174	729	104	67	723		186	429		80	277	
Lane Group Capacity	429	1230	813	221	1201		429	719		221	676	
v/c Ratio	0.41	0.59	0.13	0.30	0.60		0.43	0.60		0.36	0.41	
Green Ratio	0.13	0.36	0.53	0.13	0.36		0.13	0.21		0.13	0.21	
Uniform Delay d_1	56.1	36.7	16.7	55.3	36.9		56.3	49.5		55.8	47.4	
Delay Factor k	0.11	0.18	0.11	0.11	0.19		0.11	0.19		0.11	0.11	
Incremental Delay d_2	0.6	0.8	0.1	0.8	0.9		0.7	1.4		1.0	0.4	
PF Factor	1.000	1.000	1.000	1.000	1.000		1.000	1.000		1.000	1.000	
Control Delay	56.7	37.5	16.8	56.1	37.7		57.0	50.9		56.8	47.8	
Lane Group LOS	E	D	B	E	D		E	D		E	D	
Approach Delay	38.7			39.3			52.8			49.8		
Approach LOS	D			D			D			D		
Intersection Delay	43.4			Intersection LOS			D					

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SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Midway Rd & Selvitz Rd
Agency or Co.	#16-071	Area Type	All other areas
Date Performed	8/23/16	Jurisdiction	SLC
Time Period	PM Peak Hour	Analysis Year	2021 - Programmed Impvts

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	2	2	1	1	2	0	2	2	0	1	2	0
Lane Group	L	T	R	L	TR		L	TR		L	TR	
Volume (vph)	144	633	223	88	594	48	98	127	47	98	323	179
% Heavy Vehicles	5	5	5	5	5	5	5	5	5	5	5	5
PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3	3	3	3		3	3		3	3	
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0	0	0	0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	Thru & RT	07	08
Timing	G = 18.0	G = 50.0	G =	G =	G = 18.0	G = 30.0	G =	G =
	Y = 6	Y = 6	Y =	Y =	Y = 6	Y = 6	Y =	Y =
Duration of Analysis (hrs) = 0.25					Cycle Length C = 140.0			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	157	688	242	96	698		107	189		107	546	
Lane Group Capacity	429	1230	813	221	1217		429	708		221	699	
v/c Ratio	0.37	0.56	0.30	0.43	0.57		0.25	0.27		0.48	0.78	
Green Ratio	0.13	0.36	0.53	0.13	0.36		0.13	0.21		0.13	0.21	
Uniform Delay d_1	55.8	36.2	18.5	56.3	36.4		54.9	45.8		56.7	51.9	
Delay Factor k	0.11	0.16	0.11	0.11	0.17		0.11	0.11		0.11	0.33	
Incremental Delay d_2	0.5	0.6	0.2	1.4	0.7		0.3	0.2		1.7	5.7	
PF Factor	1.000	1.000	1.000	1.000	1.000		1.000	1.000		1.000	1.000	
Control Delay	56.3	36.7	18.7	57.7	37.0		55.2	46.0		58.4	57.6	
Lane Group LOS	E	D	B	E	D		E	D		E	E	
Approach Delay	35.5			39.5			49.4			57.7		
Approach LOS	D			D			D			E		
Intersection Delay	43.2			Intersection LOS						D		

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TRAFFIC SURVEY SPECIALISTS, INC.

MIDWAY ROAD & SELVITZ ROAD
PORT ST LUCIE, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

624 GARDENIA TERRACE
DELRAY BEACH, FLORIDA 33444
(561) 272-3255 FAX (561) 272-4381

Site Code : 00080161
Start Date: 09/18/08
File I.D. : MIDWSELV
Page : 1

ALL VEHICLES

	SELVITZ ROAD From North				MIDWAY ROAD From East				SELVITZ ROAD From South				MIDWAY ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 09/18/08																	
07:00	0	6	17	20	0	8	65	11	0	26	39	10	0	17	85	11	315
07:15	0	10	18	16	0	7	91	14	0	34	63	11	0	26	97	17	404
07:30	0	13	18	24	0	12	98	12	0	23	68	18	0	28	145	19	478
07:45	0	21	12	28	0	14	132	29	0	37	70	11	0	26	156	15	551
Hr Total	0	50	65	88	0	41	386	66	0	120	240	50	0	97	483	62	1748
08:00	0	9	30	30	0	10	77	10	0	38	52	16	0	18	105	21	416
08:15	0	10	22	18	0	10	114	13	0	31	54	8	0	6	100	18	404
08:30	0	8	19	18	0	2	103	8	0	25	36	14	0	24	102	16	375
08:45	0	16	24	10	0	5	93	10	0	23	43	6	0	21	78	24	353
Hr Total	0	43	95	76	0	27	387	41	0	117	185	44	0	69	385	79	1548
---------- * BREAK * ----------																	
16:00	0	8	44	25	0	16	108	9	0	24	22	11	0	18	129	45	459
16:15	0	15	47	14	0	12	115	12	0	25	34	8	0	21	117	36	456
16:30	1	16	67	28	0	13	102	7	0	18	19	8	0	22	120	37	458
16:45	0	13	54	20	0	16	92	8	0	16	25	11	0	24	109	39	427
Hr Total	1	52	212	87	0	57	417	36	0	83	100	38	0	85	475	157	1800
17:00	0	18	48	18	0	15	132	8	0	21	22	5	0	28	139	57	511
17:15	0	9	74	26	0	22	122	8	0	19	29	11	0	22	109	35	486
17:30	0	10	42	29	0	24	120	9	0	11	30	16	0	8	97	43	439
17:45	0	10	40	20	0	26	116	6	0	16	27	9	0	17	99	20	406
Hr Total	0	47	204	93	0	87	490	31	0	67	108	41	0	75	444	155	1842
TOTAL	1	192	576	344	0	212	1680	174	0	387	633	173	0	326	1787	453	6938

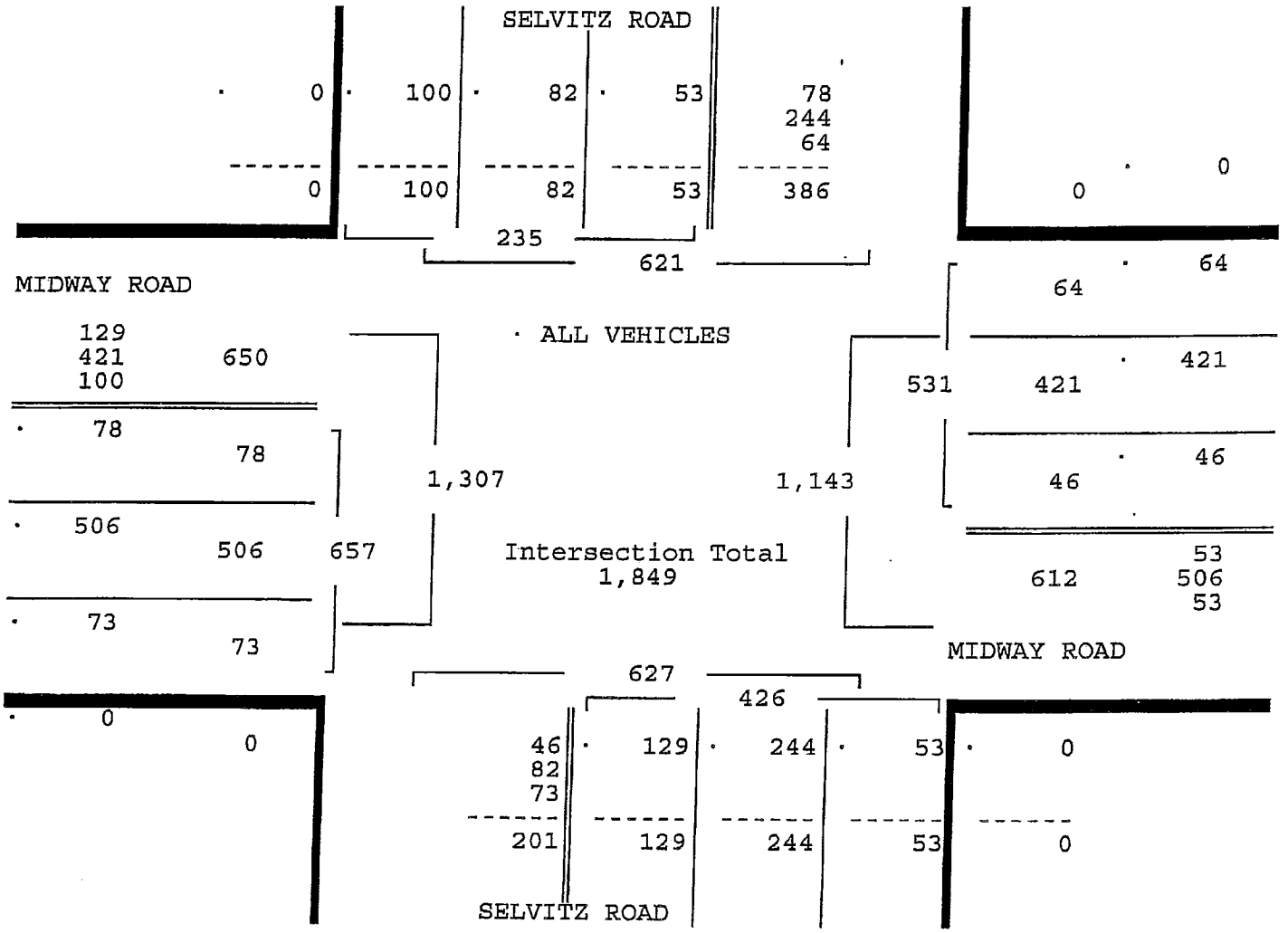
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DELRAY BEACH, FLORIDA 33444
(561) 272-3255 FAX (561) 272-4381

MIDWAY ROAD & SELVITZ ROAD
PORT ST LUCIE, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

Site Code : 00080161
Start Date: 09/18/08
File I.D. : MIDWSELV

ALL VEHICLES

	SELVITZ ROAD From North				MIDWAY ROAD From East				SELVITZ ROAD From South				MIDWAY ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 09/18/08																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 09/18/08																	
Peak start	07:30				07:30				07:30				07:30				
Volume	0	53	82	100	0	46	421	64	0	129	244	53	0	78	506	73	
Percent	0%	23%	35%	43%	0%	9%	79%	12%	0%	30%	57%	12%	0%	12%	77%	11%	
Pk total	235				531				426				657				
Highest	08:00				07:45				07:45				07:45				
Volume	0	9	30	30	0	14	132	29	0	37	70	11	0	26	156	15	
Hi total	69				175				118				197				
PHF	.85				.76				.90				.83				



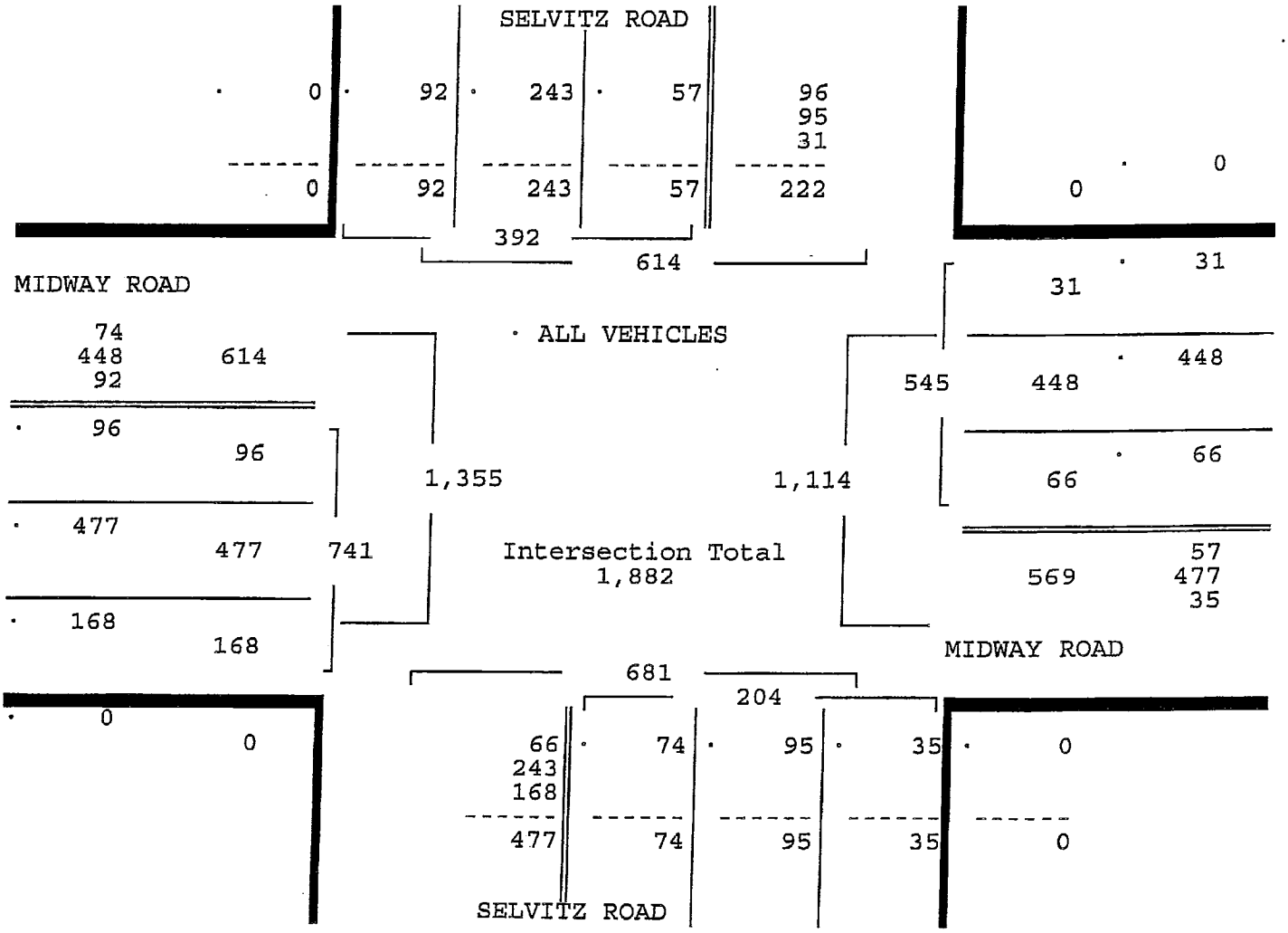
MIDWAY ROAD & SELVITZ ROAD
PORT ST LUCIE, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

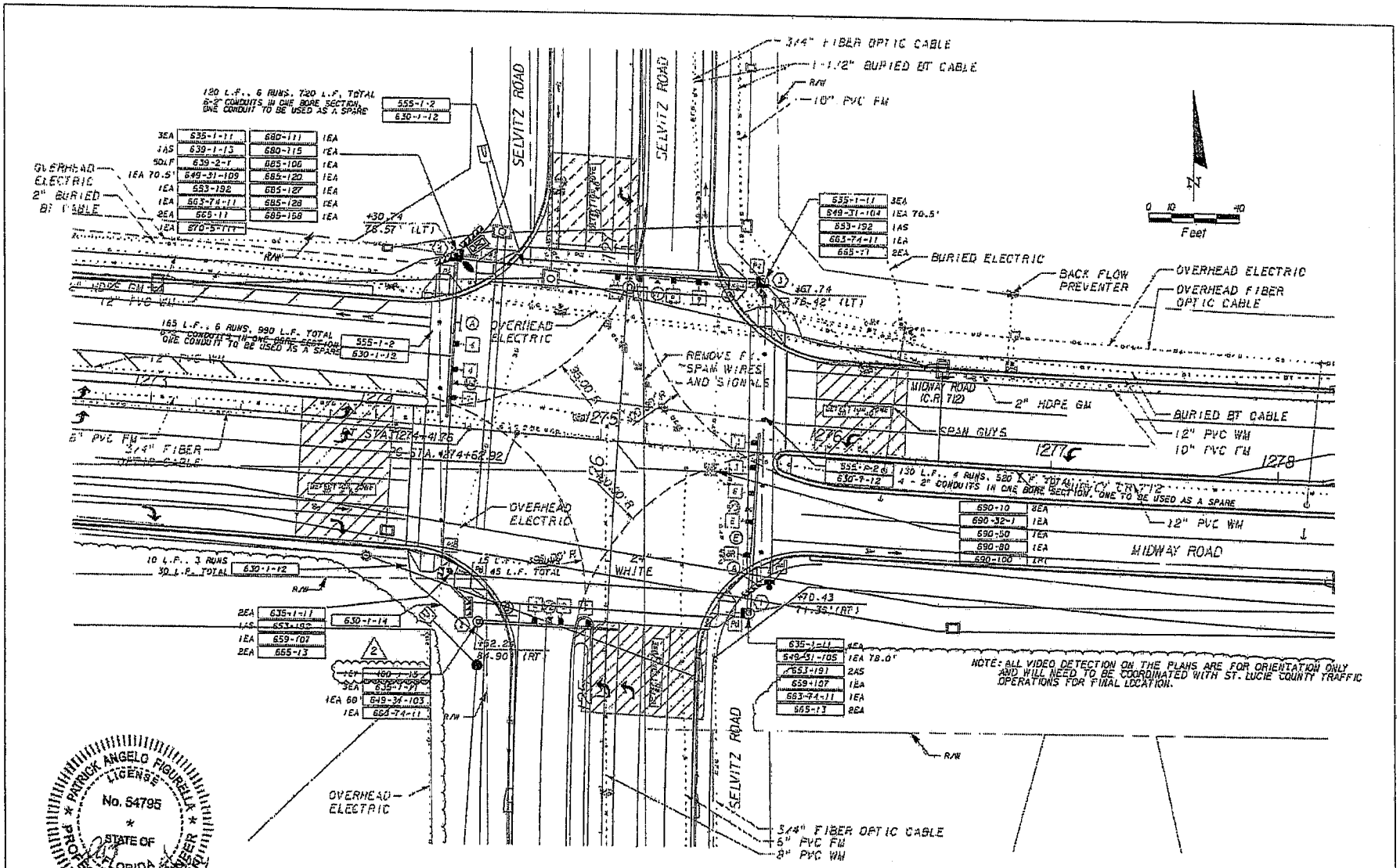
TRAFFIC SURVEY SPECIALISTS, INC.
624 GARDENIA TERRACE
DELRAY BEACH, FLORIDA 33444
(561) 272-3255 FAX (561) 272-4381

Site Code : 00080161
Start Date: 09/18/08
File I.D. : MIDWSELV

ALL VEHICLES

	SELVITZ ROAD From North				MIDWAY ROAD From East				SELVITZ ROAD From South				MIDWAY ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 09/18/08																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 09/18/08																	
Peak start	16:30				16:30				16:30				16:30				
Volume	1	56	243	92	0	66	448	31	0	74	95	35	0	96	477	168	
Percent	0%	14%	62%	23%	0%	12%	82%	6%	0%	36%	47%	17%	0%	13%	64%	23%	
Pk total	392				545				204				741				
Highest	16:30				17:00				17:15				17:00				
Volume	1	16	67	28	0	15	132	8	0	19	29	11	0	28	139	57	
Hi total	112				155				59				224				
PHF	.88				.88				.86				.83				





PATRICK ANGELO FIGURELLA
LICENSE
No. 54795
STATE OF FLORIDA
PROFESSIONAL ENGINEER

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08-14-2014	2	MODIFIED PAY ITEM NUMBER			

ENGINEER OF RECORD: PATRICK A. FIGURELLA, P.E., NO. 54795
Cabrin, Giordano & Associates, Inc.
Engineers Surveyors Planners
502 VILLAGE WALK DRIVE, SUITE 103
VERO BEACH, FLORIDA 32962
(772) 562-3535 FAX (772) 562-3536
CERTIFICATE OF AUTHORIZATION NO. 5141
LICENSED LB NO. 00-CAV-5260

ST. LUCIE COUNTY
ENGINEERING DIVISION

ROAD	COUNTY	PROJECT No.
CR 712	ST. LUCIE	06-18

SIGNALIZATION PLAN
MIDWAY ROAD AND SELVITZ ROAD

SHEET NO. T-4

USER/S LOATED ETTNER OFFICE

LOCAL CONTROLLER TIMING

INTERSECTION: Midway & Selvitz

ID# 40 **ZONE#** N/A **ADDR#** _____

APPROVED BY: J. Snedeker **DATE:** 8/1/06

PH	MOVEMENT	INT	EXT	YEL	RED CLR	MAX 1	MAX 2	WLK	PED CLR	MIN REC	MAX REC	PED REC	MEM	CNA 1
1	WBL	7	3.0	4.0	1.0	15		N/A	N/A					
2	EB	10	4.0	4.0	2.0	50								
3	—													
4	SB	10	3.5	4.0	2.0	40								
5	EBL	7	3.0	4.0	1.0	15								
6	WB	10	4.0	4.0	2.0	50								
7	—													
8	EB	10	3.5	4.0	2.0	40								

DESIGNED TRAFFIC INSTALLATION

INTERSECTION ANALYSIS SHEET
Ft Pierce Precast Concrete Plant

Edwards Rd & Selvitz Rd

Growth	1.91%
Peak Season =	1.16
Buildout Year =	2021
Years =	5

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (8/24/16)	325	0	317	0	0	0	0	220	180	202	286	0
Peak Season Volume	**377**	**0**	**368**	**0**	**0**	**0**	**0**	**255**	**209**	**234**	**332**	**0**
Growth 2016 - 2021	37	0	36	0	0	0	0	25	21	23	33	0
Total Growth	**37**	**0**	**36**	**0**	**0**	**0**	**0**	**25**	**21**	**23**	**33**	**0**
% Project Traffic	25%	0%	5%	0%	0%	0%	0%	0%	25%	5%	0%	0%
Direction	out	in	out	out	in	out	in	in	in	in	out	in
Project Traffic	**6**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**31**	**6**	**0**	**0**
Total	**420**	**0**	**405**	**0**	**0**	**0**	**0**	**280**	**261**	**264**	**365**	**0**

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (8/24/16)	222	0	272	0	0	0	0	303	252	232	299	0
Peak Season Volume	**258**	**0**	**316**	**0**	**0**	**0**	**0**	**351**	**292**	**269**	**347**	**0**
Growth 2016 - 2021	26	0	31	0	0	0	0	35	29	27	34	0
Total Growth	**26**	**0**	**31**	**0**	**0**	**0**	**0**	**35**	**29**	**27**	**34**	**0**
% Project Traffic	25%	0%	5%	0%	0%	0%	0%	0%	25%	5%	0%	0%
Direction	out	in	out	out	in	out	in	in	in	in	out	in
Project Traffic	**32**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**9**	**2**	**0**	**0**
Total	**315**	**0**	**353**	**0**	**0**	**0**	**0**	**386**	**330**	**298**	**381**	**0**

8/29/2016 13:02

SHORT REPORT

General Information		Site Information	
Analyst	*PTC*	Intersection	*Edwards Rd & Selvitz Rd*
Agency or Co.	*#16-071*	Area Type	*All other areas*
Date Performed	*8/29/2016*	Jurisdiction	*SLC*
Time Period	*AM Peak Hour*	Analysis Year	*2021 - Proposed Timing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		*1*	*0*	*1*	*1*		*1*		*1*			
Lane Group		*TR*		*L*	*T*		*L*		*R*			
Volume (vph)		*280*	*261*	*264*	*365*		*420*		*405*			
% Heavy Vehicles		*5*	*5*	*5*	*5*		*5*		*5*			
PHF		*0.92*	*0.92*	*0.92*	*0.92*		*0.92*		*0.92*			
Pretimed/Actuated (P/A)		*A*	*A*	*A*	*A*		*A*		*A*			
Startup Lost Time		*2.0*		*2.0*	*2.0*		*2.0*		*2.0*			
Extension of Effective Green		*2.0*		*2.0*	*2.0*		*2.0*		*2.0*			
Arrival Type		*3*		*3*	*3*		*3*		*3*			
Unit Extension		*3.0*		*3.0*	*3.0*		*3.0*		*3.0*			
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*		*0*	*0*	*60*	*0*	*0*	
Lane Width		*12.0*		*12.0*	*12.0*		*12.0*		*12.0*			
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*		*0*	*0*		*0*		*0*			
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = *13.0*	G = *42.0*	G =	G =	G = *35.0*	G =	G =	G =
	Y = *5*	Y = *5*	Y =	Y =	Y = *6*	Y =	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *106.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*588*		*287*	*397*		*457*		*375*			
Lane Group Capacity		*670*		*374*	*1025*		*568*		*508*			
v/c Ratio		*0.88*		*0.77*	*0.39*		*0.80*		*0.74*			
Green Ratio		*0.40*		*0.57*	*0.57*		*0.33*		*0.33*			
Uniform Delay d_1		*29.6*		*16.7*	*12.8*		*32.4*		*31.4*			
Delay Factor k		*0.40*		*0.32*	*0.11*		*0.35*		*0.30*			
Incremental Delay d_2		*12.7*		*9.3*	*0.2*		*8.3*		*5.6*			
PF Factor		*1.000*		*1.000*	*1.000*		*1.000*		*1.000*			
Control Delay		*42.3*		*26.0*	*13.0*		*40.7*		*37.1*			
Lane Group LOS		*D*		*C*	*B*		*D*		*D*			
Approach Delay		*42.3*			*18.5*			*39.1*				
Approach LOS		*D*			*B*			*D*				
Intersection Delay		*33.3*			Intersection LOS						*C*	

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SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Edwards Rd & Selvitz Rd
Agency or Co.	#16-071	Area Type	All other areas
Date Performed	8/29/2016	Jurisdiction	SLC
Time Period	AM Peak Hour	Analysis Year	2021 Existing Timing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		280	261	264	365		420		405			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.92	0.92	0.92	0.92		0.92		0.92			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = 15.0	G = 35.0	G =	G =	G = 40.0	G =	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 106.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		588		287	397		457		375			
Lane Group Capacity		559		331	939		649		580			
v/c Ratio		1.05		0.87	0.42		0.70		0.65			
Green Ratio		0.33		0.52	0.52		0.38		0.38			
Uniform Delay d_1		35.5		24.9	15.7		28.0		27.2			
Delay Factor k		0.50		0.40	0.11		0.27		0.22			
Incremental Delay d_2		52.4		20.8	0.3		3.5		2.5			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		87.9		45.7	16.0		31.4		29.7			
Lane Group LOS		F		D	B		C		C			
Approach Delay		87.9			28.5			30.7				
Approach LOS		F			C			C				
Intersection Delay		46.0			Intersection LOS						D	

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SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Edward Rd & Selvitz Rd
Agency or Co.	#16-071	Area Type	All other areas
Date Performed	8/30/2016	Jurisdiction	SLC
Time Period	PM Peak Hour	Analysis Year	2021 Proposed Timing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		386	330	298	381		315		353			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.92	0.92	0.92	0.92		0.92		0.92			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = 12.0	G = 52.0	G =	G =	G = 26.0	G =	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 106.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		779		324	414		342		318			
Lane Group Capacity		832		389	1178		422		377			
v/c Ratio		0.94		0.83	0.35		0.81		0.84			
Green Ratio		0.49		0.65	0.65		0.25		0.25			
Uniform Delay d_1		25.4		14.3	8.4		37.7		38.1			
Delay Factor k		0.45		0.37	0.11		0.35		0.38			
Incremental Delay d_2		17.7		14.3	0.2		11.3		15.9			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		43.1		28.6	8.6		49.0		53.9			
Lane Group LOS		D		C	A		D		D			
Approach Delay	43.1			17.4			51.4					
Approach LOS	D			B			D					
Intersection Delay	36.9			Intersection LOS			D					

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SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Edward Rd & Selvitz Rd
Agency or Co.	#16-071	Area Type	All other areas
Date Performed	8/30/2016	Jurisdiction	SLC
Time Period	PM Peak Hour	Analysis Year	2021 Existing Timing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		386	330	298	381		315		353			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.92	0.92	0.92	0.92		0.92		0.92			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = 15.0	G = 35.0	G =	G =	G = 40.0	G =	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 106.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		779		324	414		342		318			
Lane Group Capacity		560		311	939		649		580			
v/c Ratio		1.39		1.04	0.44		0.53		0.55			
Green Ratio		0.33		0.52	0.52		0.38		0.38			
Uniform Delay d_1		35.5		32.1	15.9		25.6		25.9			
Delay Factor k		0.50		0.50	0.11		0.13		0.15			
Incremental Delay d_2		186.8		62.3	0.3		0.8		1.1			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		222.3		94.4	16.2		26.5		27.0			
Lane Group LOS		F		F	B		C		C			
Approach Delay	222.3			50.6			26.7					
Approach LOS	F			D			C					
Intersection Delay	104.8			Intersection LOS						F		

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EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00160174
Start Date: 08/24/16
File I.D. : EDWASELV
Page : 1

ALL VEHICLES

	From North				EDWARDS ROAD From East				SELVITZ ROAD From South				EDWARDS ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 08/24/16																	
07:00	0	0	0	0	0	63	60	0	0	36	0	50	0	0	63	43	315
07:15	0	0	0	0	0	55	67	0	0	77	0	73	0	0	52	33	357
07:30	0	0	0	0	0	62	80	0	0	58	0	66	0	0	64	54	384
07:45	0	0	0	0	0	57	72	0	0	99	0	92	0	0	47	47	414
Hr Total	0	0	0	0	0	237	279	0	0	270	0	281	0	0	226	177	1470
08:00	0	0	0	0	0	28	67	0	0	91	0	86	0	0	57	46	375
08:15	0	0	0	0	0	52	67	0	0	67	0	65	0	0	51	38	340
08:30	0	0	0	0	0	38	64	0	0	54	0	48	0	0	46	30	280
08:45	0	0	0	0	0	32	49	0	0	53	0	39	0	0	71	36	280
Hr Total	0	0	0	0	0	150	247	0	0	265	0	238	0	0	225	150	1275
* BREAK *																	
16:00	0	0	0	0	0	51	65	0	0	66	0	71	0	0	80	55	388
16:15	0	0	0	0	0	61	79	0	0	50	0	70	0	0	83	56	399
16:30	0	0	0	0	0	60	69	0	0	53	0	67	0	0	71	73	393
16:45	0	0	0	0	0	51	84	0	0	53	0	67	0	0	70	67	392
Hr Total	0	0	0	0	0	223	297	0	0	222	0	275	0	0	304	251	1572
17:00	0	0	0	0	0	60	67	0	0	66	0	68	0	0	79	56	396
17:15	0	0	0	0	0	60	72	0	0	47	0	64	0	0	80	76	399
17:30	0	0	0	0	0	50	84	0	0	50	0	73	0	0	63	53	373
17:45	0	0	0	0	0	39	67	0	0	52	0	57	0	0	57	49	321
Hr Total	0	0	0	0	0	209	290	0	0	215	0	262	0	0	279	234	1489
TOTAL	0	0	0	0	0	819	1113	0	0	972	0	1056	0	0	1034	812	5806

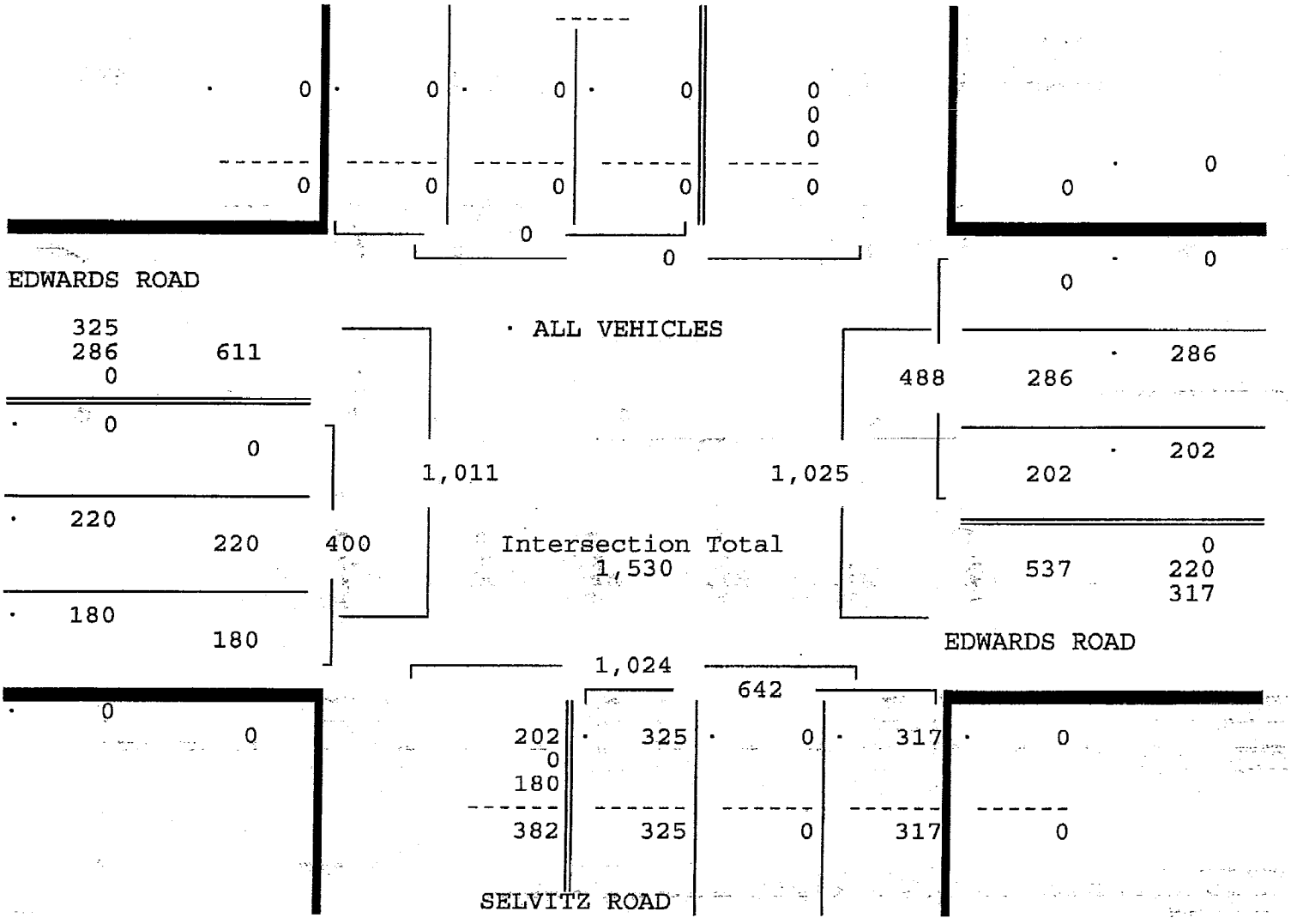
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

Site Code : 00160174
Start Date: 08/24/16
File I.D. : EDWASELV

ALL VEHICLES

	From North				EDWARDS ROAD From East				SELVITZ ROAD From South				EDWARDS ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 08/24/16																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 08/24/16																	
Peak start	07:15				07:15				07:15				07:15				
Volume	0	0	0	0	0	202	286	0	0	325	0	317	0	0	220	180	
Percent	0%	0%	0%	0%	0%	41%	59%	0%	0%	51%	0%	49%	0%	0%	55%	45%	
Pk total	0				488				642				400				
Highest	07:00				07:30				07:45				07:30				
Volume	0	0	0	0	0	62	80	0	0	99	0	92	0	0	64	54	
Hi total	0				142				191				118				
PHF	.0				.86				.84				.85				



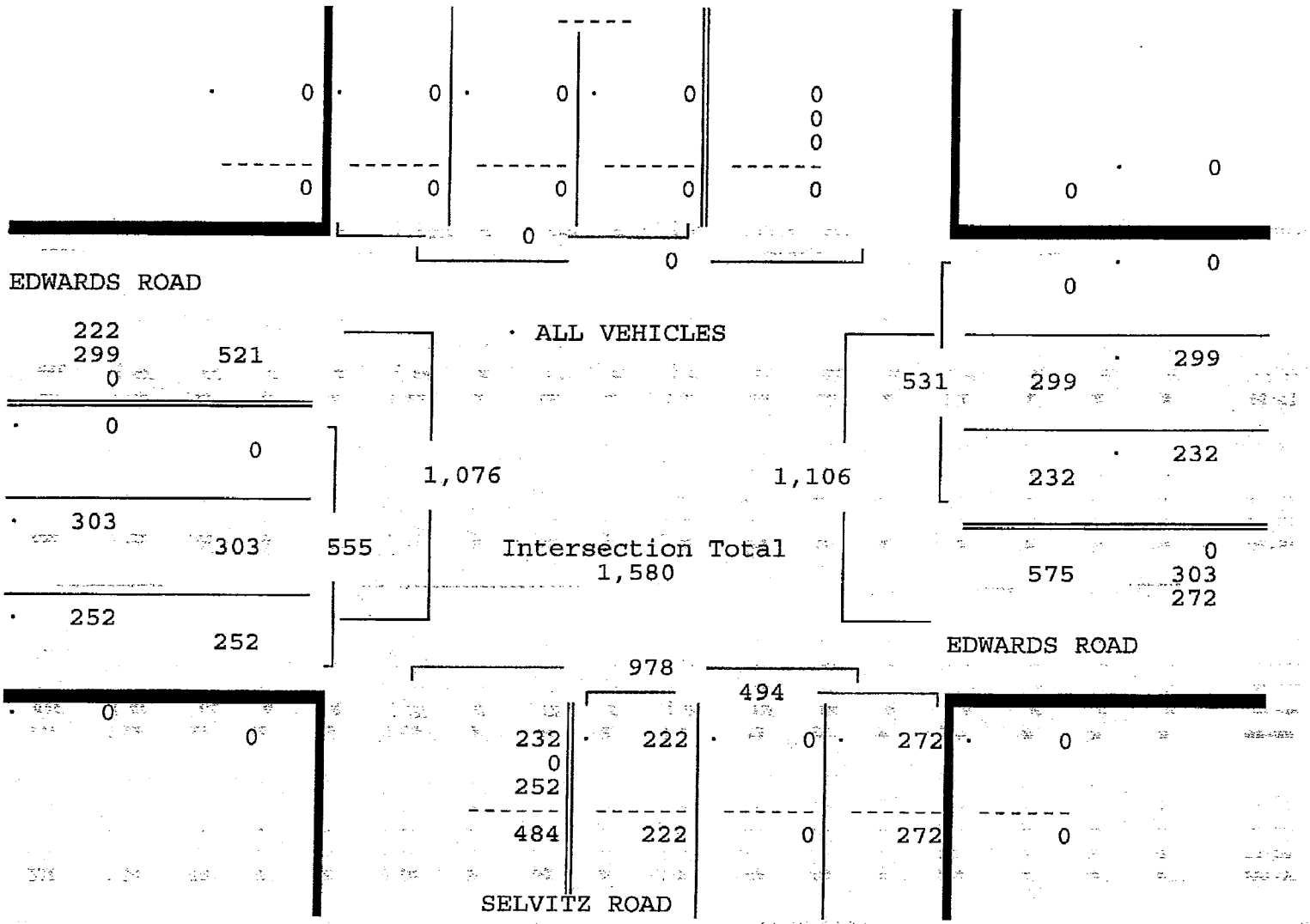
EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

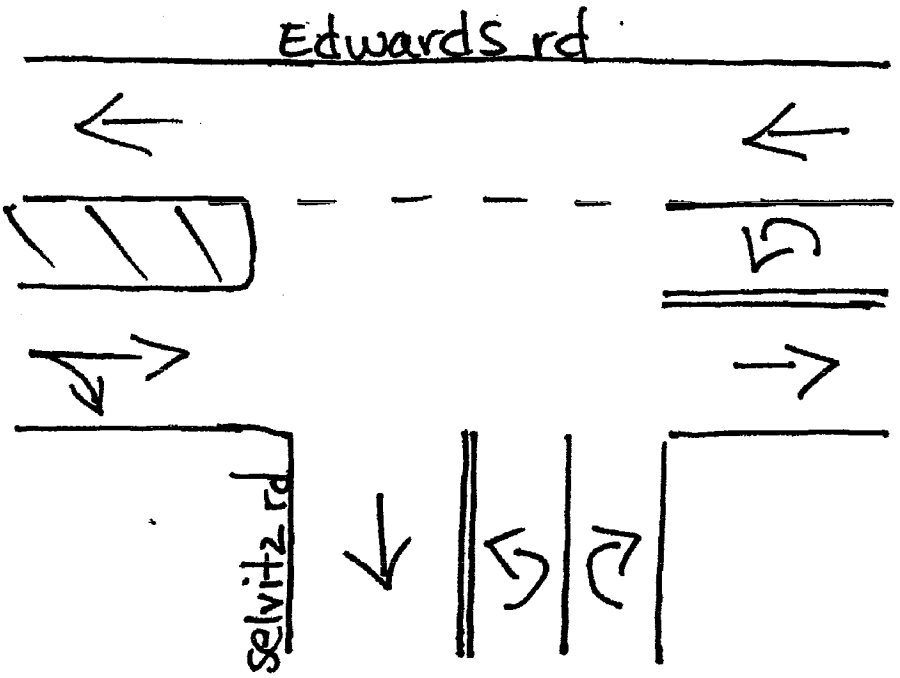
Site Code : 00160174
Start Date: 08/24/16
File I.D. : EDWASELV
Page : 3

ALL VEHICLES

	From North				EDWARDS ROAD From East				SELVITZ ROAD From South				EDWARDS ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 08/24/16																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 08/24/16																	
Peak start	16:15				16:15				16:15				16:15				
Volume	0	0	0	0	0	232	299	0	0	222	0	272	0	0	303	252	
Percent	0%	0%	0%	0%	0%	44%	56%	0%	0%	45%	0%	55%	0%	0%	55%	45%	
Pk total	0				531				494				555				
Highest	07:00				16:15				17:00				16:30				
Volume	0	0	0	0	0	61	79	0	0	66	0	68	0	0	71	73	
Hi total	0				140				134				144				
PHF	.0				.95				.92				.96				



North



Fort Pierce, Florida
August 25, 2016
drawn by: Luis Palomino
signalized

Edwards & Selvitz

Rec'd 8/24/16

By-Phase Timing Data

	Phase											
	1	2	3	4	5	6	7	8	9	10	11	12
Direction		WB		NB	WBL	EB						
Minimum Green	7	15	0	7	7	15	0	0	5	5	5	5
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	0	0	0	0	10	0	10
Ped Clearance	0	16	0	16	0	16	0	16	0	16	0	16
Veh Extension	5.0	5.0	0.0	5.0	5.0	5.0	6.0	0.0	5.0	5.0	5.0	5.0
Alt Veh Exten	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Extension	0	0	0	5	0	0	0	0	0	0	0	0
Max 1	0	35	0	40	15	35	30	35	35	35	35	35
Max 2	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	0	0	0	40	0	0	0	0	0	0	0	0
Det. Fail Max	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Change	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0
Red Clearance	1.0	1.0	1.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act. B4 Init	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Actuation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	30	30	30	30	30	30	30	30	30	30	30	30
Time B4 Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Cars Waiting	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

D R A F T

CITY OF FORT PIERCE
PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, OCTOBER 11,2016, 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

Mr. Poitier joined the meeting at 6:08 PM.

Present: **Al Bernetti**; **Robert Poitier**; **Mike Dahan**; **Marcia Baker**; **Frank Creyaufmiller**; **Charles Hayek**; **Tim O'Connell**; **Steve Weaver**; **John George**; **Bob Burdge**, **Chairman**

Absent: **Brian Paul**; **Eloise Cumings**

Staff Present: **Jim Messer**, **City Attorney**
Rebecca Grohall, AICP, **Planning Manager**
Kori Benton, **Senior Planner**
Alicia Rosenthal, **Administrative Assistant**

4. CONSIDERATION OF ABSENCES

Ms. Cumings and Mr. Paul both called in with reasonable excuses for not attending.

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 September 13, 2016 meeting

Motion was made by John George, and seconded by Charles Hayek to approve the minutes from the September 13, 2016 meeting, by modifying the placement of the discussion after the vote on Item 7b to before the vote.

AYE: **Tim O'Connell**, **Steve Weaver**, **John George**, **Al Bernetti**, **Robert Poitier**, **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **Charles Hayek**, **Chairman Bob Burdge**

Passed

7. NEW BUSINESS

a. Zoning Atlas Amendment (Rezoning) - Collins Corner - 2496 Edwards Road

Mr. Benton gave an overview of the application and answered questions from the Board on Section 22-187 and county zoning codes.

Mr. Dahan had concerns with car storage in the rear of the building.

No one spoke for or against the application.

Motion was made by Steve Weaver, and seconded by John George to forward a recommendation of approval to the City Commission.

AYE: **Robert Poitier**, **Marcia Baker**, **Frank Creyaufmiller**, **Charles Hayek**, **Tim O'Connell**, **Steve Weaver**, **John George**, **Al Bernetti**, **Chairman Bob Burdge**

NAY: **Mike Dahan**

Passed

b. Voluntary Annexation - Collins Corner - Edwards Road & 25th Street (NE Corner)

Mr. Benton gave an overview of the application and answered questions from the Board on Unity of Title and the intent of the annexation.

No one spoke for or against the application.

Motion was made by Robert Poitier, and seconded by Marcia Baker to forward a recommendation of approval to City Commission.

AYE: **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **Charles Hayek**, **Tim O'Connell**, **Steve Weaver**, **John George**, **Al Bernetti**, **Robert Poitier**, **Chairman Bob Burdge**

Passed

c. Conditional Use with No New Construction - Addiction Recovery Community Villas – Drug & Alcohol Treatment Center - 3625 S. US. Highway 1

Mr. Benton gave an overview of the application and answered questions from the Board on egress, perimeter fencing, and location of schools and daycares in the area.

Mike McCarty, McCarty & Associates, Land Planning & Design, gave an overview of the operation and answered questions from the Board.

Motion was made by John Goerge and seconded by Robert Poitier to forward a recommendation of approval to the City Commission with the following conditions:

1. The improvement plan incorporates designated parking spaces for the two passenger vans identified for operation, as well as an off-street loading space for food deliveries; and
2. The improvement plan integrates measures to provide appropriate access and screening of the dumpster location.

Board discussion ensued.

Mr. Weaver amended the motion to add a perimeter fence. Mr. O'Connell seconded the motion. The Board decided a friendly amendment was the best way to amend the original motion.

Motion was made by John George, and seconded by Robert Poitier to forward a recommendation of approval to the City Commission with the following conditions:

1. **The improvement plan incorporates designated parking spaces for the two passenger vans identified for operation, as well as an off-street loading space for food deliveries; and**
2. **The improvement plan integrates measures to provide appropriate access and screening of the dumpster location.**
3. **to incorporate a perimeter fencing.**

AYE: **Marcia Baker**, **Frank Creyaufmiller**, **Charles Hayek**, **Tim O'Connell**, **Steve Weaver**, **John George**, **Al Bernetti**, **Robert Poitier**, **Mike Dahan**, **Chairman Bob Burdge**

Passed

d. **Zoning Atlas Amendment (Rezoning) - Cargill Property - 3798 Selvitz Road**

Mr. Benton gave an overview of the application and answered questions from the Board regarding cross connectivity, balance of Cargill land and buffering requirements.

No one spoke for or against the application.

Motion was made by Charles Hayek, and seconded by John George to forward a recommendation of approval to the City Commission.

AYE: **Frank Creyaufmiller**, **Charles Hayek**, **Tim O'Connell**, **Steve Weaver**, **John George**, **Al Bernetti**, **Robert Poitier**, **Mike Dahan**, **Marcia Baker**, **Chairman Bob Burdge**

Passed

e. **Site Plan & Design Review - Precast Specialties Concrete Facility - 3798 Selvitz Road**

Mr. Benton gave an overview of the application and answered questions from the Board regarding noise studies and landscape maintenance.

Dean Locke, President and CEO Precast Specialties, provided additional information and answered questions from the Board.

Motion was made by Robert Poitier, and seconded by John George to forward a recommendation of approval of the requests presented to City Commission with the following conditions:

1. **Adoption of a typical delivery route for the facility, which deters use of, and minimizes conflicts with residential or non-industrial roadways;**
2. **The potential replacement of the existing chain-link along the water management**

canal to the south, and fencing at the facility entrance, are completed with a coated chain-link or aluminum fence to more appropriately comply with established design review guidelines;

3. **The property owner and/or applicant complete the necessary subdivision (plat), prior to issuance of a Certificate of Occupancy; and**
4. **The final approval of the concrete batch plant is deferred until a complete design review submittal is provided for this component of Phase II construction.**

AYE: **Charles Hayek**, **Tim O'Connell**, **Steve Weaver**, **John George**, **Al Bernetti**, **Robert Poitier**, **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **Chairman Bob Burdge**

Passed

8. BOARD COMMENTS

9. ADJOURNMENT

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

Meeting Date: 11/07/2016

Re: Ordinance 16-026 Zoning Atlas Amendment (Rezoning) - Cargill Property (75 Acre Portion)

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Ordinance 16-026 Rezoning property generally located at 3798 Selvitz Road from IH Industrial, Heavy to I-3, Heavy Industrial. FIRST READING

SUMMARY:

- The applicant is requesting the review and approval of a Zoning Atlas Amendment (Rezoning) from IH, Industrial Heavy (SLC Classification) to I-3, Heavy Industrial.. The subject property is currently zoned IH, Industrial Heavy, which is a St. Lucie County zoning designation held since the time of annexation.
- The subject site was annexed into City limits in 2004 via Ordinance K-310 for the purpose of annexing property generally located between Selvitz Road and 25th Street.
- The property was designated with an IH, Heavy Industrial, zoning classification by St. Lucie County at the time of annexation; however, the City Code did not include a heavy industrial zoning classification until 2008, therefore in the absence of an equivalent City of Fort Pierce zoning designation to assign, the property has been retained the St. Lucie County IH, Industrial Heavy designation.
- The applicant is seeking to develop a 76,100 sq. ft. precast concrete production facility in multiple phases, located on a 75-acre expanse of the subject parcel located at 3798 Selvitz Road. The property is owned by Cargill Juice N America Inc, and a portion is subject to a purchase agreement with Precast Specialties, LLC. (PCS).
- The subject site has a future land use designation of Heavy Industrial (HI). The requested zoning designation is consistent with the Future Land Use element of the Comprehensive Plan.
- A total of 49 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As October 25, 2016, 1 response was received in opposition to the request. An update will be provided to the City Commission at the public hearing.
- The Planning Board, at their October 11th, 2016 meeting, voted unanimously recommend approval of the request.

RECOMMENDATION:

Approval

ALTERNATIVES:

Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee
James M. Messer, Esq., City Attorney

Fiscal Impact

OTHER INFORMATION:

Potential Increase in Ad-Valorem Tax Revenue

Attachments

Staff Report
Ordinance 16-026
Site Aerial & Zoning Map
Application, Property Record Card & Survey
Environmental Report

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/02/2016 05:42 PM

Form Started By: Kori Benton Started On: 10/28/2016 02:55 PM
Final Approval Date: 11/02/2016

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Ordinance 16-026 Zoning Atlas Amendment (Rezoning)
Cargill Property (75 Acre Portion)
3798 Selvitz Road

DATE: October 25, 2016

STAFF REPORT

Owner:	Cargill Juice N America Inc PO Box 5626 Minneapolis, MN 55440
Applicant:	Precast Specialties, LLC. (PCS) Dean Locke 1380 NE 48th Street Pompano Beach, FL
Representative:	JMorton Planning Steve Pickett, AICP 3920 RCA Blvd. Suite 2002 Palm Beach Gardens, FL 33410
Requested Action:	Approval of a Zoning Atlas Amendment (Rezoning) from IH, Industrial Heavy (SLC Classification) to I-3, Heavy Industrial.
Location:	3798 Selvitz Road
Parcel ID:	2432-122-0001-000-5 (75 Acre Segment)
Current Zoning:	IH, Industrial Heavy (SLC)
Proposed Zoning:	I-3, Heavy Industrial
Future Land Use:	Heavy Industrial (HI)

North	East	South	West

Surrounding Zoning:				
	IH (SLC)	R-2	Canal/R-1/PD	I-3/I-1

Site Size: 75 acres*

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Sections 22-128 & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Amendment (Rezoning) from IH, Industrial Heavy (SLC Classification) to I-3, Heavy Industrial.. The subject property is currently zoned IH, Industrial Heavy, which is a St. Lucie County zoning designation held since the time of annexation.

Background & Project Summary

The subject site was annexed into City limits in 2004 via Ordinance K-310 for the purpose of annexing property generally located between Selvitz Road and 25th Street. The subject property, in a group of seven parcels, was annexed because it was identified as being contiguous to the municipal boundary and there were corresponding FPUA annexation agreements on file with the City.

Three of the seven parcels annexed were designated with an IH, Heavy Industrial, zoning classification by St. Lucie County at the time of annexation; however, the City Code did not include a heavy industrial zoning classification until several years after annexation, in December, 2008 via Ordinance L-63. In the absence of an equivalent City of Fort Pierce zoning designation to assign, the property has been retained the St. Lucie County IH, Industrial Heavy designation.

The applicant is seeking to develop a 76,100 sq. ft. precast concrete production facility in multiple phases, located on a 75-acre expanse of the subject parcel located at 3798 Selvitz Road. The site is situated to the east of Selvitz Road and west of Fort Pierce Central High school, adjacent to many existing industrial users along this corridor. The property is owned by Cargill Juice N America Inc, and a portion is subject to a purchase agreement with Precast Specialties, LLC. (PCS). Action to rezone the property from the St. Lucie County designation to the equivalent City designation is necessary, and sought by the applicant to advance consideration of the subject project.

Future Land Use Designation & Comprehensive Plan

The subject site has a future land use designation of Heavy Industrial (HI). This designation is intended for parcels suitable for industrial development, 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 Floor Area Ratio (FAR) of 2.0.

The requested zoning designation is consistent with the Future Land Use element of the Comprehensive Plan.

Existing Conditions

The subject parcel is a former citrus field therefore it remains predominantly vacant and cleared with minor retention ponds on-site. The vegetation present consists primarily of Brazilian pepper trees, vines, herbaceous weeds, and cabbage palms. There are no wetlands or notable topographic features present at the subject site.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse effect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, holding a future land use designation of Heavy Industrial (HI). Furthermore, the amendment should not have adverse an effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the designation of lands; when location and characteristics are appropriate, to provide manufacturing and processing facilities, distribution facilities, warehousing, and intensive commercial uses to promote the City's position as a major employment center. Specific uses and developments shall comply with established land development regulations, and seek to ensure minimal impacts to neighboring uses or districts.

Technical Review Committee

All affected departments have reviewed the proposed Zoning Atlas Amendment for consistency with the requirements of the City Code.

Property Owner Response Summary:

A total of 49 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As October 25, 2016, 1 response was received in opposition to the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their October 11th, 2016 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed amendment meets the criteria specified in Section 22-131 of the City Code, and is consistent with the City's Comprehensive Plan, and annexation policies; therefore Staff recommends of approval of the proposed amendment via Ordinance 16-026.

ORDINANCE NO. 16-026

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING** PROPERTY GENERALLY LOCATED AT **3798 SELVITZ ROAD**, FROM IH, INDUSTRIAL, HEAVY, A SAINT LUCIE COUNTY ZONING DESIGNATION, TO I-3, HEAVY INDUSTRIAL ZONE, A CITY OF FORT PIERCE ZONING DESIGNATION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 20th, 2004, the City of Fort Pierce Commission adopted Ordinance K-310 for the purpose of extending the territorial limits of the City of Fort Pierce, Florida to include seven parcels of land generally located between Selvitz Road and 25th Street, North of NSLWCD #101; and

WHEREAS, Ordinance K-310 included in the annexation of Parcel 2432-122-0001-000-5, generally located at 3798 Selvitz Road and containing approximately 177.14 acres; and

WHEREAS, the subject property held a St. Lucie County zoning designation of IH, Industrial, Heavy, prior to annexation; and

WHEREAS, Ordinance K-310 assigned the subject property a zoning designation of I-1, Light Industrial Zone and a Future Land Use Designation of I, Industrial, because the City of Fort Pierce land development code did not feature comparable designations; and

WHEREAS, On June 4th, 2007, the City of Fort Pierce Commission adopted Ordinance L-493, which authorized the adoption of the 2007 Comprehensive Plan (Re-Write) which provides goals, policies, and objectives guiding and controlling future development within the City; and

WHEREAS, Ordinance L-493, adopted the 2007 Comprehensive Plan which assigned a newly stablished HI, Heavy Industrial, Future Land Use Designation to properties containing heavy industrial land uses (i.e., the use of the property at the time was heavy industrial), including said parcel; and

WHEREAS, on December 1st, 2008, the City of Fort Pierce Commission adopted Ordinance L-63, to create a Heavy Industrial (I-3) Zoning District and established applicable guidelines accordingly; and

WHEREAS, On December 5th, 2011, the City of Fort Pierce Commission adopted Ordinance L-226, a corrective ordinance, restoring the original zoning classification, of IH, Industrial, Heavy, held within St. Lucie County, which is consistent with general annexation policy of the City and the Florida Statutes; and

WHEREAS, the applicant seeks rezoning of a portion of Parcel 2432-122-0001-000-5, from IH, Industrial Heavy, a St. Lucie County designation, to Heavy Industrial (I-3) Zoning District, a City of Fort Pierce designation, to further consideration of development of the property pursuant to applicable land development regulations and Comprehensive Plan adopted by the City of Fort Pierce; and

WHEREAS, the proposed zoning atlas amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety

and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their October 11th, 2016 meeting, voted unanimously to recommend approval of the request;

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

SECTION 1. From and after the effective date hereof, the following properties legally described as:

Parcel ID: 2432-122-0001-000-5 (Southern Portion): A parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie, County, Florida, described as follows: Commence at the Southwest corner of the Northwest 1/4 of said Section 32; thence North 00'03'46" East, along the West line of said NW 1/4, a distance of 53.50 feet; thence South 89'56'27" East, departing said West line, 50.00 feet to the East right-of-way line of Selvitz Road and the North right-of-way line of North St. Lucie Water Control District Canal Number 101; thence continue South 89'56'27" East along said North right-of-way line, 1223.12 feet to the POINT OF BEGINNING: thence North 00'49'02" East, departing said North right-of-way line, 801.18 feet; thence North 51'03'36" West, 241.52 feet; thence North 00-49'02" East, 235.44 feel; thence South 89'56'27" East, 2869.36 feel; thence South 01'11'00" West, 1199.37 feel to the aforesaid North right-of-way line of Canal Number 101; thence North 89'56'27" West, along said North right-of-way line, 2631.54 feet; thence North 00'03'33" East, 11.00 feet; thence North 89'56'27" West, 40.00 feet to the POINT OF BEGINNING.

Said property containing 75.00 acres, more or less.

and further depicted on Exhibit "A", attached hereto and incorporated herein, shall be and the same is hereby rezoned from IH, Industrial, Heavy (St. Lucie County), to I-3, Heavy Industrial Zone; said properties being generally located at 3798 Selvitz Road in Fort Pierce, Florida.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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

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

APPROVED AS TO FORM & CORRECTNESS:

_____
James M. Messer, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 16-026 was duly advertised by title only in the St. Lucie News Tribune on _____; 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 _____; and was duly introduced, read by title only, and passed on second and final reading _____, 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 _____.

_____

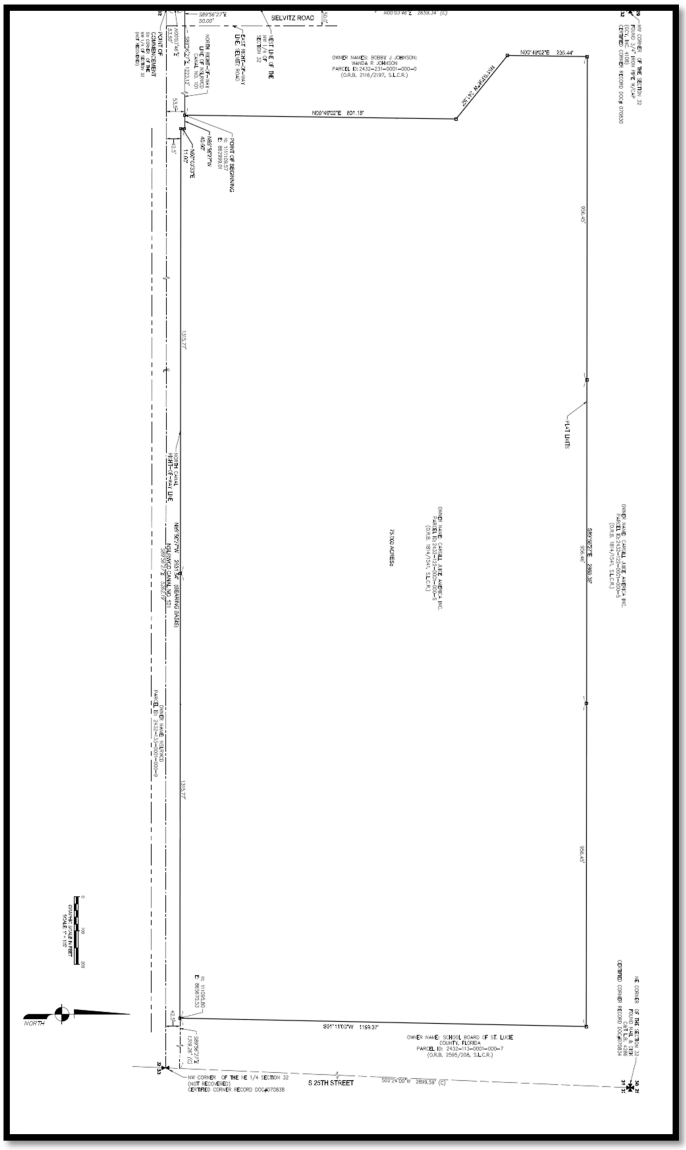
MAYOR COMMISSIONER

_____

CITY CLERK

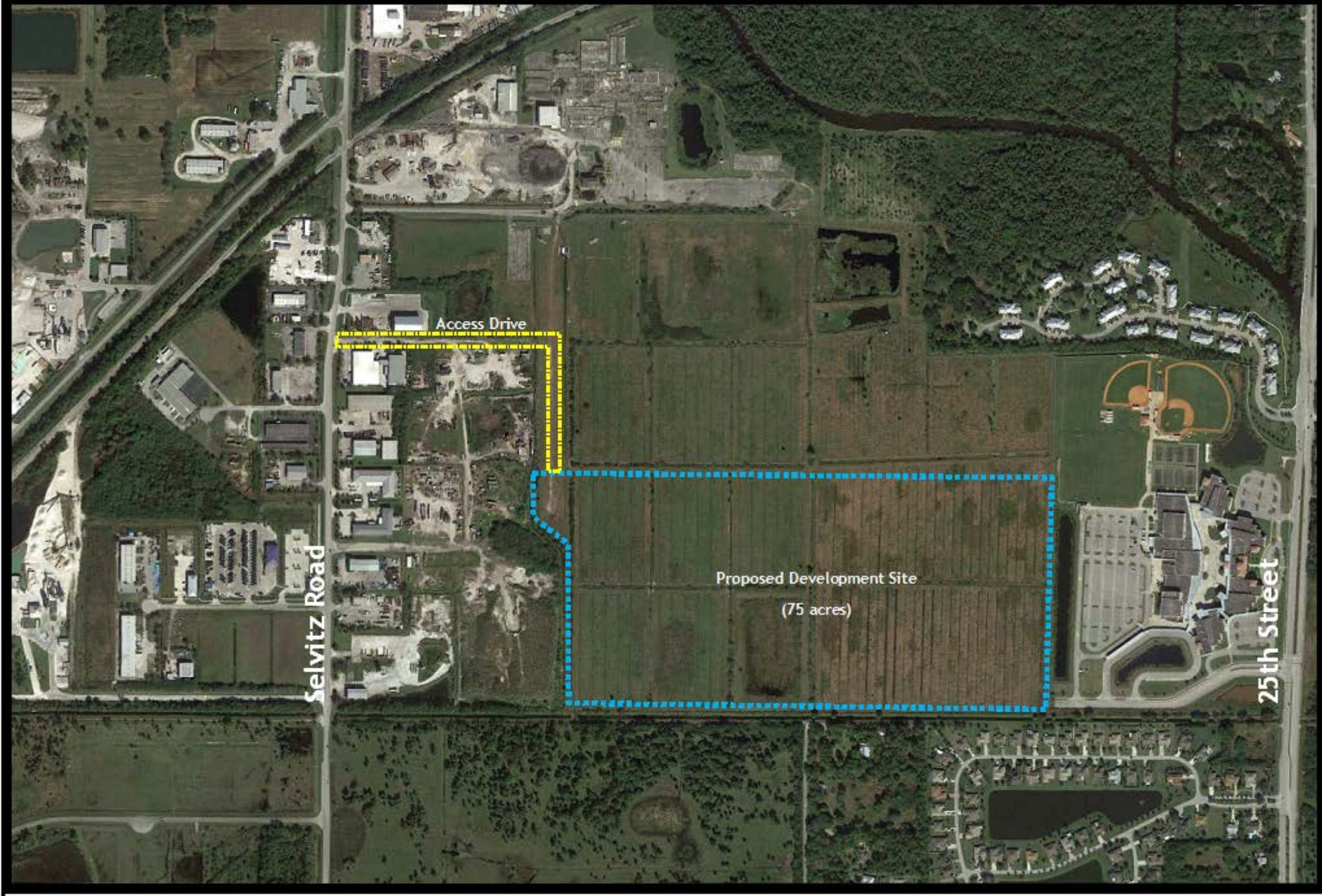
(CITY SEAL)

EXHIBIT A-1
Sketch & Legal Description of Subject Property



Parcel ID: 2432-122-0001-000-5 (Southern Portion): A parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie, County, Florida, described as follows:
Commence at the Southwest corner of the Northwest 1/4 of said Section 32; thence North 00'03'46" East, along the West line of said NW 1/4, a distance of 53.50 feet; thence South 89'56'27" East, departing said West line, 50.00 feet to the East right-of-way line of Selvitz Road and the North right-of-way line of North St. Lucie Water Control District Canal Number 101; thence continue South 89'56'27" East along said North right-of-way line, 1223.12 feet to the POINT OF BEGINNING: thence North 00'49'02" East, departing said North right-of-way line, 801.18 feet; thence North 51'03'36" West, 241.52 feet; thence North 00-49'02" East, 235.44 feel; thence South 89'56'27" East, 2869.36 feel; thence South 01'11'00" West, 1199.37 feel to the aforesaid North right-of-way line of Canal Number 101; thence North 89'56'27" West, along

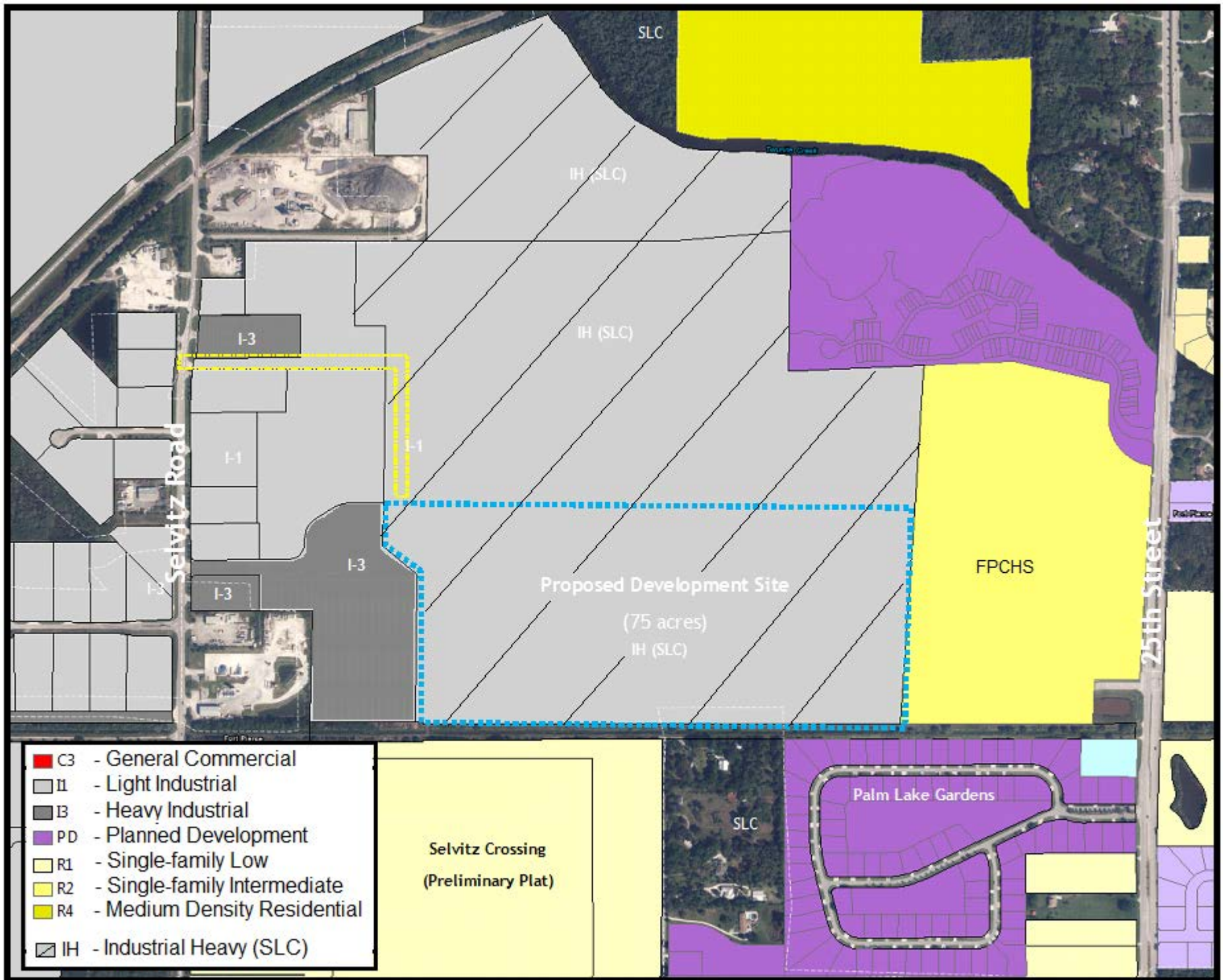
said North right-of-way line, 2631.54 feet; thence North 00'03'33" East, 11.00 feet; thence North 89'56'27" West, 40.00 feet to the POINT OF BEGINNING.
Said property containing 75.00 acres, more or less.



THE SUNRISE CITY
FORT PIERCE
Florida

Precast Specialties, Inc. – Site Aerial

3798 Selvitz Road



THE SUNRISE CITY FORT PIERCE Florida

Precast Specialties, Inc.– Zoning Map

3798 Selvitz Road

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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

In addition to a complete application, packets shall include:

- ■ Warranty Deed & Legal Description
- ■ St. Lucie County Property Record Card
- ■ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ■ Current Survey
- ■ Environmental Study
- ■ Traffic Impact Report
- ■ *** Capacity Analysis-Separate Form
- ■ Drainage Analysis
- □ Historical Report
- ■ 1 CD of all documents submitted in PDF
- □ Other_____

1. Property Address/Location: 3798 Selvitz Road
2. Property Tax ID(s): 2432-122-001-000-5
3. Total Acreage: 160.43 acres; Affected Acreage: 75 acres
4. Existing Future Land Use Designation: Heavy Industrial
5. Existing Zoning Classification: I1 - Light Industrial

6. Proposed Zoning Classification: I3 - Heavy Industrial

7. Other applications being submitted concurrent with this application, if any: preliminary/final plat & site plan

8. Describe the existing uses, improvements and structures on the amendment lands: The Property is currently vacant and was previously utilized as an orchard.

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: The Applicant desires to rezone the Property to allow for the development of a significant employment generating precast concrete facility.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant - former orchard	Heavy Industrial (HI)	I1 - Light Industrial
South	SW - Vacant S - Single Family Home SE - Palm Lake Gardens	Residential Low Density(RL) County - Residential Suburban(RS) Residential Low Density(RL)	R1 - Single Family County - AR - Ag Residential PD - Planned Development
East	Ft. Pierce Central High School	Residential Low Density(RL)	R2 - Single Family Intermediate
West	Vacant	Heavy Industrial (HI)	I1 - Light Industrial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Heavy Industrial (HI)	I1 - Light Industrial	6,534,000 SF (2.0 FAR) Max	75 acres	X
Proposed	Same	I3 - Heavy Industrial	6,534,000 SF (2.0 FAR) Max 76,100 SF Proposed	75 acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	9,512.5 Total gallons per day 76,100 SF x 0.125 GPD per SF
Proposed Zoning	9,512.5 Total gallons per day 76,100 SF x 0.125 GPD per SF

Change in Demand	**0 Total gallons per day - There is no change rezoning from I1 to I3**

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	7,610 Total gallons per day 76,100 x 0.10 GPD per SF
Proposed Zoning	7,610 Total gallons per day 76,100 x 0.10 GPD per SF
Change in Demand	**0 Total gallons per day - There is no change rezoning from I1 to I3**

C. Parks and Recreation (Residential Classifications Only): Not Applicable
(Du x 2.6 = persons + 44,227 = population /LOS)

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

D. Public Schools (Residential Classifications Only): Not Applicable
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	46 YD - two 20 YD containers in production area and one 6 yard office dumpster
Proposed Zoning	46 YD - two 20 YD containers in production area and one 6 yard office dumpster
Change in Demand	0 YD - There is no change in waste rezoning from I1 to I3

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	There is no change in drainage impacts associated with the change in zoning. All drainage will be accommodated on-site in the proposed lake. Discharge will be controlled up to the 25 year, 3 day storm event with outfall to the adjacent NSLWCD 101 Canal.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	3,430	563 / 545
Proposed Zoning	506	149 / 162
Change in Demand	-2,924 Trips	-414 / -383 Trips
Impact to Capacity	There is no impact to capacity.	

12. Name of Owner(s): Cargill Juice N. America Inc.
Mailing Address: PO Box 5626
City Minneapolis, MN 55440 State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: Dean Locke - Precast Specialties, LLC
Mailing Address: 1380 NE 48th Street
City Pompano Beach State Florida Zip 33064
Phone # (561) 758-7950 Fax # _____
E-mail: mrupp@precastspecialties.com

14. Name of Representative: Jennifer Morton / Steve Pickett - JMorton Planning & Landscape Architecture
Mailing Address: 3920 RCA Boulevard, Suite 2002
City Palm Beach Gardens State Florida Zip 33410
Phone # (561) 371-9384 / (561) 721-4461 Fax # N/A
E-mail: jmorton@jmortonla.com / spickett@jmortonla.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

__✓__ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Cargill Juice North America, Inc.

Tom Abrahamson 8-29-16

Applicant's Signature Date

15407 McGinty Road West MN 55391

Address State Zip

(952) 742-6777 Tom_Abrahamson@cargill.com

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Cargill Juice North America, Inc. (952) 742-6777

Property Owner's Name (Please Print) Phone

15407 McGinty Road West MN 55391

Address State Zip

Cargill Juice North America, Inc.

Tom Abrahamson 8-29-16

Property Owner's Signature Date

STATE OF ~~FLORIDA~~ KANSAS)

~~ST LUCIE~~ COUNTY OF SEDGWICK

The foregoing instrument was acknowledged before me this 29th day of AUGUST, 2016, by Tom Abrahamson who is personally known to me or has produced as identification.

Sandra Carrier

Signature of Notary

SANDRA CARRIER
Notary Public - State of Kansas
My Appt. Expires 3-7-2020

(seal)

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

Ownership

Cargill Juice N America Inc
PO Box 5626
Minneapolis, MN 55440

Legal Description

32 35 40 THAT PART OF SEC MPDAF:BEG NW COR OF NE 1/4 RUN N 85 47 50 E ALG SEC LI 694.56 FT,TH S 01 09 02 W 765.50 FT,TH N 88 07 52 E 682.40 FT,TH S 01 49 35 W 594.97 FT,TH S 88 03 45 W 1350.99 FT,TH N 00 25 20 E 1332.57 FT TO POB AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 AND NE 1/4 OF NW 1/4 AND FROM W 1/4 COR RUN N 00 04 06 E ALG W LI OF NW 1/4 53.50 FT,TH S 89 58 19 E 50 FT TO E R/W LI OF SELVITZ RD AND NLY R/W LI OF NSLWCD CANAL NO. 101,TH CONT SE ALG NLY R/W LI 1273.67 FT TO POB;TH N 00 49 02 E 801.37 FT,TH N 51 03 36 W 241.52 FT,TH N 00 49 02 E 228.64 FT,TH CONT NE 967.72 FT,TH WLY 170 FT,TH NELY 460 FT TO N LI OF SEC,TH ELY ALG N LI 400 FT TO NW COR OF NE 1/4 OF NW 1/4,TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL NO. 101,TH N 89 58 19 W ALG N LI 40 FT TO POB (160.43 AC) (OR 1814-1541)



Current Values

Just/Market Value:	$4,452,340
Assessed Value:	$90,764
Exemptions:	$0
Taxable Value:	$90,764

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Finished/Under Air (SF):	936
Gross Area (SF):	936
Land Size (acres):	160.43
Land Size (SF):	6,988,331

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 30, 2003	1814 / 1541	XX01	WD	Sunpure LTD,	$2,932,900
Oct 16, 1997	1104 / 2339	XX01	WD	BECKER HOLDING CORP	$581,200
Apr 1, 1986	0495 / 2537	XX02	CV		$406,200

Building Information (1 of 1)

Finished Area: 936 SF

Gross Total Area: 936 SF

Exterior Data

View:
Building Type: UT4
Grade: Y_D
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1990
Effective Year: 1990
No. Units: 1

Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: 0%

Special Features and Yard Items

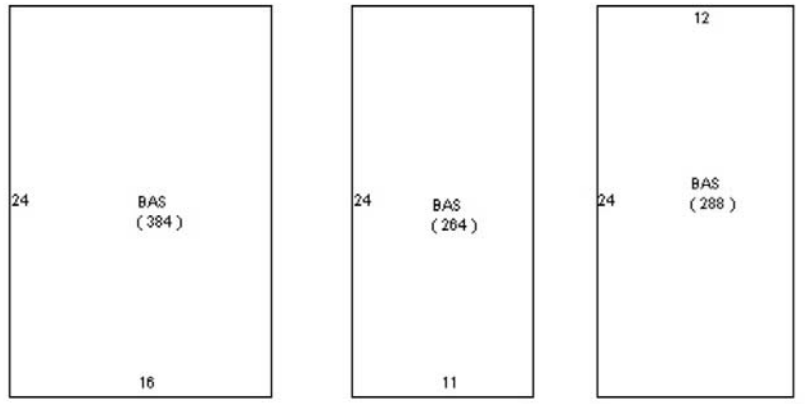
Type	Qty	Units	Year Blt
SINGLE LIGHT	1	2	1990
DOUBLE LIGHT	1	3	1990
CHAINLINK 6'	1	300	1990
TRIPLE LIGHT	1	1	1990

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	936	936	222

Building:	$15,400
Land:	$4,436,940
Just/Market:	$4,452,340
Ag Credit:	$4,356,429
Save Our Homes or 10% Cap:	$5,147
Assessed:	$90,764
Exemption(s):	$0
Taxable:	$90,764

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	436.4	Fort Pierce Stormwater Charge	$23,565.60
2013	0054	160.43	North St. Lucie Water Management District	$2,005.38

This does not necessarily represent the total Special Assessements 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.

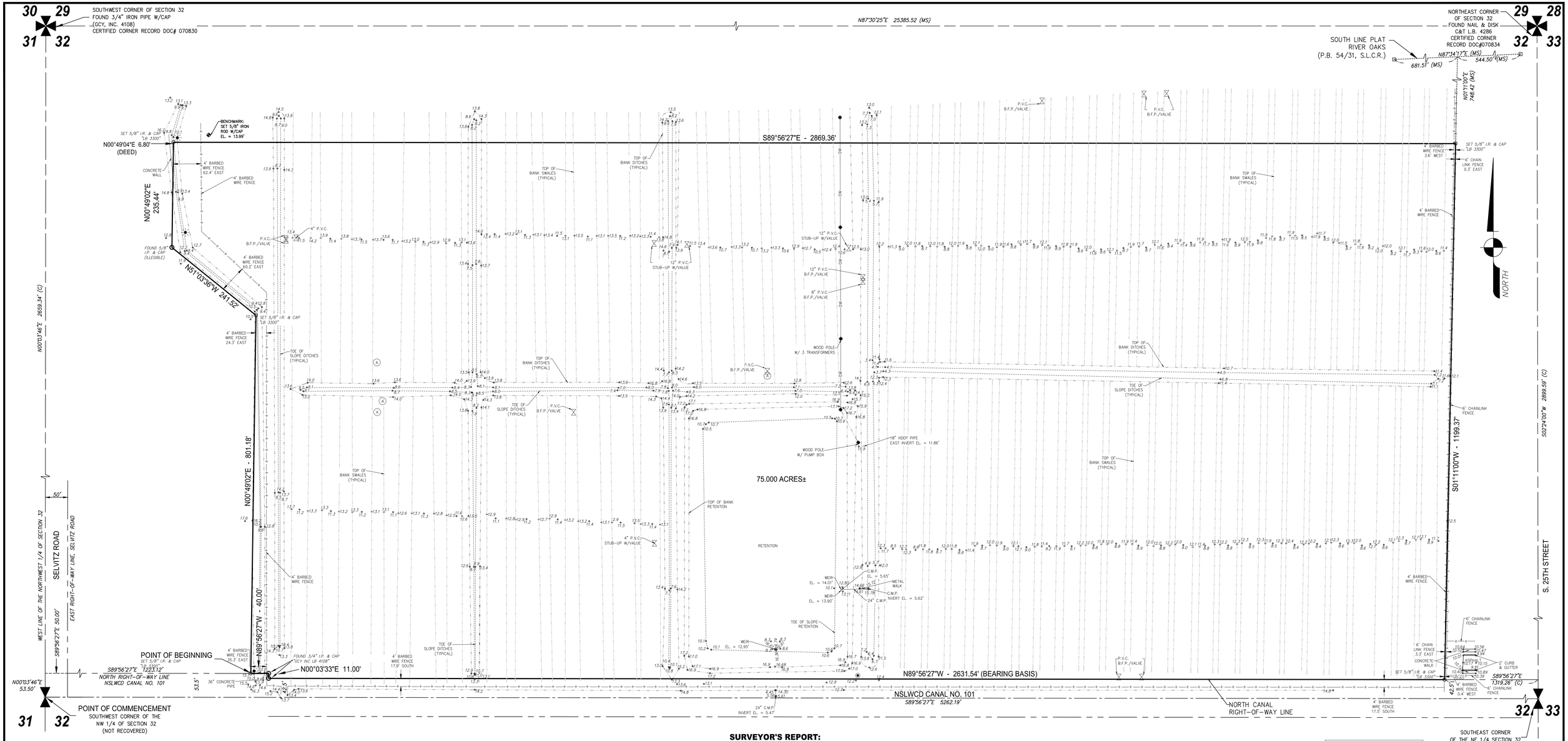
Historical Values

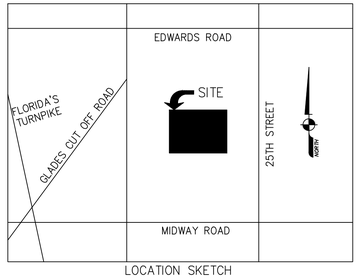
Year	Just/Market	Assessed	Exemptions	Taxable
2015	$4,452,340	$90,764	$0	$90,764
2014	$4,452,440	$86,441	$0	$86,441
2013	$4,438,940	$82,511	$0	$82,511

Permits

Number	Date	Description	Amount	Fee
BP09-1554	Sep 7, 2010	Alterations/Remodeling	$65,000	$900
BP10-1492	Oct 19, 2010	Alterations/Remodeling	$10,000	$175
BP10-1495	Oct 20, 2010	Fence	$14,700	$158
BP12-0916	Jul 17, 2012	Electric	$2,250	$100
BP13-1467	Sep 9, 2013	Alterations/Remodeling	$41,000	$426
BP14-1973	Sep 11, 2014	Alterations/Remodeling	$18,000	$188
BP16-0279	Mar 2, 2016	Alterations/Remodeling	$12,000	$150

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





LOCATION SKETCH
(NOT TO SCALE)

LEGAL DESCRIPTION

A parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie, County, Florida, described as follows:

Commence at the Southwest corner of the Northwest 1/4 of said Section 32; thence North 00°03'46" East, along the West line of said NW 1/4, a distance of 53.50 feet; thence South 89°56'27" East, departing said West line, 50.00 feet to the East right-of-way line of Selvitz Road and the North right-of-way line of North St. Lucie Water Control District Canal Number 101; thence continue South 89°56'27" East, along said North right-of-way line, 1223.12 feet to the POINT OF BEGINNING; thence North 00°49'02" East, departing said North right-of-way line, 801.18 feet; thence North 51°03'36" West, 241.52 feet; thence North 00°49'02" East, 235.44 feet; thence South 89°56'27" East, 2869.36 feet; thence South 01°11'00" West, 1199.37 feet to the aforesaid North right-of-way line of Canal Number 101; thence North 89°56'27" West, along said North right-of-way line, 2631.54 feet; thence North 00°03'33" East, 11.00 feet; thence North 89°56'27" West, 40.00 feet to the POINT OF BEGINNING.

Said parcel containing 75.000 acres, more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. No underground improvements were located.
5. Bearings shown hereon are relative to the North right-of-way line of North St. Lucie Water Control District Canal Number 101, having a bearing of South 89°56'27" East.
6. The entire property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 120286 0188 J, dated 02/16/2012.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: National Geodetic Survey Benchmark STL 4, Elevation 18.00 feet (NAVD 1988).
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1" = 100'.
11. Abbreviation Legend: B.F.P. = Back Flow Preventer; C= Calculated; ℄ = Centerline; C.M.P. = Corrugated Metal Pipe; EL. = Elevation; F.B. = Field Book; FD. = Found; H.D.P.E.. = High-Density Polyethylene Pipe; L.B. = Licensed Business; MS = Measured; NAVD = North American Vertical Datum; NSLWCD = North St. Lucie Water Control District; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.V.C. = Polyvinyl Chloride; W/ = With; W/CAP = With Surveyors Cap.

0 100 200
GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

LEGEND
- (A) AIR VALVE
- 0.00 EXISTING ELEVATION
- MONITORING WELL
- WATER VALVE
- WOOD LIGHT POLE
- WOOD UTILITY POLE

SURVEYOR'S REPORT:

I HEREBY CERTIFY that the attached Boundary and Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 7/08/2016

MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
7685 SW ELLIPSE WAY, STUART, FLORIDA 34997
TEL. (772) 791-6266, FAX (772) 781-6268
www.AVIROMSURVEY.com

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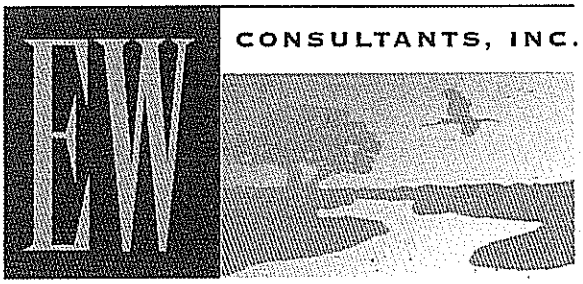
REVISIONS	DATE	F.B. / PG.	BY	CK'D	REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY AND TOPOGRAPHIC SURVEY
PRECAST SPECIALTIES, LLC
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST

PRECAST SPECIALTIES, LLC
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

JOB #:	10188
SCALE:	1" = 100'
DATE:	05/13/2016
BY:	J.A.S.
CHECKED:	D.A.H.
F.B. S-26	PG. 15-22
SHEET 1	OF 1

EW CONSULTANTS, INC.
NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES



FT. PIERCE PRECAST & CONCRETE FACILITY

ENVIRONMENTAL IMPACT REPORT

Prepared by:

EW CONSULTANTS, INC.

August 2016

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INTRODUCTION

The 75± acre-property covered by this Environmental Impact Report is located within Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida (Figures 1&2). The property is bordered to the north by unimproved pasture, to the east by Fort Pierce Central High School, to the south by improved and unimproved pasture as well as single family residential development, and to the west by a mixed use commercial/industrial yard.

PURPOSE AND INTENT

This report has been prepared to document potential environmental impacts on a 75 ± acre property referred to as the Precast & Concrete Facility. The subject property is currently undeveloped and managed as improved pasture with associated features including ditches and a storm-water retention basin.

This report has been prepared in accordance with City of Ft. Pierce, Code of Ordinances, Chapter 22 and Section 11.02.09.A.5 "Environmental Impact Report" of the St. Lucie County Land Development Code. The review of the applicability criteria and thresholds listed under Section 11.02.09.A.5.a.1 reveals that the following criteria apply to this property

- The property is more than ten (10) acres
- The property contains surface waters in the form of man-made ditches and a storm-water retention basin

The following requirements of the St. Lucie County Land Development Code are not applicable to this project:

- The proposed development is not located within the One Hundred Year Flood Plain
- The property is not identified on the Native Habitat Inventory Final Report dated 2004 (Inventory of Native Ecosystems for St. Lucie County)

PROPERTY DESCRIPTION

The subject property is currently undeveloped and managed as improved pasture. Management practices and the presence of livestock have retained the land in its current condition. Historical aerial imagery from c.1999 indicates that at least half of the property was previously planted with row crops which was likely citrus. The pastures are now vegetated with typical pasture grasses and ruderal weeds.

Surface waters in the form of man-made ditches and a retention basin are present on the property. Native and exotic wetland vegetation occur scattered within the ditches and retention basin, but does not constitute an intact native habitat.

SOILS

A soils map obtained from the USDA Web Soil Survey and with the property boundary is attached in Appendix A of this report. According to the soil map, seven soil types are found on the subject property. The description of these soils, in their natural state, according to the St. Lucie County Soil Survey is provided below:

Ankona and Farmton sands – This poorly drained, nearly level soil is on broad flatwoods. Slopes are smooth to concave and are less than 1 percent in most places, but they range to 2 percent along the edges of depressional areas. Included with this soil in mapping are small areas of Electra, Lawnwood, and Waveland soils. The included soils make up about 15 percent of any mapped area. The water table is within a depth of 10 inches for 1 to 4 months and between depths of 10 to 40 inches for 6 months or more during most years. Permeability is rapid in the surface and subsurface layers, very slow to slow in the upper part of the subsoil, and moderately rapid to rapid in the lower part of the subsoil and substratum. In most areas, typical natural vegetation is south Florida slash pine and an understory of saw palmetto, wax myrtle, pawpaw, inkberry, fetterbush, lopsided indiangrass, creeping bluestem, chalky bluestem, Florida threeawn and pineland threeawn.

Floridana sand, depressional – This very poorly drained, nearly level soil is in wet depressional areas and on broad low flats. Slopes are smooth to concave and are less than 1 percent in most places, but they range from 0 to 2 percent. Included with this soil in mapping are small areas of Pineda, Riviera, and Winder soils. The included areas make up less than 15 percent of the map unit. Floridana sand is ponded for more than 6 months annually. Available water capacity is medium in the surface layer and subsoil and low in the subsurface layer. Permeability is rapid in the surface and subsurface layers and slow to very slow in the subsoil. Internal drainage is slow because of a shallow water table. Typical natural vegetation is sandweed and sand cordgrass in the depressional areas and wax myrtle on broad low flats.

Oldsmar sand, depressional – This nearly level soil is typically found in depressional areas in flatwoods. These areas are more poorly drained than surrounding flatwoods. Slopes are smooth to concave and range from nearly level in the center of the depression to 2 percent toward the edge. Included with this mapping are small areas of Riviera soil and soils which have a dark surface layer 10 or more inches thick. Also included are a few areas that do not have a dark sandy subsoil and a few areas that have a dark subsoil at a depth of less than 30 inches. The included soils make up 25 percent or less of any mapped area. The water table in Oldsmar sand is above the surface for 6 to 9 months or more in most years. Available water capacity is very low in the surface and subsurface layers and medium in the rest of the soil. Permeability is rapid in the surface and subsurface layers, moderate to moderately rapid in the sandy part of the subsoil, and slow to very slow in the loamy part of the subsoil. In most of the acreage, typical natural vegetation is scattered to dense sandweed, stillingia, longleaf threeawn, maidencane, and sand cordgrass.

Riviera fine sand, 0 to 2 percent slopes – This poorly drained, nearly level soil is typically found in hammocks and along drainage ways. Slopes are smooth to convex and range from 0 to 2 percent. Included with this soil in mapping are small areas of Wabasso, Wabasso Variant,

Floridana, Hallandale, Pineda, Winder Variant and Winder soils. The included areas make up less than 20 percent of any mapped area. This Riviera soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years, and at a depth of 10 to 30 inches for most of the rest of the year. Only for short periods in dry seasons is the water table below a depth of 40 inches. Available water capacity is low in the surface and subsurface layers and moderate in the subsoil and substratum. Permeability is rapid in the surface and subsurface layers, slow to very slow in the subsoil, and rapid in the substratum. Nearly all of the acreage has been cleared and is planted to citrus. Typical natural vegetation is cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto.

Susanna and Wauchula sands – This poorly drained, nearly level soil is on the flatwoods. Slopes are smooth to convex and range from 0 to 2 percent. Included with this soil in mapping are small areas of Ankona, Chobee, Nettles, Pepper, Pineda, Riviera, Tantile, Wabasso, and Winder soils. The included soils make up less than 20 percent of any mapped area. The water table is at a depth of less than 10 inches for 1 to 4 months and within a depth of 40 inches for about 6 months in most years. It is perched above the soil during the summer rainy seasons and after periods of heavy rainfall. During the dry seasons, the water table may recede to a depth of below 40 inches. Available water capacity is low in the surface layer, very low in the subsurface layers, and medium in the layers below. Permeability is rapid in the surface and subsurface layers, very slow to moderately slow in the subsoil, and moderately rapid to rapid in the substratum. In a large part of the acreage, typical natural vegetation is open forest of south Florida slash pine and an understory of saw palmetto, running oak, inkberry, and fetterbush. The most common native grasses are pineland threeawn and Florida threeawn.

NATURAL COMMUNITIES AND LAND COVER

The following is a summary of the land cover and vegetation communities found on the subject site. Land cover and vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property. Observed and potential listed wildlife species presence and usage of the habitat is further discussed in the subsequent section of this report.

There are three different FLUCFCS classifications currently present on the site including improved pasture (211), the ditches that network throughout the site are classified as streams and waterways (510), and the water retention basin is categorized as a reservoir less than 10 acres (534).

A land cover map of the observed community types is included as Figure 3 in the appendix of this report. The land cover types observed on the property are described as follows:

211 Improved Pasture – 68.1 ± acres

This land cover accounts for the upland portions of the property. Vegetation assemblages within this land cover type is predominantly short, herbaceous grass and ruderal weeds with dominant species including bahia grass (*Paspalum notatum*), dropseed grass (*Sporobolus* spp.),

guinea grass (*Panicum maximum*), dog fennel (*Eupatorium* spp.), ragweed (*Ambrosia*), shrubby false buttonweed (*Spermacoce verticillata*), pepperweed (*Lepidium* sp.), Caesar weed (*Urena lobata*) and sandspur grass (*Cenchrus* sp.). Taller vegetation consisted of Brazilian pepper (*Schinus terebinthifolius*), earleaf acacia (*Acacia auriculiformis*) and sabal palms (*Sabal* palmetto) which was observed most commonly as seedlings.

510 Ditches – 3.2 ± acres

A system of drainage ditches extends throughout the property. The ditches are approximately 10-15 feet wide and are typically vegetated with scattered Carolina willow (*Salix caroliniana*), primrose willow (*Ludwigia peruviana*), Caesar weed (*Urena lobata*), cattail (*Typha* spp.), swamp fern (*Blechnum serrulatum*), Brazilian pepper and Old-world climbing fern (*Lygodium microphyllum*). Some of these ditches are connected and extend beyond the limits of the property. The sides of the ditches have steep slopes with no littoral shelves.

534 Reservoir less than 10 acres – 3.7 ± acres

A water retention basin is located within the central-southern half of the property. The reservoir is surrounded by an earthen levee and contains surface water. Vegetation within the reservoir consists of jointed spike rush (*Eleocharis interstincta*), soft rush (*Juncus effusus*), flat sedges (*Cyperus* spp.), dropseed grass (*Sporobolus* spp.), wax myrtle (*Myrica cerifera*), guinea grass and primrose willow.

NON LISTED WILDLIFE SPECIES

The pasture, ditch network and retention basin provide habitat for numerous non-listed wildlife species. Observations from the site visit conducted in August, 2016 included sightings of or observations of signs of the following wildlife:

Black bellied whistling duck with juveniles
Marsh hawk (Hen harrier)
Chimney swifts
Mocking bird
Marsh rabbit
Wild hog
Black racer

LISTED SPECIES

No listed plant or animal species nor sign of listed species were observed on the property. The absence of native habitat combined with active agricultural and land management practices has left the property very degraded and inappropriate for most listed plant and animal species.

PROPOSED IMPACTS FROM DEVELOPMENT

The majority of the 75-acre site will be occupied by the proposed concrete plant. The plant development will include an office building, parking areas, large storage and loading areas, production and finishing areas, and a large retention pond. Because there is no native upland or wetland habitat present on the site, the environmental impacts are minimal. There are surface waters in the form of drainage ditches and an existing retention area that will be filled for the development. However, there is no significant wetland habitat and no listed wildlife species utilizing these areas. Permits will be obtained from South Florida Water Management District (SFWMD) and the U.S. Army Corps of Engineers (COE) that will address impacts to surface waters. If any compensatory mitigation is required for surface water impacts, it will be provided through purchase of credits at an off-site mitigation bank.

LIST OF FIGURES

1. LOCATION MAP
2. QUAD MAP
3. AERIAL MAP
4. FLUCFCS MAP

ATTACHMENT

1. SOILS REPORT



LEGEND

▨ - SITE (75.0+/- AC)

0 2,000 Feet

N

FORT PIERCE PRE-CAST FACILITY

LOCATION MAP

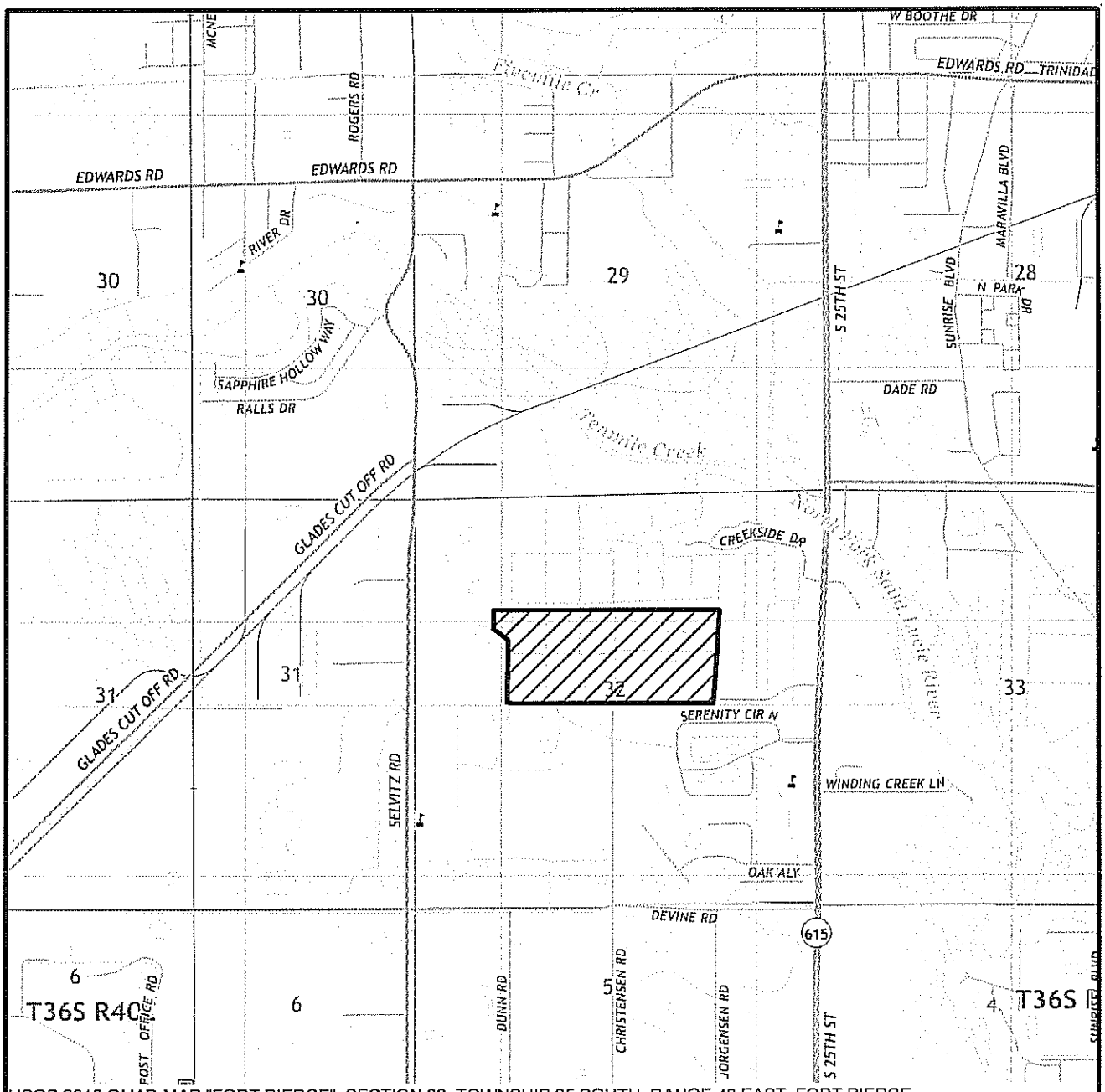
EW CONSULTANTS, INC.

601 HERITAGE DRIVE, SUITE 124
JUPITER, FLORIDA 33458
561-623-5475 FAX 561-623-5481
WWW.EWCONSULTANTS.COM

DATE: AUG 2016

FIGURE

1



USGS 2015 QUAD MAP "FORT PIERCE", SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FORT PIERCE, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°23'26" LONGITUDE -80°21'31"

LEGEND

▨ - SITE (75.0± AC)

0 2000
SCALE IN FEET

FORT PIERCE PRE-CAST FACILITY

QUAD

CONSULTANTS, INC.

EW CONSULTANTS, INC.

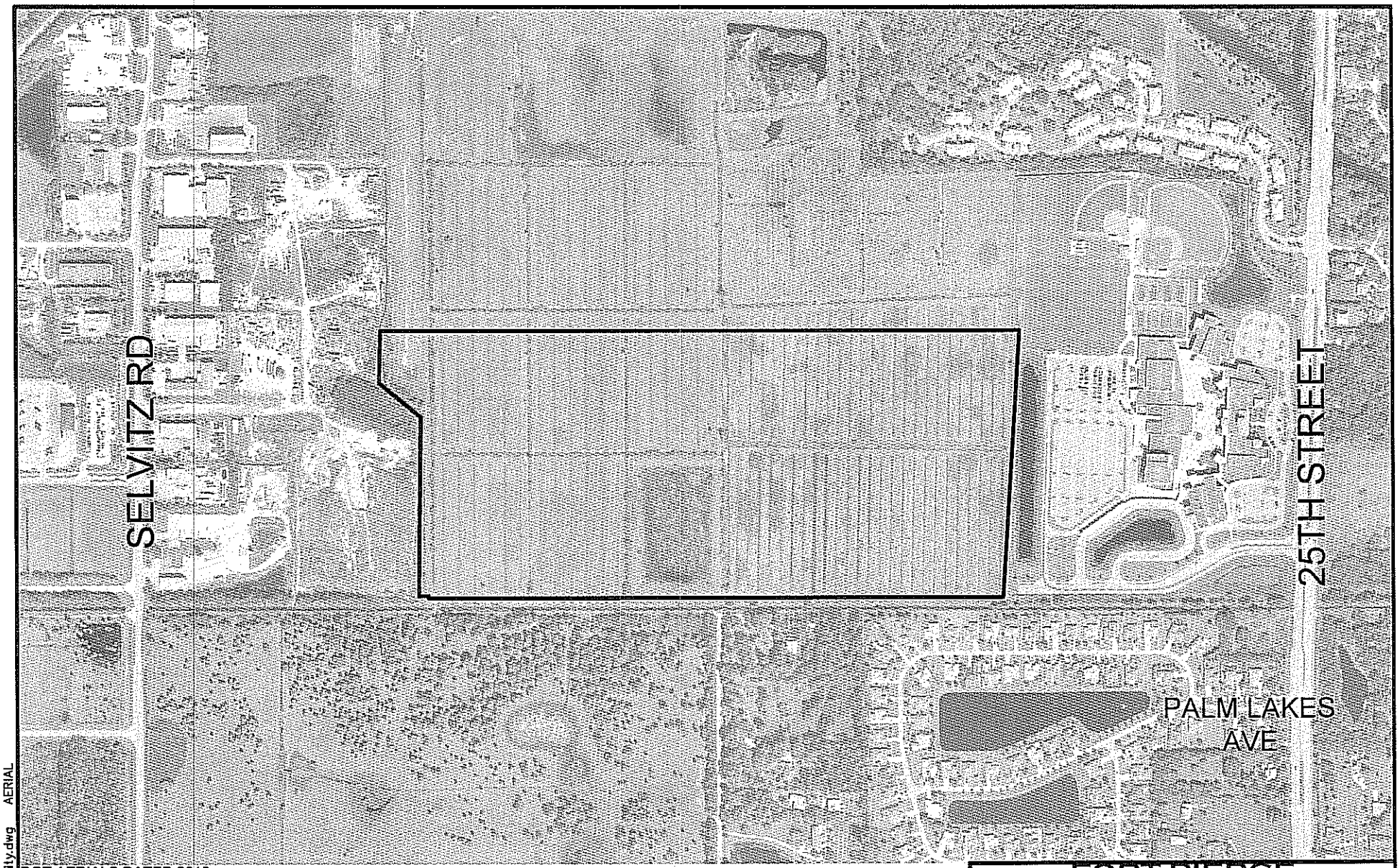
601 HERITAGE DRIVE, SUITE 124
JUPITER, FLORIDA 33458
561-623-5475 FAX 561-623-5481
WWW.EWCONSULTANTS.COM

AUG 2016

FIGURE

2

Fort Pierce Precast Facility.dwg QUAD



DOT AERIALS DATED 2016

0 600
SCALE IN FEET

FORT PIERCE PRE-CAST FACILITY AERIAL

EW CONSULTANTS, INC.
801 HERITAGE DRIVE, SUITE 124
JUPITER, FLORIDA 33458
561-623-8475 FAX 561-623-8451
WWW.EWCONSULTANTS.COM

AUG 2016

FIGURE 3

Fort Pierce Precast Facility.dwg AERIAL



DOT AERIALS DATED 2016

LEGEND

211 - IMPROVED PASTURE (68.1± AC)

510 - DITCHES (3.2± AC)

534 - RESERVOIRS LESS THAN 10 ACRES (3.7± AC)

TOTAL SITE (75.0± AC)

0 300

SCALE IN FEET

FORT PIERCE PRE-CAST FACILITY FLUCFCS

EW CONSULTANTS, INC.
801 HERITAGE DRIVE, SUITE 124
JUPITER, FLORIDA 33458
561-623-6475 FAX 561-623-6481
WWW.EWCONSULTANTS.COM

AUG 2016

FIGURE 4

Fort Pierce Precast Facility.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(FORT PIERCE PRE-CAST FACILITY)



Map Scale: 1:4,850 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 8, Nov 19, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 15, 2010—Mar 13, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

St. Lucie County, Florida (FL111)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
2	Ankona and Farmton sands	27.6	36.9%
13	Floridana sand, depressional	1.7	2.3%
26	Oldsmar sand, depressional	3.0	4.0%
38	Riviera fine sand, 0 to 2 percent slopes	18.0	23.9%
43	Susanna and Wauchula sands	24.7	32.8%
Totals for Area of Interest		**75.0**	**100.0%**

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

Meeting Date: 11/07/2016

Re: Application for Conditional Use with No New Construction - Addiction Recovery Community Villas – Drug & Alcohol Treatment Center

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Review and approval of an application for Conditional Use, submitted by Property Owner, Motel FP LLC, applicant, Addiction Recovery Community Villas, and representative Michael McCarty, Planner, to establish a establish a Group Living Drug & Alcohol Treatment Center located at 3625 S. US. Highway 1, Fort Pierce, FL. The property is zoned General Commercial (C-3), (Parcel ID 2434-601-0026-000-2).

SUMMARY:

- The applicant is requesting the review and approval of an Application for Conditional Use with No New Construction to establish a Group Living Drug & Alcohol Treatment Center at 3625 S US Highway 1. The subject property is currently zoned C-3, General Commercial, and is 1.51 acres in size.
- The applicant is seeking to reuse the former motel, developed in the 1950s, to provide for an eighteen (18) room group living facility offering drug and alcohol treatment, through temporary residential care, to a maximum of thirty-six (36) individuals.
- Addiction Recovery Community Villas seeks to provide service to drug and alcohol addicted individuals via a comprehensive treatment program, offering monitored residential care on-site and internalized transportation to their corresponding office, in Port Saint Lucie, designed for treatment and counseling.
- The improvement plan seeks to provide a collection of minor improvements to update the site landscaping, sidewalk system, and parking area to provide greater compliance with the City's land development code.
- A total of 26 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As October 25, 2016, 0 responses have been received. An update will be provided to the City Commission at the public hearing.
- The Planning Board, at their October 11th, 2016 meeting, voted unanimously recommend approval of the request as presented.

RECOMMENDATION:

Approval with the following conditions:
1) The improvement plan incorporates designated parking spaces for the two passenger vans identified for operation, as well as an off-street loading space for food deliveries; and 2) The improvement plan integrates measures to provide appropriate access to, and screening of, the dumpster location.

ALTERNATIVES:

- Approval with alternative conditions
- Denial

RESPONSIBLE STAFF:
Kori Benton, Senior

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
No fiscal impact identified.

Attachments

Staff Report
Aerial & Zoning Map
Application, Survey & Support Documents
Project Narrative & Responses to Technical Review Comments
Site Improvement Plan

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/02/2016 05:43 PM

Form Started By: Kori Benton
Started On: 10/27/2016 04:20 PM
Final Approval Date: 11/02/2016

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Application for Conditional Use with No New Construction
Addiction Recovery Community Villas – Drug & Alcohol Treatment Center
3625 S. US. Highway 1

DATE: October 25, 2016

STAFF REPORT

Owner/Applicant: Motel FP LLC
3625 S US Highway 1
Fort Pierce, FL 34982

Representative: Michael McCarty, Principal
McCarty & Associates, Land Planning & Design
73 SW Flagler Avenue
Stuart, FL 34994

Requested Action: Approval of an Application for Conditional Use with No New Construction to establish a Group Living Drug & Alcohol Treatment Center

Location: 3625 S. US. Highway 1

Parcel ID: 2434-601-0026-000-2

Current Zoning: C-3, General Commercial

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	I-1

Site Size: 1.51 acres

Utilities: Located within the FPUA Water/WW Service Area – FPL Electric

Staff Analysis:

Request

In accordance with Sections 22-22, 22-31 & 22-76 of the City Code, the applicant is requesting the review and approval of an Application for Conditional Use with No New Construction to establish a Group Living Drug & Alcohol Treatment Center at 3625 S US Highway 1. The subject property is currently zoned C-3, General Commercial, and is 1.51 acres in size.

Project Summary

The subject site was completed in 1949 with an expansion in 1955, operating as a motel for several decades until 2015 at which time the applicant acquired the property with intentions to repurpose the facility. The applicant is seeking to reuse the facility to provide for an eighteen (18) room group living facility offering drug and alcohol treatment, through temporary residential care, to a maximum of thirty-six (36) individuals.

The 6,535 sq. ft. facility contains a collection of six (6) buildings for occupancy, a storage structure, and a pool. The five buildings containing former motel rooms are sought for occupancy by clients, reserving the former lobby and offices for administration of the facility.

Operational Plan

Addiction Recovery Community Villas has presented their intent to provide service to drug and alcohol addicted individuals via a comprehensive treatment program, offering monitored residential care on-site and internalized transportation to their corresponding office, in Port Saint Lucie, designed for treatment and counseling. Transportation is provided via our two large passenger vans which seats about 12 patients each.

The scope of on-site services limits patients at the villas in their sober state, for a typical accommodation of up to 45 days. Meals will be catered to the facility by local restaurants. The premises will be monitored with a security system provided by Vortex Alarm Systems, a private limited access gate, in addition to on-site security personnel 24-hours a day.

Site Improvement Plan

The improvement plan seeks to provide a collection of minor improvements to update the site landscaping, sidewalk system, and parking area to provide greater compliance with the City's land development code.

The plan includes an internal sidewalk to provide connectivity throughout the campus, further providing for the installation of the required sidewalk along US Highway 1.

The parking lot and drive-aisles will be enhanced through appropriate striping and directional signs. Off-street parking is presented at a level of one space per three beds pursuant City Code Sec. 22-60 (d)(3) i., as the uses are comparable to, or within the classification of adult congregate living facilities. Designated parking spaces for the two passenger vans intended for use, and an off-street loading space for food deliveries should be integrated into the site improvement plan.

Additional landscaping is identified to enhance the front entrance and ensure the required elements are installed. Screening of the dumpster location is encouraged. Adjustments to storm water retention are not presented with the subject plan.

Location and Compatibility

The subject site is located along the US Highway 1 commercial corridor, adjacent to a variety of commercial and light-industrial users, in addition to undeveloped property. The size of the property, in relation to the scale of operations is conducive to providing a passive and serve contained operation which should not present adverse impacts to the surrounding uses, or any residential neighborhoods. The proximity to a hospital or medical hub is greater than traditionally presented with addiction treatment facilities, however it's reiterated that the intent of this facility is to provide sober group living care, versus more elevated medical or psychological treatment. The conversion of the facility from a motel provides a compatible transition for the subject site, in a location in close proximity to established institutional uses of the Salvation Army and HANDs clinic.

The City of Fort Pierce has not defined distance or buffer requirements specific to the proposed use type, however staff reviewed the proposed use with regards to the established uses within a 1,000 ft. radius. The evaluation considered the proximity of the site to similar facility types, single-family home subdivisions, churches or religious centers, public or private schools or daycare facilities, public parks, or establishments selling or serving alcoholic beverages. Of the use types reviewed, two (2) residences lie approximately 950ft. to the south east, across US Highway 1. One (1) establishment which previously offered the sale of alcoholic beverages was identified; The Southern Saloon, however this establishment has been closed for over a year. The subject location does not present any concerns regarding compatibility of use, acknowledging the secure nature intended for the site.

Future Land Use Designation & Comprehensive Plan

The subject site has a future land use designation of General Commercial (GC). This designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses.

The requested use, in the presented scale and with the identified operational provisions, is consistent with the Future Land Use element of the Comprehensive Plan and compatible with the adjacent districts.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Property Owner Response Summary:

A total of 26 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As October 25, 2016, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

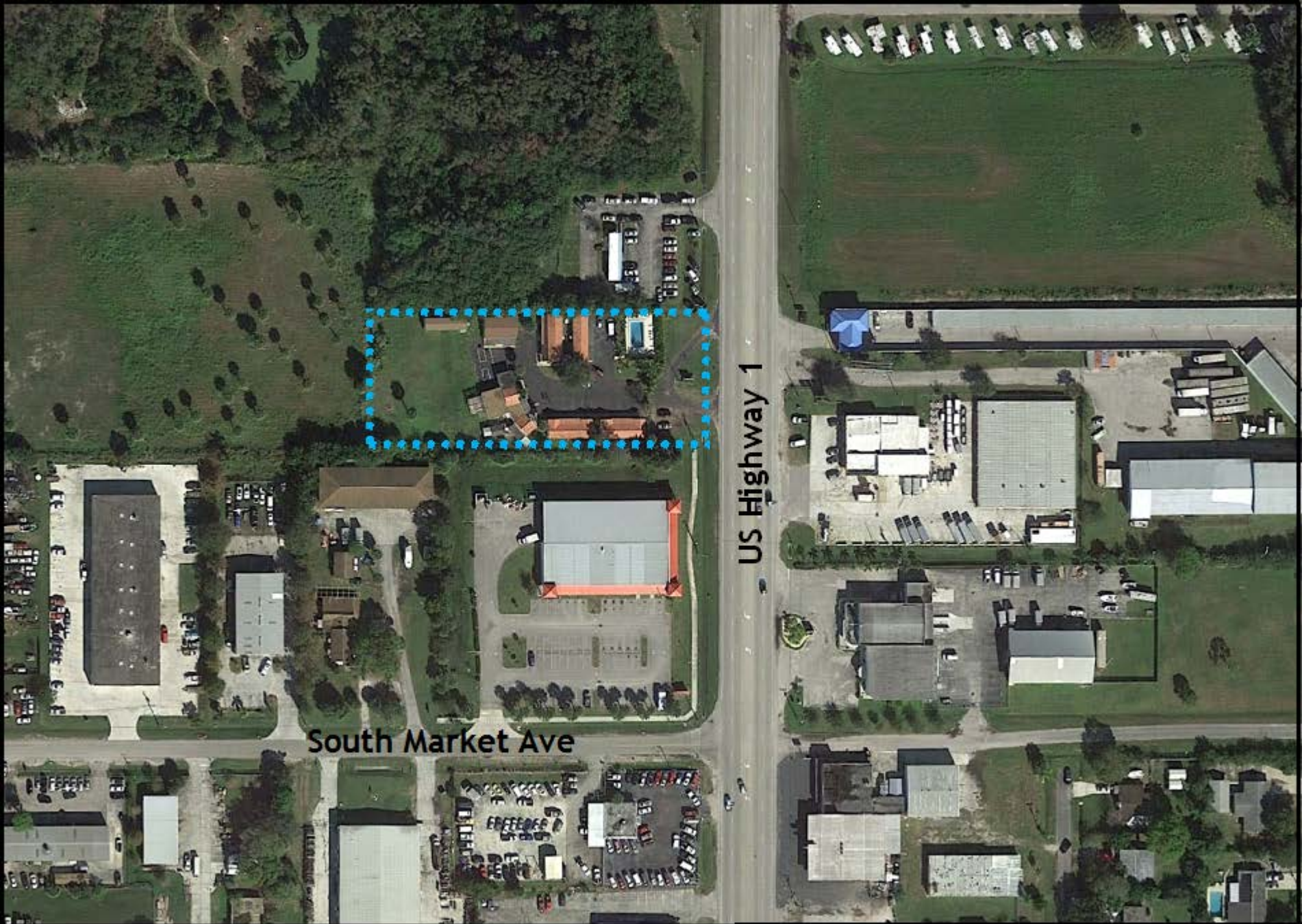
The Planning Board, at their October 11th, 2016 meeting, voted unanimously recommend approval of the request as presented.

Staff Recommendation:

The proposed Conditional Use with the associated site improvement plan meets the requirements of the City Code with minor exception, and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends approval with the following conditions:

1) The improvement plan incorporates designated parking spaces for the two passenger vans identified for operation, as well as an off-street loading space for food deliveries; and

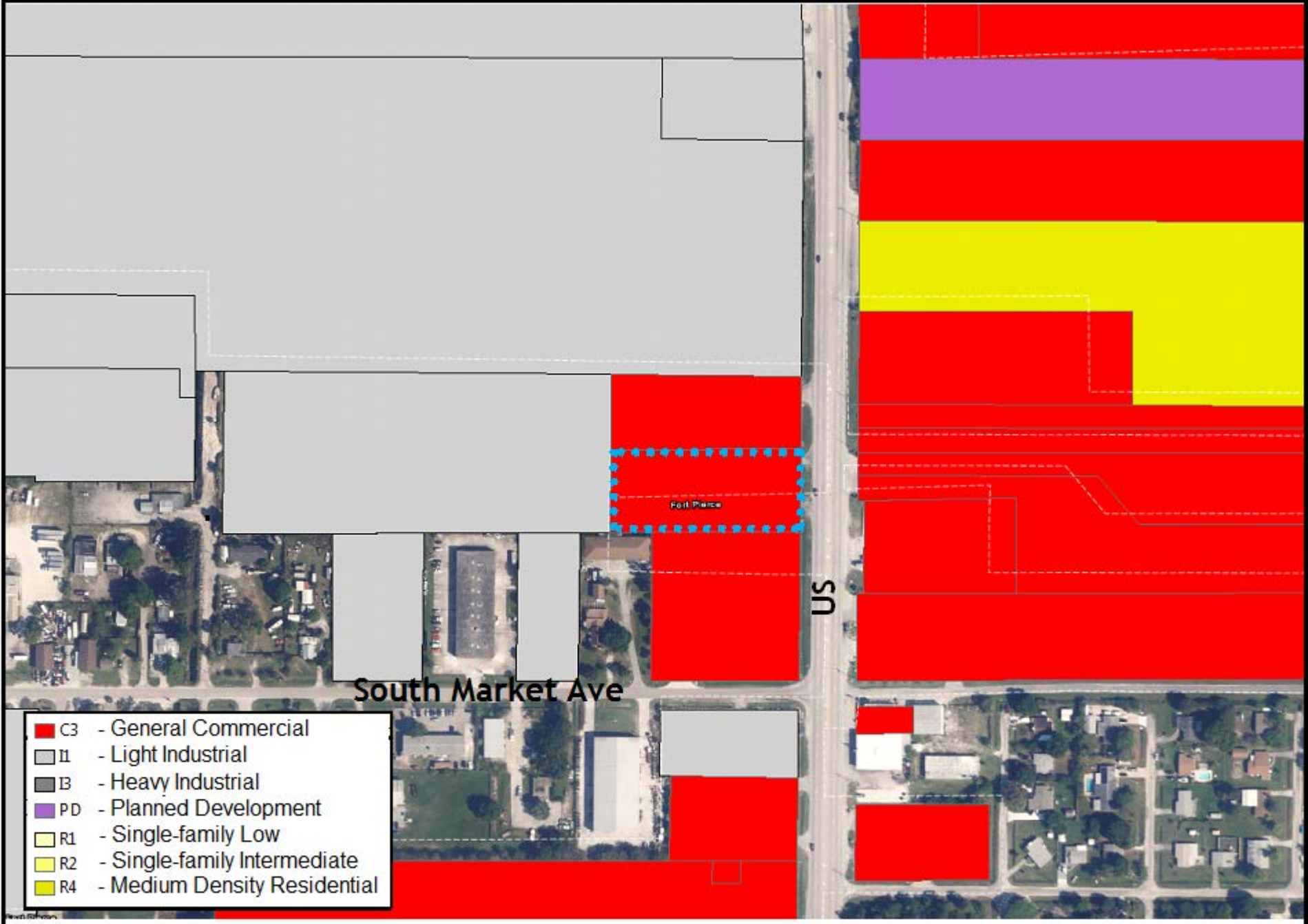
2) The improvement plan integrates measures to provide appropriate access to, and screening of, the dumpster location.



THE SUNRISE CITY FORT PIERCE Florida

Addiction Recovery Community Villas . – Aerial

3625 S. US. Highway 1



THE SUNRISE CITY FORT PIERCE Florida

Addiction Recovery Community Villas . – Zoning Map

3625 S. US. Highway 1

N W E S

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Conditional Use – No New Construction

Property address or Location 3625 S. US. Hwy 1

Parcel ID #(s) 2434-601-0026-000-2

Project description Request for conditional use to allow Motel FP LLC to provide "Day/Night with Community Housing" for residents with substance abuse disabilities undergowing treatment off-site. The City staff has determined the proposed use is classified a Group Living establishment and therefor require Conditional Use approval within the C-3 zoning district.

Property Owner(s)	Applicant/Representative, Title, Company
Motel FP LLC	Mike McCarty- McCarty & Associates Land Planning and Design LLC
3625 S US Hwy. 1	73 SW Flagler Ave
Street Address	Street Address
Fort Pierce FL 34982	Stuart FL 34994
City State Zip	City State Zip
772-286-5744	772-341-9322
Phone Number	Phone Number
CRGF93@aol.com	mike@mccartylandplanning.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 31 day of August, 2016, by Jeremian Baron who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

MELISSA MERCADO
MY COMMISSION # FF197245
EXPIRES: February 08, 2019

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

☐ 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 8,241sqft Parking Spaces: 20+/-

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

North	South	East	West
Auto Sales office	Commercial	Storage Facility	Vacant IL-CO

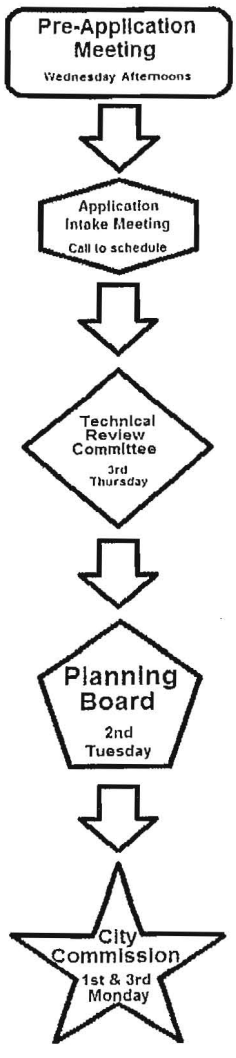
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(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



Property Identification

Site Address: 3625 S US HWY 1

Sec/Town/Range: 34/35S/40E

Map ID: 24/34N

Zoning: C3

Parcel ID: 2434-601-0026-000-2

Account #: 33435

Use Type: 3900

Jurisdiction: Fort Pierce



Ownership

Motel FP LLC

3625 S US Highway 1
Fort Pierce, FL 34982

Legal Description

KELLEM`S S/D S 165 FT OF E 440 FT OF LOT 7-LESS RD R/W- (1.51 AC) (OR 3721-2775)

Current Values

Just/Market Value:	$584,200
Assessed Value:	$584,200
Exemptions:	$0
Taxable Value:	$584,200

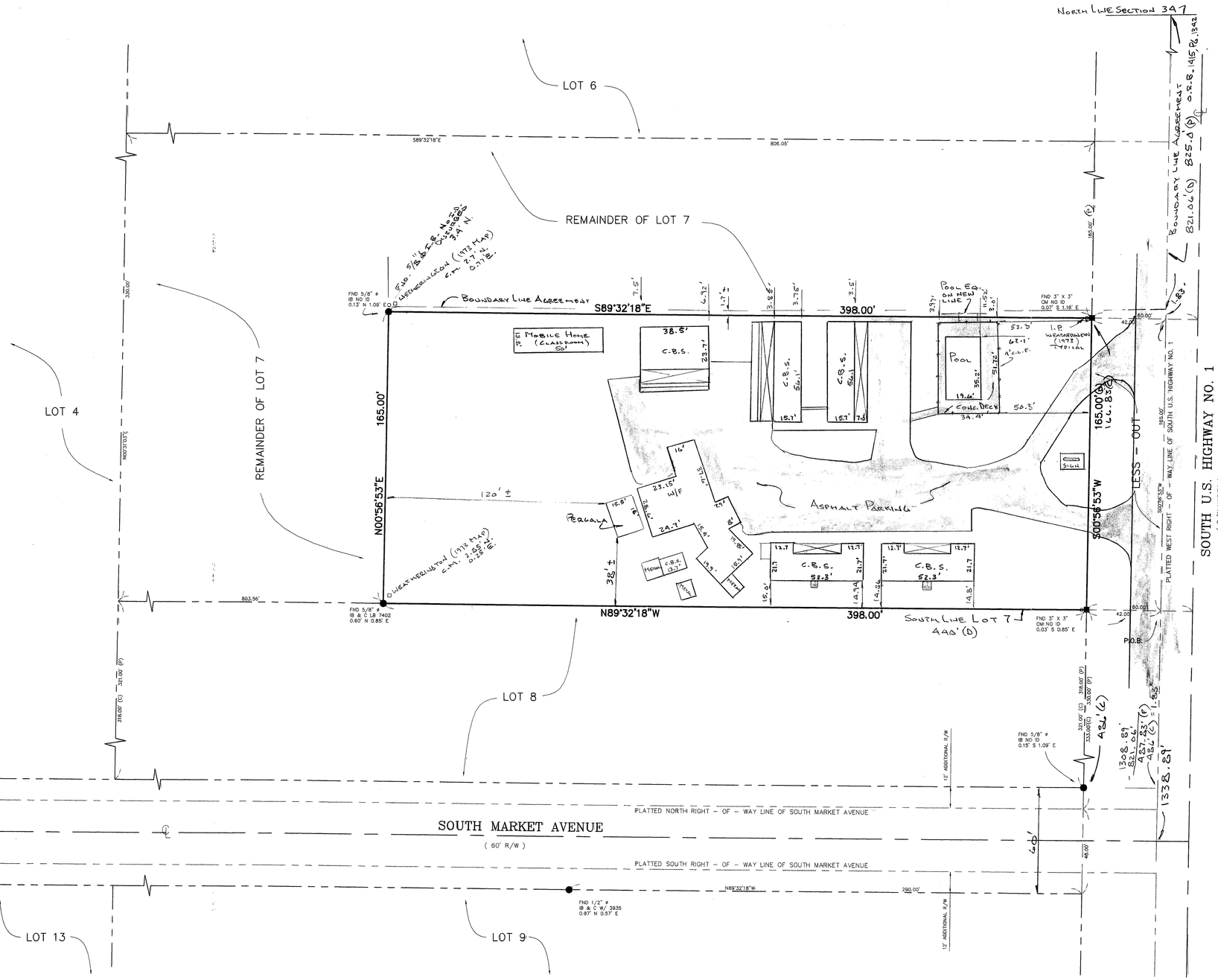
Taxes for this parcel: SLC Tax Collector's Office

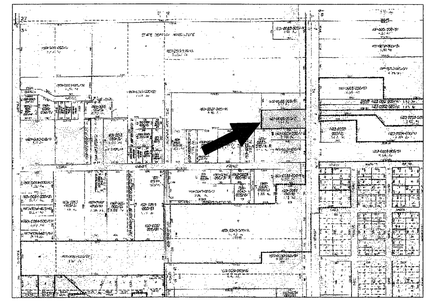
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	6,535
Gross Area (SF):	8,241
Land Size (acres):	1.51
Land Size (SF):	65,670

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.





LOCATION MAP

LEGAL DESCRIPTION

THE SOUTH 165 FEET OF THE EAST 440 FEET OF LOT 7, OF J.I. KELLEM'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7, AND RUN WEST ALONG THE SOUTH LINE OF LOT 7, 440 FEET TO A CONCRETE MONUMENT; THENCE TURN AND RUN NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 7, 165 FEET TO A CONCRETE MONUMENT; THENCE TURN AND RUN EAST PARALLEL TO THE SOUTH LINE OF LOT 7, 440 EAST TO THE EAST LINE OF SAID LOT 7; THENCE TURN AND RUN SOUTH ALONG THE EAST LINE OF LOT 7, TO THE POINT OF BEGINNING.

LESS RIGHT-OF-WAY FOR SOUTH U.S. HIGHWAY NO. 1

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

AC	ACRE	EOP	EDGE OF PAVEMENT	N & TT	NAIL & TIN TAB	PRO	PRORATED
A/C	AIR CONDITIONER	EOW	EDGE OF WATER	N & W	NAIL & WASHER	R	RADIUS
ALUM	ALUMINUM	EM	ELECTRIC METER	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RAD	RADIAL
ANC	ANCHOR	ES	ELECTRIC SERVICE	NO ID	NO IDENTIFICATION	RRS	RAILROAD SPIKE
APPROX	APPROXIMATE	ELEV	ELEVATION	NTS	NOT TO SCALE	RNG	RANGE
AVE	AVENUE	ENCL	ENCLOSURE	NAD	NORTH AMERICAN DATUM	RLS	REGISTERED LAND SURVEYOR
BRG	BEARING	X 17.00	EXISTING ELEVATION	ORB	OFFICIAL RECORD BOOK	RCP	REINFORCED CONCRETE PIPE
BLK	BLOCK	FT	FEET	O/S	OFFSET	R/W	RIGHT OF WAY
BLVD	BOULEVARD	F	FIELD MEASUREMENT	OH	OVERHANG	SS	SANITARY SEWER
BLDG	BUILDING	FNC	FENCE	OHW	OVERHEAD WIRE	SECT	SECTION
BM	BENCHMARK	FFE	FINISHED FLOOR ELEVATION	PG	PAGE	SET I.B.	SET 5/8 IRON BAR & CAP #4049
CATV	CABLE TELEVISION BOX	FH	FIRE HYDRANT	PK	PARKER-KALON NAIL	SET MAG	SET MAG NAIL & WASHER #4049
C	CALCULATED	FPL	FLORIDA POWER & LIGHT	PK & TT	PARKER-KALON NAIL & TIN TAB	S/T	SEPTIC TANK
CB	CATCH BASIN	FND	FOUND	PK & W	PARKER-KALON NAIL & WASHER	S/W	SIDEWALK
Δ	CENTRAL ANGLE	GOVT	GOVERNMENT	PVMT	PAVEMENT	SBT	SOUTHERN BELL TELEPHONE BOX
CLF	CHAINLINK FENCE	HSE	HOUSE	PRM	PERMANENT REFERENCE MONUMENT	S/F	SQUARE FEET
CHD	CHORD	I & E	INGRESS & EGRESS EASEMENT	P	PLAT	S/D	SUBDIVISION
CONC	CONCRETE	INV	INVERT	PB	PLATBOOK	T	TANGENT
CBS	CONC. BLOCK STRUCTURE	IB	IRON BAR	PCC	POINT OF COMPOUND CURVATURE	TCE	TEMPORARY CONSTRUCTION EASEMENT
CM	CONCRETE MONUMENT	IP	IRON PIPE	PC	POINT OF CURVATURE	TOB	TOP OF BANK
CNR	COULD NOT READ	IB & C	IRON BAR & CAP	PI	POINT OF INTERSECTION	TOE	TOE OF SLOPE
CPP	CONCRETE POWER POLE	IP & C	IRON PIPE & CAP	POB	POINT OF BEGINNING	TWP	TOWNSHIP
COR	CORNER	L	ARC LENGTH	PCC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
COV	COVERED	LE	LANDSCAPE EASEMENT	PDE	POINT OF ENCROACHMENT	TYP	TYPICAL
CMP	CORRUGATED METAL PIPE	LB	LICENSED BUSINESS NUMBER	PRC	POINT OF REVERSE CURVATURE	UDE	UTILITY & DRAINAGE EASEMENT
CVG	CONCRETE VALLEY GUTTER	LP	LIGHT POLE	PT	POINT OF TANGENCY	UE	UTILITY EASEMENT
D	DEED	M & W	MAG NAIL & WASHER	PP	POWER POLE	U/G	UNDERGROUND
D/F	DRAINFIELD	MAG	MAG NAIL	PUE	PRIVATE UTILITY EASEMENT	UP	UTILITY POLE
DE	DRAINAGE EASEMENT	ME	MAINTENANCE EASEMENT	PLS	PROFESSIONAL LAND SURVEYOR	WM	WATER METER
	DRAINAGE FLOW	MH	MANHOLE	R	PROPERTY LINE	WV	WATER VALVE
ESMT	EASEMENT	MHWL	MEAN HIGH WATER LINE	PROP	PROPOSED	WPP	WOOD POWER POLE
EOC	EDGE OF CONCRETE	MF	METAL FENCE	● 17.00	PROPOSED ELEVATION	#	DIAMETER

1. *PROPERTY ADDRESS: 3625 SOUTH U.S. HIGHWAY NO. 1*
2. *CERTIFIED TO:*
- MOTEL FP, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- RICKEY L. FARRELL, ATTORNEY AT LAW, P.A.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

Date of field survey: 02/16/2015

NOTES:

1. *Survey of description as furnished by Client.*
2. *Lands shown hereon were not abstracted for easements and/or rights-of-way of record.*
3. *All bearings are referenced to the South line of subject property, calculated as N 89°32'18" W, all others relative thereto.*
4. *Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark.*
5. *There are no above ground encroachments, unless otherwise shown.*
6. *The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12111C 0189J , dated 02/16/2012 , locates the parcel in Zone X , base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.*
7. *Underground foundations & utilities not located unless shown.*

REVISIONS	BY
FILE:	

BOUNDARY SURVEY

STEPHEN J. BROWN, INC
LICENSED BUSINESS NUMBER:6484
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: sjbinc@bellsouth.net PHONE: (772)-288-7176

PREPARED FOR: FP MOTEL, LLC

DRAWN	S.J.B.
CHECKED	S.J.B.
DATE	02/18/2015
SCALE	1" = 30'
JOB NO.	6568-08-01
SHEET	ONE

OF ONE SHEETS

McCarty & Associates

Land Planning and Design LLC

www.McCartyLandPlanning.com

73 SW Flagler Ave

Stuart FL 34994

772/341-9322

September 1, 2016

VIA E-MAIL DELIVERY

City of Fort Pierce Planning Department
Attn: Kori Benton
100 North U.S. Hwy. 1
PO Box 1480
Fort Pierce, FL 34954-1480

RE: Motel FP LLC- 3625 S. US Hwy 1- Conditional Use Application

Dear Mr. Benton:

As per the Zoning Confirmation Letter dated August 23, 2016 provided by the City of Fort Pierce, we hearby submit the attached Conditional Use Application request for the facility located at 3625 S US Hwy 1 in Fort Pierce. The request is to allow the use for "Day/Night with Community Housing" for the residents with substance abuse disorders which is determined to be classified as a Group Living establishment and must be permitted as a Conditional Use within the C-3 zoning District.

The proposed Group Living establishment will not have a adverse affect on the surrounding uses or neighboring properties. The proposed use is consistant with the development pattern and permitted uses along the US Hwy 1 corridor. The structures on the property were established in 1955 and has been operated as motel for the last 60+ years. The proposed Group Living use will utilize the facility in the same fashion. The applicant is not proposing any improvements to the property at this point in time.

Please find attached the folloing material for your review and concideration:

1. Check in the amount of $100.00 payable to the City of Fort Pierce for the C.U. Application fee
2. Conditional Use Application
3. Survey
4. Location Map
5. Aerial
6. Legal Description
7. Zoning Map
8. Future Land Use Map

If you have any questions or require any additional materials please do not hesitate to call. We thank you for your review on this project and look forward to working with you.

Very truly yours,

McCarty & Associates

Michael T. McCarty
Principal
Mike@McCartyLandPlanning.com

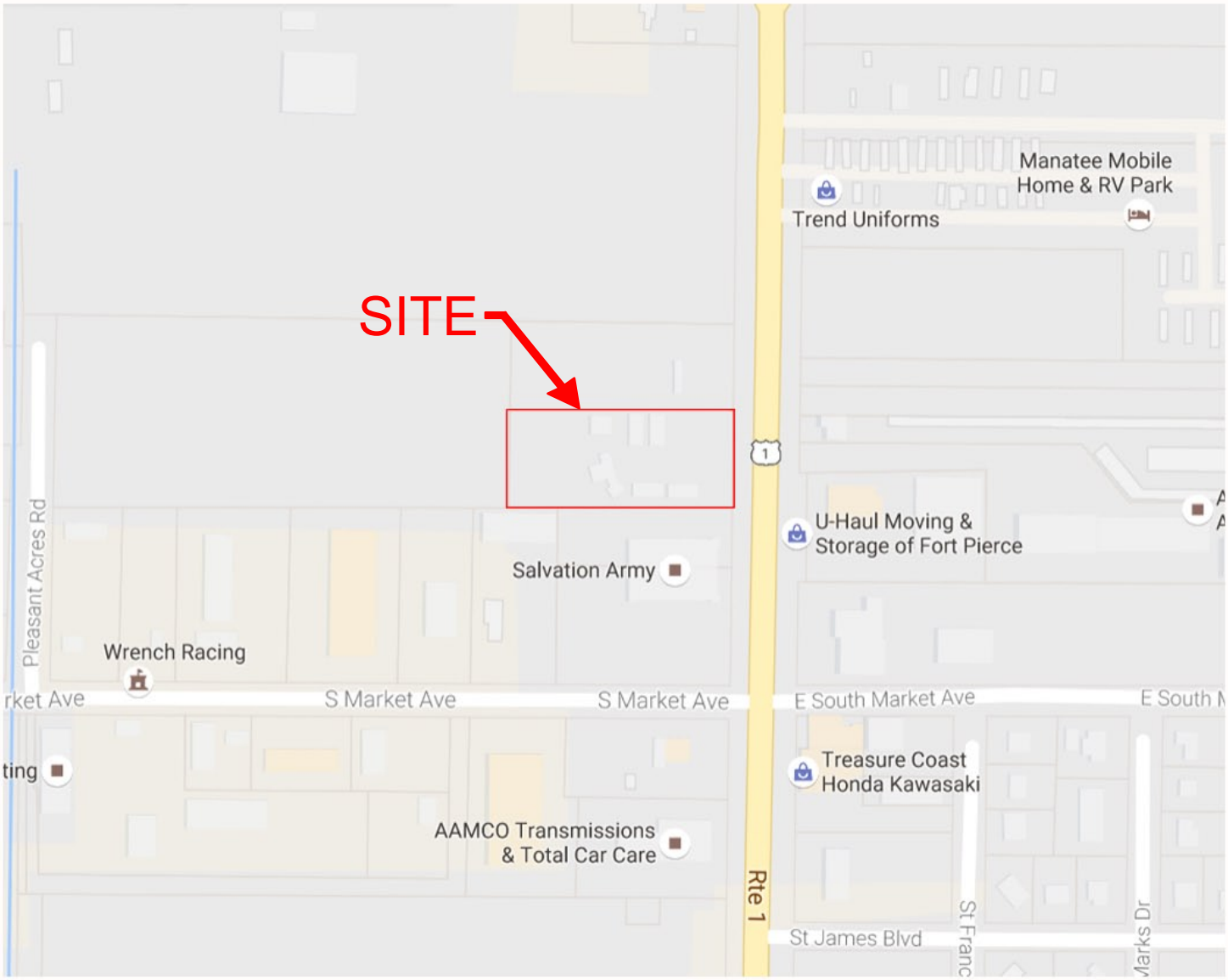
Motel FP LLC

2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

Location Map

McCarty & Associates
LAND PLANNING
AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



8/31/2016

Motel FP LLC

2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

Aerial Photograph

McCarty & Associates
LAND PLANNING
AND DESIGN
STUART • FT. PIERCE
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www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



8/31/2016

Motel FP LLC

2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

McCarty & Associates
LAND PLANNING
AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Legal Description

KELLEM'S S/D S 165 FT OF E 440 FT OF LOT 7 - LESS RD ROW (1.51 AC) (OR 3721-2775)

Motel FP LLC

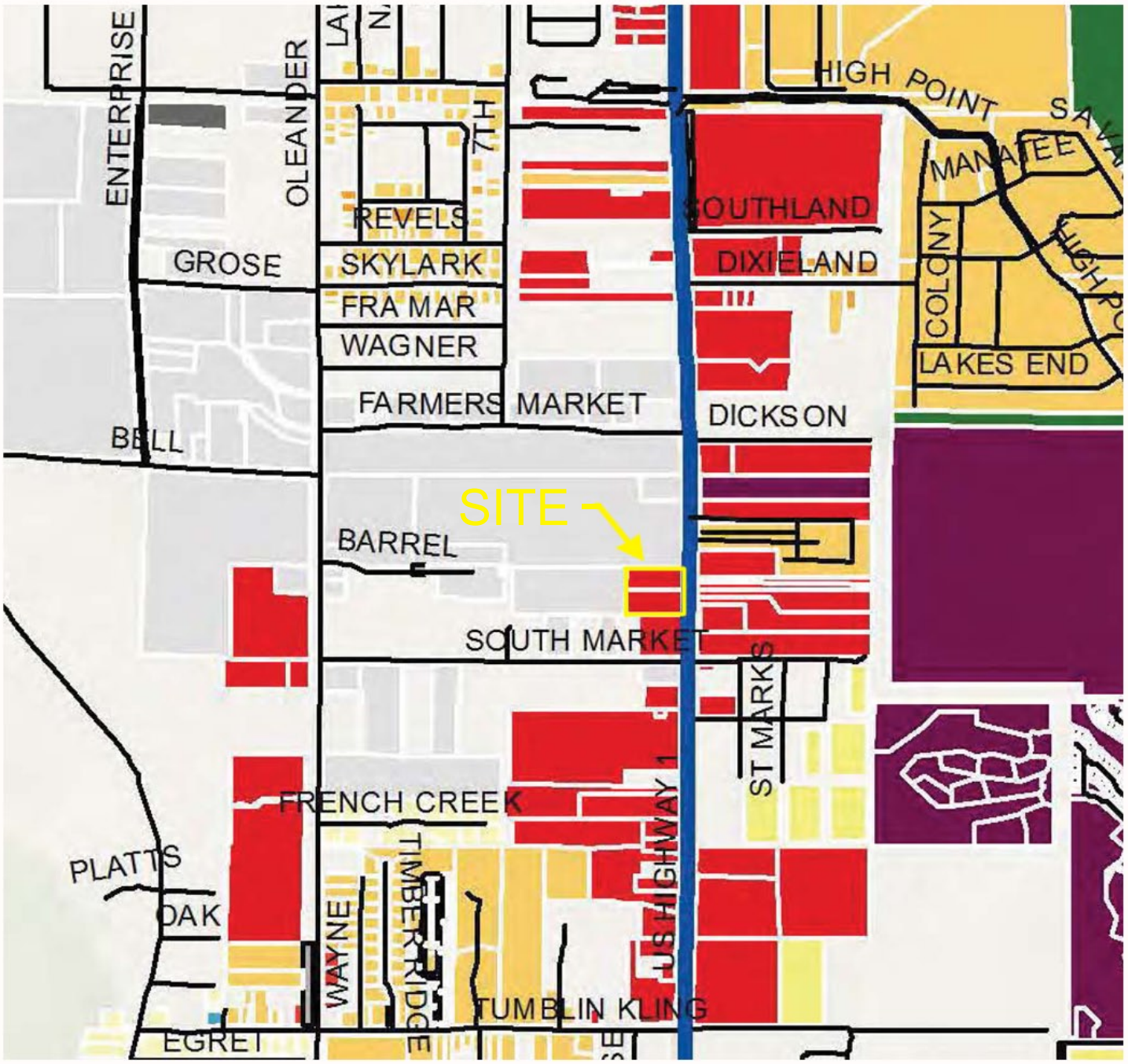
2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

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www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Zoning Map

C3



8/31/2016

Motel FP LLC

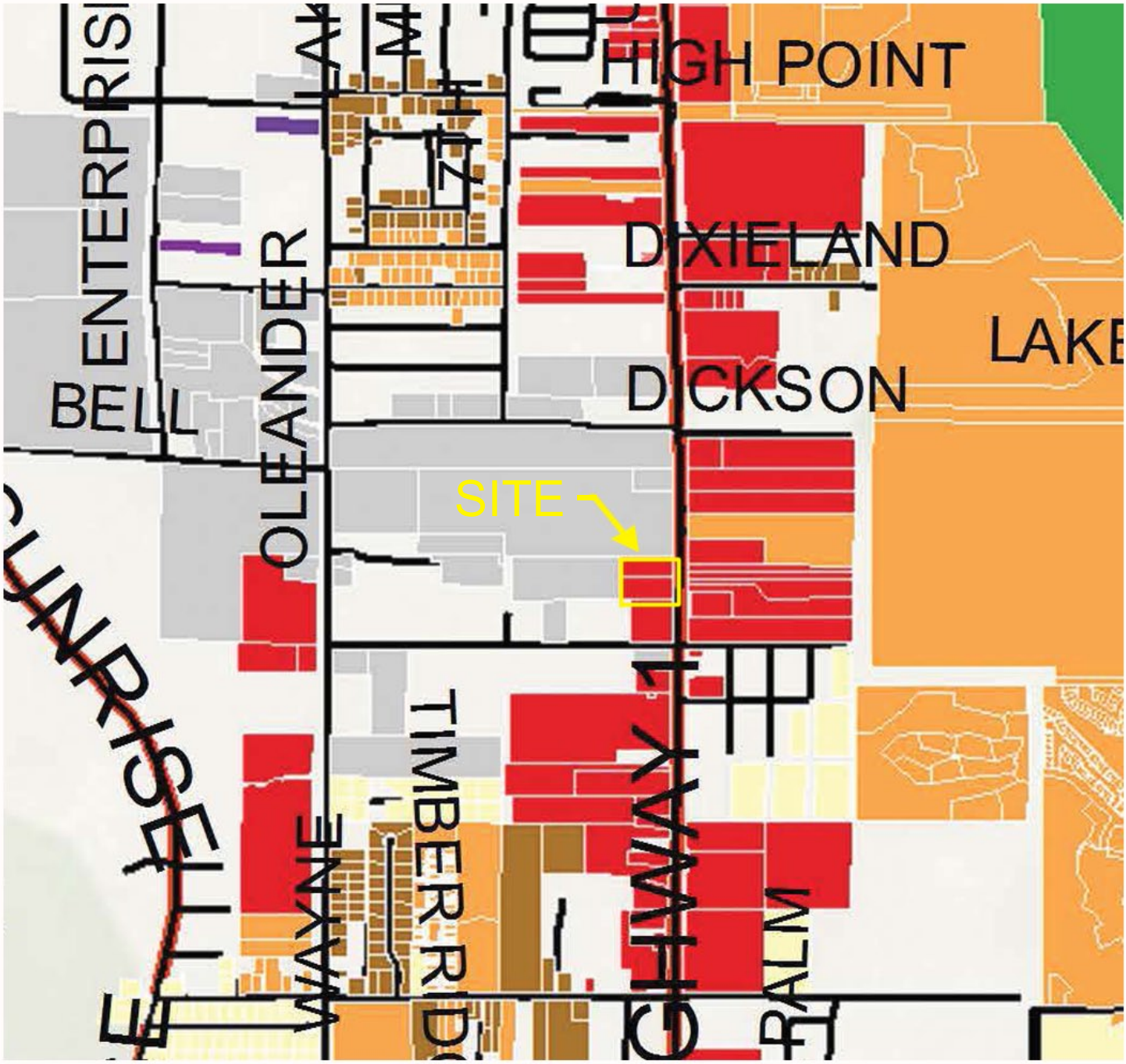
2434-601-0026-000-2

3625 S US Hwy 1
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www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Future Land Use Map

GC



8/31/2016

Recovery Community Villas

At Addiction Recovery Community Villas, our mission is to provide a supportive environment that inspires drug and alcohol addicted individuals to reach personalized goals, forge healthy relationships, and advocate a positive change back into their community.

Our team of professionals are determined to lead each individual towards the path of healthy living. We introduce our patients in one-on-one and group counseling, a regimen of diet and exercise to promote a restored and positive lifestyle. Some of our treatment options include a Dual Diagnosis Program as well as Faith Based Treatment.

Our facility offers comprehensive treatment, targeting each client's core issues and what contributes to their addiction. We believe that each client should be provided with the level of care best suited for him/her as an individual for their own personal addiction. There are various views on the different levels of care and the different names for these levels can be confusing to families trying to place a loved one. Thanks to a growing body of research, we now know the types of treatment that work. In our addiction treatment programs, we incorporate both the well-established and emerging elements of effective treatment, giving our patients all of the tools they need to succeed after leaving our facility.

We have a total of 18 rooms to comfortably accommodate 2 beds per room or a total of 36 people. As our patients take part in our program, there is an average accommodation period of 1 to 45 days. All treatment takes place off-site in our Port Saint Lucie office which is zoned for treatment and counseling. We only house patients at the villas in their sober state. Meals are catered by local restaurants and vary from healthy options to Italian, Chinese and American fare. Transportation is provided via our two large passenger vans which seats about 12 patients each. The premises are monitored with a security system provided by Vortex Alarm Systems, a private gate access, as well as on-site guard personnel 24-hours a day.

McCarty & Associates

Land Planning and Design LLC
www.McCartyLandPlanning.com
73 SW Flagler Ave
Stuart FL 34994
772/341-9322

September 30, 2016

VIA E-MAIL DELIVERY
City of Fort Pierce Planning Department
Attn: Kori Benton
100 North U.S. Hwy. 1
PO Box 1480
Fort Pierce, FL 34954-1480

RE: Motel FP-3625 S. US. Hwy 1-Conditional Use Application - Response to staff comments

Dear Mr. Benton:

The applicant received the staff comments from City of Fort Pierce September 14, 2016 for the above referenced project. Please except this letter as our formal response to the staff comments. The responses will be in **bold** text following the comments for each section.

City of Fort Pierce Planning Department- Kori Benton
The following are comments from the Planning Department's review of the application for Conditional Use for the Motel FP property:

1. Please provide a project narrative and floor plan of the proposed facility in order to detail the intended function, capacity, and operational aspects to assist in determining parking demands, operational safety of the site, and other ancillary provisions such as ambulance parking, off-street loading, etc. that may be required by City Code.
Response: Acknowledged. Please refer to the attached Site Improvement Plan and narrative for details on the number of units/beds and the functions of the property. The applicant has applied the parking rate for an ACLF given the similarity in use. In reality, the clientel do not drive themselves nor do they have a car when they check into the facility. All clients are transported in vans, further reducing the number of parking spaces required for the facility. However, the property does comply with the parking rate required for an ACLF.

2. Pursuant to City Code Section 22-187 (4), a plan shall be integrated to install the required trees/shrubs within the eastern landscape strip.
Response: Acknowledged. Please refer to the attached Site Improvement Plan which proposes the required plant material along the eastern boundary along US. Hwy 1.

3. A plan to improve the parking area should be integrated to delineate one-way, two-way, handicap spaces, and stop functions, as well as being signed accordingly.

Response: **Acknowledged. Please refer to the attached Site Improvement Plan.**

4. Pursuant to City Code Section 22-62 (b)&(d), sidewalk connections should be planned along the eastern property line, along the length of the right-of-way, and linkages between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. Payment inlieu may be considered for the US Highway 1 sidewalk if the appropriate criteria is met.
Response: **Acknowledged. Please refer to the attached Site Improvement Plan.**

5. Please identify the origin, or use, of the "mobile home" on-site.
Response: **The existing structure refered to as a "mobile home" is a modular building used for storage.**

Building Official City of Fort Pierce-Marc Meyers

1. What is it? How many? It appears to be a change of occupancy/use (R-1 to an I-1).
Response: **Please refer to the attached Site Improvement Plan and narrative for details on the number of units/beds and the functions of the property.**

If you have any questions or require any additional materials please do not hesitate to call. We thank you for your review on this project and look forward to working with you.

Very truly yours,

McCarty & Associates

Michael T. McCarty
Principal
Mike@McCartyLandPlanning.com

Location Map



Legal Description

THE SOUTH 165 FEET OF THE EAST 440 FEET OF LOT 7, OF J. I. KELLEM'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7, AND RUN WEST ALONG THE SOUTH LINE OF LOT 7, 440 FEET TO A CONCRETE MONUMENT; THENCE TURN AND RUN EAST PARALLEL TO THE SOUTH LINE OF LOT 7, 440 EAST TO THE EAST LINE OF SAID LOT 7; THENCE TURN AND RUN SOUTH ALONG THE EAST LINE OF LOT 7, TO THE POINT OF BEGINNING.
LESS RIGHT-OF-WAY FOR SOUTH U. S. HIGHWAY NO. 1

Site Data

PCN	2434-601-0026-000-2
SECTION / TOWNSHIP / RANGE	34 / 35 S / 40 E
PARCEL AREA	65,668.3 SF / 1.51 AC.
EXISTING ZONING	C-3
EXISTING FUTURE LAND USE	GC
EXISTING USE	MOTEL
PROPOSED USE	GROUP LIVING ESTABLISHMENT
PHASES OF CONSTRUCTION	ONE
FLOOD ZONE	X

Development Standards (C3)

MINIMUMN LOT SIZE / WIDTH	10,000 SF / 70'
BUILDING SETBACKS	FRONT 25'
MAXIMUM BUILDING HEIGHT	65'
MAXIMUM LOT COVERAGE BY BUILDINGS	60%

Parking Data

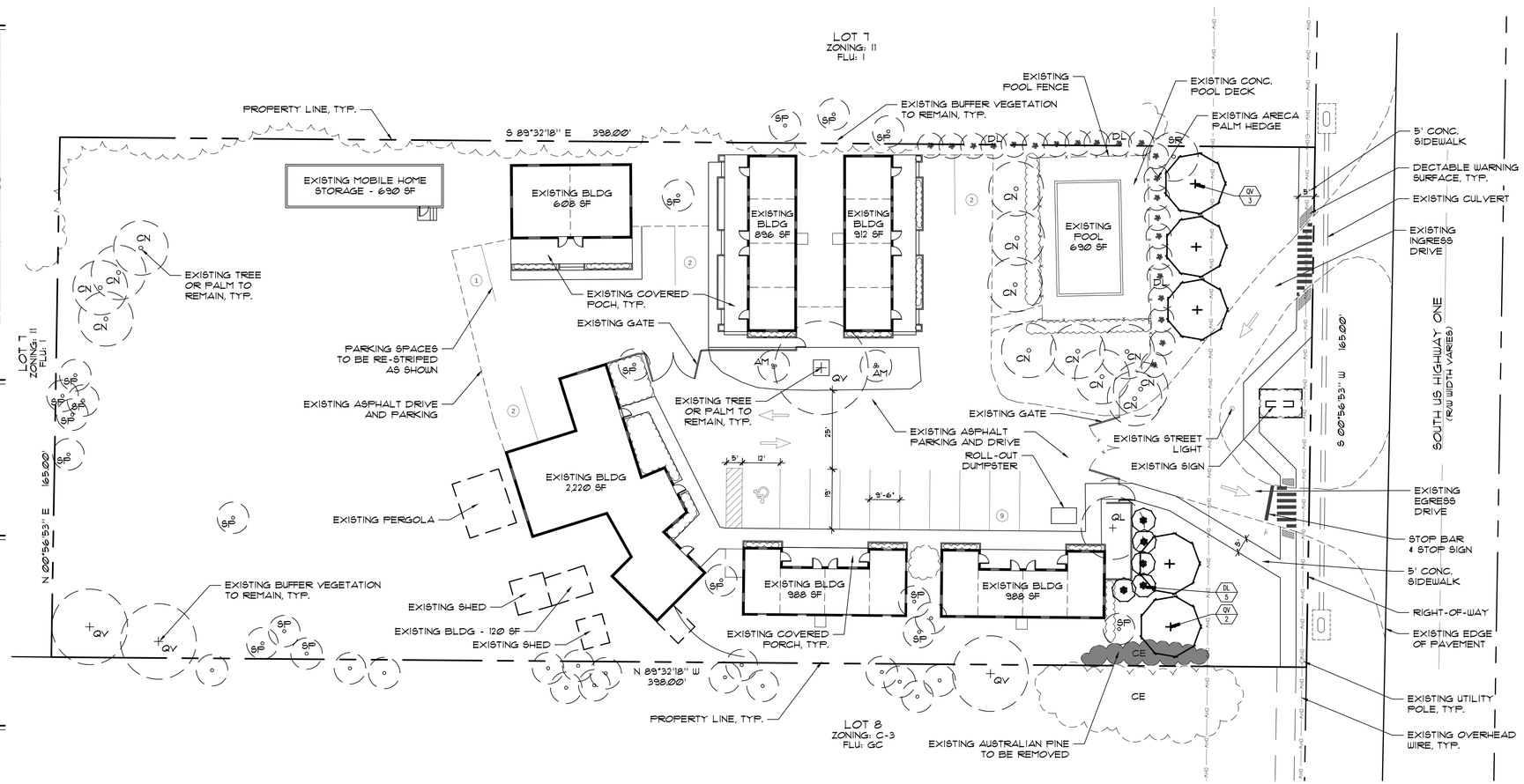
PARKING SPACES REQUIRED (1 SPACE / 3 BEDS) 36 / 3	12
PARKING SPACES PROVIDED	16

Notes

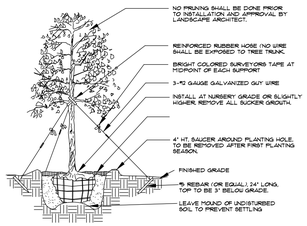
1. ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IN THE EVENT THAT THE REMOVAL OF EXOTIC SPECIES CAUSES ANY LANDSCAPE BUFFER TO BE DEFICIENT, EXISTING PLANT MATERIAL SHALL BE PROVIDED TO COMPLY WITH CITY ORDINANCES.
2. PROPOSED TIMETABLE FOR CONSTRUCTION: "ALL BUILDING PERMITS SHALL BE OBTAINED AND ALL CONSTRUCTION COMPLETED WITHIN TIME FRAME CONSISTENT WITH CITY OF FORT PIERCE ORDINANCES."
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
4. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
6. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
7. ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
8. CONTRACTOR SHALL PROVIDE IRRIGATION TO, AND DRAINAGE FROM ALL PLANTERS.
9. REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.

Drainage Notes

1. MATCH ALL EXISTING GRADES ALONG PROPERTY LINES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE SITE DRAINAGE AWAY FROM ALL STRUCTURES INCLUDING BUT NOT LIMITED TO PLANTERS, COURTYARD PLANTING AREAS, HARDSCAPE SURFACES AND ARCHITECTURAL ELEMENTS.
3. CONTRACTOR SHALL PROVIDE DRAINAGE FROM ALL PLANTERS.

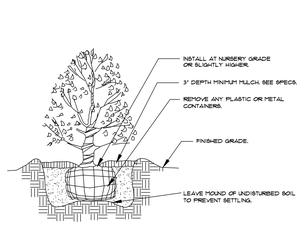


Planting Details



Tree Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Existing Plant Symbol Key

EXISTING TREE / PALM TO REMAIN

EXISTING VEGETATION TO REMAIN

EXISTING VEGETATION TO BE REMOVED

Existing Tree Key

AM = Adonidia merrillii = Christmas Palm
CE = Casuarina equisetifolia / Australian Pine
CN = Cocos nucifera / Coconut Palm
DL = Dypsis lutescens / Areca Palm
QL = Quercus laurifolia / Laurel Oak
QV = Quercus virginiana / Live Oak
SP = Sabal palmetto / Sabal Palm
SR = Syagrus romanzoffiana / Queen Palm

Landscape Buffer Requirement

East Buffer (1 Tree / 300 SF of buffer) 1,300 / 300	5 Trees

Plant List

SYM	QTY	NAME	SPECIFICATIONS
DL	5	Dypsis lutescens / Areca Palm	6'-7' ht., full to base, plant as hedge
✳ QV	5	Quercus virginiana / Live Oak	12' x 6', 2.5" dbh, limbed up, full canopy
SOD		Stenotaphrum secundatum / St. Augustine 'Floratam'	Solid sod, laid tight

✳ DENOTES FLORIDA NATIVE SPECIES

NORTH

Scale: 1" = 20'-0"

0' 10' 20' 40'

Development Team

Owner	Site Planner
Motel FP LLC 3625 S US Hwy 1 Fort Pierce, FL 34982	Michael T. McCarty McCarty & Associates Land Planning and Design Phone: 772-341-9322

Copyright
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

McCarty & Associates
LAND PLANNING AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Motel FP

3625 S US Hwy 1
City of Fort Pierce, Florida

Site Improvement Plan

Drawn By SL
Checked By MM
Scale 1" = 20'-0"
Drawing Date 9/27/16

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

Meeting Date: 11/07/2016

Re: Economic Development Team Presentation

SUBJECT:

Economic Development Update - Fort Pierce Economic Development Team.

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/02/2016 05:43 PM

Form Started By: Linda Cox Started On: 08/31/2016 10:01 AM

Final Approval Date: 11/02/2016

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

Meeting Date: 11/07/2016

Re:

SUBJECT:

Update from Fort Pierce Utilities Authority regarding restoration efforts following the impacts of Hurricane Matthew.

Attachments

Memo

Hurricane Matthew Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/02/2016 05:42 PM

Form Started By: Linda Cox Started On: 10/31/2016 01:13 PM

Final Approval Date: 11/02/2016

1701 South 37th Street (34947)
PO Box 3191, Fort Pierce, FL 34948

Phone: 772.466.1600, Ext. 3200
Fax: 772.461.1938

Director of Electric & Gas Systems

"Committed to Quality"

MEMORANDUM

TO: Fort Pierce City Commission

FROM: Paul A. Jakubczak, P.E.
FPUA Director of Electric and Gas Systems

THROUGH: Clayton W. Lindstrom, P.E.
FPUA Director of Utilities

DATE: November 2, 2016

SUBJECT: City Commission Agenda Request for November 7, 2016 Meeting
Hurricane Matthew Restoration Report

Javier Cisneros, P.E., FPUA Supervising Engineer, would like to present a summary of the restoration efforts taken on by FPUA after the impact of Hurricane Matthew.

On October 6, 2016 Hurricane Matthew impacted the Treasure Coast and knocked out power to 56% of FPUA's electric customers. FPUA was well prepared to handle this emergency and through the heroic efforts of our FPUA staff and the assistance or our mutual aid crews we were able to restore power to all of our customers within 72 hours.

If you have any questions or need additional information, please contact me.

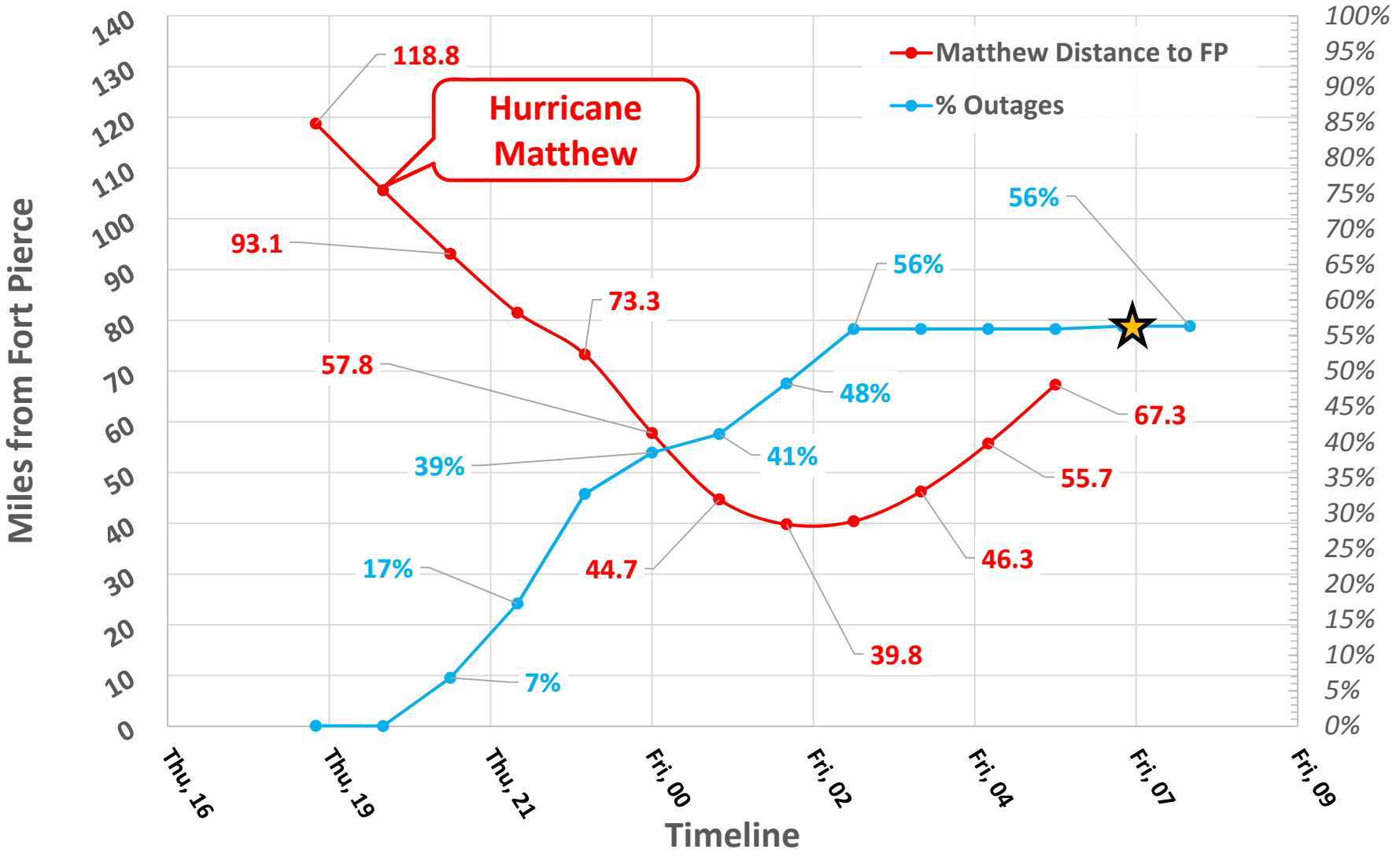
Attachment: FPUA Hurricane Matthew Power Restoration

Hurricane Matthew
October 2016

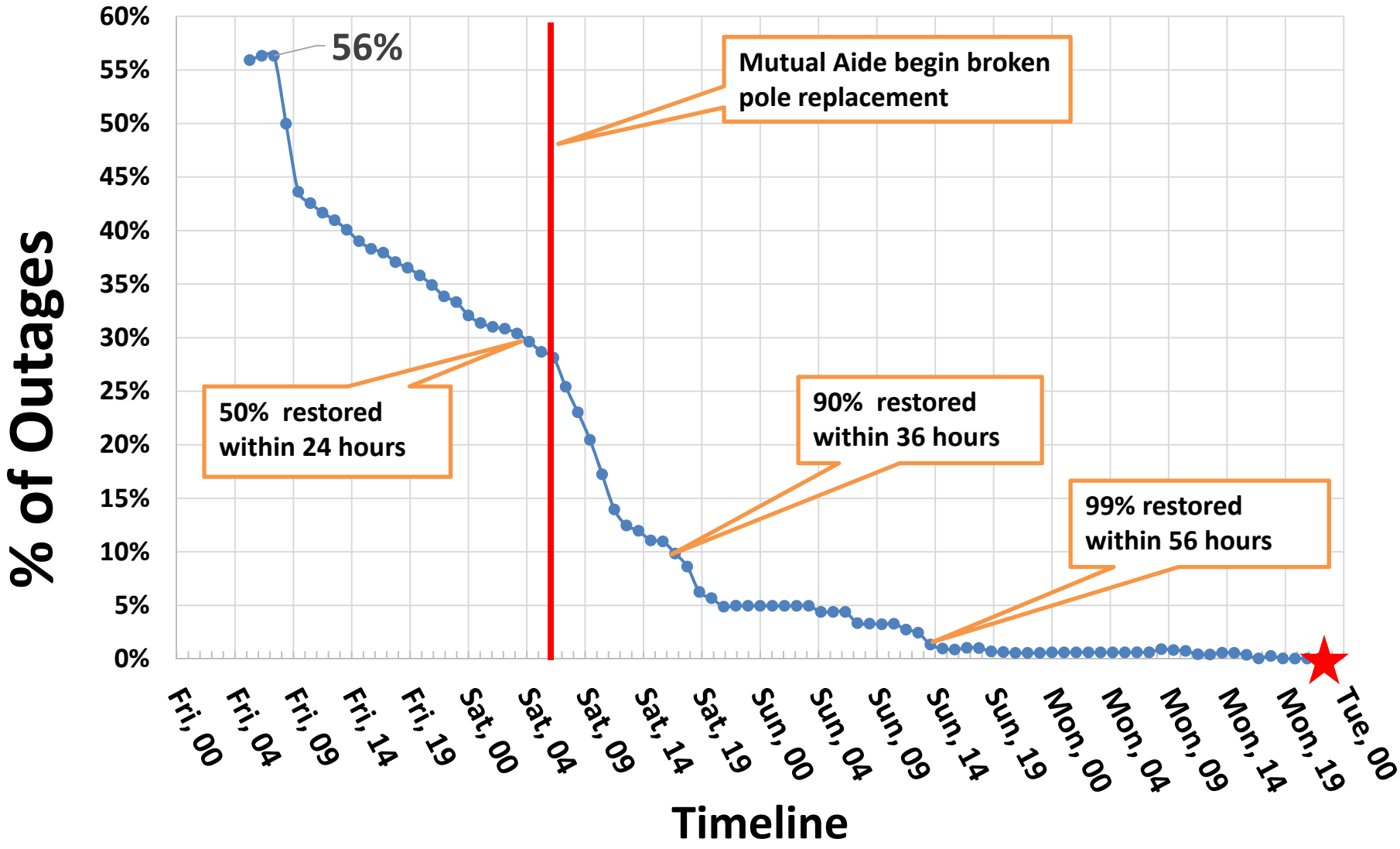
Outage and Restoration of Electric System



Outage Timeline based on Hurricane Distance



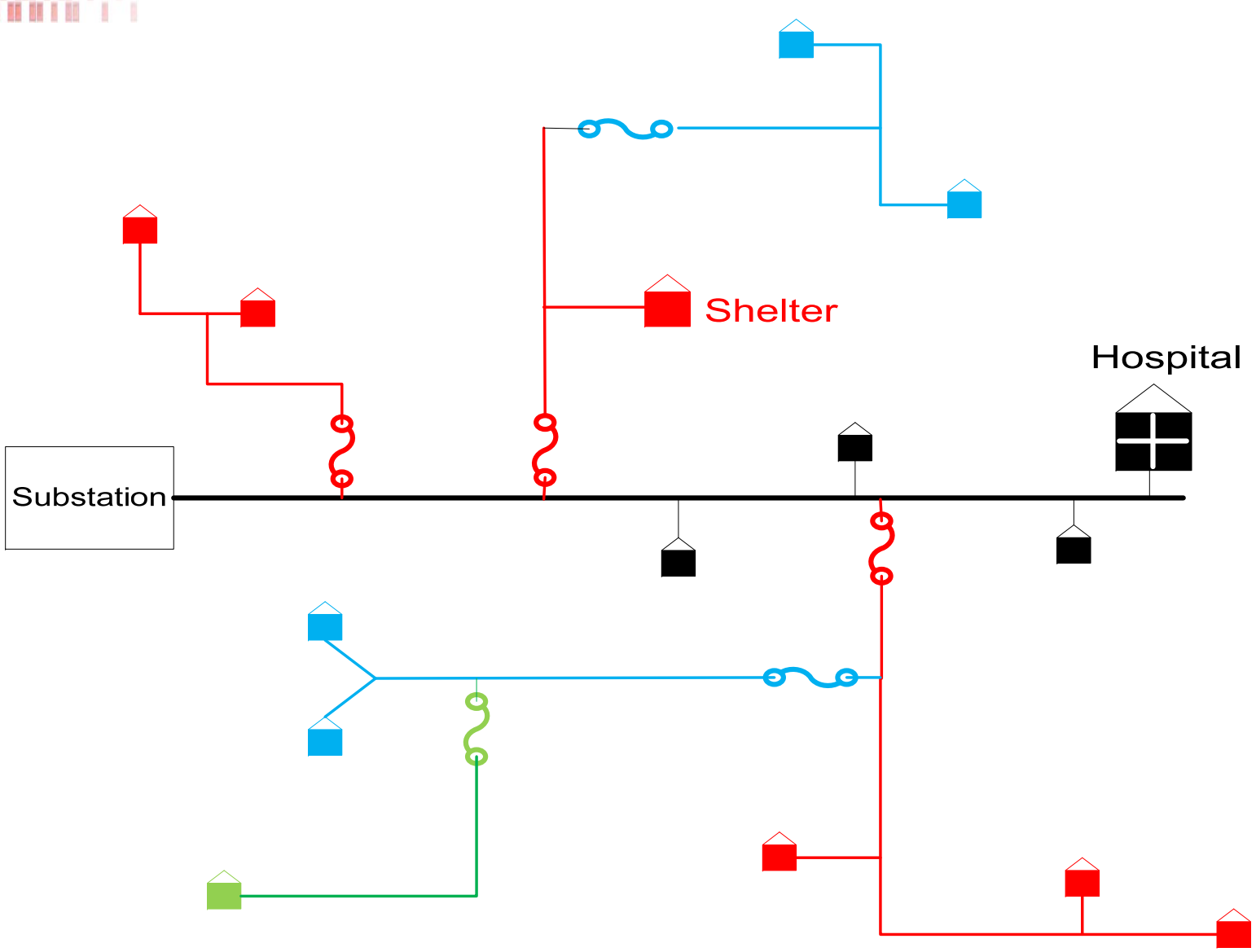
Restoration Timeline



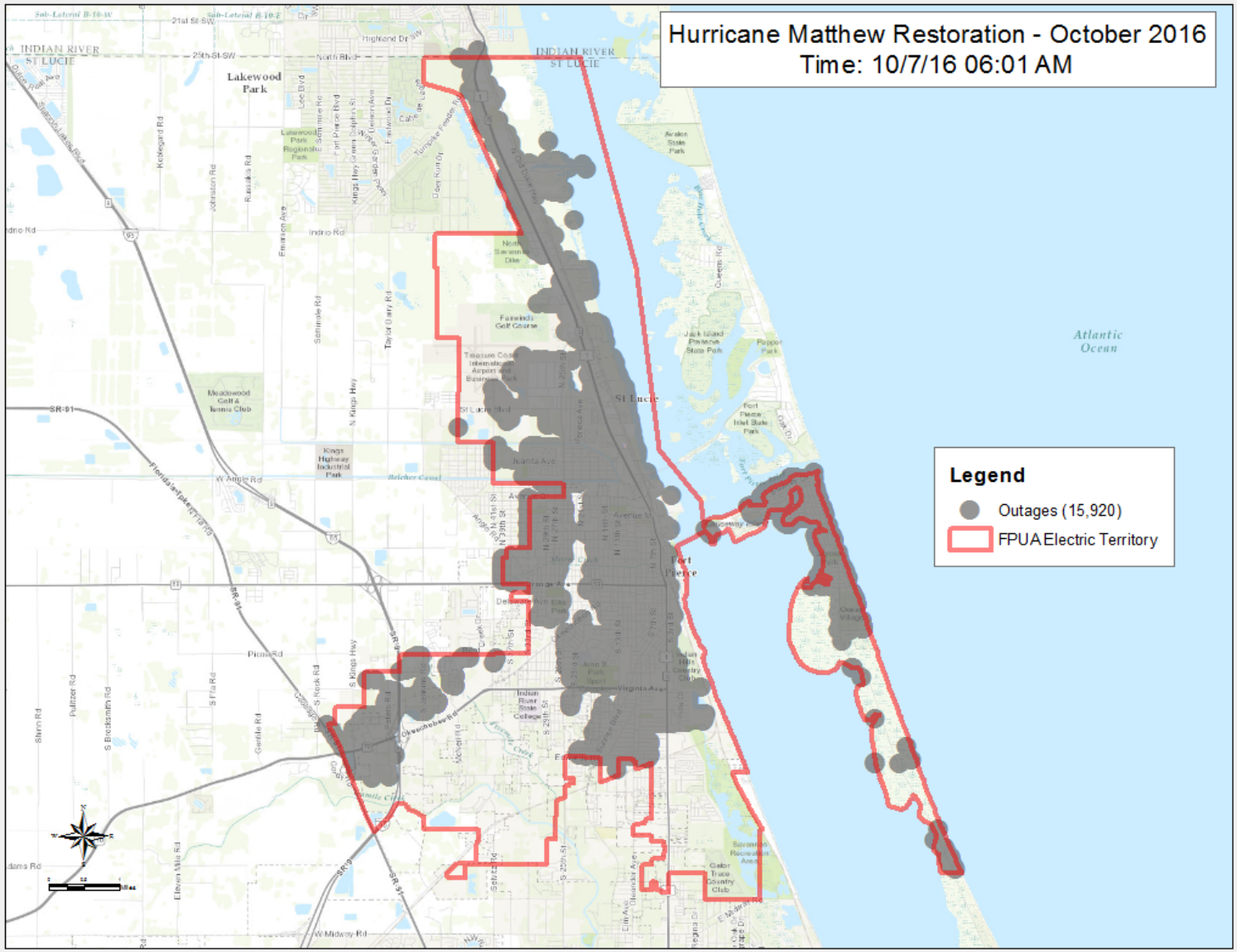
Restoration Plan

- **Initial Restoration Effort**
  - Identify hazards and isolate them from the system
  - Primarily to protect customers from these hazards until properly addressed
- **Priority List**
  - Essential Customers
    - ***Hospital, Shelters, Nursing Homes, Morgues***
  - Largest groups of customers
  - Customers with extensive property damage

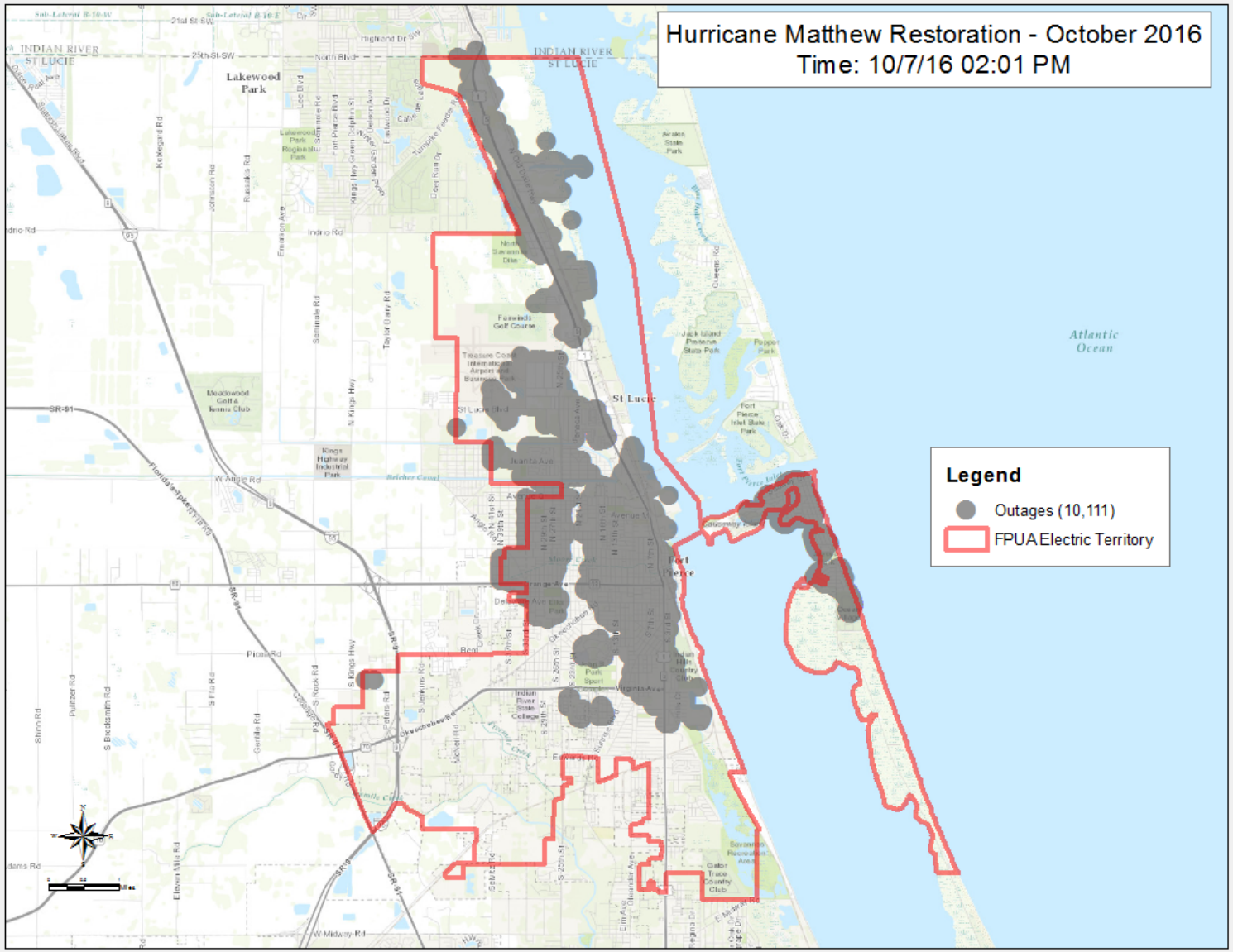
System Configuration



Friday - 6:00 AM



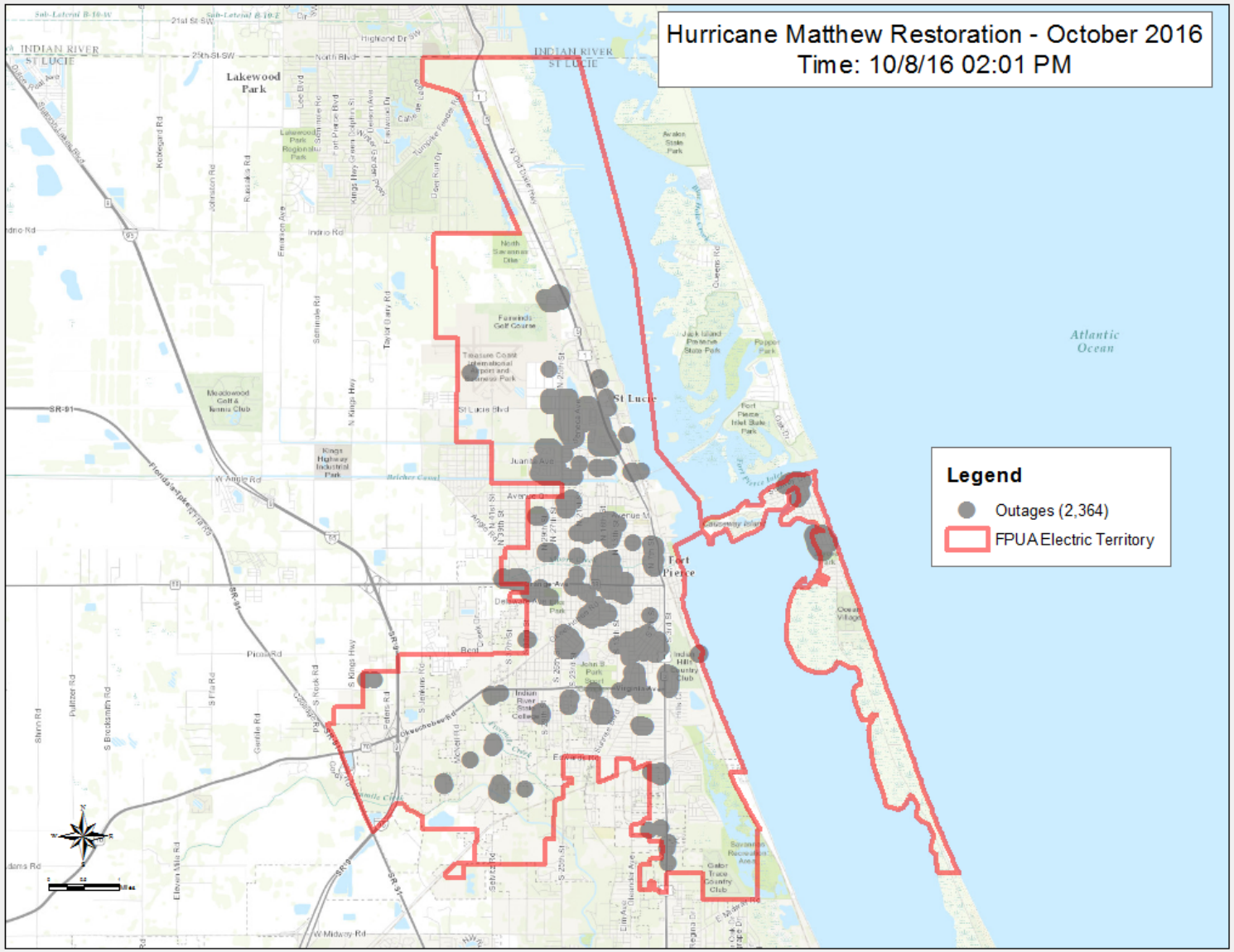
Friday - 2:00 PM



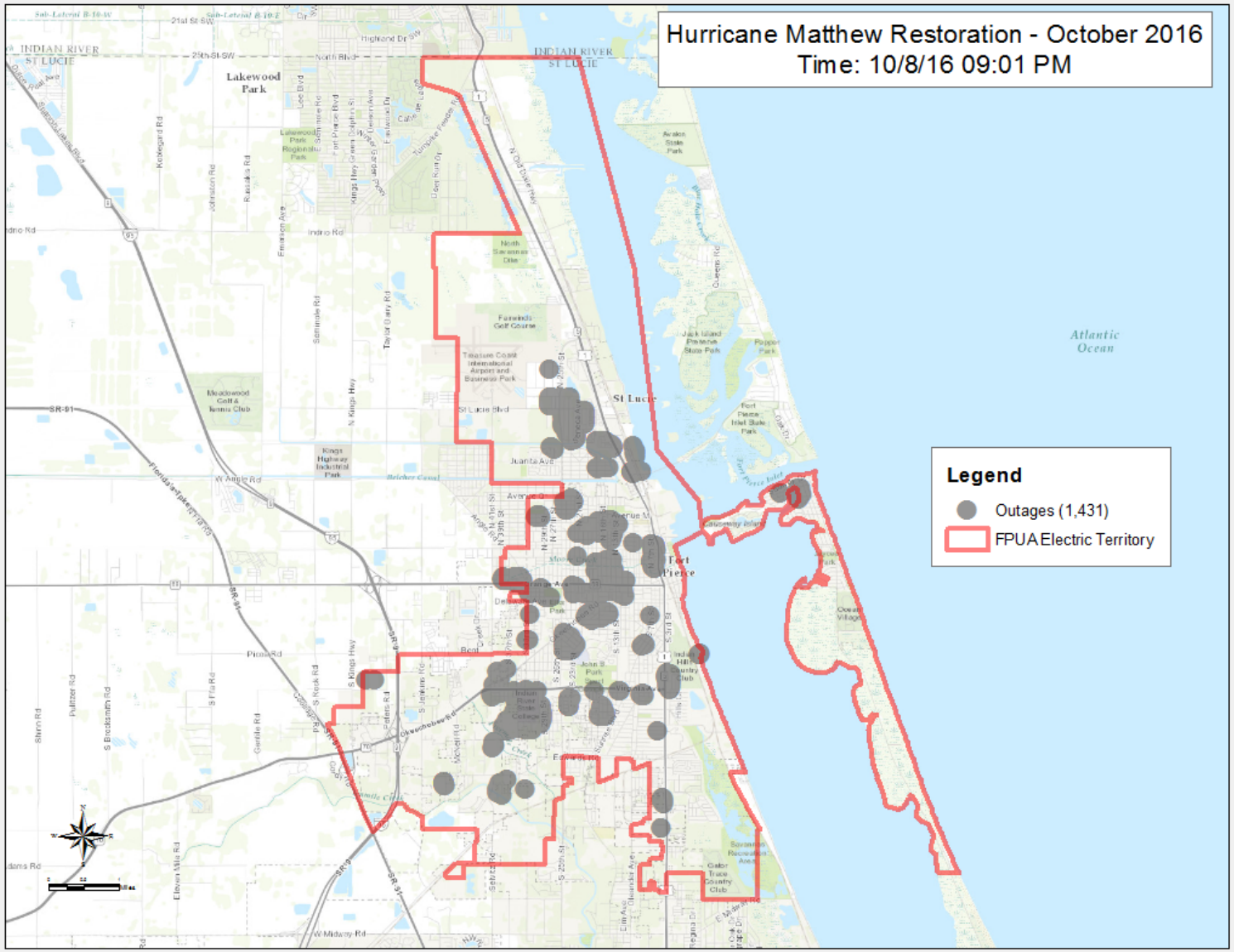
Additional Resources

- Mutual Aid Crews
  - Pennyrile Electric – Kentucky (5)
  - City of Tallahassee (10)
  - Keys Energy (6)

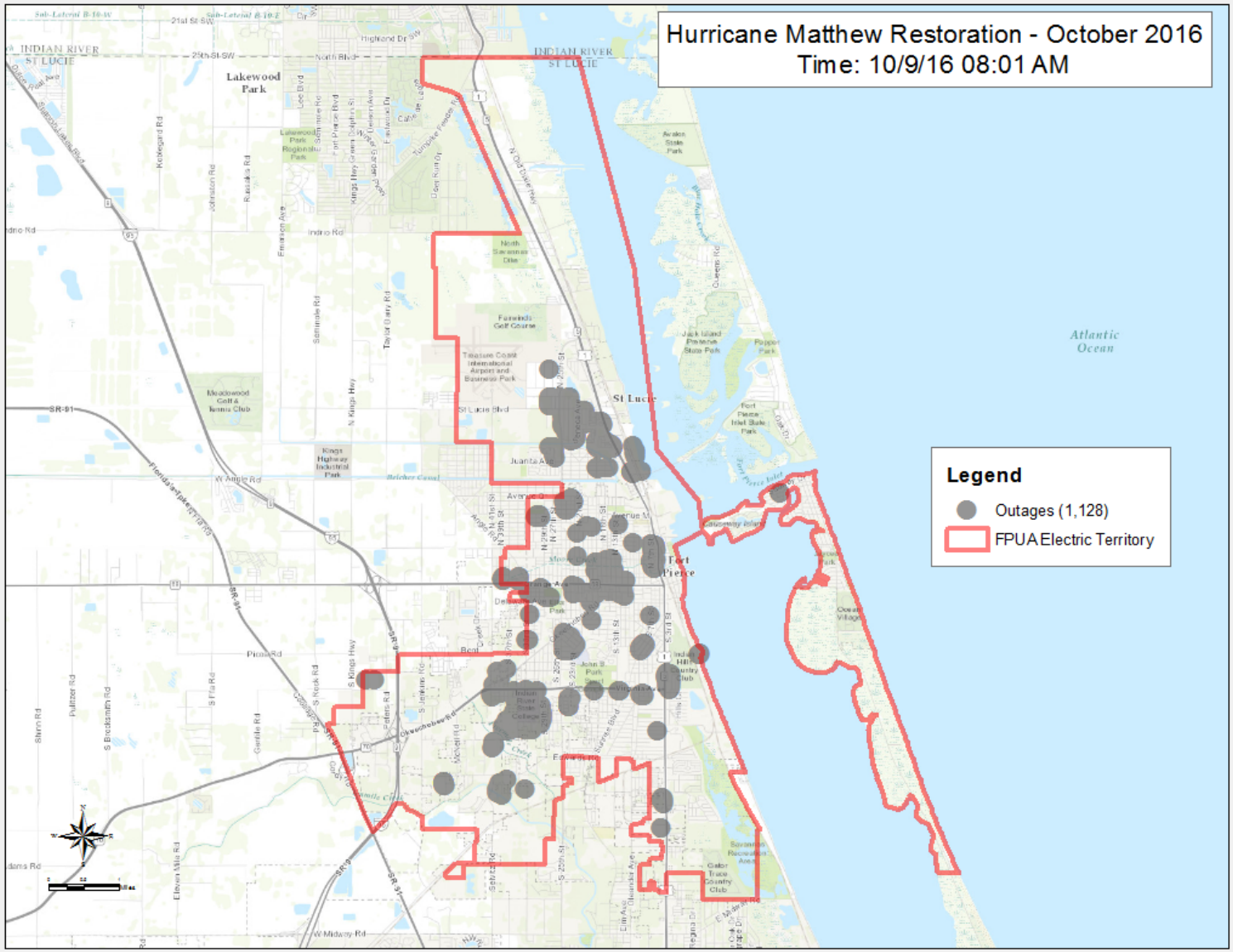
Saturday – 2:00 PM



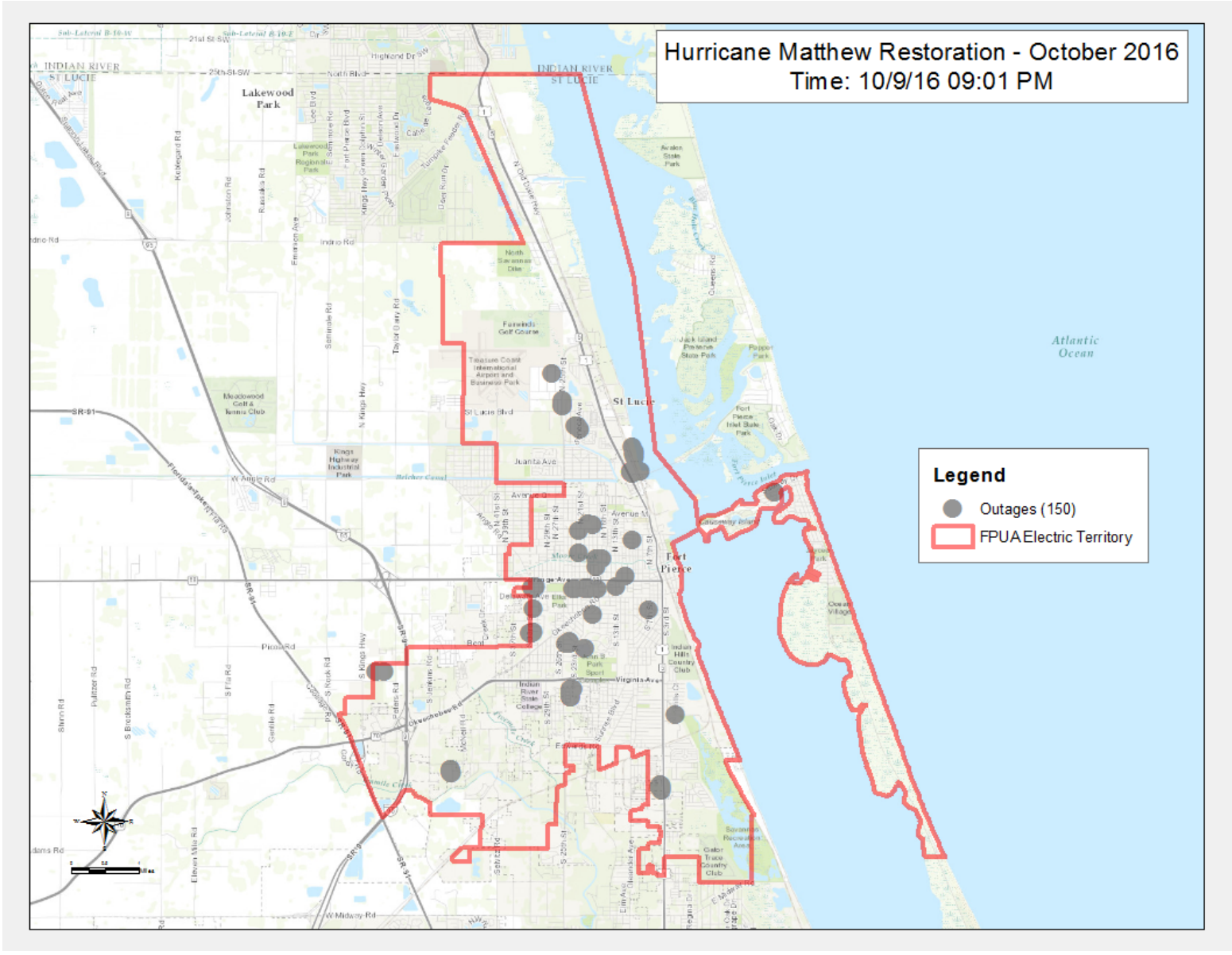
Saturday – 9:00 PM



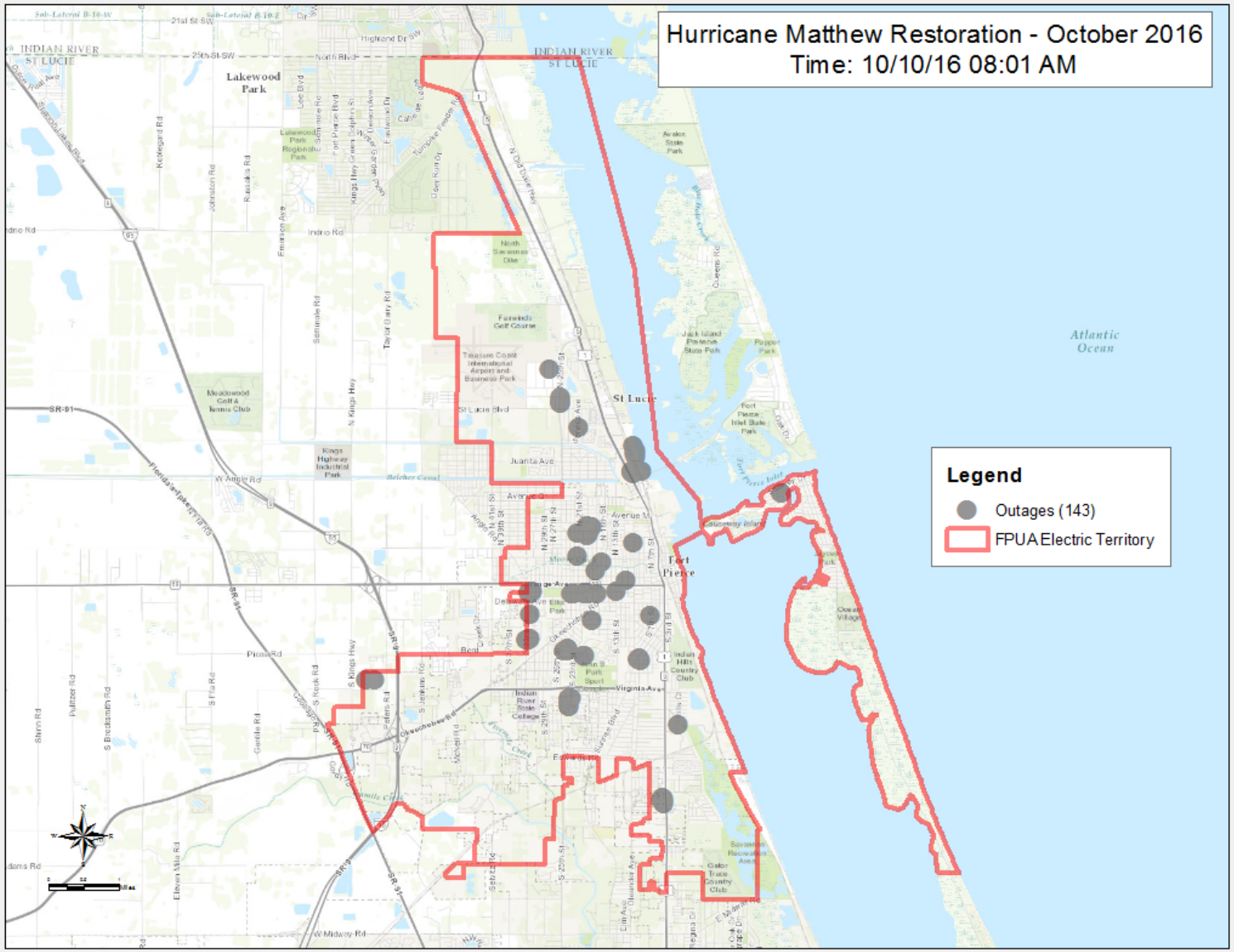
Sunday – 8:00 AM



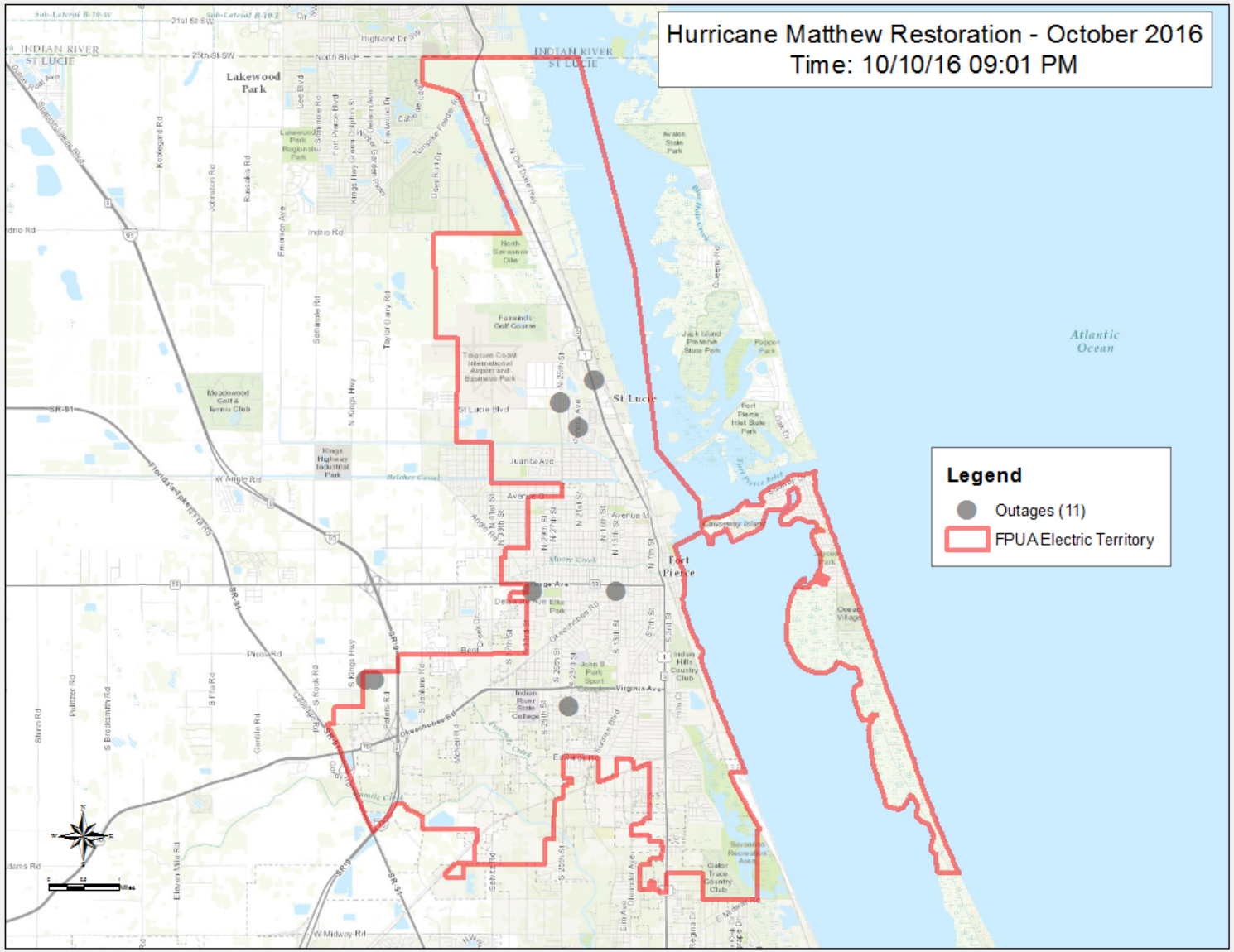
Sunday – 9:00 PM



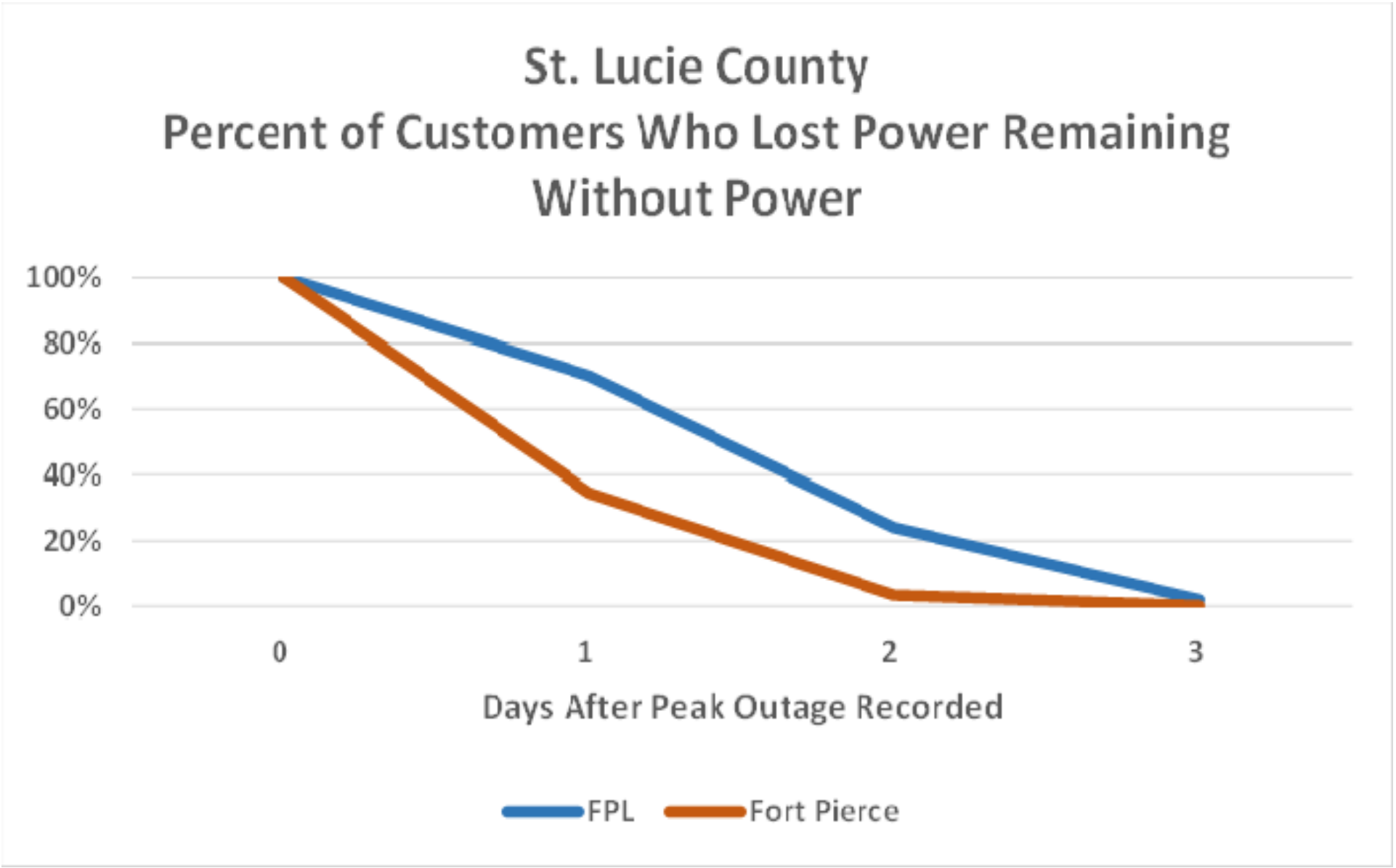
Monday – 8:00 AM

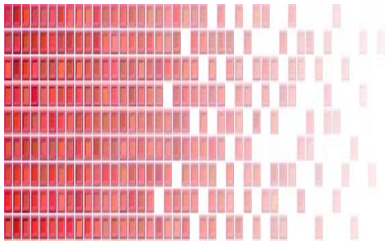


Monday – 9:00 PM



Provided by FMEA





Information Only

Questions?

References

https://weather.com/storms/hurricane-central/matthew-2016/AL142016

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

Meeting Date: 11/07/2016

Re: Fourth Quarter Financial Report Month Ending 09/30/2016 - Preliminary

Submitted For: Johnna Morris, Finance Director, Finance Department

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SUBJECT:

Fourth Quarter Financial Report for Month Ending September 30, 2016 Preliminary.

SUMMARY:

The Finance 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 September 30, 2016, encompasses General, Marina, Solid Waste, Golf Course, Sunrise Theater, Building & Code, and Urban Redevelopment Funds. The financial book shows comparative information for the fourth 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.

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2016

OTHER INFORMATION:

Report on YTD budgeted revenue and expenditures.

Attachments

Quarter Financial Report for 9/30/16

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	11/01/2016 03:25 PM
City Manager	Nick Mimms	11/02/2016 10:53 AM
Form Started By: Queen Thompkins		Started On: 10/20/2016 10:42 AM
Final Approval Date: 11/02/2016		



City of Fort Pierce
Financial Report
For Quarter Ending September 30, 2016 - Preliminary

CITY OF FORT PIERCE, FLORIDA
FUND EVALUATION REPORT
FOR THE QUARTER ENDING
9/30/2016 - PRELIMINARY

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	No	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	Yes	No	Yes
Positive Net Operating Income	Yes	Yes	Yes	No	No	Yes
The fund cash balance is positive.	Yes	Yes	Yes	No	No	Yes
The fund current financial position is stable.	Yes	Yes	Yes	No	Yes	Yes

Evaluation Criteria	CRA Operating	103 CDBG	105 SHIP	106 HHR	199 Emerg
The revenue projections for the fund are on target.	Yes	Yes	Yes	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	Yes	Yes
The fund cash balance is positive.	Yes	Yes	Yes	Yes	Yes
The fund current financial position is stable.	Yes	Yes	Yes	Yes	Yes

GENERAL FUND
Projected (Shortage) or Overage for
Fiscal Year 2015/16 - PRELIMINARY

	1ST QUARTER	2ND QUARTER	3RD QUARTER	4TH QUARTER
REVENUES:				
CURRENT AD VALOREM	0	0	0	90,937
DELIQUENT AD VALOREM	0	0	0	(13,237)
LOCAL OPTION GAS TAX	0	0	(35,000)	157,894
TELECOMMUNICATION TAX	0	0	125,000	(50,394)
UTILITY TAX	0	25,000	25,000	366,731
STATE SHARED REVENUES	0	50,000	250,000	173,800
HALF CENT SALES TAX	0	0	0	266,089
CHARGES FOR SERVICES	0	0	50,000	84,838
COURT & OTHER FINES	0	0	25,000	128,334
INTEREST ON INVESTMENTS	0	0	20,000	44,915
MISCELLANEOUS CONTRACTUAL REVENUE	0	0	35,000	(54,784)
INTER-FUND TRANSFER	0	0	0	(855,000)
FUND BALANCE	0	0	0	0
REVENUE TOTALS	0	75,000	495,000	340,123

GENERAL FUND
Projected (Shortage) or Overage for
Fiscal Year 2015/16 - PRELIMINARY CONT'D

	1ST QUARTER	2ND QUARTER	3RD QUARTER	4TH QUARTER
EXPENDITURES:				
SALARIES AND BENEFITS	0	0	0	(289,421)
EXPENDITURES	0	0	0	(210,354)
CAPITAL	0	0	0	0
GRANTS AND AIDS	0	0	0	(16,205)
FUNDS TRANSFER	0	0	170,000	265,000
EXPENDITURES TOTALS	0	0	170,000	(250,980)
PROJECTED REVENUE OVERAGE (SHORTAGE)	0	75,000	325,000	591,103

GENERAL FUND - REVENUE DETAIL

		2014/15 Budget	2014/15 Actual	Yr. Lapse 100%	2015/16 Budget	2015/16 Actual	Yr. Lapse 100%
Taxes							
311 10	Current Ad Valorem	$ 12,437,017	$ 12,462,343	100.20%	$ 13,728,327	$ 13,791,155	100.46%
311 15	Ad Valorem Adjustment Amount	(621,851)	(593,386)	95.42%	(684,831)	(656,722)	95.90%
311 20	Delinquent Ad Valorem	50,000	11,570	23.14%	50,000	36,763	73.53%
312 31	Local Option Gas Tax	1,230,000	1,211,378	98.49%	1,100,000	1,214,612	110.42%
312 32	New Local Option Gas Tax	900,000	861,363	95.71%	825,000	868,282	105.25%
314 10	Public Service Electricity	1,950,000	2,050,882	105.17%	1,950,000	2,163,062	110.93%
314 11	Electricity FPL	250,000	357,562	143.02%	250,000	403,669	161.47%
314 20	Telecommunications Tax	1,600,000	1,322,341	82.65%	1,300,000	1,249,606	96.12%
314 30	Public Service Water	425,000	450,194	105.93%	425,000	444,328	104.55%
314 30	Miscellaneous Taxes	0	1,017	0.00%	0	771	0.00%
	Total Taxes	$ 18,220,166	$ 18,135,263	99.53%	$ 18,943,496	$ 19,515,527	103.02%
Licenses and Permits							
321 20	Occupational Licenses	$ 283,500	$ 277,379	97.84%	$ 270,000	$ 263,811	97.71%
323 10	Planning & Zoning Fees	25,000	70,075	280.30%	30,000	35,735	119.12%
323 30	Amendments	3,000	14,000	466.66%	3,000	22,034	734.46%
323 60	Sign Fees	0	8,060	0.00%	5,000	6,110	122.20%
323 90	Miscellaneous	25,000	36,338	145.35%	25,000	27,476	109.90%
329 10	Animal Licenses	3,000	10,854	361.80%	5,000	10,211	204.22%
329 20	Lot Clearing Permits	5,000	239	4.78%	2,000	1,211	60.54%
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	0	0.00%
329 92	Vendor Application Fees	0	7,099	0.00%	5,000	2,646	52.92%
329 93	Vendor Permit Fees	0	0	0.00%	0	612	0.00%
329 95	Vendor Limited Plan Review	0	0	0.00%	0	300	0.00%
329 97	Sidewalk Café	0	0	0.00%	0	600	0.00%
329 98	Arcade Machines	0	2,500	0.00%	0	3,350	0.00%
329 99	Doggy Dining	0	0	0.00%	0	300	0.00%
	Total Licenses and Permits	$ 345,000	$ 430,337	124.74%	$ 348,000	$ 374,395	107.58%
Intergovernmental Revenues							
331 50	Disaster Relief Grant	$ 0	$ 82,130	0.00%	$ 0	$ 0	0.00%
334 39	State Grants	0	0	0.00%	0	12,739	0.00%
335 12	State Revenue Sharing	1,125,000	1,282,595	114.01%	1,150,000	1,323,800	115.11%
335 13	Half Cent Sales Tax	1,300,000	1,603,223	123.32%	1,400,000	1,666,089	119.01%
335 14	Mobile Home License	30,000	39,544	131.81%	35,000	38,013	108.61%
335 15	Beverage License	31,000	41,793	134.82%	38,000	36,752	96.72%
335 22	Casualty Premium Tax	240,000	249,148	103.81%	240,000	302,837	126.18%
335 41	Fuel Tax Refund	55,000	62,255	113.19%	55,000	53,354	97.01%
338 20	County Shared Occup. License	58,000	40,776	70.30%	55,000	36,367	66.12%
339 10	Payments in Lieu of Tax-Hsg Auth	21,000	28,942	137.82%	21,000	26,211	124.82%
	Total Intergovernmental Rev.	$ 2,860,000	$ 3,430,405	119.94%	$ 2,994,000	$ 3,496,162	116.77%

GENERAL FUND - REVENUE DETAIL

		2014/15 Budget	2014/15 Actual	Yr. Lapse 100%	2015/16 Budget	2015/16 Actual	Yr. Lapse 100%
Charges for Services							
341 30	Sale Maps and Publications	500	211	42.28%	500	25	5.00%
341 40	Certified Copying & Rec Search	27,000	25,113	93.01%	20,000	20,373	101.87%
341 41	Reproduction-City Hall	6,000	(993)	-16.56%	0	11,295	0.00%
341 42	Application Fee	3,000	17,820	594.00%	15,000	17,885	119.23%
341 90	Investigative Surcharge	21,000	37,209	177.18%	25,000	30,834	123.33%
341 91	Jury Duty and Fees	100	19	19.10%	100	319	318.66%
341 92	Qualifying Fees	1,000	0	0.00%	1,000	1,952	195.20%
341 93	Data Processing Services	1,000	0	0.00%	1,000	0	0.00%
343 91	Lot Clearing-Admin. Charge	10,000	9,091	90.91%	7,000	7,026	100.36%
343 92	Rotation Towing-Admin. Charge	35,000	24,615	70.33%	25,000	29,425	117.70%
344 50	Parking Fines	0	0	0.00%	0	40	0.00%
347 40	Community Center/Bus. Social	33,000	61,517	186.41%	40,000	68,138	170.34%
347 42	Community Center Special Events	25,000	23,955	95.82%	25,000	35,545	142.18%
347 44	Community Center Rental Fees	20,000	27,621	138.10%	22,000	27,049	122.95%
347 48	Community Center Events	10,000	22,876	228.76%	15,000	20,042	133.61%
347 49	Community Center Other	8,000	5,975	74.68%	5,000	6,660	133.21%
347 92	Youth Activity Funds	0	4,211	0.00%	0	9,830	0.00%
	Total Charges for Services	$ 200,600	$ 259,238	129.23%	$ 201,600	$ 286,438	142.08%
Fines and Forfeitures							
351 10	Court Fines	$ 70,000	$ 70,101	100.14%	$ 68,000	$ 65,249	95.95%
351 30	Police Education	8,500	9,420	110.82%	8,500	8,143	95.80%
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	7,783	194.57%	4,000	9,027	225.67%
354 50	Property Code Violations	60,000	137,745	229.58%	75,000	205,912	274.55%
	Total Fines & Forfeitures	$ 167,500	$ 240,182	143.39%	$ 167,500	$ 295,834	176.62%
Miscellaneous Revenues							
361 10	Interest on Investments	$ 40,000	61,679	154.20%	$ 50,000	72,085	123.36%
361 20	Interest of SBA	0	1	0.00%	0	6	0.00%
361 33	Other Interest Earnings	1,750	12,084	690.49%	5,000	27,824	241.67%
362 11	Anchor Carwash	1,440	1,184	82.21%	1,440	1,203	82.21%
362 13	Rent - Little Jim	24,000	24,000	100.00%	24,000	24,120	100.00%
362 14	Rent - Old City Hall	0	22,844	0.00%	27,412	27,412	83.33%
362 15	Misc. Rental	0	585	0.00%	0	5,222	0.00%

GENERAL FUND - REVENUE DETAIL

		2014/15 Budget	2014/15 Actual	Yr. Lapse 100%	2015/16 Budget	2015/16 Actual	Yr. Lapse 100%
Miscellaneous Revenues contd.							
363 10	Liens	2,000	9,071	453.54%	10,000	7,516	75.16%
363 24	Road Impact Fees	0	710	0.00%	0	0	0.00%
363 30	Demolitions	0	8,143	0.00%	2,000	0	0.00%
363 40	Lot Clearing	0	8,726	0.00%	2,000	22,480	1124.01%
363 50	Interest on Assessments	0	1,556	0.00%	100	18	18.26%
363 60	Emergency Repair Liens	0	4,338	0.00%	0	5,366	0.00%
364 41	Sales of Surplus Equipment	0	4,954	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	33,315	8328.75%	500	5,615	1122.94%
367 00	Gain/Loss on Sale of Investments	5,000	12,081	241.62%	5,000	11,632	232.65%
369 30	Settlements	0	6,063	0.00%	0	0	0.00%
369 31	Reimbursement of Expenditures	112,578	225,527	200.33%	120,000	175,679	146.40%
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%
	Reimbursement Contractual Services						
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	300	0.00%	0	19,571	0.00%
369 45	Stormwater	550,000	367,997	66.91%	600,000	414,604	69.10%
369 46	Golf Course	30,000	24,000	80.00%	30,000	30,000	100.00%
369 47	Sunrise Theatre	30,000	24,000	80.00%	30,000	30,000	100.00%
369 49	Other Current Charges	15,000	0	0.00%	15,000	2,503	16.69%
369 50	Other Misc Revenues	5,000	(7,651)	-153.02%	5,000	2,471	49.43%
	Administrative Reimbursement						
369 51	Ft. Pierce Redevelopment Agcy	75,000	75,000	100.00%	75,000	75,000	100.00%
369 52	Marina	40,000	40,000	100.00%	40,000	40,000	100.00%
369 53	Sanitation	80,000	80,000	100.00%	80,000	80,000	100.00%
369 54	Utilities Authority	0	28,145	0.00%	0	3,097	0.00%
369 55	Retirement & Benefit System	125,000	106,000	84.80%	125,000	144,000	115.20%
369 57	St. Lucie County	0	0	0.00%	0	0	0.00%
369 59	Police Department/Detail Work	30,500	46,437	152.25%	30,500	63,797	209.17%
369 61	Building Department	85,000	85,000	100.00%	85,000	85,000	100.00%
	Other Miscellaneous Reimbursements						
369 60	State of Florida	334,064	340,409	101.90%	389,000	397,715	102.24%
369 85	Settlement of Claims	25,000	32,998	131.99%	25,000	16,659	66.64%
369 90	Other Misc. Revenues	5,000	1,898	37.96%	5,000	1,887	37.73%
	Total Miscellaneous Revenues	$ 1,693,410	$ 1,741,468	102.84%	$ 1,821,952	$ 1,867,083	102.48%

GENERAL FUND - REVENUE DETAIL

		2014/15 Budget	2014/15 Actual	Yr. Lapse 100%	2015/16 Budget	2015/16 Actual	Yr. Lapse 100%
Interfund Transfers							
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	7,572	0.00%
381 91	FPRA Debt Services	2,835,071	2,835,071	100.00%	2,832,437	2,637,094	93.10%
381 92	Debt Service Fund	0	0	0.00%	0	0	0.00%
381 93	Golf Course	0	0	0.00%	0	0	0.00%
	Total Interfund Transfers	$ 2,935,071	$ 2,835,071	96.59%	$ 2,882,437	$ 2,644,667	91.75%
Contribution from Enterprise Funds							
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	602,000	50.00%	1,200,000	345,000	28.75%
382 60	Marina Transfer	51,111	51,111	100.00%	150,000	150,000	100.00%
382 90	Golf Course Transfer	28,000	28,000	100.00%	28,000	28,000	100.00%
	Total Contribution from Enterprise F	$ 6,887,331	$ 6,416,351	93.16%	$ 7,170,772	$ 6,332,302	88.31%
Contribution from Special Revenue Funds							
383 00	Loan Proceeds	$ 0	$ 0	0.00%	$ 1,400,000	$ 1,400,000	100.00%
	Total Contribution from Enterprise F	$ 0	$ 0	0.00%	$ 1,400,000	$ 1,400,000	100.00%
	Total Revenue	$ 33,309,078	$ 33,488,317	100.54%	$ 35,929,757	$ 36,212,408	100.79%
	Appropriated Fund Balance	1,508,000	0	0.00%	550,000	0	0.00%
	Restricted Revenue	(550,000)	0	0.00%	(400,000)	0	0.00%
	Restricted Revenue	0	0	0.00%	(226,494)	0	0.00%
TOTAL GENERAL FUND RESOURCES		**$ 34,267,078**	**$ 33,488,317**	**97.73%**	**$ 35,853,263**	**$ 36,212,408**	**101.00%**

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
City Commission							
10 00	Personnel Services	$ 162,977	$ 166,344	102.07%	$ 167,861	$ 166,002	98.89%
	Operating Expense	40,500	40,511	100.03%	40,500	38,561	95.21%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 203,477	$ 206,855	101.66%	$ 208,361	$ 204,563	98.18%
City Manager							
13 00	Personnel Services	$ 482,447	$ 530,016	109.86%	$ 545,425	$ 485,153	88.95%
	Operating Expense	60,594	56,428	93.12%	60,594	55,713	91.95%
	Capital Outlay	0	300	0.00%	0	3,486	0.00%
		$ 543,041	$ 586,744	108.05%	$ 606,019	$ 544,352	89.82%
City Attorney							
14 00	Personnel Services	$ 140,108	$ 134,719	96.15%	$ 0	$ 220,220	0.00%
	Operating Expense	465,000	532,079	114.43%	605,108	634,341	104.83%
	Capital Outlay	0	0	0.00%	0	8,651	0.00%
		$ 605,108	$ 666,798	110.19%	$ 605,108	$ 863,212	142.65%
City Clerk							
16 00	Personnel Services	$ 245,795	$ 242,080	98.49%	$ 251,681	$ 261,203	103.78%
	Operating Expense	33,115	28,122	84.92%	33,115	28,245	85.29%
	Capital Outlay	0	0	0.00%	0	1,487	0.00%
		$ 278,910	$ 270,202	96.88%	$ 284,796	$ 290,935	102.16%
Administrative Services							
22 00	Personnel Services	$ 569,333	$ 530,095	93.11%	$ 521,661	$ 630,443	120.85%
	Operating Expense	68,515	59,586	86.97%	68,515	82,406	120.27%
	Capital Outlay	0	0	0.00%	0	5,825	0.00%
		$ 637,848	$ 589,681	92.45%	$ 590,176	$ 718,674	121.77%

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Finance							
24 00	Personnel Services	$ 647,446	$ 655,391	101.23%	$ 699,572	$ 635,655	90.86%
	Operating Expense	36,700	45,807	124.81%	36,700	80,766	220.07%
	Capital Outlay	0	0	0.00%	0	4,718	0.00%
		$ 684,146	$ 701,198	102.49%	$ 736,272	$ 721,140	97.94%
Management Information Systems							
25 00	Personnel Services	$ 464,340	$ 493,819	106.35%	$ 538,242	$ 431,118	80.10%
	Operating Expense	456,400	418,620	91.72%	456,400	364,680	79.90%
	Capital Outlay	0	828	0.00%	0	9,451	0.00%
		$ 920,740	$ 913,266	99.19%	$ 994,642	$ 805,250	80.96%
Planning							
29 01	Personnel Services	$ 377,371	$ 334,589	88.66%	$ 395,821	$ 400,216	101.11%
	Operating Expense	63,016	48,358	76.74%	56,016	43,932	78.43%
	Capital Outlay	0	0	0.00%	0	768	0.00%
		$ 440,387	$ 382,947	86.96%	$ 451,837	$ 444,916	98.47%
Bldg & Community Response/Code Enforcement							
29 03	Personnel Services	$ 526,804	$ 505,518	95.96%	$ 537,838	$ 549,601	102.19%
	Operating Expense	342,885	298,115	86.94%	342,885	355,637	103.72%
	Capital Outlay	0	0	0.00%	0	2,675	0.00%
		$ 869,689	$ 803,633	92.40%	$ 880,723	$ 907,913	103.09%
Police							
Combined	Personnel Services	$ 10,745,417	$ 10,471,222	97.45%	$ 11,062,318	$ 10,722,956	96.93%
	Operating Expense	1,802,405	1,457,990	80.89%	1,802,405	1,482,853	82.27%
	Capital Outlay	0	50,568	0.00%	0	47,682	0.00%
		$ 12,547,822	$ 11,979,779	95.47%	$ 12,864,723	$ 12,253,491	95.25%

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Public Works/Director							
40 02	Personnel Services	$ 130,230	$ 126,081	96.81%	$ 58,729	$ 58,707	99.96%
	Operating Expense	35,000	27,563	78.75%	35,000	20,204	57.73%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 165,230	$ 153,645	92.99%	$ 93,729	$ 78,911	84.19%
Public Works/Fleet Maintenance							
40 03	Personnel Services	$ 441,588	$ 415,309	94.05%	$ 458,602	$ 447,529	97.59%
	Operating Expense	33,950	30,583	90.08%	33,950	33,192	97.77%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 475,538	$ 445,891	93.77%	$ 492,552	$ 480,721	97.60%
Public Works/Facilities Maintenance							
40 04	Personnel Services	$ 606,805	$ 586,164	96.60%	$ 593,431	$ 608,903	102.61%
	Operating Expense	285,750	364,909	127.70%	285,750	351,296	122.94%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 892,555	$ 951,073	106.56%	$ 879,181	$ 960,198	109.22%
Public Works/Parks & Grounds							
40 05	Personnel Services	$ 1,154,365	$ 1,205,568	104.44%	$ 1,181,534	$ 1,128,428	95.51%
	Operating Expense	727,200	525,702	72.29%	727,200	593,159	81.57%
	Capital Outlay	0	1,400	0.00%	0	10,100	0.00%
		$ 1,881,565	$ 1,732,671	92.09%	$ 1,908,734	$ 1,731,688	90.72%
Public Works/Streets & Drainage							
4006	Personnel Services	$ 857,799	$ 869,436	101.36%	$ 893,126	$ 838,699	93.91%
	Operating Expense	811,450	832,379	102.58%	811,450	877,193	108.10%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 1,669,249	$ 1,701,815	101.95%	$ 1,704,576	$ 1,715,892	100.66%

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Engineering							
44 00	Personnel Services	$ 684,810	$ 639,471	93.38%	$ 693,019	$ 674,879	97.38%
	Operating Expense	373,034	235,110	63.03%	406,232	325,125	80.03%
	Capital Outlay	0	0	0.00%	0	1,941	0.00%
		$ 1,057,844	$ 874,582	82.68%	$ 1,099,251	$ 1,001,945	91.15%
Riverwalk Center							
4504	Personnel Services	$ 120,207	$ 104,748	87.14%	$ 115,147	$ 118,218	102.67%
	Operating Expense	35,250	41,264	117.06%	35,250	54,715	155.22%
	Capital Outlay	0	450	0.00%	0	0	0.00%
		$ 155,457	$ 146,462	94.21%	$ 150,397	$ 172,933	114.98%
Administrative							
60 00	Personnel Services	$ 390,977	$ 327,441	83.75%	$ 390,977	$ 437,632	111.93%
	Operating Expense	3,573,923	3,314,984	92.75%	3,604,697	3,409,396	94.58%
	Capital Outlay	125,000	128,607	102.89%	1,525,000	1,109,598	72.76%
	Grants and Aid	210,000	225,753	107.50%	220,000	203,795	92.63%
	Non-Oper. Transfer	5,938,572	6,263,139	105.47%	5,561,512	5,061,748	91.01%
		$ 10,238,472	$ 10,259,925	100.21%	$ 11,302,186	$ 10,222,169	90.44%
All Departments							
	Personnel Services	$ 18,748,819	$ 18,338,010	97.81%	$ 19,104,984	$ 18,815,563	98.49%
	Operating Expense	9,244,687	8,358,111	90.41%	9,441,767	8,831,413	93.54%
	Capital Outlay	125,000	182,153	145.72%	1,525,000	1,206,382	79.11%
	Grants and Aid	210,000	225,753	107.50%	220,000	203,795	92.63%
	Non-Oper. Transfer	5,938,572	6,263,139	105.47%	5,561,512	5,061,748	91.01%
TOTAL GENERAL FUND EXPENDITURES		**$ 34,267,078**	**$ 33,367,167**	97.37%	**$ 35,853,263**	**$ 34,118,903**	95.16%

Fund Title: FPRA				Department: FPRA		
Fund/Division Number:				Division:		
	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Taxes						
311 10 Ad Valorem Taxes	$ 4,069,623	$ 4,101,702	100.79%	$ 4,445,548	$ 4,443,310	99.95%
Total Taxes	$ 4,069,623	$ 4,101,702	100.79%	$ 4,445,548	$ 4,443,310	99.95%
Licenses and Permits						
329 20 Lot Clearing	$ 0	$ 5,009	0.00%	$ 0	$ 104	0.00%
Total Licenses and Permits	$ 0	$ 5,009	0.00%	$ 0	$ 104	0.00%
Intergovernmental						
334 90 EPA Brownfield	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
347 54 Marina Dockage	85,000	77,690	91.40%	75,000	48,883	65.18%
384 90 Other State Grants	0	0	0.00%	0	0	0.00%
Total Intergovernmental	$ 85,000	$ 77,690	91.40%	$ 75,000	$ 48,883	65.18%
Miscellaneous Revenue						
343 91 Admin Charge-Liens	100	0	0.00%	0	200	0.00%
361 10 Interest on Investments	100	1,030	1034.30%	500	6,126	1225.11%
362 14 Leases	95,000	143,074	150.60%	148,000	167,609	113.25%
363 10 Liens	1,000	4,949	0.00%	1,000	175	0.00%
366 90 FPAT	0	6,650	0.00%	0	1,350	0.00%
369 31 Reimburse - Expenditures	12,000	9,879	0.00%	9,000	21,421	238.01%
369 32 Other Misc. Revenue	25,000	12,945	0.00%	2,000	998,417	49920.86%
369 40 Reimburse - Contract Svcs.	0	400,000	0.00%	0	300,000	0.00%
369 44 Reimburse - Contract Svcs./FPUA	0	638,405	0.00%	0	627,365	0.00%
369 91 Gas & Oil Sales	0	0	0.00%	0	0	0.00%
388 10 Sale of Land	0	4,250	0.00%	0	0	0.00%
Total Miscellaneous Revenues	$ 133,199	$ 1,221,182	916.81%	$ 160,500	$ 2,122,663	1322.53%
Transfers						
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%
Total Transfers	$ 2,051,629	$ 2,051,629	100.00%	$ 1,676,422	$ 1,457,351	86.93%
Total Revenues	**$ 6,339,451**	**$ 7,457,211**	117.63%	**$ 6,357,470**	**$ 8,072,311**	126.97%
Prior Year Carry-Overs Operating	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
TOTAL RESOURCES	**$ 6,339,451**	**$ 7,457,211**	117.63%	**$ 6,357,470**	**$ 8,072,311**	126.97%

Fund Title: FPRA				Department: FPRA		
Fund/Division Number:				Division:		
	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Total Personnel Services	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Total Operating Expense	306,500	298,036	97.24%	323,500	1,402,334	433.49%
Total Capital Outlay	0	1,017,856	0.00%	0	1,082,579	0.00%
Total Grants - Programs & Projects	20,000	21,111	105.55%	20,000	21,410	107.05%
Total Transfers	6,012,852	5,809,425	96.62%	6,013,970	5,499,974	91.45%
TOTAL APPROPRIATIONS	**$ 6,339,352**	**$ 7,146,428**	**112.73%**	**$ 6,357,470**	**$ 8,006,296**	**125.94%**

Fund Title: Urban Redevelopment				Department: CDBG and SHIP		
Fund/Division Number:				Division:		
	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
CDBG REVENUE						
331 90 Entitlement Grant	$ 510,702	$ 944,968	185.03%	$ 474,148	$ 535,203	112.88%
331 92 Program Income	0	384	0.00%	5,000	0	0.00%
331 95 Business Loans	0	1,663	0.00%	0	1,706	0.00%
334 00 State Grants	0	0	0.00%	0	8,250	0.00%
361 39 Other Interest Earnings	0	49	0.00%	1,000	2,734	273.44%
366 00 Contibutions Private Sources	0	0	0.00%	0	10,000	0.00%
Other Misc. Revenue	0	42,050	0.00%	0	19,000	0.00%
Carry Over Funding	169,959	0	0.00%	793,885	0	0.00%
Total CDBG REVENUE	**$ 680,661**	**$ 989,114**	**145.32%**	**$ 1,274,033**	**$ 576,893**	**45.28%**
TRANSFERS						
369 41 Contractual Svcs./CDBG	$ 103,823	$ 0	0.00%	$ 0	$ 0	0.00%
381 10 Transfer from General	0	0	0.00%	86,072	0	0.00%
Total CDBG REVENUE	**$ 103,823**	**$ 0**	**0.00%**	**$ 86,072**	**$ 0**	**0.00%**
Total CDBG REVENUE	**$ 784,484**	**$ 989,114**	**126.08%**	**$ 1,360,105**	**$ 576,893**	**42.42%**

Fund Title: Department of Urban Redevelopment Fund/Division Number:				CDBG, SHIP, NSP			
		2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
CDBG Department							
Administrative							
10 10	Personnel Services	$ 103,823	$ 162,859	156.86%	$ 165,894	$ 156,789	94.51%
34 90	Administrative-Contractual	61,276	25,457	41.54%	30,000	16,369	54.56%
49 60	Administrative Expenses	39,264	16,338	41.61%	86,072	0	0.00%
Rehabilitation Department							
34 40	Demolition	$ 0	$ 2,425	0.00%	$ 0	$ 0	0.00%
83 10	Rehab Grants	0	2,020	0.00%	0	1,741	0.00%
83 40	Other Grants & Aids	0	34,354	0.00%	0	266,789	0.00%
83 82	Code Enforcement	100,000	0	0.00%	50,000	20,493	40.99%
Capital							
34 40	Road & Bridge Improvement	$ 0	$ 223,260	0.00%	$ 0	$ 0	0.00%
64 45	Other Equipment	0	0	0.00%	0	4,354	0.00%
99 99	Unencumbered	0	0	0.00%	71,377	0	0.00%
Economic Development							
83 80	Lincoln Park Mainstreet	$ 50,000	$ 50,000	100.00%	$ 50,000	$ 50,000	100.00%
83 80	Fort Pierce Mainstreet	50,000	50,000	100.00%	50,000	50,000	100.00%
83 83	Economic Tourism Development	45,000	60,993	135.54%	120,000	22,423	18.69%
83 84	Facade	52,162	65,905	126.35%	0	0	0.00%
85 85	Weatherization	0	13,902	0.00%	0	2,240	0.00%
83 86	Local Art/Cultural Heritage	15,000	34,354	229.03%	45,318	0	0.00%
83 86	Minority Business Development	0	0	0.00%	0	0	0.00%
Public Service							
83 85	Public Service Agencies	$ 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	115,296	153.73%	70,000	0	0.00%
	Total CDBG	**$ 614,525**	**$ 857,164**	**139.48%**	**$ 738,661**	**$ 591,197**	**80.04%**
Prior Grants-Programs & Projects							
83 10	Housing Rehabilitation (Rollover)	$ 20,000	$ 0	0.00%	$ 53,007	$ 0	0.00%
83 30	Senior Citizen Security	0	0	0.00%	0	0	0.00%
83 45	Commercial Façade (Rollover)	22,838	0	0.00%	67,978	23,359	34.36%
82 82	Code Enforcement	0	0	0.00%	15,385	0	0.00%
83 83	Economic Tourism Development	0	0	0.00%	32,764	0	0.00%
83 85	Community Focal Point	0	0	0.00%	4,535	1,279	0.00%
83 86	Local Art/Cultural Heritage	0	0	0.00%	23,876	0	0.00%
83 98	Public Service	0	0	0.00%	35,079	18,323	0.00%
83 99	Infrastructure Improvements	100,000	82,985	82.99%	361,669	0	0.00%
83 99	Playgrnd Equip (Rollover & Re-alloc)	27,121	0	0.00%	50,000	0	0.00%
	Administrative Expenses	0	0	0.00%	78,215	0	0.00%
	Total Roll-Over Expenditures	**$ 169,959**	**$ 82,985**	**48.83%**	**$ 722,508**	**$ 42,961**	**5.95%**
	TOTAL CDBG APPROPRIATIONS	**$ 784,484**	**$ 940,149**	**119.84%**	**$ 1,461,169**	**$ 634,158**	**43.40%**

Fund Title: Department of Urban Redevelopment Fund/Division Number:				CDBG, SHIP, NSP		
	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Section 108 & BEDI						
331 93 BEDI Grant	$ 81,600	$ 61,230	75.04%	$ 81,600	$ 61,230	75.04%
331 94 Section 108 Loan	0	0	0.00%	0	0	0.00%
361 10 Interest on Investments	100	363	362.50%	100	363	362.50%
361 40 Other Interest BEDI Account	1,500	307	20.49%	1,500	307	20.49%
361 40 Other Interest Section 108	0	0	0.00%	0	0	0.00%
Total Section 108 & BEDI	**$ 83,200**	**$ 61,900**	**74.40%**	**$ 83,200**	**$ 61,900**	**74.40%**
Section 108 & BEDI						
Expenditures						
49 60 Administrative	$ 0	$ 91	0.00%	$ 0	$ 0	0.00%
Debt Service						
70 10 Principal	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
70 20 Interest	0	0	0.00%	0	0	0.00%
70 20 Transfer to HUD Debt Serv.	0	0	0.00%	0	0	0.00%
TOTAL SECTION 108 & BEDI	**$ 0**	**$ 91**	**0.00%**	**$ 0**	**$ 0**	**0.00%**
SHIP REVENUES						
344 90 SHIP	$ 194,664	$ 206,321	0.00%	$ 204,112	$ 176,457	86.45%
334 50 Program Income	0	100	0.00%	0	34,026	0.00%
361 10 Interest on Investments	300	568	189.39%	0	3,700	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	0	0.00%
Carry Over Funding	145,000	0	0.00%	44,506	0	0.00%
Total SHIP Revenue	**$ 339,964**	**$ 206,989**	**60.89%**	**$ 248,618**	**$ 226,183**	**90.98%**
SHIP EXPENDITURES						
Total Operating Expenses	$ 5,840	$ 6,394	109.49%	$ 20,411	$ 2,240	10.98%
Total Grants-Programs &Projects	334,124	285,162	85.35%	228,207	26,471	11.60%
TOTAL SHIP APPROPRIATIONS	**$ 339,964**	**$ 291,556**	**85.76%**	**$ 248,618**	**$ 28,711**	**11.55%**

Fund Title: Department of Urban Redevelopment Fund/Division Number:			CDBG, SHIP, NSP			
	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Emergency Services Grant Fund						
331 50 Wind Mitigation (Windows)	$ 0	$ 430,099	0.00%	$ 0	$ 0	0.00%
Total Grant Funds	**$ 0**	**$ 430,099**	**0.00%**	**$ 0**	**$ 0**	**0.00%**
Emergency Services Grant Fund Exp.						
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	504,183	0.00%	0	0	0.00%
TOTAL EMERG. MGMNT APPROPRIATIONS	**$ 0**	**$ 515,207**	**0.00%**	**$ 0**	**$ 0**	**0.00%**

Fund Title: Urban Redevelopment					Department: Grant Administration / HHRP		
Fund/Division Number:					Division:		
		2015/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Licenses and Permits							
334 50	Program Income	51,000	46,706	91.58%	50,000	566,682	1133.36%
	Total Licenses and Permits	$ 51,000	$ 46,706	91.58%	$ 50,000	$ 566,682	1133.36%
Miscellaneous Revenue							
361 10	Interest on Investments	$ 162	$ 566	0.00%	$ 250	$ 1,201	480.52%
361 38	HHRP Loan	22,963	21,006	91.48%	25,000	64,263	257.05%
362 30	Miscellaneous	0	884	0.00%	0	0	0.00%
369 31	Reimbursement of Expenditures	0	0	0.00%	0	72,930	0.00%
369 33	Escrow Reimbursement	42,592	46,914	110.15%	43,000	35,362	82.24%
334 90	Hardest Hit	0	(50)	0.00%	0	0	0.00%
369 41	Contractual Svcs./FPRA	0	0	0.00%	0	0	0.00%
369 41	Contractual Svcs./CDBG	0	0	#DIV/0!	0	0	0.00%
369 41	Contractual Svcs./FEMA	0	20,040	#DIV/0!	0	0	0.00%
369 41	Contractual Svcs./FEMA Windws	0	11,023	0.00%	0	0	0.00%
369 41	Contractual Svcs./NSP	0	0	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	270	0.00%
	Carry Forward Funding	100,000	0	0.00%	125,000	0	0.00%
	Total Miscellaneous Revenues	$ 165,717	$ 100,103	60.41%	$ 193,250	$ 174,026	90.05%
Interfund Transfer							
381 10	General Fund	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
	Total Interfund Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
	Total Revenues	**$ 216,717**	**$ 146,808**	67.74%	**$ 243,250**	**$ 740,708**	304.50%
	TOTAL RESOURCES	**$ 216,717**	**$ 146,808**	**67.74%**	**$ 243,250**	**$ 740,708**	**304.50%**

Fund Urban Redevlopment Fund/Division Number:			Department: Grant Administration Division:			
	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Total Personnel Services	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Total Operating Expense	216,717	50,383	23.25%	243,250	35,463	14.58%
Total Capital Outlay	0	0	0.00%	0	0	0.00%
Total Transfers	0	0	0.00%	0	0	0.00%
TOTAL APPROPRIATIONS	**$ 216,717**	**$ 50,383**	**23.25%**	**$ 243,250**	**$ 35,463**	**14.58%**

CITY OF FORT PIERCE

MARINA FUND (401)

OPERATING STATEMENT

SEPTEMBER 30, 2016 - PRELIMINARY

4TH QUARTER-SEPTEMBER '15 to 4TH QUARTER-SEPTEMBER '16 COMPARISON

	4TH QUARTER 9/30/2015	4TH QUARTER 9/30/2016
OPERATING INCOME		
CHARGES FOR SERVICES	$ 838,478	$ 1,357,573
MISCELLANEOUS	1,358,226	1,498,689
GRANTS	365,968	0
TOTAL OPERATING INCOME	$ 2,562,673	$ 2,856,262
OPERATING EXPENSES		
PERSONAL SERVICES	$ 337,567	$ 327,591
ADMINISTRATIVE CHARGES	114,083	94,953
CONTRACTUAL FEES	151,016	176,680
UTILITIES	97,369	115,439
COST OF GOODS SOLD	767,613	764,103
DEPRECIATION	757,783	918,620
OTHER OPERATING EXPENSES	664,132	567,341
TOTAL OPERATING EXPENSES	$ 2,889,564	$ 2,964,727
NET OPERATING INCOME (LOSS)	($326,891)	($108,465)
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 5,071	$ 1,599
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
	$ 5,071	$ 1,599
NON-OPERATING EXPENSES		
DEBT SERVICE	$ 343,281	$ 447,337
OTHER NON-OPERATING EXPENSES	14,886	30,914
TRANSFER-OUT	51,111	150,000
TOTAL NON-OPERATING EXPENSES	$ 409,278	$ 628,251
NET NON-OPERATING INCOME (LOSS)	($404,207)	($626,652)
NET INCOME (LOSS)	($731,099)	($735,116)

Fund Title: Marina				Department: Marina		
Fund/Division Number:				Division:		
	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Grants						
331 50 Disaster Relief/Federal	$5,490,689	$ 285,725	5.20%	$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	35,243	0.00%	0	0	0.00%
Total Grants	$ 5,538,023	$ 365,968	6.61%	$ 470,000	$ 0	0.00%
Charges for Services						
347 54 Dockage	$ 450,000	$ 518,917	115.31%	$ 875,000	$ 786,250	89.86%
347 55 Transient Dockage	180,000	319,561	177.53%	664,348	571,324	86.00%
Total Charges for Services	$ 630,000	$ 838,478	133.09%	$ 1,539,348	$ 1,357,573	88.19%
Miscellaneous Revenue						
361 10 Interest Earnings	$ 10,000	$ 4,898	48.98%	$ 5,000	$ 1,597	31.94%
361 20 Interest of SBA	2,000	0	0.00%	0	2	0.00%
362 14 Leases	34,000	23,036	67.75%	34,000	8,762	25.77%
362 15 Tiki Lease	180,000	203,409	113.00%	180,000	222,814	123.79%
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	5,370	214.80%	10,000	3,690	36.90%
369 91 Gas and Oil Sales	845,000	808,718	95.71%	950,000	840,315	88.45%
369 92 Electric Utility Sales	73,000	98,831	135.39%	125,000	135,517	108.41%
369 93 Utility Fees	14,000	15,112	107.94%	22,000	19,872	90.33%
369 94 Soda, Candy & Ice Sales	148,000	165,061	111.53%	150,000	199,723	133.15%
369 95 Commissions	800	750	93.75%	0	0	0.00%
369 96 Late Payment Charges	1,500	1,800	120.00%	2,000	2,571	128.54%
369 97 Live Aboards	13,500	29,739	220.29%	35,000	53,871	153.92%
369 98 Other Miscellaneous Revenues	2,500	3,301	132.05%	3,800	11,512	302.95%
Total Miscellaneous Revenue	$ 1,328,800	$ 1,363,297	102.60%	$ 1,526,800	$ 1,500,288	98.26%
Non-Operationing Revenue						
381 11 Bond Proceeds	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Total Non-Operationing	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Total Revenue	$ 7,496,823	$ 2,567,744	34.25%	$ 3,536,148	$ 2,857,861	80.82%
Appropriated Retained Earnings	6,537,588	0	0.00%	27,122	0	0.00%
TOTAL RESOURCES	**$ 14,034,411**	**$ 2,567,744**	**18.30%**	**$ 3,563,270**	**$ 2,857,861**	**80.20%**

Fund Title: Marina				Department: Marina		
Fund/Division Number:				Division:		
	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Total Personnel Services	$ 342,025	$ 337,567	98.70%	$ 351,859	$ 327,591	93.10%
Total Operating Expense	2,325,004	2,551,997	109.76%	2,714,454	2,637,136	97.15%
Total Capital Outlay	12,010,000	8,043,798	66.98%	498,000	36,445	7.32%
Total Debt Service	96,343	343,281	356.31%	451,114	447,337	99.16%
Total Non-Operating Expenses	111,039	65,997	59.44%	305,626	180,914	59.19%
TOTAL APPROPRIATIONS	**$ 14,884,411**	**$ 11,342,640**	**76.20%**	**$ 4,321,053**	**$ 3,629,423**	**83.99%**

CITY OF FORT PIERCE

SOLID WASTE FUND (402)

OPERATING STATEMENT

SEPTEMBER 30, 2016 - PRELIMINARY

4TH QUARTER-SEPTEMBER '15 to 4TH QUARTER-SEPTEMBER '16 COMPARISON

	4TH QUARTER 9/30/2015	4TH QUARTER 9/30/2016
OPERATING INCOME		
CHARGES FOR SERVICES	$ 6,362,345	$ 6,522,242
MISCELLANEOUS	12,426	22,090
GRANTS	0	0
TOTAL OPERATING INCOME	$ 6,374,771	$ 6,544,331
OPERATING EXPENSES		
PERSONAL SERVICES	$ 1,876,484	$ 1,870,157
ADMINISTRATIVE CHARGES	251,733	251,708
LANDFILL CHARGES	1,500,162	1,481,345
DEPRECIATION	327,047	293,664
OTHER OPERATING EXPENSES	1,523,976	1,646,947
TOTAL OPERATING EXPENSES	$ 5,479,401	$ 5,543,821
NET OPERATING INCOME (LOSS)	$ 895,370	$ 1,000,511
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 1,924	($211)
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
TOTAL NON-OPERATING REVENUES	$ 1,924	($211)
NON-OPERATING EXPENSES		
OTHER NON-OPERATING EXPENSES	$ 0	$ 0
TRANSFER-OUT	602,000	345,000
TOTAL NON-OPERATING EXPENSES	$ 602,000	$ 345,000
NET NON-OPERATING INCOME (LOSS)	($600,076)	($345,211)
NET INCOME (LOSS)	$ 295,294	$ 655,300

Fund Title: Solid Waste Fund				Department: Solid Waste		
Fund/Division Number: 402-0000				Division:		
	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Charges for Services						
343 40 Residential Service	$ 2,500,000	$ 2,682,468	107.30%	$ 2,500,000	$ 2,694,840	107.79%
343 41 Commercial Service	3,200,000	3,243,756	101.37%	3,200,000	3,395,072	106.10%
343 43 Commercial Trash	85,000	101,800	119.76%	85,000	101,291	119.17%
343 44 Recycling	290,000	315,309	108.73%	300,000	324,315	108.10%
343 45 Other Income	0	1,588	0.00%	2,000	265	13.24%
343 46 Recycling Program	3,600	17,424	483.99%	20,000	6,459	32.29%
Total Charges for Services	$ 6,078,600	$ 6,362,345	104.67%	$ 6,107,000	$ 6,522,242	106.80%
Miscellaneous Revenue						
361 10 Interest on Investments	$ 4,000	$ 1,924	48.11%	$ 4,000	($211)	-5.27%
361 20 Interest of SBA	0	0	0.00%	0	0	0.00%
364 41 Sale of Surplus	0	2,075	0.00%	0	0	0.00%
366 90 Other Contirbutions/Donations	0	7,103	0.00%	0	22,008	0.00%
369 90 Other Miscellaneous Revenue	0	3,249	0.00%	0	82	0.00%
Total Miscellaneous Revenue	$ 4,000	$ 14,350	358.76%	$ 4,000	$ 21,879	546.98%
Total Revenues	$ 6,082,600	$ 6,376,696	104.84%	$ 6,111,000	$ 6,544,121	107.09%
Appropriated Retained Earnings	617,319	0	0.00%	191,280	0	0.00%
TOTAL RESOURCES	**$ 6,699,919**	**$ 6,376,696**	**95.18%**	**$ 6,302,280**	**$ 6,544,121**	**103.84%**

Fund Title:	Solid Waste Fund	Department:	Solid Waste
Fund/Division Number:	402-4200-534	Division:	

	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Total Personnel Services	$ 1,966,570	$ 1,876,484	95.42%	$ 2,017,627	$ 1,870,157	92.69%
Total Operating Expense	3,277,349	3,602,917	109.93%	3,084,653	3,673,664	119.09%
Total Capital Outlay	627,000	162,770	25.96%	350,000	195,784	55.94%
Total Non-Operating Expense	1,204,000	602,000	50.00%	1,200,000	345,000	28.75%
TOTAL APPROPRIATIONS	**$ 7,074,919**	**$ 6,244,171**	**88.26%**	**$ 6,652,280**	**$ 6,084,605**	**91.47%**

CITY OF FORT PIERCE

GOLF COURSE (405)

OPERATING STATEMENT

SEPTEMBER 30, 2016 - PRELIMINARY

4TH QUARTER-JUNE '15 to 4TH QUARTER-JUNE '16 COMPARISON

	4TH QUARTER 9/30/2015	4TH QUARTER 9/30/2016
OPERATING INCOME		
CHARGES FOR SERVICES	$ 1,255,787	$ 1,124,495
MISCELLANEOUS	117,957	111,374
GRANTS	0	0
TOTAL OPERATING INCOME	$ 1,373,744	$ 1,235,869
OPERATING EXPENSES		
PERSONAL SERVICES	$ 596,054	$ 564,532
ADMINISTRATIVE CHARGES	54,246	57,538
CONTRACTUAL FEES	104,902	108,822
UTILITIES	68,280	57,158
COST OF GOODS SOLD	84,261	79,514
DEPRECIATION	140,314	135,666
OTHER OPERATING EXPENSES	465,477	469,444
TOTAL OPERATING EXPENSES	$ 1,513,534	$ 1,472,674
NET OPERATING INCOME (LOSS)	($139,791)	($236,806)
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 223	$ 189
TRANSFER FROM OTHER FUNDS		173,800
OTHER NON-OPERATING REVENUES		0
TOTAL NON-OPERATING REVENUES	$ 223	$ 173,989
NON-OPERATING EXPENSES		
OTHER NON-OPERATING EXPENSES	$ 1,170	$ 58
TRANSFER-OUT	28,000	28,000
TOTAL NON-OPERATING EXPENSES	$ 29,170	$ 28,058
NET NON-OPERATING INCOME (LOSS)	($28,947)	$ 145,931
NET INCOME (LOSS)	($168,738)	($90,874)

Fund Title:	Golf Course Fund	Department:	Golf Course
Fund/Division Number:	405 0000	Division:	

		2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Charges for Services							
347 20	Membership Dues	$ 10,000	$ 2,510	25.10%	$ 2,500	$ 2,510	100.40%
347 22	Other Memberships	40,000	29,821	74.55%	40,000	27,238	68.09%
347 24	Golf Fees	1,273,000	1,191,504	93.60%	1,245,000	1,070,096	85.95%
347 25	Driving Range	42,000	31,953	76.08%	40,000	24,652	61.63%
	Total Charges for Services	$ 1,365,000	$ 1,255,787	92.00%	$ 1,327,500	$ 1,124,495	84.71%
Miscellaneous Revenue							
361 10	Interest Earnings	$ 250	$ 223	89.13%	$ 250	$ 189	75.60%
369 25	Pro Shop Merchandise	46,000	37,688	81.93%	42,000	39,740	94.62%
369 80	Food	26,000	22,054	84.82%	22,000	18,582	84.46%
369 89	Packaged Sales	36,500	35,736	97.91%	36,500	30,336	83.11%
369 90	Misc Revenues	5,000	2,975	59.50%	5,000	5,564	111.28%
369 94	Snacks & Beverages	28,000	19,505	69.66%	25,000	17,151	68.60%
369 98	Other Misc Revenues	0	0	0.00%	0	0	0.00%
	Total Miscellaneous Revenue	$ 141,750	$ 118,180	83.37%	$ 130,750	$ 111,563	85.33%
Transfers							
381 01	Transfer from General Fund	$ 0	$0	0.00%	$ 0	$173,800	0.00%
382 50	Transfer from Solid Waste	0	0	0.00%	0	0	0.00%
	Total Transfers	$0	$ 0	0.00%	$0	$ 173,800	0.00%
	Total Revenues	$ 1,506,750	$ 1,373,967	91.19%	$ 1,458,250	$ 1,409,858	96.68%
	Appropriated Retained Earnings	(21,652)	0	0.00%	0	0	0.00%
	TOTAL RESOURCES	**$ 1,485,098**	**$ 1,373,967**	**92.52%**	**$ 1,458,250**	**$ 1,409,858**	**96.68%**

Fund Title:	Golf Course Fund	Department:	Golf Course
Fund/Division Number:	405-4500-572	Division:	

	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Total Personnel Services	$ 617,250	$ 596,054	96.57%	$ 633,868	$ 564,532	89.06%
Total Operating Expense	977,423	917,480	93.87%	925,055	908,142	98.17%
Total Capital Outlay	12,000	8,917	74.31%	7,000	19,324	276.06%
Total Non-Operating Expense	28,425	29,170	102.62%	32,641	28,058	85.96%
TOTAL APPROPRIATIONS	**$ 1,635,098**	**$ 1,551,621**	**94.89%**	**$ 1,598,564**	**$ 1,520,057**	**95.09%**

CITY OF FORT PIERCE

SUNRISE THEATRE (406)

OPERATING STATEMENT

SEPTEMBER 30 , 2016 - PRELIMINARY

4TH QUARTER-SEPTEMBER '15 to 4TH QUARTER-SEPTEMBER '16 COMPARISON

	4TH QUARTER 9/30/2015	4TH QUARTER 9/30/2016
OPERATING INCOME		
CHARGES FOR SERVICES	$ 3,196,992	$ 2,888,806
MISCELLANEOUS	340,984	442,992
GRANTS	0	68,942
TOTAL OPERATING INCOME	$ 3,537,976	$ 3,400,740
OPERATING EXPENSES		
PERSONAL SERVICES	$ 421,439	$ 463,904
ADMINISTRATIVE CHARGES	114,061	114,090
CONTRACTUAL FEES	535,403	536,459
UTILITIES	140,235	144,476
COST OF EVENTS	1,990,858	1,799,899
ADVERTISING	361,166	418,024
DEPRECIATION	538,125	535,707
OTHER OPERATING EXPENSES	443,115	530,637
TOTAL OPERATING EXPENSES	$ 4,544,402	$ 4,543,198
NET OPERATING INCOME (LOSS)	($1,006,426)	($1,142,458)
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 563	$ 1,046
TRANSFER FROM OTHER FUNDS	277,198	450,000
TOTAL NON-OPERATING REVENUES	$ 277,761	$ 451,046
NON-OPERATING EXPENSES		
DEBT SERVICE	$ 0	$ 0
OTHER NON-OPERATING EXPENSES	0	0
TRANSFER-OUT	0	0
TOTAL NON-OPERATING EXPENSES	$ 0	$ 0
NET NON-OPERATING INCOME (LOSS)	$ 277,761	$ 451,046
NET INCOME (LOSS)	($728,665)	($691,412)

Fund Title:	Sunrise Theatre Fund	Department:	Sunrise Theatre
Fund/Division Number:	406 0000	Division:	

	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Charges for Services						
347 56 10 Ticket Sales	$ 2,200,000	$ 2,655,816	120.72%	$ 2,650,000	$ 2,374,315	89.60%
347 56 11 Ticket Sales - Rentals	255,000	206,958	81.16%	200,000	157,513	78.76%
347 56 15 Ticket Handling Fees	89,500	121,884	136.18%	95,000	124,266	130.81%
347 56 50 Sponsorship Fees	35,000	14,000	40.00%	35,000	17,500	50.00%
347 56 80 Memberships	130,000	186,520	143.48%	130,000	183,876	141.44%
347 56 90 Donations & Pledges	24,000	11,814	49.23%	15,000	31,337	208.91%
Total Charges for Services	$ 2,733,500	$ 3,196,992	116.96%	$ 3,125,000	$ 2,888,806	92.44%
Grants						
347 70 10 DCF/State Grant	$ 0	$ 0	0.00%	$ 0	$ 68,942	0.00%
Total Grants	$ 0	$ 0	0.00%	$ 0	$ 68,942	0.00%
Miscellaneous Revenue						
361 10 00 Interest Earning	$ 400	$ 563	140.67%	$ 600	$ 1,046	174.28%
362 14 00 Rents and Royalties	48,000	43,895	91.45%	48,000	26,650	55.52%
369 31 00 Reimb. of Expenditures	0	82,902	0.00%	70,000	249,972	357.10%
369 70 00 Events	22,500	27,400	121.78%	22,500	10,754	47.80%
369 89 00 Packaged Sales	140,000	161,881	115.63%	140,000	148,774	106.27%
369 90 00 Miscellaneous Revenues	400	18,219	4554.68%	10,000	361	3.61%
369 95 00 Commission/Tips/Merch.	6,500	6,687	102.88%	6,500	6,481	99.71%
369 96 00 Late Payment Charges	0	0	0.00%	0	0	0.00%
Total Miscellaneous Revenues	$ 217,800	$ 341,547	156.82%	$ 297,600	$ 444,037	149.21%
Other Resources						
381 01 00 Transfer from General	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
381 91 00 Transfer from FPRA	450,000	277,198	61.60%	450,000	450,000	100.00%
Total Other Resources	$ 450,000	$ 277,198	61.60%	$ 450,000	$ 450,000	100.00%
TOTAL RESOURCES	**$ 3,401,300**	**$ 3,815,737**	**112.18%**	**$ 3,872,600**	**$ 3,851,786**	**99.46%**

Fund Title:	Sunrise Theatre Fund	Department:	Sunrise Theatre
Fund/Division Number:	406-4600-575	Division:	

	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Total Personnel Services	$ 575,922	$ 421,439	73.18%	$ 586,481	$ 463,904	79.10%
Total Operating Expense	3,381,083	4,122,963	121.94%	3,823,297	4,079,294	106.70%
Total Capital Outlay	500	2,108	421.55%	1,000	0	0.00%
Total Transfers	0	0	0.00%	0	0	0.00%
TOTAL APPROPRIATIONS	**$ 3,957,505**	**$ 4,546,510**	**114.88%**	**$ 4,410,778**	**$ 4,543,198**	**103.00%**

CITY OF FORT PIERCE
BUILDING & CODE (420)
OPERATING STATEMENT
SEPTEMBER 30, 2016 - PRELIMINARY
4TH QUARTER-SEPTEMBER '15 to 4TH QUARTER-SEPTEMBER '16 COMPARISON

	4TH QUARTER 9/30/2015	4TH QUARTER 9/30/2016
OPERATING INCOME		
LICENSE and PERMIT	$ 1,183,327	$ 1,306,944
CHARGES FOR SERVICES	22,644	21,243
FINES & FORFEITS	2,005	2,100
MISCELLANEOUS	23,146	30,129
TOTAL OPERATING INCOME	$ 1,231,122	$ 1,360,415
OPERATING EXPENSES		
PERSONAL SERVICES	$ 656,407	$ 671,448
ADMINISTRATIVE CHARGES	91,000	91,260
CONTRACTUAL FEES	191,671	269,170
DEPRECIATION	2,715	0
OTHER OPERATING EXPENSES	122,548	118,087
TOTAL OPERATING EXPENSES	$ 1,064,341	$ 1,149,965
NET OPERATING INCOME (LOSS)	$ 166,782	$ 210,450
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 1,283	$ 2,657
TRANSFER FROM OTHER FUNDS	197	0
OTHER NON-OPERATING REVENUES	0	0
TOTAL NON-OPERATING REVENUES	$ 1,479	$ 2,657
NON-OPERATING EXPENSES		
DEBT SERVICE	$ 0	$ 0
OTHER NON-OPERATING EXPENSES	0	0
TRANSFER-OUT	0	0
TOTAL NON-OPERATING EXPENSES	$ 0	$ 0
NET NON-OPERATING INCOME (LOSS)	$ 1,479	$ 2,657
NET INCOME (LOSS)	$ 168,261	$ 213,107

Fund Title:	Building & Code	Department:	Building Inspection
Fund/Division Number:	420-2902-524	Division:	

		2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2015/16 Adopted	2015/16 Actual	Yr. Lapse 100%
Licenses and Permits							
322 10	Permits-Building Dept.	$ 640,000	$ 712,479	111.32%	$ 685,000	$ 766,851	111.95%
322 20	Inspections	15,000	11,911	79.41%	15,000	12,630	84.20%
322 90	Other Permit Fees	390,000	407,897	104.59%	425,000	475,643	111.92%
329 40	Contractor's License	55,000	51,040	92.80%	55,000	51,820	94.22%
	Total Licenses and Permits	$ 1,100,000	$ 1,183,327	107.58%	$ 1,180,000	$ 1,306,944	110.76%
Charge for Services							
341 40	Cert.,Copying, Rcd. Search	$ 2,000	$ 1,080	54.01%	$ 2,000	$ 216	10.81%
341 60	Administration Fees	0	0	0.00%	0	0	0.00%
341 61	Demo & Flood Plain Mgmnt	12,500	6,881	55.05%	20,000	0	0.00%
341 94	Credti Card Process Fees	12,000	14,682	122.35%	15,000	21,026	140.18%
	Total Charges for Service	$ 26,500	$ 22,644	85.45%	$ 37,000	$ 21,243	57.41%
Fines & Forfeits							
354 60	Unlicensed Contracting	$ 2,000	$ 2,005	100.25%	$ 3,000	$ 2,100	70.00%
	Total Fines & Forfeits	$ 2,000	$ 2,005	100.25%	$ 3,000	$ 2,100	70.00%
Miscellaneous Revenue							
361 10	Interest on Investments	$ 0	$ 1,283	0.00%	$ 0	$ 2,657	0.00%
369 00	Miscellaneous Revenues	20,000	23,146	115.73%	24,000	30,129	125.54%
	Total Miscellaneous Revenues	$ 20,000	$ 24,429	122.15%	$ 24,000	$ 32,786	136.61%
Interfund Transfers							
381 10	General Fund	$ 0	$ 197	0.00%	$ 0	$ 0	0.00%
	TOTAL Interfund Tarnsfers	$ 0	$ 197	0.00%	$ 0	$ 0	0.00%
	Appropriated Retained Earnings	$ 96,728	$ 0	0.00%	($14,679)	$ 0	0.00%
	TOTAL RESOURCES	**$ 1,245,228**	**$ 1,232,602**	**98.99%**	**$ 1,229,321**	**$ 1,363,072**	**110.88%**

Fund Title: Building & Code			Department: Building Inspection		
Fund/Division Number: 420-2902-524			Division:		
	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%	2014/15 Adopted	2014/15 Actual	Yr. Lapse 100%
Total Personnel Services	$ 799,728	$ 656,407	82.08%	$ 716,730	$ 671,448	93.68%
Total Operating Expense	458,000	407,934	89.07%	444,766	478,517	107.59%
Total Capital Outlay	0	12,388	0.00%	70,000	2,921	4.17%
Total Transfers	0	0	0.00%	0	0	0.00%
TOTAL APPROPRIATIONS	**$ 1,257,728**	**$ 1,076,729**	**85.61%**	**$ 1,231,496**	**$ 1,152,886**	**93.62%**

FORT PIERCE REDEVELOPMENT FUND
OPERATING FUND
4TH Quarter Report - PRELIMINARY
September 30, 2016

CASH AND INVESTMENT REPORT

October 1, Estimated Beg. Available Resources	89,227
Revenues	8,072,311
Available Resources	8,161,538
Expenditures	8,006,296
Current Available Resources	**155,242**

FPRA Operating Resources and Uses	**Budget**	**Budget Adjust.**	**Revised Budget**	**Expended**
Current Resousces Available for Operating				
Plus Unrealized Revenue:				
302 Marina Dockage				
303 Leases				
304 Other Revenue				
305 Transfer From General				
Total Unrealized Revenue				
Estimated Resources Available For Operating				
Less Outstanding Expenditures:				
501 Personnel Services	0	0	0	0
502 Operating Expenditures	323,500	998,397	1,321,897	1,402,334
503 Capital Outlay	0	1,082,579	1,082,579	1,082,579
504 Total Grants-Private Organ.	20,000	0	20,000	21,410
505 Transfers	5,563,970	(225,000)	5,338,970	5,199,636
506 Sunrise Theatre	450,000	0	450,000	450,000
Categories Balances	6,357,470	1,855,976	8,213,446	8,155,959
Projected Resources Over (Short)				

Balance
155,242
0
0
0
0
0
155,242
0
(80,437)
0
(1,410)
139,334
0
57,487
97,755

FORT PIERCE REDEVELOPMENT FUND
OPERATING FUND
4TH Quarter Report - PRELIMINARY
September 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	(225,000) (Decreased due to Debt Refunding)
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
SEPTEMBER 30, 2016
4th Quarter Fiscal 2016 - PRELIMINARY

	001 General	401 Marina	402 Solid Waste	405 Golf Course	406 Sunrise Theatre	420 Building Code
Estimated 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)					
2015 Budget Appropriation	(550,000)	(27,122)	(191,280)	0	0	14,679
10/01/2015 Unrestricted Resources	**326,309**	**43,781**	**164,801**	**(166,936)**	**2,810**	**481,818**
4TH Quarter Revenues	36,212,408	2,857,861	6,544,121	1,409,858	3,851,786	1,363,072
2016 Budget Appropriation	550,000	27,122	191,280	0	0	
2017 Budget Appropriation	(626,494)	0	0	0	0	0
10/01/15 thru 09/30/16 Resources	36,135,914	2,884,983	6,735,401	1,409,858	3,851,786	1,363,072
4TH Quarter Expenses	34,118,903	3,629,423	6,084,605	1,510,155	4,496,523	1,152,886
Less Accum. Depreciation		(918,620)	(189,506)	(135,666)	(535,707)	0
Total Uses	34,118,903	2,710,802	5,895,099	1,374,489	3,960,816	1,152,886
FY 2016 Net Resources	**2,017,012**	**174,181**	**840,302**	**35,369**	**(109,030)**	**210,186**
Total Resources Available	**2,343,321**	**217,962**	**1,005,103**	**(131,567)**	**(106,220)**	**692,004**

City of Fort Pierce
Special Revenue and Capital Project Funds
Financial Position/Resources and Uses
September 30, 2016
4th Quarter Fiscal 2016 - PRELIMINARY
***

	104 CRA	103 CDBG BEDI	105 SHIP	106 Grant Admin HHR	100 Restricted Rev Fund	102 Law Enforce Trust	301 Cap. Proj Heath-cote	311 Cap Proj Energy
Estimated Avail. Resource Sept. 30, 2015	**89,227**	**858,421**	**88,794**	**201,207**	**1,702,679**	**16,492**	**2,312,399**	**843,071**
Less:								
Reserve								
Budget Appropriation								
10/01/20145 Restricted (***) and Unrestricted Resources	**89,227**	**858,421**	**88,794**	**201,207**	**1,702,679**	**16,492**	**2,312,399**	**843,071**
4th Quarter Revenues	8,072,311	576,893	226,183	740,708	807,579	67,190	12,883	25,082
10/01/15 thru 09/30/16 Resources	8,072,311	576,893	226,183	740,708	807,579	67,190	12,883	25,082
4thQuarter Expenses	8,006,296	634,157	28,711	35,463	213,171	20	0	868,153
Total Uses	8,006,296	634,157	28,711	35,463	213,171	20	0	868,153
FY 2016 Net Resources	**66,015**	**(57,264)**	**197,472**	**705,245**	**594,409**	**67,169**	**12,883**	**(843,071)**
Total Resources Available	**155,242**	**801,157**	**286,266**	**906,452**	**2,297,088**	**83,661**	**2,325,282**	**0**

City Commission Regular Meeting **Agenda Item # 13. a.**

Meeting Date: 11/07/2016

Re: Resolution Adopting the St. Lucie County Local Mitigation Stragety Plan

Submitted For: Diane Hobley-Burney, Chief of Police, Police Department

---

SUBJECT:

Resolution No. 16-R49 Adopting the St. Lucie County Local Mitigation Strategy Plan in order to remain eligible for FEMA mitigation grant programs.

SUMMARY:

The St. Lucie County Department of Public Safety prepared and presented the Local Mitigation Strategy Plan to the Florida Division of Emergency Management (FDEM), which was approved on May 16, 2016. The St. Lucie Board of County Commissioners adopted the Plan by Resolution, #16-094, on June 7, 2016. The City of Fort Pierce is now eligible for the following Federal Emergency Management Agency (FEMA) mitigation grant programs:

Hazard Mitigation Grant Program (HMGP)
Pre-Disaster Mitigation (PDM)
Flood Mitigation Assistance (FMA)

In order to remain eligible for the aforementioned FEMA mitigation grant programs, the City Commission must adopt the St. Lucie County Local Mitigation Strategy Plan by Resolution by June 8, 2017. The FEMA funds are available through June 16, 2021.

RECOMMENDATION:

The recommendation is to approve the St. Lucie County Local Mitigation Strategy Plan by Resolution.

ALTERNATIVES:

The alternative is to decline the adoption of the St. Lucie County Local Mitigation Strategy Plan.

RESPONSIBLE STAFF:

Frank J. Amandro, Deputy Chief

COORDINATED WITH:

Ron Parrish, Director of the St. Lucie County Department of Public Safety

---

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: 2017
Amount: 0.00
OTHER INFORMATION:

There is no fiscal impact by adopting the St. Lucie County Local Mitigation Strategy Plan.

Attachments

16-R49
Request to Adopt Plan
Local Mitigation Plan

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/01/2016 02:11 PM

Form Started By: Frank Amandro
Started On: 10/25/2016 09:25 AM
Final Approval Date: 11/01/2016

RESOLUTION NO. 16-R49

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ADOPTING THE **ST. LUCIE COUNTY LOCAL MITIGATION STRATEGY PLAN;** DIRECTING CITY CLERK TO PROVIDE A COPY TO ST. LUCIE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Disaster Mitigation Act of 2000 (DMA2K) requires that all communities, tribes and states have a Federal Emergency Management Agency (FEMA) approved hazard mitigation plan, consistent with the SMA2K requirements, to retain eligibility for FEMA hazard mitigation grant funding; and

WHEREAS, a Florida Department of Emergency Management (FDEM) approved hazard mitigation plan is required for the purpose of certifying compliance with the requirements of the National Flood Insurance Rate Program; and

WHEREAS, on May 16, 2016, FDEM found the St. Lucie County Local Mitigation Strategy Plan compliant with federal standards subject to formal adoption; and

WHEREAS, on June 7, 2016, St. Lucie County formally adopted the plan by Resolution 16-094.

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

SECTION 1. The City Commission hereby adopts the St. Lucie County Local Mitigation Strategy Plan as adopted by St. Lucie County on June 7, 2016.

SECTION 2. The City Clerk is hereby directed to provide a copy to St. Lucie County Department of Public Safety.

SECTION 3. This Resolution shall become effective upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 17th day of October, 2016.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

APPROVED AS TO FORM
AND CORRECTNESS:

_____
James M. Messer, Esq.
City Attorney

ST. LUCIE COUNTY
BOARD OF COUNTY
COMMISSIONERS

KIM JOHNSON
CHAIRMAN
DISTRICT 5

CHRIS DZADOVSKY
VICE-CHAIRMAN
DISTRICT 1

TOD MOWERY
DISTRICT 2

PAULA A. LEWIS
DISTRICT 3

FRANNIE HUTCHINSON
DISTRICT 4

HOWARD TIPTON
COUNTY ADMINISTRATOR

DAN MCINTYRE
COUNTY ATTORNEY

MAILING ADDRESS
15305 W. MIDWAY RD
FORT PIERCE, FL 34945

PHONE
(772) 462-8100

TDD
(772) 462-1428

FAX
(772) 462-8484

E-MAIL
DALYT@STLUCIECO.ORG

WEBSITE
WWW.STLUCIECO.GOV

August 9, 2016

Frank Amandro, Deputy Police Chief
Fort Pierce Police Department
920 South Federal Highway
Fort Pierce, Florida, 34950

Dear Chief Amandro;

This letter is to inform you, the Florida Division of Emergency Management approved the St. Lucie County Local Mitigation Strategy Plan on May 16, 2016. The St. Lucie Board of County Commissioners adopted the Plan by Resolution #16-094 on June 7, 2016. The Resolution was forwarded to Florida Division of Emergency Management on June 8, 2016. The City of Fort Pierce is now eligible for FEMA Mitigation Grants and disaster re-imbursement under the Stafford Act for one year.

The City Commission must adopt the Plan by Resolution, by June 8, 2017 to remain eligible for these FEMA funds which, are available through June 16, 2021. A copy of the Plan is available on the County's website, www.stlucieco.gov/eoc for the Commissioners to review. I have enclosed a CD with the completed and approved Plan, the approval letters from Florida Division of Emergency Management and FEMA, along with the St Lucie Board of County Commissioners approved Resolution of adoption.

I am available to the Board to answer any questions they may have and if you like, Public Safety Staff can attend the Board meeting.

Please forward the City's adopted Resolution to me, as soon as it is passed. I will forward it to the Florida Division of Emergency Management.

Should you need any further information, please contact me at (772)462-8100 or dalyt@stlucieco.org. Thank you for your continued commitment.

Respectfully,

Thomas E. Daly
LMS Coordinator

cc: Stefanie Myers, LMS Chair
Peter Buchwald, LMS Vice-Chair
Ron Parrish, Director of Public Safety

STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

RICK SCOTT
Governor

BRYAN W. KOON
Director

June 22, 2016

Mr. Tom Daly
LMS Chair, EM Director
St. Lucie County
15305 West Midway Road
Ft. Pierce, FL 34982

Re: Local Hazard Mitigation Plan Approval Notification

Dear Mr. Daly:

Congratulations! The enclosed letter constitutes the Federal Emergency Management Agency's (FEMA) formal approval of the St. Lucie County Local Mitigation Strategy (LMS) plan for the following participating jurisdictions:

St. Lucie, Unincorporated

The plan has been approved for a period of five (5) years and will expire again on June 21, 2021.

The mitigation planning unit would like to thank you for all of your hard work. It has been a pleasure working with you and we look forward to serving you in the future. If you have any questions regarding this matter, please contact Alexander Falcone at 850-921-9063 or Alexander.Falcone@em.myflorida.com.

Respectfully,

Kathleen Marshall for

Miles E. Anderson,
Bureau Chief, Mitigation
State Hazard Mitigation Officer

MEA/af

Attachments: FEMA Approval Letter for St. Lucie County

RECEIVED
JUN 28 2016
PUBLIC SAFETY

DIVISION HEADQUARTERS
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

Tel: 850-413-9969 • Fax: 850-488-1016
www.FloridaDisaster.org

STATE LOGISTICS RESPONSE CENTER
2702 Directors Row
Orlando, FL 32809-5631

RESOLUTION 16--094

A RESOLUTION ADOPTING THE ST. LUCIE COUNTY LOCAL MITIGATION STRATEGY PLAN

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

1. The Disaster Mitigation Act of 2000 (DMA2K) requires that all communities, tribes, and states have a Federal Emergency Management Agency (FEMA) approved hazard mitigation plan, consistent with the DMA2K requirements, to retain eligibility for FEMA hazard mitigation grant funding.

2. A Florida Department of Emergency Management (FDEM) approved hazard mitigation plan is required for the purpose of certifying compliance with the requirements of the National Flood Insurance Rate Program.

3. On June 7, 2016, FDEM found the St. Lucie County Local Mitigation Strategy Plan compliant with federal standards subject to formal adoption.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie County, Florida that this Board does hereby adopt the St. Lucie County Local Mitigation Strategy Plan.

Commissioner Kim Johnson, Chairman	AYE
Commissioner Chris Dzadovsky, Vice Chairman	AYE
Commissioner Tod Mowery	AYE
Commissioner Paula A. Lewis	AYE
Commissioner Frannie Hutchinson	AYE

PASSED AND DULY ADOPTED this 7th day of June, 2016.

ATTEST:

DEPUTY CLERK

CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY

BOARD OF COUNTY COMMISSIONERS ST. LUCIE COUNTY, FLORIDA

BY: CHAIRMAN

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

COUNTY ATTORNEY

U.S. Department of Homeland Security
FEMA Region IV
3003 Chamblee Tucker Road
Atlanta, GA 30341

FEMA

June 21, 2016

Mr. Miles Anderson
State Hazard Mitigation Officer
Division of Emergency Management
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Reference: St. Lucie County FL Local Mitigation Strategy Plan Update

Dear Mr. Anderson:

We are pleased to inform you that the St. Lucie County FL Local Mitigation Strategy Plan Update is in compliance with the Federal hazard mitigation planning requirements resulting from the Disaster Mitigation Act of 2000 as contained in 44 CFR 201.6. We have recently received from your office the following resolution for inclusion within this plan in accordance with Program Administration by States (PAS) requirements, and subsequently concur that this community be included under the approved St. Lucie County FL MJ LMS. The updated plan is approved for a period of five (5) years to June 21, 2021.

This plan approval extends to the following participating jurisdiction that provided a copy of its resolution adopting the St. Lucie County FL LMS Plan update:

- St. Lucie County, Unincorporated

The approved participating jurisdiction is hereby an eligible applicant through the State for the following mitigation grant programs administered by the Federal Emergency Management Agency (FEMA):

- Hazard Mitigation Grant Program (HMGP)
- Pre-Disaster Mitigation (PDM)
- Flood Mitigation Assistance (FMA)

National Flood Insurance Program (NFIP) participation is required for some programs.

We commend the participants in the St. Lucie County plan for the development of a solid, workable plan that will guide hazard mitigation activities over the coming years. Please note that all requests for funding will be evaluated individually according to the specific eligibility and other requirements of the particular program under which the application is submitted. For example, a specific mitigation activity or project identified in the plan may not meet the eligibility requirements for FEMA funding, and even eligible mitigation activities are not automatically approved for FEMA funding under any of the aforementioned programs.

RECEIVED
JUN 28 2016
PUBLIC SAFETY

We strongly encourage each Community to perform an annual review and assessment of the effectiveness of their hazard mitigation plan; however, a formal plan update is required at least every five (5) years. We also encourage each Community to conduct a plan update process within one (1) year of being included in a Presidential Disaster Declaration or of the adoption of major modifications to their local Comprehensive Land Use Plan or other plans that affect hazard mitigation or land use and development.

When the plan is amended or revised, it must be resubmitted through the State as a "plan update" and is subject to a formal review and approval process by our office. If the plan is not updated prior to the required five (5) year update, please ensure that the draft update is submitted at least six (6) months prior to expiration of this plan approval.

The State and the participants in the St. Lucie County plan should be commended for their close coordination and communications with our office in the review and subsequent approval of the plan.

If you or St. Lucie County have any questions or need any additional information please do not hesitate to contact Gabriela Vigo of the Hazard Mitigation Assistance Branch at (229) 225-4546 or Linda L. Byers of my staff at (770) 220-5498.

Sincerely,

Robert E. Lowe, Chief
Risk Analysis Branch
Mitigation Division

ST. LUCIE COUNTY
LOCAL MITIGATION STRATEGY

LMS

2016 FEMA APPROVED PLAN

And the

Town of St. Lucie Village

Updated: March 2016
In partnership with
St. Lucie County Department of Public Safety,
Division of Emergency Management
and the Treasure Coast Regional Planning Council

RECORD of CHANGES				
Date	Change Made By	Section	Page	Change
08/09/16	Tom Daly	Appendix F		Inserted 2016 St. Lucie BOCC Resolution

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UPDATES ACKNOWLEDGMENTS

Acknowledgements: Added references to information sources. Added full list of County municipalities. Added local government representative logos.

ACKNOWLEDGEMENTS

St. Lucie County Department of Public Safety, Division of Emergency Management engaged a number of community stakeholders and utilized a variety of data sources to conduct a comprehensive update to the St. Lucie County Unified Local Mitigation Strategy (LMS).

The LMS Steering Committee is comprised of organization representatives from four jurisdictions in St. Lucie County; St. Lucie County unincorporated; City of Port St. Lucie, City of Fort Pierce; and the Town of St. Lucie Village, the St. Lucie County School District, Florida Department of Health at St. Lucie County, Fort Pierce Utilities Authority, Fort Pierce Housing Authority, South Florida Water Management District, Fort Pierce Farms Water Control District, North St. Lucie Water Control District, Red Cross and Florida Forest Service. private firms and the public to develop strategies to prepare for disasters by means of mitigation and recovery activities.

In addition, information from the National Climatic Data Center; the National Oceanic and Atmospheric Administration (NOAA); National Weather Service; Hazus-MH; St. Lucie County's Information Technology Department, Building Department, and Engineering Department; Treasure Coast Regional Planning Council, the Local Emergency Planning Committee (LEPC); the Florida Forest Service, Florida Division of Emergency Management/Mitigation, and the Federal Emergency Management Agency (FEMA) to update this document with the "best available" climate and hazard vulnerability data.

UPDATES EXECUTIVE SUMMARY

- **Executive Summary:** updated and rewrote executive summary adding historical events and preliminary discussion on Steering Committee review and adoption process and stakeholder involvement.
- **Introduction:** Updated Table 1.0 - Planning Schedule; made grammatical and sentence structure revisions.
- **Overview:** Updated County population and added municipal population current numbers.
- **Historical Vulnerability:** Added language on events that led to the development of the LMS program; added discussion on Community Rating System (CRS), National Flood Insurance Program (NFIP) and the Flood Insurance Rate Map (FIRM); revisions to most recent natural disasters section.
- **Initial Hazards Identification:** added language on documents reviewed for LMS hazards update; added additional paragraphs to expand discussion on man-made, technological and societal hazards.
- **Initiating Action:** Added previous LMS adoption resolutions document numbers for dates 2005 and 2010.
- **Process/Findings/Plan Update:** expanded discussion in Process section, expanded Transportation section; revised sentence structure and formatting throughout sections.

EXECUTIVE SUMMARY

In 1992, Hurricane Andrew made landfall in South Florida causing an estimated $27 billion in damages structurally, but cost the area even more economically and environmentally due to extended time to recover. 1997 was one of the driest years on record in Flagler County, and wildland fires caused evacuations, damage and more expense in the recovery phase. Osceola and Volusia counties experienced devastating tornadoes in the spring of 1997 destroying homes and killing several people in those communities. In 1999, the City of Port St. Lucie lost 50 homes consumed by wildland fires in urban interface. The 2004 hurricane season was record-setting and brought Floridians four hurricanes (Charley, Frances, Ivan and Jeanne) in just 44 days and causing over $5 billion in property damage across the State. Natural hazards are not the only type of hazards that create disaster situations. The terrorist attacks of September 11, 2001 in New York City and Washington D.C changed disaster management forever forcing a more focused effort on mitigating and responding to technological hazards. Throughout the State, technological disasters occur daily - truck rollovers, communication failures, toxic and hazardous materials spills, wellfield and saltwater intrusion contamination.

These types of events, as well as other historic disasters, led the Florida Division of Emergency Management (FDEM) to create the LMS Program which is now carried on throughout FDEM. The goal of the LMS program is to encourage public and private sector entities to take actions that permanently reduce or eliminate long-term risk to population and property from various hazards faced by St. Lucie County communities creating a more resilient community in the wake of disasters. Pre-and post-disaster mitigation activities under a Unified LMS benefits the public and private sectors in the several ways and it is the intent of this Unified LMS to ensure planning and projects:

- reduce future vulnerability to disasters; and
- reduce time and costs of recovery from events when they occur; and
- minimize disruption to the local economy facilitating faster community recovery; and
- facilitate recovery and receipt of post-disaster funding; and
- Educate and inform the public about hazards and steps they can take to mitigate potential damage from disasters.

This is a multi-jurisdictional all hazards mitigation plan with a strategy identified by way of a Prioritized Project List (PPL), hazards and vulnerabilities risk assessment and outreach and education for the public. The planning effort has been conducted through coordinated, cooperative efforts of the local governments within St. Lucie County.

A draft will be presented to the LMS Steering Committee and made available for public review and comment. Once all Steering Committee and public comments and concerns have been addressed, the LMS will be submitted to the FDEM for review and approval. FDEM comments and edits will be incorporated. A public presentation will be held once the final draft Plan has been approved by the Steering Committee and FDEM. The public will have the opportunity to review the draft LMS Plan by hard copy and via the County website. One (1) hard copy of the plan will be placed at the County Administration building, one (1) copy at each County library (six (6) libraries), and one (1) hard copy to the City of Port St. Lucie City Hall, City of Fort Pierce City Hall and Town of St. Lucie Village City Hall. In addition, the County website will post the draft plan for two (2) weeks and accept electronic comments.

This comprehensive update will be submitted to the FDEM, who has the authority to approve the document on behalf of the FEMA. Review is conducted using the FDEM Mitigation Unit's Local Mitigation Plan Review Guide and Crosswalk, created by FDEM in March 2013 and updated in 2015. Once notified that this draft adequately addresses all requirements of the 44 CFR §201.6 (Local Mitigation Plans), the final Plan will be submitted to the participating jurisdictions' governing bodies for formal approval and adoption. Consistent with the normal practices of the participating jurisdictions, the public will have an opportunity to provide input and comments for each jurisdiction's adoption of the plan during their respective public meeting that addresses adoption in accordance with federal practice, the participating local jurisdictions have one year from the date of State approval of the plan to complete formal adoption. Resolutions of adoption are located in Appendix F.

This Plan is a dynamic document and is updated annually to ensure changing conditions are addressed for demographics, hazard characteristics, vulnerability and probability of impact or occurrences in participating jurisdictions. Disaster occurrences affecting the County will be documented. This updating process and future editions of the LMS will also be used to inform and involve the public, and other interested groups in efforts to elicit participation in making the community more resilient to the impacts of future disasters.

INTRODUCTION

St. Lucie County, the municipalities within it, districts, and public and private entities have engaged in mitigation planning since 1998 to make the population, neighborhoods, businesses and institutions of the community more resistant to the impacts of future disasters. The Steering Committee and LMS Coordinator have conducted a comprehensive and detailed evaluation of hazards and vulnerabilities that may impact the community. This is an all hazards approach from natural events to technological and societal hazards in order to identify ways to make the communities of the planning area more resilient to their impacts. This document reports the results of that planning process for the current planning period as indicated in the below table:

Table 1.0 – Planning Schedule

Start of Planning	Anticipated Completion	Date Plan Released
2/15/2016	6/1/2016	12/9/2016
7/1/2016	1/1/2017	Upon FDEM/FEMA approval

OVERVIEW

St. Lucie County is one of Florida's 67 counties. It is located on Florida's east coast in south central Florida and is bordered by 21 miles of Atlantic coastline with two inhabited barrier islands. St. Lucie County's (unincorporated) population in 2015 was estimated at 287,749, an increase of 5% from 277,789 in 2010.[1] Population is estimated to increase to 323,184 in 2020.[2] Respectively, the Bureau of Economic Business and Regulation reported 2015 population estimates for the City of Fort Pierce as 42,119 persons (2010; 41,590), the City of Port St. Lucie as 174,132 persons (2010; 164,603), and the Town of St. Lucie Village at 597 persons (2010; 590). Relatively small increases in population however, these are educated estimates and the 2020 US Census will shed light on more concrete populations for the County.

St. Lucie County has one ocean access inlet, Fort Pierce Inlet. The Inlet is a manmade federal inlet that is St. Lucie County's only point of access to the Atlantic Ocean--it separates the barrier islands of North and South Hutchinson Island. The inlet connects the Atlantic Ocean to the Indian River Lagoon, the St. Lucie River and tributaries (North Fork and South Fork).

HISTORICAL VULNERABILITY

In 2004, St. Lucie County was impacted by three hurricanes, Frances, Jeanne and Ivan. Personal property damage in the County from those storms was estimated at $1 Billion with $2.13 Million damage estimated to crop production. Since 2005, the County has experienced several natural disaster events including flooding, wildland fires, hurricanes, tropical storms, and drought, this list is bulleted below this discussion. St. Lucie County has experienced many man-made hazardous events such as major transportation accidents and hazardous materials spills, fixed facility and transportation related; cyber-attacks such as hacking and theft of private information.

[1] US Census Bureau, Quick Facts; July 1, 2014 estimate and Population Census April 1, 2010; 2020 Population Estimate.
[2] Bureau of Economic Business Regulation (BEBR), 2016

These types of events as well as other historic disasters led the FDEM to create the Hazard Mitigation Program and the LMS Program. The goal of the program is to encourage public and private sector entities to take actions that permanently reduce or eliminate the long-term risk to people and property from the different types of hazards faced by Florida residents.

Most recent natural disasters:

- Hurricane Sandy (non-declared) October 29, 2012 to October 30, 2012.
- Florida Tropical Storm Isaac (DR-4084), Incident Period: August 27, 2012 to August 29, 2012, FEMA Id: DR-4084, Major Disaster Declared: October 18, 2012.
- Florida Tropical Storm Fay, Incident Period: August 18, 2008 to September 12, 2008, Emergency Declared (EM-3288): August 21, 2008, FEMA Id: FEMA-EM-3288, Major Disaster (Presidential) Declared (DR-1785): August 24, 2008.
- Florida Hurricane Wilma, October 23, 2005 to November 18, 2005, Major Disaster (Presidential) Declared (DR-1609): October 24, 2005, FEMA Id: FEMA-DR 1609.
- Florida Hurricane Katrina Evacuation, August 29, 2005 to October 1, 2005, Emergency Declared (EM-3220): September 5, 2005, FEMA Id: FEMA-EM-3220.
- Florida Hurricane Jeanne, Incident Period: September 24, 2004 to November 17, 2004, Major Disaster (Presidential) Declared (DR-1561): September 26, 2004, FEMA Id: FEMA-DR-1561.
- Florida Hurricane Ivan, Incident Period: September 13, 2004 to November 17, 2004, Major Disaster (Presidential) Declared (DR-1551): September 16, 2004, FEMA Id: FEMA-DR-1551.
- Florida Hurricane Frances, September 3, 2004 to October 8, 2004, Major Disaster (Presidential) Declared (DR-1545): September 4, 2004, FEMA Id: The Department Of Public Safety -DR-1545.

Development and maintenance of this Unified LMS provides governments and non-government organizations the means to minimize impacts from future disasters, reduce recovery time lessening impacts on local economies, thereby expediting reimbursements and mitigation funding opportunities. The LMS prepares the community through preplanning and mitigation techniques, but also supports the community through outreach and education encouraging populations to conduct mitigation at the local residential level. The CRS is a program that relies on an up to date LMS. This program utilizes the NFIP and FIRM to allow residents to identify their particular location within any flood zone, but also allows for significant price reductions in the purchase of federal flood insurance.

INITIAL HAZARDS IDENTIFICATION

St. Lucie County is vulnerable to a wide range of natural and man-made hazards that threaten life and property. The US Department of Homeland Security (DHS), FEMA current regulations and guidance under the Disaster Mitigation Act of 2000 (DMA2K) require, at a minimum, an evaluation of a full range of natural hazards that include Hurricanes (wind and storm surge), floods, tornados, wildland Fire, drought, sink holes, seismic activity, and agricultural disease and pest, etc. An evaluation of technological or human-caused hazards. The initial identification of hazards for inclusion in the risk assessment was based on earlier versions of the St. Lucie County LMS, as well as a review of the State of Florida Hazard Mitigation Plan and FEMA mitigation planning guidelines and hazards identified by the LMS Steering Committee that the County is considered to be vulnerable.

This comprehensive update includes review of the State Mitigation Plan Hazards and data compiled from historical events, the National Weather Service, NOAA and FDEM.

St. Lucie County and County municipalities use an all hazards approach to mitigate disaster impacts as a measure to maintain critical services for communities. The geographic location of the County exposes populations and property to many types of natural disasters at a higher rate of occurrence than most. Hurricanes, wind and flood events, tropical storms, and tornados are the more destructive events; however, drought, agricultural disease and pests, and high heat temperatures are also destructive and can last for prolonged periods.

Man-made or technological hazards are described in depth in Section 4 of this Plan and include transportation related and cyber-attacks. Technological hazards have come to the forefront of emergency management with Cyberterrorism. Hackers have infiltrated and caused malfunctions with technology that controls major power manufacturers and can cause power outages, and loss of critical services, transportation accidents, communication failures, chemical releases, and well field contamination affecting first responders and community populations. Vulnerabilities include water and wastewater treatment facilities, railway commerce and passenger transport, Florida Power and Light's St. Lucie Nuclear Power Plant, and port activities.

St. Lucie County is a primary transportation corridor to and from central and north Florida. Interstate 95 leads north to the Kennedy Space Center, Daytona National Speedway and major sporting events and the Florida Turnpike leads travelers to central Florida to Disney World, Sea World, Epcot Center, and other attractions. State Roads 60 and 70 lead west to Busch Gardens, Tampa and St. Petersburg. South on the Turnpike and I-95 moving south leads to Palm Beach, Fort Lauderdale, Miami, common destinations for major sporting events, Spring Break, seasonal residential snowbirds, cruise ship, airline and port commerce and tourism activities. These significant roadways are critical for evacuations, commerce and populations travel. Several accidents have closed these roadways for long periods. In addition, there are several significant intersections in the County that if blocked or damaged can cause major congestion and safety issues.

The County is also susceptible to societal hazards such as terrorism, civil disturbance and immigration crises. Since the events of September 11th human societal hazards have become more widespread. Counter-terrorism planning assumptions consider smaller more rural counties can be used as "sleeper counties" referring to terrorism cells that plan, live and practice in smaller counties and travel to the intended target.

Though St. Lucie is not an obvious primary target for international terrorism, the County has several public events, a working Port and several soft targets that "home grown" domestic terrorist activities could be opportunities for attack.

Terrorism preparedness is a priority nationwide and St. Lucie County utilizes planning, exercises and training for first responders.

Each of the initially identified hazards was studied for their potential impact on St. Lucie County as well as in terms of the availability of hazard mitigation strategies to reduce that impact. Best available data on historical occurrences, the geographical location and extent as well as the probability of future occurrences have been collected and reviewed as part of the hazard identification process. The hazards St. Lucie County and municipal communities are at risk for exposure are described and fully analyzed in Section 4: Hazard Identification, Vulnerability and Risk.

INITIATING ACTION

In 1998, St. Lucie County, along with all the municipalities, the local business community, and non-profit organizations such as the Red Cross, joined together to develop a countywide Unified LMS. The St. Lucie County LMS Steering Committee, the policy body for this program, and the St. Lucie County Emergency Management Coordinator has had the responsibility for developing the LMS. This group focused on achieving two key results:

- creation of a long-term LMS planning process; and
- development of the LMS document itself along with a list of prioritized mitigation projects.

In the year 2000, FEMA's recognition of growing costs of response to and recovery from disasters materialized in the Disaster Mitigation Act of 2000 (DMA2K). DMA2K created a new Pre-Disaster Mitigation (PDM) Program aimed at reducing the cost of disasters as well as risk through comprehensive planning before disasters occur. St. Lucie County updated this LMS plan compliant with the requirements of DMA2K and on February 22, 2005 by Resolution #05-R53, and the plan was formally adopted by resolution of the St. Lucie County Board of County Commissioners. In accordance with the FEMA regulations, all hazard mitigation plans must be reviewed and updated and resubmitted to FEMA for approval every five (5) years. Updates were performed and found to be compliant with the FEMA/FDEM requirements and the plan was formally adopted by resolution of the St. Lucie County Board of County Commissioners on November 23, 2010 by Resolution #10-299. In 2016 the Plan was reviewed and comprehensively updated with intentions of submission for review and approval by the FDEM Office of Mitigation.

THE PROCESS

The process by which the LMS was completed involved:

- describing current community conditions;
- identifying potential hazards;
- assessing community vulnerability to those specific hazards;
- proposing initiatives to reduce these vulnerabilities;
- developing evaluation criteria to rank mitigation projects regardless of jurisdiction; and
- establishing updating procedures for the Plan and the PPL that are needed to promote long-term viability for the LMS Program.

FINDINGS

Key findings pertinent to St. Lucie County include the following:

- Flooding and hurricanes occur the most frequently; place the most people at risk, and produce the greatest amount of damage of all the natural hazards faced by the County.

- Wildland fires occur more frequently than flooding and hurricanes, but historically have had a lower impact on the community. Exposure to the impacts of wildland fire continues to increase as urban interface areas are developed next to wildland areas.
- Agriculture is an important component of the local economy; therefore, drought and agricultural pests and diseases can be as damaging to the agricultural community as beach erosion and flooding are to the coastal and intra-coastal communities.
- While a major focus of mitigation is retrofitting, the most effective time to mitigate is before development orders are approved. Adding hazard mitigation requirements may add to the cost of development, but this cost is relatively small. Following a disaster, the cost of recovery and redevelopment can be enormous. Recovery cost tends to become public costs that local governments must assume.
- While all jurisdictions in St. Lucie County are in NFIP, all participate in the CRS Program or the Flood Mitigation Assistance (FMA) Program to the maximum extent possible. Having a strong CRS Program reduces the cost of flood insurance premiums to St. Lucie County residents, and the FMA Program is a major source of funding to assist in retrofitting flooding problems.
- Properties on the barrier islands are susceptible to both flooding and wind-related storm damage. There are a number of important public facilities in those areas. By hardening these facilities, the chance of their being impacted by storm events can be significantly reduced.
- Transportation commercial and private on Interstate 95 and the Florida Turnpike has continually increased in volume, the probability of truck rollovers spilling of toxic contaminants and/or hazardous materials also continues to increase. The St. Lucie County Fire District hazardous materials teams have increased response training activities in efforts to become proactive in planning for releases.
- Florida East Coast Railway (FEC) and CSX Railroad traverse several densely populated areas of coastal urban population and development, putting an ever-increasing number of people at risk from train derailment and potentially significant toxic and hazardous material spills. The addition of passenger rail will present additional planning concerns for derailments.

PRIORITIZED PROJECT LIST (PPL)

The County, municipalities, and districts have already implemented numerous mitigation projects, such as:

- installation of storm shutters on public buildings; and
- retrofitted storm-water drainage systems; and
- raised finished floor elevation to 18 inches above base flood elevation; and
- distribution of informative publications on hurricanes to local residents; and
- installation of emergency generators at key critical facilities.

The objective of developing a unified, countywide PPL for mitigation projects is to allow City and County governments to better focus mitigation efforts and resources while maintaining a historical database. The existence of this list will speed local receipt of federal disaster mitigation funds after a disaster, and will place St. Lucie County in a more competitive position when competing for other, non-disaster-related mitigation grant funds.

To develop the PPL, each local government was invited to submit a list of mitigation projects for inclusion in the unified, countywide list. A project prioritization methodology was developed by the Steering Committee as a means of scoring each project, to develop a ranked list of projects. Projects are ranked according to the stakeholders' priorities. Should funding become available during the year, the Committee will review top projects to determine what projects should be submitted for funding. The St. Lucie County LMS Steering Committee last updated the PPL March 2016.

The development of this PPL is not a one-time process. To be effective, this list must be dynamic, a living document designed to track project status; completed and deleted projects as well as phased projects and will be revised as progress is made on projects and new hazards or increased vulnerabilities are identified. The PPL process will be updated and implemented as far as possible on an ongoing quarterly basis. The current PPL is located in Appendix E.

UPDATE PROCESS

Like all local comprehensive planning efforts, the LMS Plan and strategies, as well as the PPL is required to be reviewed and updated annually to ensure that it adequately addresses various types of hazards facing the community. An LMS updating process was prepared and adopted by the Steering Committee. The St. Lucie County LMS shall be updated comprehensively every 5 years in compliance with the State of Florida Division of Emergency Management and FEMA requirements. Sections of the LMS Plan shall be updated annually and noted prior to the beginning of each section with applicable updates.

SECTION 1.0
PURPOSE AND OVERVIEW

UPDATES MADE TO SECTION 1.0

- Section 1.1: Enhanced discussions of Purpose and Overview; update of composition discussion; Inclusion of Table 1.1. Status of Jurisdictions in St. Lucie County LMS; updated Benefits discussion.
- Section 1.2: enhanced and added more complete description of Planning Process, development of Quick Reference section and updated Planning Process Diagram. Replaced prior responsible agency, St. Lucie County Community Development Department (CDD) with current responsible agency, St. Lucie County Department of Public Safety/Division of Emergency of Emergency Management. Revised Steering Committee organizations list.
- Section 1.3.1: Added full description of Steering Committee.
- Subsection 1.3.1.2: Composition of Steering Committee; updated with references to LMS representation and Appendix D Stakeholder Participation, added list of Stakeholders
- Subsection 1.3.1.4: Voting process for approval on projects was updated, LMS Coordinator role added.
- Section 1.3.3: Updated process of identification of Stakeholder Groups.
- Subsection 1.3.3.1: Updated Stakeholder Roles and added LMS Coordinator duties.
- Section 1.3.6: Updated documentation responsibilities for LMS Coordinator.
- Corrected grammar and sentence structure for entire section.

1.0 PURPOSE AND OVERVIEW

1.1 PURPOSE

The purpose of the St. Lucie County LMS is to develop a unified approach in the development of strategies amongst County, State and municipal governments for mitigation activities and to define identified hazards and vulnerabilities in one location to promote local government and community planning to mitigate and recover from disaster impacts in St. Lucie County effectively and as efficiently as possible. This strategy will serve as a tool to direct the County and municipal, and other government entities in their ongoing efforts to reduce their vulnerabilities to impacts produced by both natural, technological, and societal hazards to which southeast Florida is exposed. This strategy also establishes priority for currently proposed mitigation projects and maintaining eligibility for funding as may be made available for disaster mitigation activities and other federal disaster assistance.

In the year 2000, the Federal Emergency Management Agency's (FEMA’s) recognition of growing costs of response and recovery from disasters materialized in the Disaster Mitigation Act of 2000 (DMA2K). DMA2K created a new Pre-Disaster Mitigation (PDM) program aimed at reducing the cost of disasters as well as risk through comprehensive planning before disasters occur.

DMA2K requires that all communities, tribes, and states have a FEMA approved hazard mitigation plan consistent with the DMA2K requirements in place to retain eligibility for Pre-Disaster Mitigation (PDM) project funds and post-disaster Hazard Mitigation Grant Program funds. These grant programs are discussed more thoroughly in Section 3 of this plan.

Florida is susceptible to a number of hazards including flooding, hurricanes, tornados, wildland fire, and severe thunderstorms – these being an abbreviated list, Florida is one of the most hazard prone states in the nation. In Florida, the goals of the new PDM program are being achieved through the Local Mitigation Strategy (LMS) process. The LMS is a pre-disaster mitigation planning initiative of the Florida Division of Emergency Management (FDEM), and is intended to reduce disruption effects of natural disasters on the economic and social fabric of the community. As part of FEMA's National Mitigation Framework, pre-disaster mitigation is defined as "sustained action that reduces or eliminates long-term risk to people and property from hazards and their effects". This definition generally distinguishes between actions that have long-term and sustainable effects from those that are more closely associated with preparedness for, immediate response to, and short-term recovery from a specific hazard event. The intent of the LMS is to focus on practices that have cumulative benefits over time and ensure that fewer of the state's citizens and communities are victims of disasters. One of the most important elements is the idea that the resulting mitigation practices are instituted prior to the disaster occurring.

Mitigation practices can be applied to strengthen homes so that people and their belongings are better protected from hurricanes, tropical storms, and inland floods promoting faster return to normalcy after a disaster. Pre-disaster mitigation planning is used to identify and protect at-risk critical facilities such as hospitals, fire and police stations, water and wastewater treatment facilities, and other essential services facilities increasing operational recovery in the wake of a disaster. Mitigation planning allows communities to consider current and future land use and vulnerabilities of developed and undeveloped land as well as the risk to people and property with existing developments. The ultimate goal is consideration of potential damage to property in vulnerable areas and implementation of actions to reduce impacts thereby eliminating disruptions that disaster occurrences create in communities. The St. Lucie County LMS Hazard Mitigation program has been funded by FDEM with FEMA funds for development of comprehensive mitigation planning. The ultimate objectives of the LMS process are as follows:

- Improve the total communities' resistance to damage from known natural, technological, and societal hazards;
- Place St. Lucie County in a position to compete more effectively for pre-and post-disaster mitigation grant funds;
- Reduce the cost of disasters at all levels; and
- Speed community recovery from disasters.

This LMS is intended to represent the following jurisdictions. A more detailed list of stakeholders and organizational representation is listed in Section 1; 1.3.1.2 - Composition and Appendix D. **Table 1.1** shows status of LMS participation by jurisdiction. Participation is defined by jurisdictional adoption (Resolutions in Appendix F), and Steering Committee membership:

- St. Lucie County
- City of Port St. Lucie
- City of Fort Pierce
- Town of St. Lucie Village

Table 1.1: Status of Jurisdictions in St. Lucie County LMS

Jurisdiction	Status
St. Lucie County	Adoption 2005, 2010, 2016
City of Port St. Lucie	Adoption 2005, 2010
City of Fort Pierce	Adoption 2005, 2010
Town of St. Lucie Village	Adoption 2010

Source: St. Lucie County Grants / Disaster Recovery, 2005, 2010 and St. Lucie County Department of Public Safety 2016

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This plan will be distributed to the jurisdictions within the County for consideration of adoption. Jurisdictions have one (1) year to adopt the LMS, as this occurs, copies of the adopted resolutions will be entered into Appendix F.

Adoption of this strategy will provide the following benefits to both County and municipal governmental entities:

- Compliance with Florida Administrative Code (F.A.C.), Administrative Rules 9G-6 and 9G-7, requirements for the local Comprehensive Emergency Management Plans (CEMP) to identify problem areas and planning deficiencies relative to severe and repetitive weather hazards, and to identify pre- and post-disaster strategies for correcting and/or managing problems;
- Compliance with - FEMA's DMA2K and all updated planning guidance thus, sustaining eligibility for pre- and post-disaster State and federal funding programs such as the Pre-Disaster Mitigation (PDM) grant and the Hazard Mitigation Grant Program (HMGP);
- Credit from the National Flood Insurance Program's Community Rating System (CRS) Program for developing a Floodplain Management Program, which will help further reduce flood insurance premium rates for property owners;
- Access to FEMA's Flood Mitigation Assistance (FMA) Grant Program, which provides funding for pre-disaster mitigation projects and activities;
- Identification and prioritization of projects for funding under the State of Florida's Residential Construction Mitigation Program (RCMP) to help reduce losses under from properties subject to repetitive flooding damages; and
- Eligibility for local government public safety offices to receive funding from the Emergency Management Preparedness and Assistance (EMPA) Grant Program.

1.2 PLANNING PROCESS

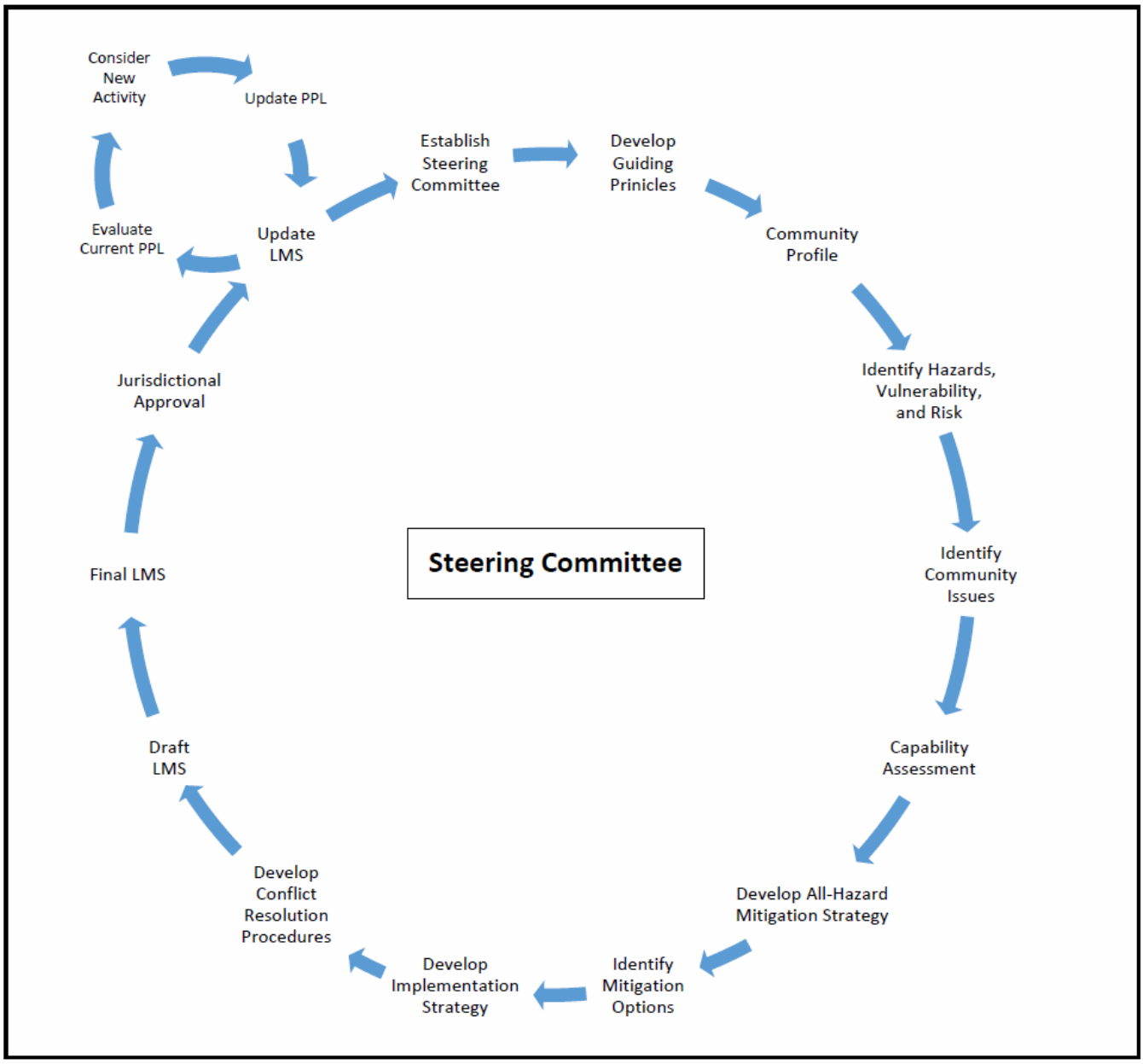
The original St. Lucie County LMS was developed, approved and adopted in 1998 developed through stakeholder group engagement and community participation. The 2004 comprehensive update also utilized the stakeholders groups to build on Hazards and Vulnerability sections of the Plan and was approved and adopted. The 2010 update was completed and distributed for public comment to jurisdictional city halls, then reviewed and approved by the St. Lucie County LMS Steering Committee. The St. Lucie County Department of Public Safety, Division of Emergency Management, completed the comprehensive update of this LMS in partnership with the Treasure Coast Regional Planning Council, Emergency Management staff. The updated draft plan will be distributed to jurisdictional city halls, libraries and County Administration offices to ensure access for a public review and comment period.

It has been distributed to the St. Lucie County LMS Steering Committee for review, comment and approval.

In an effort to better define the planning process used to develop the St. Lucie County LMS, Section 6 of this document outlines the steps taken to update this plan. The following process description and diagram have been developed as a quick reference (Figure 1.1).

- The LMS Coordinator convened members of the LMS Steering Committee to oversee the LMS update process and update the PPL; and
- The St. Lucie County Division of Emergency Management conducted an educational outreach workshop for individuals, jurisdictions, community organizations, and other interested stakeholders to become involved in the LMS update process;
- The Steering Committee reviewed the PPL and updated the status of all projects. Created a historical "completed and deleted" list separate from the active 2016 PPL;
- Treasure Coast Regional Planning Council Emergency Management program director (TCRPC staff) addressed the Steering Committee to iterate the update process for the LMS plan. Currently updating **Section 2.0**, **Community Profile** describing the County in terms of geography, population, infrastructure, economic resources, environmental resources, historic and cultural resources, critical facilities, and property and development trends;
- TCRPC staff reviewed and evaluated **Section 3.0**, **Institutional Analysis,** the existing legal, regulatory, and response framework for hazard mitigation;
- The following documents were reviewed as the comprehensive updated is conducted:
  - St. Lucie County 2030 Comprehensive (Growth Management) Plan (Future Land Use, Transportation, Infrastructure, Conservation, Coastal Management, Intergovernmental Coordination, Housing, Historical and Cultural, and Capital Improvements);
  - Fort Pierce Comprehensive Growth Management Plan (Coastal Management, Conservation, Capital Improvements, Future Land Use, Housing, Infrastructure, Intergovernmental Coordination, Port, and Recreation and Open Space);
  - Port St. Lucie Comprehensive Plan (Coastal Management, Conservation, Capital Improvements, Future Land Use, Housing, Infrastructure, Intergovernmental Coordination, Port, and Recreation and Open Space);
  - St. Lucie County Land Development Code;
  - St. Lucie County CEMP;
  - St. Lucie County CRS current jurisdictional ratings;
  - St. Lucie County Continuity of Operations Plan (COOP);
  - 2010 LMS Prioritized Project List;
  - Review of the following appendices:
    - Acronyms and Definitions (Appendix A);
    - Critical Facilities and Hazards List (Appendix B);
    - Forms (Appendix C);
    - Stakeholder Participation (Appendix D);
    - Prioritized Project List (PPL) (Appendix E); Added this Appendix
    - Adoption Resolutions (Appendix F) ; and
    - References (Appendix G); Added this Appendix

Figure 1.1 – Local Mitigation Strategy (LMS) Planning Process



1.3 PUBLIC PARTICIPATION PROCESS

St. Lucie County seeks to involve a diverse group of individuals and organizations in planning mitigation activities within the County for natural, technological, and societal hazards. This LMS intends to maintain a broad decision-making body (Steering Committee) to develop mitigation projects and update the Plan continuously. The St. Lucie County LMS employs multiple methods of involving the jurisdictions, organizations, businesses, and citizens of St. Lucie County to ensure that full participation in the decision making process. The Steering Committee strongly encourages public participation in the review and comment periods when updates to the Plan are released, but also by invitation to Steering Committee quarterly meetings. The LMS Coordinator will also aid in education and outreach to the public by information dissemination through the County calendar and website that will house the LMS and an electronic form for submission of public comment which will be monitored by the LMS Coordinator and all comments received will be delivered to the Steering Committee. The Committee seeks to enhance and expand opportunities for public involvement. The graphic below illustrates how the Committee will expand participation. The Committee envisions a three-tiered participation process. Descriptions of each level of participation are discussed below.

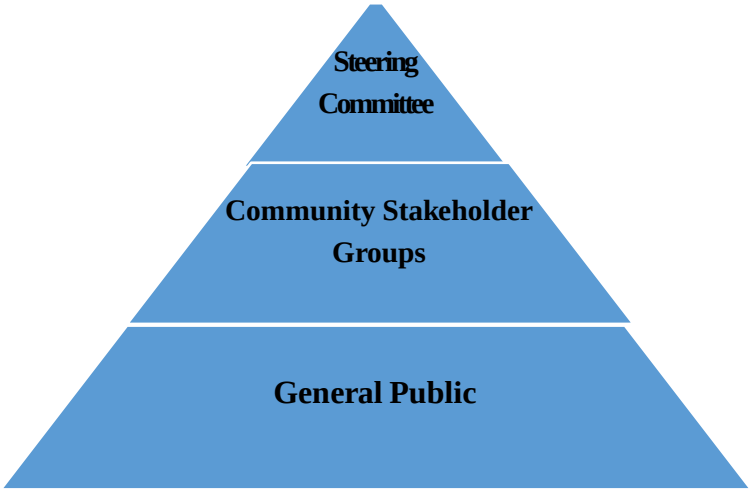
1.3.1 Steering Committee

A representative Steering Committee oversees the St. Lucie County LMS process. The Committee is comprised of County, State, municipal agencies and/or department heads or their designee. An alternate for each primary member is encouraged to be appointed so that any item requiring a vote, there is assurance the jurisdiction is represented.

1.3.1.1 Role of Committee

The Committee serves as the policy development body for the LMS program. The role of the Committee is to advise and assist in the formulation, implementation, administration, and refinement of the Unified St. Lucie County LMS which includes the Plan and the PPL. The Committee shall represent the diverse interests found in St. Lucie County.

Figure 1.2 – LMS Participation Groups



1.3.1.2 Composition

Individuals serving on the LMS Steering Committee shall represent the following broad stakeholder groups. The Committee is broad to more equitably represent the stakeholder groups present in St. Lucie County. Occasionally a seat will become vacant. In this case the LMS Coordinator shall coordinate with the organization to invite representation. Appendix D – Stakeholder Participation includes the list of current Steering Committee members and Stakeholder Groups.

- City of Fort Pierce
- City of Port St. Lucie
- City of Port St. Lucie Utilities Systems
- Fort Pierce Farms Water Control District
- Fort Pierce Utilities Authority
- Fort Pierce Housing Authority
- Florida Department of Health at St. Lucie County
- Florida Power and Light (FP&L)
- Florida Forest Service
- Indian River State College
- North St. Lucie County Water Control District
- Red Cross
- SAFER, St. Lucie County
- South Florida Water Management District
- St. Lucie County
    - Chamber of Commerce
    - Council on Aging
    - Agricultural/Environmental Extension Service
    - Fire District
    - Public Safety
    - School District
    - Sheriff's Office
    - Transportation Planning Organization (TPO)
    - Utilities
- St. Lucie West Services District
- Town of St. Lucie Village
- Treasure Coast Regional Planning Council
- Any organization that represents the citizens of St. Lucie County

One representative and one alternate will represent the stakeholder groups above. The representative membership will be re-affirmed annually during a designated Steering Committee meeting through a self- selection/voluntary basis. The annual re-affirmation of the membership will be submitted to the FDEM with the January annual LMS report.

1.3.1.3 Steering Committee Responsibilities

The Steering Committee shall have the following responsibilities:

- designation of a Chairperson and Vice-Chairperson;
- ongoing review of the plan to ensure that it always meets the goals and ensures mitigation actions meet the overall strategy
- coordinate all mitigation activities within the County;
- submit new projects and update status of current projects; and
- prioritize local mitigation projects; and
- submit annual LMS updates to the FDEM by the last working weekday of each January. Updates shall utilize the FDEM Crosswalk to ensure at a minimum:
    - Changes to the hazards assessment;
    - Changes to the PPL;
    - Changes to critical facilities;
    - Changes to the repetitive loss list; and revisions to any maps.

The Committee, as noted above will review and provide comments on all draft sections of the LMS. A formal voting process will take place for approval of draft and final sections of the LMS as well as the PPL.

1.3.1.4 Voting

The voting and approval process for the Steering Committee shall be as follows:

Each organization represented on the Steering Committee and listed in Section 1.3.1.2 shall receive one vote. A simple majority rules procedure shall be followed when a vote is required. If an organization's representative is not able to attend a meeting, another representative of the organization can assume the voting responsibilities of the designated representative. One representative and one alternate from a stakeholder agency, department or group may serve on the LMS Steering Committee. One Committee Chair and one Vice- Chair are selected by the Committee. The LMS Coordinator will organize Committee meetings and will prepare annual progress reports to the elected bodies of the participating jurisdictions. The Chair and the Vice-Chair will not have regular voting authority, but will have tie-breaking voting authority when such occasions arise

1.3.1.5 Participation Requirement

Participating municipalities, agencies, and districts Steering Committee members are required to attend Steering Committee meetings, provide input and technical information to the planning process (if available), and disseminate information to others within the represented sector.

1.3.2 Subcommittees

The Steering Committee Chair is authorized to establish ad-hoc subcommittees as needed to further the goals and objectives of the LMS. These subcommittees can be formed to address special issues and can be disbanded once an issue has been properly addressed. Subcommittee members need not be Steering Committee members, but may be any individual able to provide special expertise and knowledge about specific concerns addressed in the LMS.

Community Stakeholder Groups

Community stakeholder groups are any community group or organization with an interest in reducing the risks posed by natural hazards in St. Lucie County. The LMS Steering Committee, by reviewing 17 Emergency Support Functions and identifying agencies associated with each function, identified key community stakeholder groups and invited each to attend LMS Steering Committee meetings. The LMS Coordinator also made a presentation regarding the LMS to the Property Homeowners Association Committee, a committee comprised of the directors of homeowner associations throughout the County. An invitation to attend LMS Steering Committee meetings was extended at the Homeowners Association Committee meeting. In an effort to develop a mitigation planning process that is community based and focused on creating disaster-resistant communities in St. Lucie County, community stakeholder groups are invited to participate. All meetings of the LMS Steering Committee are publically noticed.

Community stakeholder groups are any community group or organization with an interest in reducing the risks posed by natural hazards in St. Lucie County.

1.3.2.1 Role of Community Stakeholder Groups

In an effort to develop a mitigation planning process that is community based and focused on creating disaster resistant and more resilient communities in St. Lucie County, community stakeholder groups are invited to participate. Stakeholders provide the process with valuable information about past, present, and future conditions within the community. Stakeholders are asked to participate in an effort to capture input that is representative of the diverse needs of citizens, businesses, and organizations in St. Lucie County. Stakeholders are invited to participate in the LMS process via notices and correspondence, The LMS Coordinator will develop notifications by way of press releases to all media outlets, place on county web site and through social media, to the membership, Notice on the St. Lucie County website calendar, and invitations to Steering Committee membership and Stakeholder groups via email and occasionally hard copy letters to attend quarterly and/or specially called meetings.

1.3.3.2 Composition

Participating stakeholder groups involved in the LMS process include historic museums, disaster services, faith based organizations, and local hospitals. A complete list of participating community stakeholder groups and their participation can be found in Appendix D. The sector representatives are described in Section 1.3.1.2.

1.3.3.3 Responsibilities

Participation for community stakeholder groups is highly encouraged and voluntary. Groups can participate in the LMS process in the following ways:

- Attend Steering Committee meetings; and/or
- Serve as a Steering Committee representative for their stakeholder group or sector; and/or
- Provide input and technical information to the planning process; and/or
- Review and comment on draft final sections of the LMS; and/or disseminate information to others within the stakeholder's organization.

1.3.4 Citizen Participation

1.3.4.1 Role of the Citizen

In an effort to develop mitigation planning processes that are community based and focused on creating disaster resistant communities in St. Lucie County, citizens are invited to participate in Steering Committee meetings and LMS Workshop (educational series conducted quarterly). Citizens provide the process with valuable information about past, present, and future conditions within the community. Citizens are asked to participate to capture input representative of the diverse needs of citizens, businesses, and organizations in St. Lucie County. Citizens will be made aware of the opportunity to participate in the LMS process via the Community Calendar on the County website, media outlet postings and press releases, newspaper notices and through social media.

1.3.4.2 Participation Responsibilities

Citizen participation is highly encouraged and voluntary. Individuals can participate in the LMS process in the following manners:

- Review and comment on draft and final plans via County website, municipal city halls, County Administration or library branches; and/or
- Attend noticed public meetings.

1.3.5 New Jurisdictions/Entities

In the event of restructuring that duly adds, deletes, or merges jurisdictions within the County, the LMS will appropriately adjust its voting member rolls and other pertinent data in reference to the altered jurisdiction(s).

1.3.6 Documentation

Following each meeting, a summary will be prepared detailing how solicitation was completed for that specific meeting along with any comments and suggestions made by the public and/or community stakeholder groups. As per local, State and federal records retention requirements, for each meeting, the LMS Coordinator will maintain copies of meeting summaries, attendance rosters, public invitations, public comments and input, and all other documents associated with Steering Committee meetings and Workshops at the St. Lucie County Division of Emergency Management. Public comments will be located in Appendix D.

In order to invite and promote the opportunity for broad participation, meeting notices and agendas are posted through some combination of the following: newspaper ads or public service announcements, postings on County and municipal websites, announcements on the County's TV station (Channel 20), postings in County and municipal newsletters and calendars, and faxes and e-mailings to previous participants. The procedures of invitation will be documented, along with comments in the meeting summaries located in Appendix D. The various invitation notices are to ensure the continuation of public participation in the LMS update process and other activities in the future.

SECTION 2.0
COMMUNITY PROFILE

SECTION 2.0 UPDATES

- Section 2.0: (Community Profile) – Population, future land use, economic and housing data all updated to use of 2010 and 2014 data. References updated where appropriate.
- Section 2.1: Added new substantial geography data for County and associated jurisdictions; added average weather conditions for County;
- Section 2.2: Updated population projections and demographic information;
- Section 2.2: Added substantial discussion on Employment; added
- Table 2.2: Added Table 2.2 -Employment by Industry, percentages of employed to illustrate County characteristics.
- Figures 2.1 and 2.2; Updated and reformatted figure attributes.
- Section 2.3: Updated with more recent data regarding added/removed infrastructure;
- Section 2.4: Updated and rewrote section opening, added Table 2.3 to more accurately describe the associated jurisdictions and the most recent development trends;
- Section 2.6: Updated with new data regarding additional environmental resources that have been acquired in recent years;
- Section 2.7: Updated with new data regarding additional historic and cultural resources;
- Section 2.8: Entirely rewrote critical facilities within St. Lucie County;
- Included updated Urban Service Area and Future Land Use Maps; and
- Included a new Critical Facilities Map.

2.0 COMMUNITY PROFILE

This section describes the geography, population, infrastructure, property/development trends, economic resources, environmental resources, historic/cultural resources, and critical facilities within St. Lucie County (unincorporated) and municipalities of the City of Fort Pierce, the City of Port St. Lucie, and the Town of St. Lucie Village.

2.1 GEOGRAPHY

St. Lucie County is located on the Atlantic along the south central coast of Florida in the upper reaches of the South Florida geographic region. It is nearly rectangular in shape. At its widest points, the County measures 24 miles, north/south and 29 miles east/west. The County occupies a total of 572 square miles (358,460 acres) of which approximately 60 square miles (38,400 acres) are water and 515 square miles (330,020 acres) are land. The County comprises approximately 572 square miles, 480 square miles of which are unincorporated, the balance of the land area is located within the three (3) incorporated municipalities; Fort Pierce (14.7 square miles), Port St. Lucie (120 square miles), and St. Lucie Village (approximately 1 square mile).

Physiographically, the County is divided into three primary regions, the Atlantic Coastal Ridge (including the barrier islands), the Eastern Valley and Osceola Plain. The mainland topography of St. Lucie County is generally low in elevation, without significant deviation. However, two ridges parallel the coast, one about 1 mile inland from the Indian River with elevations up to 30 feet, the other about 10 miles inland with similar elevations. The coastal barrier islands have typical dune topography with dune elevations of about 15 feet.

St. Lucie County may be characterized as slightly rectangular in shape. At its widest points, the County measures 24 miles north/south and 29 miles east/west. The mainland topography of St. Lucie County is generally low in elevation, without significant deviation. Two ridges parallel the coast, the Atlantic Coastal Ridge (including the barrier islands) about 1 mile inland from the Indian River with elevations up to 30 feet, the other about 10 miles inland with similar elevations. The coastal barrier islands have typical dune topography with dune elevations of about 15 feet.

The County is divided into three physiographic regions, the Atlantic Coastal Ridge (including the barrier islands), the Eastern Valley, and the Osceola Plain. The most populated area of the County is the Eastern Valley. The Valley extends from the Atlantic Coastal Ridge to the central part of the County. As noted above, the elevations for the entire County range from +15 to +30 feet above sea level.

The vast citrus and ranching areas of central and western St. Lucie County are contained within the areas known as the Sebastian/St. Lucie Flats, Allapattah Flats and Osceola Flats (the Osceola Plain). Except where drained for agricultural activities, these areas are characteristically pocketed with surface wetlands and have limited natural drainage. Elevations in this area are in the range of +30 to +60 feet above sea level, with the general fall of the land being from northwest to the southeast. Drainage of this area is provided by the North Fork of the St. Lucie River and a network of manmade canals and ditches that are interconnected with main relief canals that drain into the Indian River Lagoon and the North Fork of the St. Lucie River.

The Atlantic Coastal Ridge forms the eastern border of the County and includes the coastal barrier islands North and South Hutchinson Island. Elevations range from sea level to about+15/+17 feet on the barrier island to as much as +60 feet along the western shorelines of the Indian River Lagoon. The western terminus of the Atlantic Coastal Ridge lies along the shoreline of the Indian River Lagoon south of Fort Pierce and along the U.S. Highway 1 right-of-way (eastern side) north of Fort Pierce.

The North Fork of the St. Lucie River is the single principal freshwater estuary in St. Lucie County. Secondary watercourses include the North Fork's two primary tributaries; Five Mile and Ten Mile Creeks. An unconnected freshwater marsh network, known as the Savannas, is located immediately to the west of the Atlantic Coastal Ridge. The Savannas represent a vanishing natural feature that was once found along the entire length of the Indian River Lagoon, from Volusia County to northern Palm Beach County. The key tracts of habitat that remain are situated in Port St. Lucie and northern St. Lucie County. Through the continued effort of the State of Florida's Florida Forever Program, privately held properties within this area are being acquired for perpetual public preservation.

Lying between the western edges of the Atlantic Coastal Ridge and Hutchinson Island is Indian River Lagoon. This saltwater estuary is part of a larger ecosystem that extends 115 miles from Volusia County to northern Palm Beach County.

In addition to its inland estuary and isolated wetland network, St. Lucie County has 18 miles of Atlantic Ocean shoreline. Through the efforts of the citizens of St. Lucie County and the State of Florida, approximately 4.5 miles of this unincorporated oceanfront are under public ownership. Another 2 miles of oceanfront property are owned by the Florida Power & Light Company (FP&L), and are to be maintained in their present natural state in conjunction with the operation of the St. Lucie Power Plant facilities. The balance of the remaining oceanfront properties is held in private ownership and available for development activities, which have historically been residential in character. Presently, approximately 75% of this privately held frontage is developed for residential or business purposes.

St. Lucie County is considered a sub-tropical climate and experiences approximately 80 thunderstorm days a year. Annually the County averages 132 days of measurable precipitation, 74 clear days, 150 partly cloudy days and 132 cloudy days. Annual rainfall is approximately 57 inches. Ninety percent of the time, the prevailing wind direction is from the east – the Atlantic Ocean. This keeps the immediate coastal area cool in summer and warm in winter.

From a hazard perspective, especially in terms of flooding, drainage has been an important component in shaping overall development patterns within the County. Many canals and drainage ditches have been constructed throughout St. Lucie County. The primary canals include:

- **C-23:** Provides drainage for 168 square miles in southern St. Lucie, northern Martin, and eastern Okeechobee counties. C-23 and its structures remove excess water from the C-23 Basin, supply water to the basin (and, occasionally, to the C-24 Basin), and maintain ground water elevations west of S-48 to prevent saltwater intrusion into the local ground water.

- **C-24**: Provides drainage to 167 square miles in central St. Lucie and east central Okeechobee counties. C-24 and its control structures remove excess water from the C- 24 Basin, supply water to the basin, and maintain ground water table elevation west of S-49 adequate to prevent saltwater intrusion into the local ground water.

- **C-25**: Provides drainage to 165 square miles in northwest St. Lucie and eastern Okeechobee counties. C-25 control structures remove excess water from the C- 25 Basin, supply water to the basin (and occasionally, to the C-24 Basin), and maintain ground water table elevation west of S-50 adequate to prevent saltwater intrusion into the local ground water.

- High risk areas relative to flood, hurricane and nuclear power plant emergencies have been identified and designated based on elevation, proximity to the coast and the nuclear power plant. Populations at risk for these threats are notated in the table below.[3]

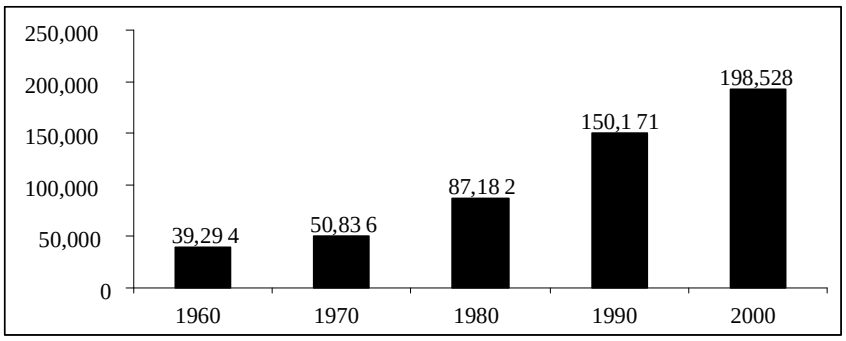
2.2 POPULATION

In the year 2000, St. Lucie County's population was estimated to be 126,731. The County population grew by 25.6% between 1990 and 2000. The Treasure Coast has experienced tremendous growth since the 1960's, and this trend is expected to continue.

[3] For Hurricane Storm Surge Areas and Mobile Home Surge Population data and Residential Units taken from Census 2010; and 2015 Update Statewide Treasure Coast Regional Evacuation Study,

Figure 2.1 illustrates population growth in St. Lucie County between 1960 and 2000.

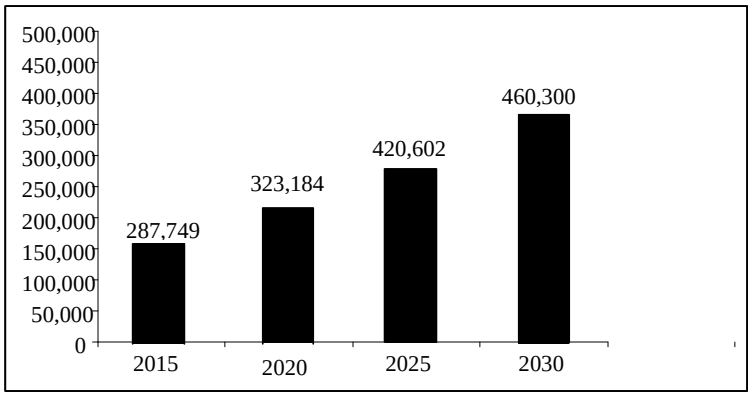
Figure 2.1. Population Growth, St. Lucie County, 1960 – 2000.



Source: United States Census, 2000

The majority of the growth has occurred and is expected to continue to occur in proximity to the City of Port St. Lucie, the fastest growing area in St. Lucie County. **Figure 2.2** illustrates the projected population between 2015 and 2030.

Figure 2.2: Projected Population, St. Lucie County, 2015 – 2030



Source: Bureau of Economic Business and Regulation (BEBR), 2015

In 2015, St. Lucie County was ranked 27th in the State with population estimated at 287,749, somewhat slowed growth of 5,032 people from 277,789 in 2010.[4] Population is estimated to increase to 323,124 in 2020.[5] Respectively, the Bureau of Economic Business and Regulation (BEBR) reported 2015 population estimates for the City of Fort Pierce as 42,119 (2010; 41,590), the City of Port St. Lucie as 174,132 persons (2010; 164,603), the Town of St. Lucie Village at 597 persons (2010; 590). **Table 2.1** illustrates municipal population growth from 2000 to 2015 with projections for the year 2020. The population estimate for 2020, reported by BEBR, indicates a greater than 12% expected increase countywide with the median age dropping from 43.3 to 41.3 years old.

[4] US Census Bureau, Quick Facts; July 1, 2014 estimate and Population Census April 1, 2010; 2020 Population Estimate.
[5] Office of Office of Economic and Demographic Research, Florida Legislature: December, 2015

Table 2.1: Population, St. Lucie County

Municipality	Population			
	2000	**2010**	**2015**	**2020**
Fort Pierce	37,516	41,590	42,119	N/A
Port St. Lucie	88,769	164,603	174,132	N/A
Unincorporated (County)	71,596	71,006	70,901	N/A
St. Lucie Village	647	590	597	N/A
TOTAL	**198,528**	**277,789**	**287,729**	**330,466**

Source: Bureau of Economic Business and Regulation, April 1, 2015

Other significant population characteristics include age, race, income, and special needs. The median age of St. Lucie County residents is 43.3. Twenty percent of the County is over the age of 65. This is significant because elderly populations may require additional or special assistance during a hazard event. Because cultural differences can influence an individual's response to an event, it is important to define the County population in terms of ethnicity. 16.6% of St. Lucie County's residents are Hispanic or Latino, while 19.1% are Black or African American. The entire population countywide grew 3.6% between 2010 and 2015.

Languages

Nearly 20.3% of residents speak a language other than English at home, a 6% increase from the 2010 census data of 14%. Language is an important consideration when developing preparedness materials and communicating evacuation and safety information for residents.

Income

The median household income in St. Lucie County is $42,665 with per capita income at $34,129 in 2014, much below the State of Florida average of $42,737. 17.3% of for all ages reported are considered to live below the poverty level. Per capita personal income of the entire county is approximately 20% lower than the State average.

Employment

County and municipal community population's employment figures have changed little since 1990, however decreased from 62.9% to 58.6% in the year 2000. Though numbers of employed fluctuated heavily during the recession (2007-2010), employment reported in 2014 shows 58.5%, 4% below the State of Florida average employment of 62.5%.[6]

Employment warrants expanded discussion in that the sectors that employ significant populations within the communities of the County, and if impacted by an incident or disaster, the economy will be severely crippled – mitigation and recovery are paramount to the economic health of the County as a whole. **Table 2.2** below shows that the highest percentage of employment occurs in the Trades, Transportation & Utilities (22.3%) and Government (18%) sectors, with Education and Health Services ranked 3rd with 16% employment. Importantly, ranked 4th and 5th are Leisure & Hospitality and Professional and Business Services. The County and region in general rely and are somewhat dependent on tourism, marine recreation, major and minor league baseball training and Spring Break for students.

[6] Florida Legislature; Office of Economic and Demographic Research; December, 2015

In addition, the County is a thoroughfare for major commerce and transport of goods and soon to be passenger rail, a working port, an international airport, and major highways that link south Florida to the rest of the State. Finally, the County has a high percentage of persons employed by local governments and health services.

As noted in **Table 2.2**, the County's highest employment sectors are sectors that would be essential to recovery for the community. Health services in particular are significant and critical to the populations for services and safety. Resiliency in the wake of a significant incident or disaster could be Efficient, fast recovery from disasters whether catastrophic from hurricanes, tropical storms, tornados or other natural disasters, or from man-made or technological emergencies or incidents, such as disruption of services (electrical, internet, etc.) via terrorism incidents, cyberterrorism or accidents),

Table 2.2: Employment by Industry

Industry	% Employed (St. Lucie)	% Employed (Florida)
Trades, Transportation & Utilities	22.3%	20.9%
Government	18.0%	13.2%
Education & Health Services	16.5%	14.8%
Leisure & Hospitality	11.8	14.0%
Professional & Business Services	11.2%	15%
Construction	5.5%	5.1%
Manufacturing	4.2%	4.3%
Other Services	3.8%	3.2%
Financial	3.6%	6.6%
Natural Resources & Mining	2.4%	1.1%
Information	0.8%	1.8%

Source: Office of Economic and Demographic Research

2.3 INFRASTRUCTURE

2.3.1 Public Buildings

There are 51 schools, 17 Elementary Schools, 4 middle schools, 6 high schools and 12 K-8 schools. There are 2 Non-traditional (digital and online), 4 Magnet Schools and 5 Charter schools and one 6th grade through 12th grade school. The program sites include Applied Technology; Challenger, which services physically, mentally, and emotionally handicapped, as well as gifted and English as second language students; the Environmental Studies Center, which provides hand-on education; Gertrude Walden, which provides childcare services; and Spectrum, an alternative high school. The school system is operated by the St. Lucie County School District. Appendix B provides the list of county and municipal facilities and their associate hazards.

2.3.2 Transportation

The County is served by two major transportation corridors, (e.g., Interstate 95, Florida Turnpike) two railway lines, (e.g., Florida East Coast [FEC], CSX), and U.S. Highway 1, the main north-south route serving the coastal areas. There are also 12 State Roads in St. Lucie County, SR A1A, 5, 9, 68, 70, 91, 607, 608, 614, 615, 713 and 716.

The FEC Railroad right-of-way runs along the coast, within proximity to two key St. Lucie County population centers, St. Lucie Village and the City of Fort Pierce. CSX rail does not actively run rail through the County, the majority of rail runs in Palm Beach County; however rail cars are frequently transported with FEC railway.

In 2017, passenger rail transportation will be instituted through the County on the same tracks as FEC commercial rail is run via All Aboard Florida. Number of cars, trains and passengers is not yet finalized and this information will be updated as it is received. Under the Hazards Section of this LMS vulnerability will be updated for hazardous materials releases, train derailment and passenger risks.

2.3.3 Utilities

FP&L and Fort Pierce Utilities Authority (FPUA) provide electric service in the County. FP&L operates its nuclear power plant at 6501 S Ocean Drive, Jensen Beach. FPUA's gas fired plant is located 2191 South Jenkins Road, Fort Pierce. TECO/People's Gas, Amerigas, Ferrell Gas, and FPUA provide natural gas within the County. AT&T is the sole telephone provider for the County. Water and sewer are provided by numerous organizations including FPUA, St. Lucie County Utilities and Port St. Lucie Utilities

2.4 PROPERTY AND DEVELOPMENT

St. Lucie County, located along Florida's southeast coast comprises 571.93 square miles, of which approximately 440 square miles represent the total land area of the unincorporated County. The balance of the County consists of land area within the incorporated municipalities of Fort Pierce, Port St. Lucie and St. Lucie Village. The County is bounded on the north by Indian River County, on the east by the Atlantic Ocean, on the south by Martin County, and on the west by Okeechobee County. The important aspects of the County's Future Land Use Element that have influenced growth include designation of the urban service boundary, and emphasis on single family residential development and economic development.

As growth has occurred, the County has become more urbanized, especially east of the Interstate 95 corridor. Land in St. Lucie County is used for three major purposes: urban uses, agriculture, and protecting environmentally sensitive resource areas (e.g., water conservation areas, Savannas State Reserve Area, beach areas). There has been some conversion of rural, agricultural areas into residential communities and industrial and business employment centers. However, the major change has occurred in Port St. Lucie. The City is the result of a massive land sale project created by General Development Corporation (GDC) during the 1960's. However, it was not until the late 1970's that development began to dramatically increase. According to Enterprise Florida (2013), there are 9,809 acres of land zoned industrial in the County, with 1,300 acres designated as industrial parks.

Primary land uses of the densely populated east coast are light manufacturing, selected service trades, construction, real estate, wholesale, and retail trade. According to the 2010 U.S. Census, there are approximately 485.7 people per square mile in the County. West of the Florida Turnpike, land uses are predominantly agriculture and woodland with random areas of development. These areas of woodland and agriculture create a high risk for large-scale wildland fire. There are a total of 5,062establishments zoned for commercial or industrial use.[7]

In 2000, St. Lucie County had a total of 91,254 Single-family Residential housing units (76,933: Occupied), the 2010 Census confirmed 137,029 units (108,523: Occupied), and 2014 statistics show 137,339 housing units countywide - comprised mostly of single-family detached units. The average household size of 2.53. Seventy-five percent of homes in St. Lucie County were built prior to 1990. The US Census reported that 73.3% of residents own their own home in St. Lucie County, and the median value of owner- occupied homes in the County is $120,700 with waterfront parcels within the County at a premium. In 2014, 962 housing units were permitted. In 2015, the St. Lucie County Property Appraiser release Taxable Property Values, reporting that the overall taxable value in the County will jump 4% to 16.2 billion, with the City of Port St. Lucie seeing an increase of 6.5% (7.2 billion), Fort Pierce increase of 2.5 (1.9 billion) and the Town of St. Lucie Village will see its overall taxable value increase by 2% (56.9 million). The 2015 taxable assessments reflect the values of the prior year (2014). Below, **Table 2.3** below displays the current (2015) total parcels and breakdown.

Table 2.3: Parcel Breakdown - St. Lucie County

Parcel Type	Total
Single Family Residential	96,361
Condominiums	14,627
Multi-Family Less than 10 Units	1,495
Multi-Family 10 Units or More	70
Mobile Homes	4,704
Vacant Residential	31,457
Cooperatives	2
Retirement Homes/Misc Residences	976
Improved Commercial	2,489
Vacant Commercial	1,482
Improved Industrial	1,181
Vacant Industrial	416
Agricultural	2,507
Institutional	607
Government	3,864
Leasehold Interests	21
Miscellaneous	2,646
Non-Agricultural Acreage	1,466
Total	

[7] Enterprise Florida, 2013

Table 2.4: Community Characteristics - St. Lucie County.

City	Location	Urban/Rural	Community Character (Residential/Working/ Retirement)	Economic Base (Industrial/Agricultural/ Retirement/Business)
St. Lucie Village	Coastal	Semi-Urban	Residential/Retirement	Residential/Retirement
Fort Pierce	Coastal	Urban	Residential/Working	Residential/Industrial/ Business
Port St. Lucie	Inland	Urban	Residential/Working/ Retirement	Residential/Business
Unincorporated St. Lucie County	Coastal/Island	Urban/Rural	Residential/Working/ Retirement	Industrial/Agricultural/ Business

Source: St. Lucie County Grants / Disaster Recovery

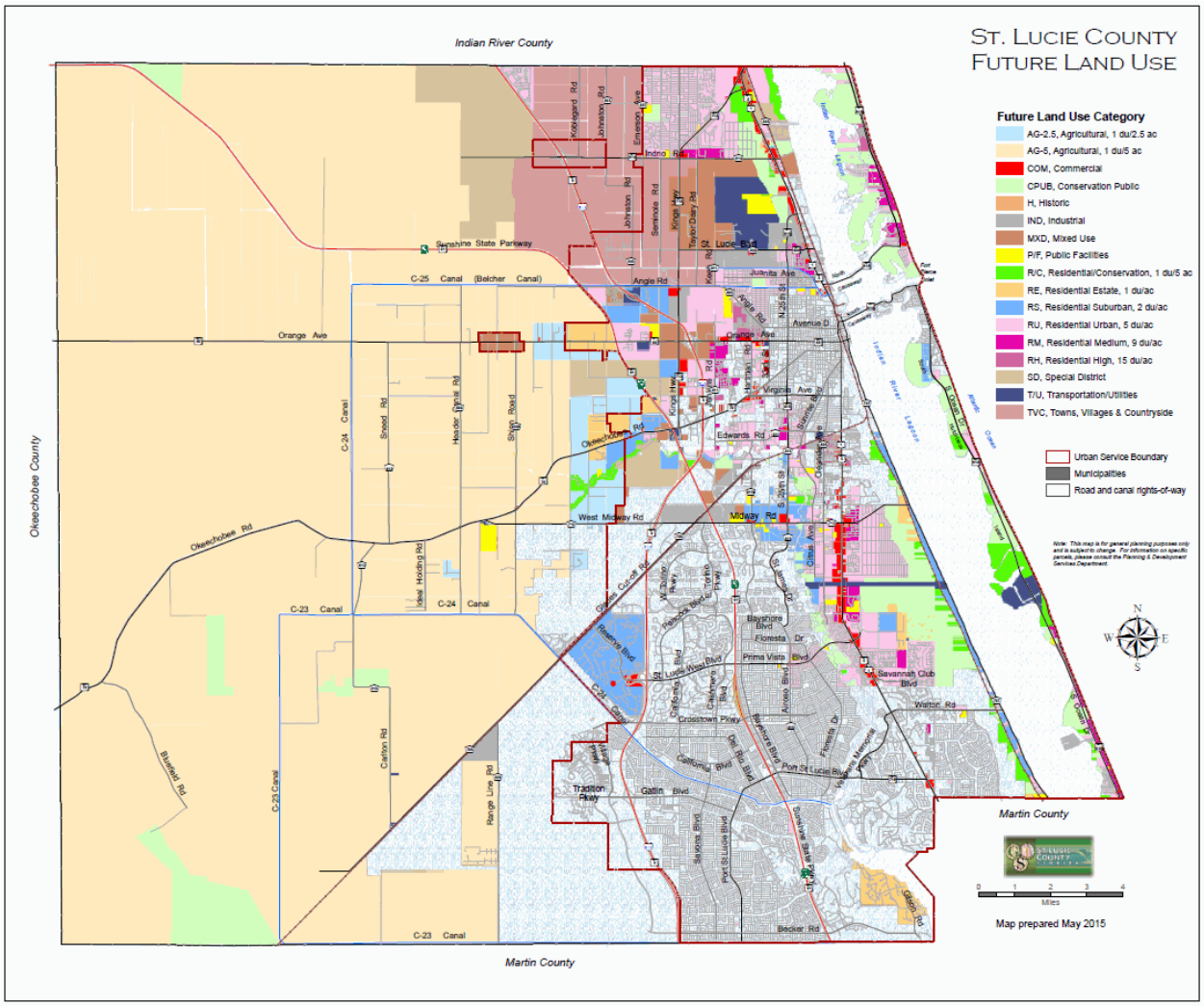
In 2013, St. Lucie County completed an inventory of vacant residential land outside the urban service districts in the County. **Table 2.5** displays the total number of parcels and acres of vacant residential land categorized by their Future Land Use designations.

Table 2.5: Future Land Use - St. Lucie County

Future Land Use	Acreage	% of Total Land Area
Agricultural-5	187,013.20	65.80%
Agricultural 2.5	3,633.04	1.28%
Residential Estate	2,809.39	0.99%
Residential Suburban	6,385.66	2.25%
Residential Urban	14,114.35	4.97%
Residential Medium	1,807.88	0.64%
Residential High	449.02	0.16%
Residential/Conservation	2,646.85	0.93%
Conservation-Public	11,985.24	4.22%
Commercial	1,702.64	0.60%
Industrial	2,741.25	0.96%
Public Facilities	1,412.35	0.50%
Transportation Utilities	2,930.00	1.03%
Mixed Use Development	5,219.67	1.84%
Historic	8.30	0.00%
Special District	8,038.02	2.83%
Towns, Villages & Countrysides	13,570.61	4.77%
Right of Way	6,954.26	2.45%
ROW/Water(Non-parceled Areas)	10,769.32	3.79%
Spoil Islands and Submerged Lands	31.31	0.01%
Total	284,223.36	100.0%

Source: St. Lucie County Comprehensive Growth Management Plan – Future Land Use Element

Figure 2.3: Future Land Use Map - St. Lucie County



Source: St. Lucie County Planning and Growth Management, Future Land Use Element 2015

Below, **Table 2.6** illustrates vacant lands with future land use acreage and the percentage of total area available in the County to accommodate future population. This information is important given the expected growth in St. Lucie County. Planning for where development should occur is an important step in reducing the risks posed by natural, technological, and societal hazards.

Table 2.6: Vacant Lands with Future Land Use - St. Lucie County

Vacant Land with Future Land Use	Acreage	% of Total Area
Agricultural-5	471.98	6.75%
Agricultural 2.5	142.87	2.04%
Residential Estate	81.39	1.16%
Residential Suburban	889.13	12.72%
Residential Urban	2,674.21	38.26%
Residential Medium	684.07	9.79%
Residential High	123.37	1.77%
Residential/Conservation	584.71	8.37%
Conservation-Public	50.12	0.72%
Commercial	677.40	9.69%
Industrial	26.37	0.38%
Public Facilities	35.43	.051%
Transportation Utilities	10.60	0.15%
Mixed Use Development	132.21	1.89%
Special District	177.12	2.53%
Towns, Villages & Countrysides	218.88	3.13%
Right of Way	7.21	0.10%
Spoil Islands and Submerged Lands	2.12	0.03%
Total	**6,989.19**	**100.0%**

Source: St. Lucie County Planning and Growth Management, Future Land Use Element 2009

2.5 ECONOMIC RESOURCES

The Chambers of Commerce serves businesses in St. Lucie County from a central location on Midway Road. In 2000, the top three industries in St. Lucie County were education, health, and social services; retail trade; and construction. In 2008, the top three industries were retail trade, healthcare and social assistance, and education services. In 2014, BEBR, as the excerpt below from Table 2.2 above indicates that Trades, Transportation and Utilities, Government and Education & Health Services are now the top three with Leisure & Hospitality and Professional & Business Services nearly tied for the 4th position. For comparison purposes, the column to the far right shows the State of Florida percentage employed.

Employment Sector	St. Lucie % Employed	Florida % Employed
Trades, Transportation & Utilities	22.3%	20.9%
Government	18.0%	13.2%
Education & Health Services	16.5%	14.8%
Leisure & Hospitality	11.8	14.0%
Professional & Business Services	11.2%	15%

There is one Foreign Trade Zone in the County. A Foreign-Trade Zone is a specially designated area, in or adjacent to a U.S. Customs Port of Entry, that is considered to be outside the Customs Territory of the U.S. The following is a partial list of the many benefits that can be attained from using Foreign Trade Zones or Foreign Trade Subzones:

- No duty is paid on re-exported merchandise from a Foreign Trade Zone.
- If the merchandise is sold domestically, no duty is paid until it leaves the zone or zones.
- Generally, no duty is paid on waste or yield loss in a Foreign Trade Zone or Subzone.
- Duty on scrap is eliminated or reduced in a Foreign Trade Zone.
- Generally, if foreign merchandise is manufactured within a Foreign Trade Zone, into a product with a lower duty rate, then the lower duty rate applies on the foreign content when duty is paid.
- Merchandise in a Foreign Trade Zone may be stored, repackaged, manipulated, manufactured, destroyed, or otherwise altered or changed.

The Intracoastal Waterway

The Atlantic Intracoastal Waterway (AICW) is a 1,391-mile channel between Trenton, New Jersey, and Miami, Florida. The Waterway along Florida's eastern seaboard is 406 miles long and follows coastal rivers and lagoons past numerous tourism-oriented communities. The channel is authorized to a depth of 12 feet from Nassau County to Fort Pierce, and a 10 foot depth south through Miami-Dade County. Boating activities on the waterways contribute to the existence of numerous marine-related businesses such as marinas and boatyards and have stimulated development of residential properties on the Waterways.

2.6 ENVIRONMENTAL RESOURCES

St. Lucie County maintains approximately 38 parks totaling 1,450 acres, 19 beach access areas, 14 boat launches, 12 beach-front parks, 22 landscaped government sites, 23 baseball fields, 3 stadiums, and several community centers. There are three State Parks located in St. Lucie County: Fort Pierce Inlet State Park, Avalon State Park, and Savannas Preserve State Park. The Fort Pierce Inlet State Park consists of 340 acres of land located on the southern tip of North Hutchinson Island including wide sandy beaches and 1,500 feet of frontage on the Fort Pierce Inlet. Avalon State Park has more than a mile of undeveloped beachfront. The Savannas Preserve State Park is the last remaining freshwater marsh with multi-use trails and wildlife viewing.

To date, St. Lucie County has acquired approximately 11,000 acres under the Environmentally Significant Lands Program.[8] The purpose of the program is to purchase land with the intent of preserving ecologically unique communities, to protect and restore ecosystems to their natural state both upland and wetland to preserve endangered and threatened species, to maintain natural flood protection thereby providing water quality while providing compatible public use. Areas currently protected under this program include: Ancient Oaks, Avalon Addition, Blind Creek, Bluefield Ranch, Indrio North Savannas, South Savanna Buffer Preserve, Kinds Island, North Fork of the St. Lucie River, Ocean Bay, Paleo Hammock, Spruce Bluff, Queen's Island, Pinelands, D.J. Wilcox Preserve, George LeStrange Preserve, Gordy Road Recreation Area, Lakewood Park Preserve, Sheraton Scrub, St. Lucie Village Heritage Park, Sweetwater Hammock Preserve, Teague Hammock, Walton Scrub, and Wildcat Cove.

[8] St. Lucie County Environmental Resources Department, 2013

2.7 HISTORIC AND CULTURAL RESOURCES

According to the National Register of Historic Places, there are sixteen (16) designated places within St. Lucie County. Designated places include:

- Arcade Building, Fort Pierce
- Captain Hammond House, White City
- Casa Caprona, Fort Pierce
- Cresthaven, Fort Pierce
- Fort Pierce Old Post Office, Fort Pierce
- Fort Pierce Site, Fort Pierce,
- Immokolee, Fort Pierce
- Jules Frere House, Fort Pierce
- Moores Creek Bridge, Fort Pierce
- Old Fort Pierce City Hall, Fort Pierce
- Old St. Anastasia Catholic School, Fort Pierce
- St. Lucie High School, Fort Pierce
- Sunrise Theater, Fort Pierce
- Urca de Lima Shipwreck, Fort Pierce
- St. Lucie Village Historic District, St. Lucie Village
- Zora Neale Hurston House, Fort Pierce

Cultural events and festivals in St. Lucie County include the Fort Pierce Friday Fest, the Rainbow Festival, Seafood and Fishing Frenzy, the St. Lucie County Fair and St. Lucie Water Fest, Fort Pierce Farmers Market and others.The City of Fort Pierce currently participates in the Main Street program through two events: Fort Pierce Main Street and Lincoln Park Main Street.

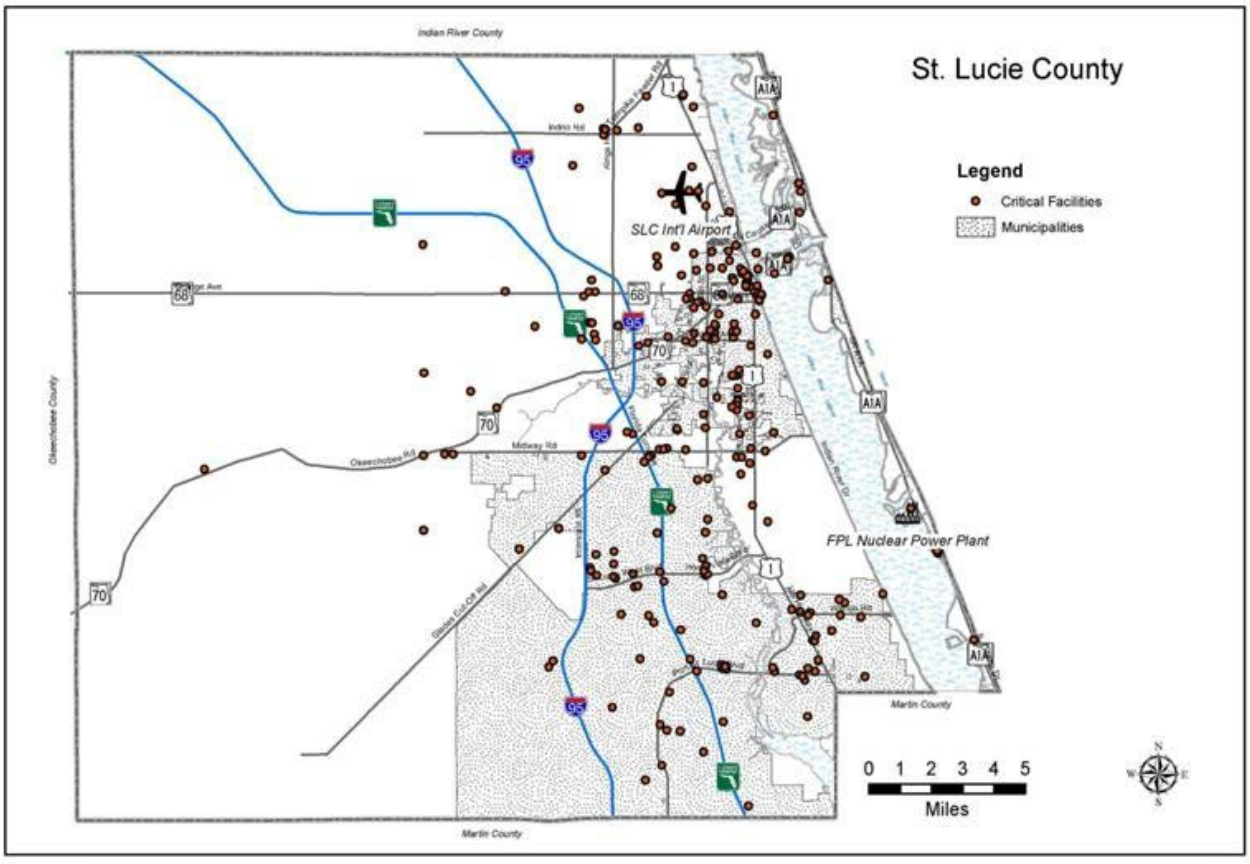
2.8 CRITICAL FACILITIES

The LMS Steering Committee developed and adopted a formal definition for the term "critical facility." According to the adopted definition, "critical facilities comprise all public and private facilities deemed by a community to be mission critical and essential for delivery of vital services, protection of special populations and the provision of other services of importance for that community." Critical facilities include: hospitals Assisted Living Facilities (ALF) nursing homes, and medical facilities, emergency operation centers;, key grocery stores; fuel dispensing stations, newspaper facilities, radio broadcasting facilities, Florida Forest Service offices, fire stations, law enforcement offices, schools, shelters, government offices, funeral homes, power generating plants, water treatment plants, waste water treatment plants, major water, storm-water, flood, and water control structures; airports, railways, port facilities, roadways classified as evacuation routes significant intersections and others as identified by the LMS Steering Committee.

The LMS Steering Committee differentiates between primary and secondary critical facilities for purposes of prioritization of proposed mitigation projects. Primary critical facilities are defined as; "facilities that are critical to the immediate support of life and public safety." Examples of primary critical facilities include emergency operation centers (EOCs); emergency shelters; fire and police facilities; hospitals; and major utilities facilities (power generation plants, water and wastewater treatment plants, etc.).

Secondary critical facilities are defined as, "facilities that will be critical for community recovery and the restoration of services." Some examples of secondary critical facilities include government offices, key grocery stores, newspaper facilities, and non-shelter schools. **Appendix B – Critical Facilities and Hazards** includes a table that shows St. Lucie County public facilities and their vulnerabilities to selected hazards developed for the Treasure Coast Regional Evacuation Study.

Figure 2.4: Critical Facilities Map - St. Lucie County



Source: St. Lucie County Growth Management Department 2009

St. Lucie County is home to three major hospitals, Lawnwood Regional Medical Center in Fort Pierce and the St. Lucie County Medical Center and Martin Health in Port St. Lucie. Other major medical facilities within St. Lucie County include Lawnwood Pavilion, Port St. Lucie Hospital and New Horizons of the Treasure Coast. As of 2015, St. Lucie County had a total of 49 assisted living facilities with a total of 1,021 beds and 9 nursing homes with 1,050 beds.

Lines of communication are critical in providing information to the public before, during and after a disaster. The FCC (Federal Communications Commission) lists three (3) AM and twelve (12) FM radio stations broadcasting in St. Lucie County AM stations include: WJNX AM 1330, WIRA AM 1400, WPSL AM 1590. FM stations include: WQCS 88.9, WSCF 91.9, WAVW FM 92.7, WGYL 93.7, WLDI 95.5, WKGR 98.7, WEHR 100.7, WHLG 101.3, WPBZ 103.1, WQOL 103.7, WFLM 104.5 and WIRK 107.9.

Television stations locally include WPTV (NBC), WPEC (CBS), WPBF (ABC) and WFLX (FOX). Locally printed newspapers include; The St. Lucie News Tribune (TCPalm), Hometown News, the Treasure Coast Business Journal, and The Miami Herald.

SECTION 3.0
INSTITUTIONAL ANALYSIS

SECTION 3.0 UPDATES

Section 3.1.1.3: *Community Rating System (CRS);* Added Table for jurisdictional rating and % discount for respective governments.
Subsection 3.1.1.4: *Map Modernization*, added FEMA program goals.
Subsection 3.1.1.5: *FMA (Flood Mitigation Assistance)*; updated and strengthened description.
Subsection 3.1.1.8: *Army Corps of Engineers*; added additional discussion on ACOE, Lake Okeechobee and breach risks.
Section 3.4.1: *Regional Government*; added more thorough discussion of regional government and the Treasure Coast Regional Planning Council; contract programs in partnership with the State, local governments, St. Lucie County Department of Public Safety/Division of Emergency Management and the Local Emergency Planning Committee (LEPC). Added reference to the Strategic Regional Policy Plan (SRPP) and goals that support mitigation efforts.
Section 3.5.1: *Health Department*; added paragraph on Center for Disease Control (CDC) and Strategic National Stockpile (SNS) as an asset/resource in response and recovery.
Section 3.5.3:.*County Mitigation Projects*; updated section with multiple recent county mitigation projects – ongoing and completed.
Section 3.8: *Intergovernmental Coordination*; expanded and updated entire section.
Section 3.8.1: expanded Transportation Planning Organization (TPO) description and roles.
Section 3.8.6: updated entire school discussion with number of schools, types and mitigation strategies.
Section 3.8.7: *Municipality Mitigation*; updated 4 municipalities discussion of mitigation strategies, ongoing and completed projects: City of Fort Pierce, City of Port St. Lucie, St. Lucie County and Town of St. Lucie Village.
Section 3.9: *Strengthening the Role of Local Governments*; comprehensive updated discussion of non-structural mitigation techniques; comprehensive plan, community outreach and education, etc.
Table 3.1: Added Table 3.1 - National Flood Insurance Plan Summary per Jurisdiction
Table 3.2: Added Table 3.2 - CRS per Jurisdiction

3.0 INSTITUTIONAL ANALYSIS

In the mitigation planning process, it is not only important to identify which hazards a community is at risk from, it also is important to identify the resources and capacities the community has available to prepare for, mitigate against, respond to, and recover from natural, technological, and/or societal hazards. This section outlines the current resources available to St. Lucie County to reduce risks posed by the hazards identified in the previous section. Mitigation programs, policies, and projects at federal, State, regional, and local levels are described and documented in this section. Sources of intergovernmental coordination, methods of strengthening the role of local governments, and background on private sector involvement also are documented.

3.1 FEDERAL GOVERNMENT

3.1.1 Federal Emergency Management Agency (FEMA)

FEMA is the lead federal role in natural hazard mitigation, preparedness, response, and recovery. FEMA has several programs aimed at reducing risks posed by natural hazards in communities nationwide.

3.1.1.1 Post Disaster Mitigation Program (PDM)

The PDM Program was authorized by Section 203 of the Robert T. Stafford Disaster Assistance and Emergency Relief Act (Stafford Act), 42 USC, as amended by Section 1 02 of the Disaster Mitigation Act of 2000. Funding for the program is provided through the National PDM Fund to assist states and local governments in implementing cost-effective hazard mitigation activities that complement a comprehensive mitigation program. The Act establishes criteria for State and local hazard mitigation planning. Local governments applying for PDM funds through the State must have an approved LMS Plan prior to approval of local mitigation project grants. FEMA also requires that the State of Florida have an approved State Hazard Mitigation Plan in order to receive PDM funds for State or local mitigation projects.

3.1.1.2 National Flood Insurance Program (NFIP)

The U.S. Congress established the NFIP with the passage of the National Flood Insurance Act of 1968 (NFIP). The NFIP is a federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community, floodplain management policies and regulations that intend to reduce future flood damages. Participation in the NFIP is based on an agreement between communities and the federal Government. If a community adopts and enforces a floodplain management ordinance(s) to reduce future flood risks to new construction in floodplains. The federal Government will make flood insurance available within the community as a financial protection against flood losses. This insurance is designed to provide an insurance alternative to disaster assistance to reduce the escalating costs of repairing damage to buildings and their contents caused by floods.

St. Lucie County, the City of Fort Pierce, the Town of St. Lucie Village, and the City of Port St. Lucie are participating communities in the NFIP Program. Each jurisdiction within the county is an active participant in the NFIP. In an effort to ensure continued compliance with the NFIP, each participating community will:

1. Continue to enforce their adopted floodplain management ordinance requirements, which include regulating all new development and substantial improvements in Special Flood Hazard Areas (SFHA).
2. Continue to maintain all records pertaining to floodplain development, which shall be available for public inspection.
3. Continue to notify the public with proposed changes to the floodplain ordinance or Flood Insurance Rate Maps (FIRM).
4. Maintain the FIRM map and Letter of FIRM Map Change repositories.
5. Continue to promote flood insurance for all properties.
6. Continue their Community Rating System (CRS) public outreach programs, as applicable.

Table 3.1; National Flood Insurance Program Summary per jurisdiction, below shows effective dates for the initial identification, the initial Flood Insurance Rate Map areas identified and the current effective map date for each jurisdiction with in St. Lucie County.

Table 3.1- National Flood Insurance Program Summary per Jurisdiction

CID #	Community	Initial Identification	Initial FIRM	Current Effective Map Date
120286	Fort Pierce	05/24/74	12/01/77	02/16/12
120287	Port St. Lucie	12/13/74	03/15/82	02/16/12
120288	St. Lucie Village	11/29/74	04/01/80	02/16/12
120285	County Unincorporated	01/24/75	08/17/81	02/16/12

Source: FEMA; Federal Emergency Management Agency Community Status Book Report, Florida; April, 2016

3.1.1.3 Community Rating System (CRS)

The NFIP's CRS was implemented in 1990 as a program for recognizing and encouraging community floodplain management activities that exceed the minimum NFIP standards through voluntary incentives. Depending upon the level of participation, flood insurance premium rates for policyholders can be reduced up to 45%. Under the CRS, flood insurance premium rates are adjusted to reflect the reduced flood risk resulting from community activities that meet the three goals of the CRS: 1) reduce flood losses; 2) facilitate accurate insurance rating; and 3) promote the awareness of flood insurance. There are 10 CRS classes: Class 1 requires the most credit points and gives the largest premium reduction; Class 10 receives no premium reduction. The CRS recognizes 18 creditable activities, organized under four categories numbered 300 through 600: Public Information, Mapping and Regulations, Flood Damage Reduction, and Flood Preparedness.

Table 3.2- Community Rating System per Jurisdiction

Community Number	Community	CRS Entry Date	Current Effective Date	Current Class	% Discount for SFHA
120286	Fort Pierce	10/01/92	5/01/12	6	20
120287	Port St. Lucie	10/01/91	10/01/96	8	10
120285	County Unincorporated	10/01/94	05/01/09	6	20

Source: FEMA; Federal Emergency Management Agency Community Rating System, Eligible Communities, Florida; May, 2014

3.1.1.4 Map Modernization (Map Mod)

Flood Map Modernization (Map Mod), is a multiyear Presidential initiative funded by Congress from fiscal year (FY) 2003 to FY 2008, improved and updated the nation's Flood maps and provided 92 percent of the nation's population with digital Flood Insurance Rate Maps. Map Mod introduced a new way of doing business and laid the foundation for the FEMA's (Department of Public Safety) Risk Mapping, Assessment and Planning (Risk MAP) program. Map Mod used state-of-the-art technology and advanced engineering to increase the quality, reliability, and availability of Flood hazard maps and data, as well as employed a collaborative process to involve state, regional and local partners in mapping tasks.

In addition to providing more accurate and up-to-date flood hazard information, Map Mod enhanced community officials and citizens' decision-making and their ability to manage risks and other issues locally.

The goal of FEMA's Map Modernization Plan is to upgrade the 100,000 panel flood map inventory by:

- developing up-to-date flood hazard data for all flood prone areas nationwide to support sound floodplain management and prudent flood insurance decisions; and
- providing the maps and data in digital format to improve the efficiency and precision with which mapping program customers can use this information; and
- fully integrating FEMA's community and State partners into the mapping process to build on local knowledge and efforts; and
- improving processes to make it faster to create and update the maps; and
- improving customer services to speed processing of flood map orders and raise public awareness of flood hazards.

3.1.1.5 Flood Mitigation Assistance Program (FMA)

The goal of the FMA program is to reduce or eliminate claims under the NFIP. FMA provides funding to assist states and communities in implementing measures to reduce or eliminate the long-term risk of flood damage to buildings, manufactured homes, and other structures insurable under the NFIP. There are three types of grants available under FMA: Planning, Project, and Technical Assistance Grants. There are three types of FMA grants available to applicants:

- Planning Grants: to prepare Flood mitigation plans.
- Project Grants: to implement measures to reduce flood losses, such as elevation, acquisition or relocation of NFIP: insured structures.
- Management Cost Grants: for the grantee to help administer the FMA program and activities.

3.1.1.6 National Hurricane Program (NHP)

The (NHP) conducts and supports many projects and activities that help protect communities and their residents from hurricane hazards. Three key components of the Program are Response and Recovery; Planning, Training, and Preparedness; and Mitigation. Established in 1985, the NHP also conducts assessments and provides tools and technical assistance to State and local agencies in developing hurricane evacuation plans. The program is a multi-agency partnership involving numerous federal agencies

3.1.1.7 Other Programs

The National Mitigation Strategy was developed to provide a framework for reducing the exposure of all Americans to the catastrophic losses caused by natural disasters. In addition, The Department of Public Safety sponsors the Mitigation Assistance, Disaster Preparedness Improvement Grant, Community Assistance, and Fannie Mae Pilot Loan Programs.

3.1.2 United States Environmental Protection Agency (EPA)

The EPA is the lead federal agency for hazardous materials issues and planning. The EPA is responsible for implementing the Emergency Planning and Community Right-to-Know Act (EPCRA). EPCRA establishes requirements for federal, State, and local governments, Native American tribes, and industry regarding emergency planning and "Community Right-to-Know" reporting on hazardous materials and toxic chemicals. The Community Right-to-Know provisions increase the public's knowledge and access to information on chemicals at individual facilities, their storage, risk and vulnerability analyses, inventory amounts and , historical releases into the environment. States and communities, working with facilities, can use the information to improve chemical safety and protect public health and the environment. The EPA also sponsors several grant programs focusing on environmental health, including Clean Water Act Section 319 Grants, Brownfields Economic Redevelopment Grants, and the Sustainable Development Challenge Grant.

3.1.3 United States Forest Service (USFS)

The Fire and Aviation Management part of the USFS is a diverse group of people working to advance technologies in fire management and suppression, maintain and improve the extremely efficient mobilization and tracking systems in place, and reach out in support of our Federal, State, and international fire partners.

3.1.4 United States Fish and Wildlife Service (USFWS)

The USFWS oversees the implementation of the Coastal Barrier Resources Act (CBRA). The purpose of the CBRA was to eliminate Federal development incentives on undeveloped coastal barriers, thereby preventing the loss of human life and property from storms, minimizing Federal expenditures, and protecting habitat for fish and wildlife. Coastal barriers are landscape features that protect the mainland, lagoons, wetlands, and salt marshes from the full force of wind, wave, and tidal energy.

3.1.5 United States Department of Commerce (DOC)

The National Oceanic and Atmospheric Administration (NOAA) located within the DOC conducts research and compiles data on global oceans, atmosphere, space, and sun, and applies this knowledge to science and service. The DOC manages the Coastal Zone Management Program on the national level. The Economic Development Administration (EDA) within the DOC administers EDA Public Works & Infrastructure Development Grants to promote long-term economic development and assist in the construction of public works and development facilities needed to initiate and support the creation or retention of permanent jobs in the private sector in areas experiencing substantial economic distress.

3.1.6 National Weather Service (NWS)

The NWS provides weather, hydrologic, and climate forecasts and warnings for the United States, its territories, adjacent waters, and ocean areas, for the protection of life and property and the enhancement of the national economy. NWS data and products form a national information database and infrastructure, which can be used by other governmental agencies, the private sector, the public, and the global community.

3.1.7 United States Geological Survey (USGS)

The USGS serves the nation by providing reliable scientific information to describe and understand the earth; minimize loss of life and property from natural disasters; manage water, biological, energy, and mineral resources; and enhance and protect our quality of life.

3.1.8 United States Army Corps of Engineers (USACE)

In addition to building projects, the Corps of Engineers, through its Flood Plain Management Services, advises communities, industries, and property owners on protection measures they can take themselves, such as zoning regulations, warning systems, and flood proofing. The value of property protected by this program is an estimated $6.2 billion. USACE also manages beach erosion control projects, aquatic restoration programs, floodplain management initiatives, and emergency bank protection projects. Lake Okeechobee, southwest of St. Lucie County is managed by the ACOE. Releases of freshwater to the Indian River Lagoon affect the environment and commercial marine businesses and these release events directly affect the economic conditions in the County. Recently (2016) the Governor of Florida declared a state of emergency in St. Lucie County.

3.1.9 United States Fire Administration (USFA)

As an entity of the Department of Homeland Security and FEMA, the mission of the USFA is to reduce life and economic losses due to fire and related emergencies, through leadership, advocacy, coordination, and support.

3.1.10 National Response Team (NRT)

The NRT is made up of 15 Federal agencies, each with responsibilities and expertise in various aspects of emergency response to pollution incidents. With nationwide responsibilities for interagency planning, policy, and coordination, the NRT ensures that the most valuable tool in an emergency-readiness is available for pollution incidents of all sizes and kinds. Prior to an incident, the NRT provides policy guidance and assistance. During an incident, the NRT provides technical advice and access to resources and equipment from its member agencies. The EPA serves as chair of the NRT, and the U.S. Coast Guard (USCG) serves as vice-chair. This interagency planning and coordination framework is replicated at the regional, sub-regional, and local levels. In addition to interagency coordination, the NRT also engages the private sector in prevention, preparedness, and response efforts. The NRT encourages innovation and collaboration to increase the effectiveness and reduce the cost of industry compliance with planning and response regulations. The NRT receives no direct appropriations for its activities.

3.1.11 United States Department of Housing and Urban Development (HUD)

HUD sponsors a number of programs that can be used to further the goals of hazard mitigation within a community. The Community Development Block Grant (CDBG) Small Cities Program provides funding to improve local housing, streets, utilities, and public facilities in small cities. Disaster Recovery Initiative funds are provided for disaster relief, long-term recovery, and mitigation activities in areas affected by a presidential disaster declaration.

3.1.12 United States Department of the Interior (USDOI)

USDOI sponsors several programs that can help further mitigation. The federal Land-to-Parks Transfer Program provides funds to identify, assess, and transfer available surplus federal real property to State and local entities for use as parks, recreation areas, and open space. USDOI supports land acquisition programs, the North American Wetland Conservation Fund, Partners for Fish and Wildlife, and the Rivers, Trails, and Conservation Assistance Program.

3.1.13 United States Department of Agriculture (USDA)

USDA sponsors the following hazard-related programs: Emergency Watershed Protection Program, Watershed Surveys and Planning, Small Watershed Program, and Rural Utilities Service Water and Waste Disposal Program.

3.1.14 United States Department of Transportation (DOT)

The Federal Highway Administration sponsors a transportation enhancement program that provides funds for transportation enhancements. The Federal Transit Administration offers funding programs related to transportation capital expenses including Section 5309 Capital Funds. DOT sponsors the Hazardous Materials Emergency Preparedness Grant which allows regional LEPCs to provide hazardous materials response training to St. Lucie County Fire District hazmat teams. This grant also allows LEPC planners to conduct planning projects that support vulnerability and risk assessments that are transportation related.

3.2 NON-GOVERNMENT

3.2.1 Fire wise Communities USA

Fire wise Communities/USA is a project of the National Wildfire Coordinating Group's Wild land/Urban Interface Working Team and is the newest element of the Fire wise Program. It provides citizens with the knowledge necessary to maintain an acceptable level of fire readiness, while ensuring firefighters that they can use equipment more efficiently during a wild land fire emergency. The program draws on a community's spirit, its resolve, and its willingness to take responsibility for its ignition potential.

3.2.2 Institute for Business and Home Safety (IBHS)

IBHS is a nonprofit association that engages in communication, education, engineering, and research. The goal of IBHS is to reduce deaths, injuries, property damage, economic losses, and human suffering caused by natural disasters.

3.2.3 Red Cross

Although the Red Cross is not a government agency, its authority to provide disaster relief was formalized when, in 1905, the Red Cross was chartered by Congress to "carry on a system of national and international relief in time of peace and apply the same in mitigating the sufferings caused by pestilence, famine, fire, floods, and other great national calamities, and to devise and carry on measures for preventing the same."

3.2.4 National Fire Protection Association (NFPA)

The mission of the international nonprofit NFPA is to reduce the worldwide burden of fire and other hazards on the quality of life by providing and advocating scientifically-based consensus codes and standards, research, training, and education.

3.2.5 Association of State Floodplain Managers (ASFPM)

ASFPM goals include reducing the loss of human life and property damage resulting from flooding, preserving the natural and cultural values of floodplains, promoting flood mitigation for the prevention of loss and the wise use of floodplains, and avoiding actions that exacerbate flooding.

3.3 STATE GOVERNMENT

3.3.1 Florida Department of Economic Opportunity (DEO*)*

The FDEO is the State's land planning agency. It is comprised of a number of divisions, including the Bureau of Community Planning and Development. The DEO is responsible for reviewing and approving counties' Comprehensive Growth Management Plans. Additionally, if questions are posed over Land Development Regulations, the DEO will review the item to determine the appropriate application of the regulation.

3.3.2 Florida Department of Emergency Management (FDEM)

The FDEM has the lead role in coordinating State resources to support local government unless the scope of the emergency warrants a higher degree of State involvement. This may occur when emergencies involve multi-jurisdictional hazards, when local governments believe the emergency is beyond the capabilities of local resources, or when the Governor determines there is an overriding concern for the safety of the public. For these situations, the Governor can designate the primary responsibility for emergency response to the State by issuing an Executive Order under the provisions of Section 252.36, Florida Statutes.

The FDEM is the designated State Watch Office in the event of emergencies, including incidents such as hazardous materials releases. As such, the FDEM is responsible for receiving notification of an emergency from the County Communications Coordinator, and coordinating request(s) for County support, if requested. The FDEM is responsible for assisting LEPCs in providing warnings and instructions to the general public. Other FDEM programs include the Emergency Management Preparedness and Assistance Grant, Residential Construction Mitigation Program, and the Florida Warning and Information Network.

3.3.3 Florida Forest Service (FFS)

Over the past several years, extensive damage has resulted from wildland fire. The FFS has major responsibility for protecting forest lands and the public from the effects of wildland fire. Local fire-rescue departments have primary responsibility for structural fires. They also are the first responders to all fires. If the local fire department has determined that the wild land fire event is beyond its capacity to fight, the local Fire department can request assistance from the FFS. When that occurs, an incident command is established with the State and local Fire departments working together to extinguish the wildland fire.

3.3.4 Florida Department of Environmental Protection (FDEP)

The DEP Bureau of Beaches and Wetland Resources oversee the listing of critical erosion areas within the State. The Florida Geological Survey, housed in DEP, is the State lead on geologic hazards such as sinkholes. FDEP sponsors two key mitigation-related funding programs - the Revolving Fund Loan Program for wastewater treatment and the Pollution Control Bond Program. DEP also is home to the State Coastal Management Program.

The Florida Coastal Management Program (FCMP) is based on a network of agencies implementing 24 statutes that protect and enhance the state's natural, cultural and economic coastal resources. FCMP coordinates local, State, and federal entities involved in coastal management activities. In addition to working with FDEP's programs, the FCMP coordinates among the eight State agencies, five water management districts, and local governments that have responsibilities for coastal management under the federally approved FCMP. The FCMP also develops partnerships with local communities to actively solve problems related to coastal development.

3.3.5 Florida Fish and Wildlife Conservation Commission (FWC)

The FWC sponsors environmental education programs aimed at educating adult Floridians about population growth, habitat loss, and coastal and fresh water ecosystems.

3.3.6 Florida Inland Navigation District (FIND)

FIND provides assistance on certain waterway-related projects including navigation channel dredging, channel markers, navigation signs or buoys, boat ramps, docking facilities, fishing and viewing piers, waterfront boardwalks, inlet management, environmental education, law enforcement equipment, boating safety programs, beach re-nourishment, dredge material management, environment mitigation, and shoreline stabilization.

3.3.7 Florida Department of Transportation (FDOT)

FDOT maintains federal and State roads as well as airport construction and zoning and various other types of transportation administration.

3.3.8 Building Officials Association of Florida (BOAF)

BOAF coordinates building code enforcement among local building officials.

3.3.9 Florida Department of Insurance (FDOI)

FDOI helps finance the reconstruction of communities following a disaster.

3.3.10 Agency for Health Care Administration

The Division of Health Quality Assurance (HQA) is responsible for the regulation of 40 types of health care facilities and businesses (providers) and managed care organizations and more than 46,000 facilities/providers including health maintenance organization, nursing homes, hospitals, assisted living facilities, home health agencies, health care clinics, clinical laboratories, and others. **3.3.11 Florida Department of Business and Professional Regulation (FDBPR)**

FDBPR oversees elevator maintenance and safety, building inspection, engineering, architecture, and construction contractors.

3.3.12 Florida Department of Corrections (FDOC): FDOC builds prisons, local detention facilities,

and private contract facilities.

3.3.13 Florida Department of Education (FDOE)*:* FDOE oversees school construction and maintenance. The Department also has an emergency planning program that focuses on hazardous materials accident preparedness.

3.3.14 Florida Department of Management Services (FDOMS) FDOMS manages State public buildings and personnel services.

3.3.15 Florida Department of State (FDOS): The Division of Historical Resources is one of seven divisions within the Department of State, and agency responsible for promoting the historical, archaeological, museum, and folk culture resources in Florida. The Division Director serves as Florida's State Historic Preservation Officer, providing a liaison with the National Historic Preservation Program conducted by the National Park Service. The Bureau of Historic Preservation identifies, evaluates, preserves, and interprets historic structures and properties that reflect the diversity of our past. The Bureau manages the nation's largest historic preservation grants program and oversees the development of State historic markers, heritage publications, and Florida folk life programs.

3.4 REGIONAL GOVERNMENT

3.4.1 Treasure Coast Regional Planning Council (TCRPC): The TCRPC was established under Florida Statutes, Section 186.501, (F.S.) The Council is a multi-county entity covering Indian River, Martin, Palm Beach, and St. Lucie counties. It has major responsibility for addressing multi-jurisdictional growth management issues. Key roles include engaging local governments in area-wide comprehensive and functional land-use, ecological, transportation and emergency management planning. The TCRPC Emergency Programs department works in cooperation with federal and State and local governments in preparedness planning for disasters as described in Section 252.34(4), F.S.

The TCRPC Emergency Programs Director acts as the Treasure Coast LEPC coordinator and. administers the federal Emergency Community Right-To-Know Act (EPCRA) and several State of Florida grant programs. The LEPC is the regional repository for chemical facility annual Tier II reporting and the Coordinator ensures facility compliance between local facilities and the State Emergency Response Commission (SERC) for hazardous materials. The LEPC membership is composed of county and municipal first responders, facility owner/operators, administrators and planners guided by EPCRA, FEMA, SERC guidance in hazardous materials preparedness and response for chemical releases. The LEPC retains representation on the State Training Task Force and actively administers hazardous materials training to the region for all levels of response and emergencies;

Mitigation efforts in the County and region include: updating and maintaining the Treasure Coast LEPC Regional Hazardous Materials Response Plan that outlines response to hazardous materials incidents; hazardous materials training for first response personnel; hospital and hazmat teams; public outreach and education for hazardous chemical awareness, shelter in place, workshops, drills and exercises engaging public and private departments and organizations; and technical assistance to public and private facilities with chemical emergency preparedness planning.

Section 186.507, F.S. directs regional planning councils to prepare strategic regional policy plans. One

of the elements the plan must address is emergency preparedness. The TCRPC promotes mitigation initiatives within Section 5.0 - Emergency Preparedness, of the Strategic Regional Policy Plan. Specific strategies that promote mitigation are summarized in the below strategies.

- Strategy 5.1.1: Direct development away from areas most vulnerable to the effects of natural and manmade disasters.
- Strategy 5.2.1: Utilize land use, transportation, and community planning processes to address vulnerability issues.
- Strategy 5.3.1: Provide shelter space for residents of areas susceptible to flooding from the effects of hurricanes and other storms.
- Strategy 5.4.1: Develop the mechanisms necessary to ensure that emergency planning agencies have input into the local government decision-making process.
- Strategy 5.5.1: Initiate disaster preparedness activities that will protect lives and property and reduce evacuation times.
- Strategy 5.5.2: Establish mechanisms and regulations necessary for post-disaster reconstruction to occur in a consistent manner, making future disasters less destructive to life and property.

3.4.2 South Florida Water Management District (SFWMD)

The creation of the SFWMD along with four other water management districts was enabled under Section 373.069, Florida Statutes. As required under Section 373.036(2), Florida Statutes, each district has prepared a district water management plan. The plan provides overarching vision for the districts. Historically, water management districts were created primarily to mitigate the impacts of flooding. Over the years, the district's roles have been expanded considerably. For example, all districts must address four key areas:

- Environmental protection and enhancement;
- Maintaining the water supply;
- Flood protection; and
- Water quality protection.

One of the purposes of the plan is to provide a framework for managing conditions of extreme drought, hurricanes, and flooding. The SFWMD administers several programs that achieve hazard mitigation relative to these events. These are supported by Strategic Goals and Policies found in the District Water Management Plan such as:

Strategy 1.1.1 Needs and Sources, Planning: The District will prepare coordinated and standardized forecasts of future water demands, withdrawal impact, and future water levels by:

- Utilizing statistical forecasting methods to evaluate ground and surface water resources, and to aid in the water shortage management process; and,
- Utilizing numerical ground water flow models and surface water seasonal water balance models for prediction of future water resource availability under varying climatic and demand conditions.
- The District will establish efficiency standards for routine urban demand management and conservation practices and criteria for implementing the same, including xeriscape, efficient plumbing in new construction, and minimum water conservation planned for utilities.

Strategy 1.1.2 Needs and Sources, Regulation: The District will require water conservation and efficient use of water supplies.

Strategy 2.1.1 Flood Protection, Planning: The District will assist local governments in the planning and implementation of appropriate solutions to local Flood control problems and strategies for alleviating current problems and avoiding future problems. The District will encourage retrofit projects to meet new development standards for Flood protection and water quality, to the maximum extent feasible.

Strategy 2.1.2 Flood Protection, Operations and Maintenance

- The District will, through its publications and external communications, seek to create a greater public awareness of the importance and availability of Flood protection.
- The District will communicate, in its Emergency Management Plan, District operations, intergovernmental coordination activities and resource management priorities that correspond to severe climatological events.
- The District will perform emergency services, as necessary, to garnish available capacity of Central and Southern Florida Project works to other entities.
- The District will perform other Flood control services on an as needed or emergency basis as determined by the District.

Strategy 2.2.1 Floodplains, Planning

The District will encourage non-structural methods, including acquisition, regulation and application of appropriate land use and water management policies, to address or prevent water resource problems. The District will assist local governments in the planning and implementation of appropriate solutions to local Flood control problems and strategies for alleviating current problems and avoiding future problems.

Strategy 2.2.2 Minimum Flows and Levels, Regulation

The District will optimize surface water management control elevations in storm water management systems to meet Flood control standards, conserve water supply and protect natural systems.

In addition, the District has an emergency management program. The purpose of the program is to prevent or minimize, prepare for, respond to, and recover from emergencies or disasters that threaten life or property within the boundaries of the SFWMD.

The SFWMD operates and maintains the regional drainage system throughout most of its jurisdictional area. Local drainage systems are operated by a variety of special districts, private property owners, and local governments. The local systems typically convey water from individual projects to the regional system operated by the SFWMD. The District's responsibilities for flood protection relate primarily to their serving as the regional water conveyance and storage entity. To meet this responsibility, the SFWMD maintains an ongoing Canal Conveyance Capacity Evaluation Program. The objectives of this program are as follows:

- To implement a systematic approach to the inspection of all SFWMD canals
- To determine the need for periodic dredging;
- To inspect all canals over a 5-year period;

- To establish standard canal survey criteria; and
- To develop construction plans and specifications to implement restoration of conveyance to the canals.

In addition to private applicants, local units of government involved in building new storm-water systems or retrofitting older ones are required to petition the District for a surface water management permit approval.

Besides flood control, the District is charged with the responsibility of protecting existing water resources from excessive drawdown during periods of drought, and protecting well fields from contamination. Well field contamination is addressed in the following Strategic Goals and Policies from the District Water Management Plan:

Strategy 3.1.2 Surface Water, Regulation

The District will adopt and implement criteria to prevent the movement of contaminants exceeding state standards in surface water systems during withdrawal of source water and discharge of used water.

Strategy 3.2.1 Ground Water, Planning

The District will encourage linkage of ground water quality and quantity limits with local government land use decisions.

Strategy 3.2.2 Ground Water Regulation

The District will manage water withdrawals to minimize saltwater intrusion or upcoming of saline water. The District also administers the "Save Our Rivers" Program for the purpose of protecting environmentally sensitive lands. Some of the lands purchased under the program have been situated in the Coastal High Hazard Area (CHHA); thus, in addition to achieving the program's primary goal - the protection of environmentally sensitive resources - the intensity and density of development in CHHAs are reduced.

3.5 COUNTY GOVERNMENT

3.5.1 Listing of County Departments and Agencies

Within the existing County organizational structure, there are a number of departments that play key roles in hazard mitigation. They include the Department of Public Safety - Division of Emergency Management, Grants Department, Planning and Development Services Department, Utilities Department, Department of Public Works, Department of Community Services, Fire- District, and the Sheriff's Office. Below is a brief description of each of the departments/division/district.

Department of Public Safety (DPS): The DPS has two major functions: emergency management and 911 communication and dispatch. In terms of hazard mitigation, the Division of Emergency Management has the lead role in coordination for hazard-related events. In that role, one of the Division's important functions involves overall coordination responsibility during emergency events.

The County Comprehensive Emergency Management Plan (CEMP) serves as the countywide operational

management plan for emergency events. It defines the roles and functions of all local governmental agencies and non-profit and private sector entities (e.g., Red Cross, Florida Power & Light). The County Division of Emergency Management is responsible for maintaining the County's LMS Plan, with the Emergency Management Coordinator serving as the LMS Coordinator.

The department is tasked with assisting the County recover financially from disaster events by securing disaster relief funding from State, federal and other grant sources. The Department serves as the County's liaison to FDEM, FEMA, and other disaster relief agencies when applying for State and federal disaster relief funding. The Department coordinates and the application for State and federal hazard mitigation grant funding.

Department of Planning and Development Services: This department is comprised of the Current Planning Section, Long Range Planning Section and the Towns, Villages, and Countryside (TVC) Planning Section. Planning and Development Services ensures that land use planning and economic development occur in a rational and quality manner. In addition, the Department aims to achieve and maintain the desired level of service of public facilities and services concurrent with development. The Department is responsible for the review of all site plan and development review applications through the Development Review Committee (DRC).

Utilities Department: This Department is responsible for managing all County-owned water and wastewater facilities systems. This department is also responsible for customer billing. The Utility evaluates and plans for the improvements and expansion of our water, wastewater, and reclaim water systems to meet the needs of our current and future customers in compliance with County and State Regulations.

Department of Public Works (DPW): The DPW is responsible for designing, constructing, and maintaining drainage projects, roads and bridges, and street improvements, as well as for facilities that control vehicular and pedestrian traffic.

Department of Community Services: This Department administers several functions that have relevance to the LMS, including social service support, housing, and transportation. The Department has primary responsibility for Emergency Support Function#15 - (Volunteers and Donations) responsible for coordinating the information phone bank, assisting supply distribution, and matching residents with available resources. As the Disaster Housing Coordinator, the department coordinates home repairs and mitigation programs. As the County's Community Transit Coordinator, Community Services provides, through a service agreement with the Council on Aging, transportation to the special needs shelter for those individuals with medical conditions.

Fire District: The County Fire District provides fire suppression, hazardous materials response emergency medical and rescue services, fire prevention, and community education countywide. During declared emergencies, Fire-Rescue fulfills all activities related to Emergency Support Function (ESF) #4, (Fire Fighting) ESF #9 (Search and Rescue) and ESF #10 (Hazardous Materials) as described in the County's CEMP.

Besides emergency services, the District provides other types of services. The District is responsible for

ensuring that buildings comply with appropriate fire codes. The District also offers public education programs that focus on fire safety guidelines for schools, community groups, and individuals. In addition, the District has responsibility for coordination of fire protection, hazardous materials mitigation, and advance life support services.

Sheriff's Office: The Sheriff's Office is responsible for public safety, law enforcement functions, civil process, court security and operation of the county jail. During a declared emergency the office serves and is responsible for ESF #16 (Law Enforcement and Security) and plays a role in numerous other support functions.

Its disaster responsibilities include traffic control, search and rescue, security for sites such as emergency shelters, Emergency Operations Center (EOC), command posts, distribution centers, and staging areas. In addition the office has operational standard operations procedures/plans for disaster and hazardous responses including but not limited to terrorist activity, crisis situations and response, search and rescue operations, including marine operations. The Sheriff's Office also maintains an Emergency Management and Mobilization Plan, which focuses primarily on weather related incidents or catastrophic disasters. Plans are in place for jail/corrections disasters and evacuations if required. The Sheriff's Office participated and is included in the County Continuity of Operations Plan (COOP) for the Sheriff's Office Administration building.

St. Lucie School District: The School District is responsible for ESF #1 (Transportation) in disaster events. Its large fleet of school buses is an important resource should mass movement of the population away from the area or site impacted by the hazard be necessary. The District also provides transportation for other ESF functions. The District operates independently from County government; however, is a major provider of public shelter space.

Florida Department Health in St. Lucie County: The Health Department is responsible for Emergency Support Function #8 (Health and Medical Services) in all emergency events. It is tasked with disease prevention, potable water supplies, protection of available food supply and assistance with the damage assessment of health facilities. The Health Department maintains the following plans: Pandemic Plan, All Hazards Operational Plan, Point of Distribution Plan, Severe Acute Respiratory Syndrome (SARS) Response Plan, Emergency Operations Plan, Small Pox Response Plan, and Potassium Iodide Distribution Plan. In addition, the Health Department coordinates with the Center for Disease Control (CDC) for access and distribution of the Strategic National Stockpile (SNS) in cases of mass prophylaxis.

Policy Plans: Two key policy plans that address issues related to natural and technological hazards include the County Comprehensive Plan and the County Comprehensive Emergency Management Plan (CEMP) and are described briefly below.

1) St. Lucie County Comprehensive Plan

The Comprehensive Plan serves not only as a blueprint for St. Lucie County's future, but also as the County's policy document. It defines County positions as they relate to development and redevelopment. The Comprehensive Plan contains the nine required plan elements, as set out in Section 163.3161, F.S.
They include Conservation, Coastal Management, Infrastructure (i.e., potable water, sanitary sewer,

storm-water management, solid waste, natural aquifer recharge), Future Land Use, Housing, Recreation and Open Space, Transportation, Intergovernmental Coordination, and Capital Improvement. The issue of hazards is dealt with in five of the nine plan elements. Natural hazards, primarily flooding, hurricanes, drought, and beach erosion, are the focus of the Comprehensive Plan. Technological-type hazards such as aquifer contamination, wellfield contamination, and hazardous materials/waste accidents are addressed in several elements.

2) St. Lucie County Comprehensive Emergency Management Plan (CEMP)

The Board of County Commissioners has an adopted CEMP. It is an operations-oriented document that establishes the framework for effective management by the County during emergencies and disasters.

The CEMP is administered by the DPS, and is updated and maintained by the Emergency Management Coordinator. The CEMP addresses a broad range of hazards noted below.

- hurricanes and tropical storms
- flooding
- freezes
- wildland fires
- tornadoes
- droughts
- property loss
- agricultural hazards (pests and disease)
- hazardous materials
- sinkholes and subsidence
- nuclear power
- coastal oil spill
- dam failure
- military ordnance from World War II
- mass immigration
- armed violence (civil disturbance, terrorism, military conflict)

The CEMP addresses evacuation in terms of local and regional evacuation, public shelter, post-disaster response and recovery, rapid deployment of resources, communications and warning systems, training exercises, and agency responsibilities. These responsibilities are clearly delineated in 17 ESFs (**Table 3.3**). Each ESF is directed by a lead agency, which has been selected based on its authorities, resources, and capabilities in the functional area. The ESFs also serve as the primary mechanism through which outside assistance such as mutual aid and State and regional resources to St. Lucie County is coordinated.

Table 3.3: St. Lucie County Emergency Support Functions

Designation	Emergency Support Function
ESF #1	Transportation
ESF #2	Communications
ESF #3	Public Works & Engineering
ESF #4	Firefighting
ESF #5	Information & Planning
ESF #6	Mass Care
ESF #7	Resource Support
ESF #8	Health & Medical & Special Needs
ESF #9	Search & Rescue
ESF #10	Hazardous Materials
ESF #11	Food & Water
ESF #12	Energy
ESF #13	Military
ESF #14	Public Information
ESF #15	Volunteers & Donations
ESF #16	Law Enforcement & Security
ESF #17	Animal Protection/Agriculture

Source: St. Lucie County, 2016

The CEMP is comprised of the Basic Plan, Annexes and Appendices. The annexes and appendices components of the plan are listed in **Table 3.4**.

Table 3.4: CEMP Annexes and Appendices

Designation	Emergency Support Function
Annex I	Recovery Functions
Annex II	Mitigation
Annex III	Logistics
Appendix I	Herbert Hoover Dike Plan
Appendix II	Tropical Events/ Hurricanes
Appendix III	Severe Weather
Appendix IV	Terrorism Incident Response Plan
Appendix V	Wildfires
Appendix VI	Pandemics
Appendix VII	Radiological and Nuclear Incidents
Appendix VIII	Tsunami Warning and Evacuation Plan
Appendix IX	St. Lucie County Departments Agencies

Source: St. Lucie County, 2016

3) Post-Disaster Redevelopment Plan (PDRP): was developed in 2012 by the TCRPC in partnership with the County. The purpose of the PDRP is to embrace long-term community vision, establish post-disaster priorities, and identify actions that can be taken by public, private, and non-profit stakeholders in the aftermath of catastrophic disasters. The PDRP emphasizes seizing opportunities for hazard mitigation and community improvement consistent with the goals of the

local comprehensive plan and participation of the citizens.

3.5.2 County Mitigation Projects/Initiatives

St. Lucie County has taken steps to mitigate potential impacts resulting from various types of hazards. Although not all inclusive, the following discussion provides some examples of the types of projects undertaken. There are a number of projects and initiatives implemented to mitigate potential damage impacts from incidents or disasters. The County has acquired a number of important parcels in the CHHA through local bond issue. The parcels were purchased because they exhibited environmentally significant habitat; however, the intent was to also reduce the intensity and density of development in a high risk area.

St. Lucie County also has made a statement of the importance of hazard mitigation, by incorporating within its Comprehensive Plan policy statements regarding the development of a countywide LMS. In addition to its CEMP, there are special hazard plans that apply to unique situations. They address hazards such as pandemic diseases, nuclear plant emergencies and airport safety. In addition, the Fire District participates in the review of development proposals with review criteria including personnel and apparatus access to buildings, and adequate vehicle ingress and egress.

The Fire District has a significant role relative to hazardous materials planning and response. The District pre-identifies facilities that store, transport or manufacture Extremely Hazardous Substances (EHS), create hazardous chemical wastes, conducts safety site visits and pre-plans emergency response. In addition, staff works with the facility managers by assisting in writing their emergency operations/evacuation plans.

The County's Environmentally Sensitive Land Ordinance was adopted in 1990 to mitigate erosion and enhance and restore the beaches and dunes along its coastal shorelines. The County avoids the use of shoreline armoring (except as a measure of last resort). Preferred alternatives include beach nourishment and dune restoration. Erosion along its inland waterways, (i.e., North Fork of the St. Lucie River, Five Mile Creek, Ten Mile Creek) has been a concern too and is addressed in the Environmentally Sensitive Ordinance, Section 6.02.02.

St. Lucie County completed a number of drainage and storm-water improvement projects. These projects include retrofits at Paradise Park, South 7th Street, Harmony Heights, Rouse Road, and Indian River Estates. The County also has acquired several properties associated with the White City drainage program.

The Florida Department of Health in St. Lucie County participates several hazard related programs, including annual nuclear accident and hurricane drills. The Department has participated in Operation Vaccinate Florida, led the formation of the St. Lucie Medical Reserve Corps, and conducts numerous trainings for pandemic, biological and chemical response for epidemiology, environmental and community health preparedness and response.

3.6 MUNICIPALITIES

There are three incorporated municipalities within St. Lucie County. These are the City of Fort Pierce, the Town of St. Lucie Village, and the City of Port St. Lucie. Fort Pierce is the County Seat. All municipalities are chartered by the State of Florida and their forms of municipal government include Council-Manager, Council-Mayor, and Mayor-Commission. Each municipality is internally organized in the form of departments, divisions, and bureaus for the delivery of normal municipal services as

determined by the local representative government.

3.6.1 Listing of Agencies

The organizational structure of each municipality in the County differs in terms of organizational complexity and functional responsibility. The cities of Port St. Lucie and Fort Pierce, due to greater population and geographic size, have organizational structures considerably more complex than St. Lucie Village.

The following is a brief discussion of typical agencies within municipal organizational structures having hazard mitigation functional responsibilities.

Emergency Management: The City of Port St. Lucie has its own Emergency Operations Center directed by an Emergency Management Coordinator. In Fort Pierce, a staff officer within the Police Department is charged with the responsibility. Both jurisdictions have established Emergency Management Committees comprising key departments and have emergency operations plans.

In the Town of St. Lucie Village, emergency management is handled more informally, given a population of 590. The municipality operates without full-time emergency management staff. It is important that the Village have an emergency operations plan in place, in order to be able to respond effectively during a disaster. The Village depends, to a large extent, upon County Division of Emergency Management.

Planning: The cities of Port St. Lucie and Fort Pierce have planning departments with professional staffs. The departments review zoning petitions, site plans, and other development orders (e.g., variances, special exceptions), and administer their local comprehensive plan. Planning in the Village is accomplished primarily by the Village Board of Aldermen. From time to time, they utilize consultants for planning services.

Building Departments: All the municipalities issue their own building permits. All operate under the Standard Building Code. Modifications are made to the various sections (e.g., building, plumbing, fire) of the Code from time to time; however, municipalities may or may not amend their local building code to reflect those changes.

Public Works/Engineering Departments: Port St. Lucie Public Works and Fort Pierce's Engineering Department have the responsibility fort engineering and design, implementing structural improvements (e.g., stormwater facility retrofit, shuttering buildings, new construction), and maintaining the facilities. St. Lucie Village initiates contracts for these services.

3.6.2 Municipal Mitigation Policies and Ordinances

Municipal Comprehensive Plans: Like the County, the cities of Port St. Lucie and Fort Pierce have adopted Comprehensive Plans. They serve as policy instruments for each city, and define city development and redevelopment activities. All plans contain required plan elements: Conservation, Coastal Management, Infrastructure (i.e., potable water, sanitary sewer, stormwater management, solid waste, and natural aquifer recharge), Future Land Use, Housing, Recreation and Open Space, Transportation,

Intergovernmental Coordination, and Capital Improvement. Six of the nine plan elements address hazards. **Table 3.5** summarizes, in a matrix format by jurisdiction, type of hazards by plan element.

Each municipal comprehensive plan has been reviewed. Specific mitigation related objectives and policies have been identified and have been described and cross-referenced in Table 3.5.

Regardless of municipality, most hazard-related issues are addressed in four plan elements of the Comprehensive Plan: Conservation, Future Land Use, Infrastructure, and Coastal Management. Any proposed capital projects identified in the plan elements also are identified in the Capital Improvement Element (CIE), the financial management component of the Comprehensive Plan. As recommended in Section 163.3177(3)(a), CIEs should be reviewed and updated annually. In practice, St. Lucie County updates its CIE at the time they are statutorily required to prepare Evaluation and Appraisal Reports.

Table 3.5: Comprehensive Plan Elements Hazards Summary

Comprehensive Plan Elements	St. Lucie County	Municipalities		
		Fort Pierce	Port St. Lucie	St. Lucie Village
Conservation	D,E,F,HZ,NT,W	D,E,HZ,W	D,E,F,H,NT,P,W	D,E,F,HZ,W
Coastal Management	E,F,H,HZ,NT,P	D,E,F,H,HZ,P	D,E,F,H,NT,P,W	E,F,H,NT,P
Infrastructure	D,F,HZ,W	D,F,HZ,P,W	D,F,FI,H,HZ,W	D,F,NT,W
Future Land Use	F,H,W	F,H,W	E,F,NT,W	F,H,NT,W
Housing				
Recreation and Open Spaces				
Transportation				
Intergovernmental Coordination				
Capital Improvement	E,F,H	E,F,H	NT	E,F,H
Ports, Aviation, and Associated Facilities				
Utilities				
Health and Human Services				
Public Education				
Fire Rescue				
Economic				
Library				
Historical Preservation				

Building Codes

City of Fort Pierce: The City updated its building codes with regard to wind, water, and fire in December of 2001. The City building code requires structures east of U.S. Highway 1 to be built to a wind load requirement of 140 mph and structures west of U.S. Highway 1 to be built to 130 mph.

Port St. Lucie: The City's building code requires structures east of the North Fork of the St. Lucie River to withstand 140-mph wind loads and requires structures west of the river to withstand 130-mph wind loads.

St. Lucie Village: The Village has adopted by ordinance the Standard Building Code and all amendments. New construction east of U.S. Highway 1 in the Village must be built to meet the wind load requirement of 140 mph. In addition, hurricane clips and gable bracing also are required.

Other Ordinances

City of Fort Pierce: In addition to its building code, the City has several other ordinances that regulate development within the City. They include its Flood Hazard Prevention Ordinance, which regulates the elevation of structures in the CHHA; and filling, grading and dredging, and placement of manufactured housing. The City's utility code contains provisions that regulate the use of water during periods of drought.

The City also entered into an inter-local agreement with the County in 1998, which addresses local and regional emergency response capability for containing and cleaning up hazardous materials and waste accidents occurring in area waterways. Based on the agreement, the City has agreed to store oil spill cleanup equipment.

The City established a landscape and tree ordinance in 2002 that addresses hurricanes, tornadoes, and agricultural pests and diseases.

The City has addressed roads and evacuation routes with chronic flooding in the City Strategic Emergency Management Plan. The City Strategic Management Plan's Landscape and tree ordinance addresses the susceptibility of Australian Pine to heavy rain and wind events. The maintenance of drainage basins, redevelopment in hazard prone areas, and utility function on the barrier island are addressed in the City Comprehensive Plan. Utilities are addressed again along with critical facilities in the City Strategy Management Plan.

City of Port St. Lucie: The City has a number of ordinances other than the building code that address various hazard events and include flood damage prevention and drainage ordinance, wellfield protection, stormwater utility rules, and burn ordinances. The City also has two unique disaster-related ordinances: emergency purchasing procedures, and an expedited permitting process following a major disaster.

Town of St. Lucie Village: For the past 20 years, the Village has had a flood damage prevention ordinance, which is administered by the St. Lucie Village Board of Aldermen.

3.7 COMMUNITY ORGANIZATIONS

St. Lucie has a wide range of Community organizations and include faith-based, Chambers of Commerce, the local historical society and youth organizations. These groups represent diverse interests present within the community and provide vital services as well. Many services provided by St. Lucie County's community organizations can help to achieve the goals of hazard mitigation identified in this mitigation strategy. The following lists provide information on services provided by organizations that work within St. Lucie County to reduce the risks posed by disasters.

3.7.1 University of Florida/St. Lucie County Cooperative Extension: The St. Lucie County Cooperative Extension actively promotes hazard mitigation in St. Lucie County through more than a dozen programs.

3.7.2 Fort Pierce Utilities Authority (FPUA): The FPUA has replaced 8 miles of vulnerable water mains located on South AIA on the barrier island. FPUA also has been engaged in the following activities:

- FPUA Storm Manual
- Comprehensive Vulnerability Assessment of Water Systems for the FPUA
- Hurricane Awareness educational outreach in customer bills

3.7.3 Florida Power & Light Co. (FPL)

Each year, FPL produces a booklet on the emergency plan for the St. Lucie Nuclear Power Plant on Hutchinson Island. The booklet includes evacuation maps and information for residents in St. Lucie and Martin counties. The company mails the booklet to households who would be affected by a plant emergency.

3.7.4 Red Cross – Coast to Heartland Chapter

The Red Cross (RC) Treasure Coast Chapter is active in providing mitigation programs and activities within the community. The RC provides education and preparedness information in the community for a variety of emergencies. The RC sponsors a senior home safety project where groups of. The RC provides community support after localized emergencies or large- scale disasters. The RC provides shelter services at a variety of locations in the County and provides logistical assistance to responders on emergencies.

3.7.5 United Way of St. Lucie County

The United Way of St. Lucie County has developed and implemented volunteer reception center. Following disasters, the County can open volunteer reception centers where volunteers are registered

3.8 INTERGOVERNMENTAL COORDINATION

An essential element of the hazard mitigation process is intergovernmental coordination. Disasters often impact areas that cross jurisdictional boundaries; inter-governmental coordination and collaboration that includes service providers will strengthen communities against the loss of life and property. Mutual Aid between counties north and south of St. Lucie County is a common occurrence with law enforcement and fire rescue agencies that may respond to criminal activity, transportation related accidents, evacuation planning and investigations as well as fire, mass casualty hazardous materials releases.

Coordination is important not only horizontally, from department to department, at the local level between County, municipalities, non-profit organizations, and the private sector, but also vertical levels of State and federal governmental departments and agencies.

Besides the Unified Local Mitigation Strategy (LMS) initiative, there are several other entities that serve as beneficial coordination mechanisms that already exist. They are briefly described below.

3.8.1 Transportation Planning Organization (TPO)

The St. Lucie County Transportation Planning Organization (TPO) coordinates local, State, and federal funding for roadway improvements. The policy board is comprised of elected officials from the County and the municipalities. Two key policy documents of the TPO are the Long-Range Transportation Plan (LRTP), and the 5-year Transportation Improvement Plan (TIP). The TIP identifies and schedules all future roadway improvements in the near-term. These two plans allow for opportunities to plan potential projects to occur while other construction is already taking place, saving time and associated costs and may also allow for linking more than one mitigation project to be undertaken to solve larger area problems – for instance drainage or flooding issues that affect several areas.

3.8.2 Local Government Comprehensive Plans

One mechanism to achieve intergovernmental coordination is the local comprehensive plan. As described above, each comprehensive plan contains an intergovernmental coordination plan element. In St. Lucie County, there are several instances in which local governments are dependent upon another contract with private or quasi-governmental entities to provide services. Examples include the Fort Pierce Utilities Authority providing water and sewer to the City of Fort Pierce; and County and municipality government contract agreements with the St. Lucie County Fire District for fire, hazardous materials protection and response and emergency medical services. The Comprehensive Plan can be utilized to engage other service providers to encourage mitigation activities and/or create partnerships in preparedness and recovery actions.

3.8.3 St. Lucie County Comprehensive Emergency Plan (CEMP)

The CEMP must be integrated into and coordinated with all other County emergency management plans such as the Continuity of Operations Plan (COOP), the Post-Disaster Redevelopment Plan (PDRP). Shelter Plan and Housing Plan. Further, the CEMP should be integrated with the State plans and programs utilizing and in concert with federal government plans and directives. is the CEMP is an operational plan and addresses local and regional evacuation, public shelter, post-disaster response and recovery, rapid deployment of resources, communications and warning systems, training exercises.

The plan also defines roles and responsibilities of all partner organizations. These responsibilities are clearly defined as 17 ESFs (**Table 3.3**; see page 56). Each ESF is headed by a lead agency, which has been selected based on its authorities, resources, and capabilities in the functional area. The ESFs also serve as the primary mechanism through which outside assistance to St. Lucie County is coordinated.

3.8.4 Treasure Coast Local Emergency Planning Committee (TCLEPC)

The LEPC is an important vehicle to coordinate administration of regional compliance with hazardous materials, chemical inventories reporting, chemical release preparedness planning and responder training State and federal laws and best practices. The TCRPC provides staff as the LEPC Coordinator to administer the activities of the LEPC and implement the Emergency Community Right-To-Know Act (EPCRA).

3.8.5 State Comprehensive Emergency Management Plan (SCEMP)

The State of Florida CEMP establishes the framework for a coordination system to ensure that the State of Florida will be prepared to respond to emergencies and disasters. The plan describes roles and responsibilities of State agencies, special districts, local governments, and voluntary organizations. The CEMP unites the efforts of these groups for a comprehensive approach. The plan is divided into three sections described below.

- *The Basic Plan:* Outlines how the State will assist counties in response, recovery, and mitigation of disasters; details responsibility at various levels of government; describes method of operations and financial management policies; ensures continuity of government; and addresses recovery issues.
- *Specific Response/Recovery Actions:* These actions are unique to a specific hazard and take the place of the Basic Plan and Response Functions sections.
- *Response Functional Annexes:* Presents the State's strategy for disaster response by outlining ESF. ESFs are structured from the Federal Response Plan.

3.8.6 St. Lucie County School District

The St. Lucie County School District has 51 schools, 17 Elementary Schools, 4 middle schools, 6 high schools and 12 K-8 schools. There are 2 Non-traditional (digital and online), 4 Magnet Schools and 5 Charter schools and one 6th grade through 12th grade school. Within the District, all schools can be utilized as risk shelters. Due to proximity to the St. Lucie Nuclear Power Plant, all School District schools are located in the Emergency Planning Zone (EPZ) for evacuation.

Post-disaster recovery plans include recommendations for hazard mitigation options including, but not limited to shuttering, hardening and enhanced strengthening of rooms or areas within buildings such as gyms or cafeterias, reconstruction, or demolition of damaged public facilities. The District is insured through a third party administrator with a consortium to include seven (7) other Florida school districts.

3.8.7 Municipal Mitigation Projects/Initiatives

City of Fort Pierce

The City has undertaken a number of Flood mitigation projects. Many have been constructed to eliminate home, yard, and street flooding. 95% of the projects identified in the stormwater master plan have been completed.

Other mitigation efforts involve the City participating in exercises with the County Division of Emergency Management and participation in the FDEM and County annual hurricane exercise. Internally, City staffs have developed a Disaster Recovery Plan based on the ESF structure, which focuses primarily on flooding and hurricane evacuation.

The City has an all-hazards approach Emergency Management Plan which includes procedures for response to disasters that include: floods, hurricanes, tornadoes, radiological and terrorism incidents, and wildland fire incidents. In 2003, FEMA FIRM maps were integrated into the City's geographic information system (GIS) system.

All essential staff for the City of Fort Pierce have received FDEM-provided COOP (Continuity of Operations Plan) initial training, and the City is pursuing implementation of a COOP All essential staff for the City of Fort Pierce have received training in Basic Incident Command System training prior to the 2010 update of this LMS. The City's EOC Standard Operating Procedures and Emergency Management Plan follow the Department of Homeland Security, Incident Command System (ICS) structure.

Mitigation Strategies for the City are:

- Provide free residential yard waste and tree trimming collection for Hurricane Season; Maintain city trees year round with bucket truck and operator-
- Continue implementation of Storm-water Master Plan to reduce structure, street and yard flooding
- Participation in the Countywide mass notification system
- Continued participation in planning and exercises with the County

Although not formalized as a hazard mitigation program, the City through various departments has implemented a number of mitigation-type projects. The following list represents projects completed since the last comprehensive update of this LMS in 2010.the City of Fort Pierce currently has active projects on the Prioritized Project List with some projects that are ongoing.

- Moore's Creek Retrofit - Phases I and II have been completed; however, additional phases remain to be completed.
- Moore's Creek Canal Basin – Replacement/upgrading of storm system and expansion of the canal to provide additional flooding protection by increasing conveyance capacity.
- Virginia Avenue Basin (Mayflower Canal & U.S. Highway 1 crossing) – Upgrade/replace culvert crossing of the Mayflower Canal and U.S. Highway 1 drainage. Storm Hardening a FPUA Water Pumping Facility.
- Replace doors on 184 low income homes at Lawnwood Terrace and Lawnwood Terrace Annex with wind load doors.
- Storm-water Master Plan – design and implement a city-wide storm-water master plan to address flooding concerns and plan for future projects.
- Avenue Q/12th Street Basin – Replaced and upgraded 12th Street outfall and other main conveyance system.
- Fort Pierce Public Works: Emergency Operation Center Renovation – Continued structural and contents upgrade to the City's Emergency Operation Center.
- Elevate pumps, AC units and control panels to avoid future damage to sewage disposal system from flooding caused by hurricanes or intense rain events; this measure will mitigate the interruption of sewage disposal.
- Elevate pump drives, AC unit, control panel and reinforce Air Scrubber Towers to avoid future damage from flooding and excessive wind caused by hurricanes or intense rain events; this measure will mitigate the interruption of sewage disposal.

- Fort Pierce Police Department Mobile Command Center – Acquired and equipped a mobile

command center that can be moved to safety and ensure response team availability.

- In progress; Design and construct a community center at Avenue D & 29th for use as a shelter.
- The City completed the initiative to provide hurricane resistant windows on all Public Facilities.
- South Indian River Drive (Drainage Improvements) – Replace existing pipes with new pipes and catch basins.
- Ongoing Transfer of Public Records – Transfer of public records from paper to an optical disc.
- Improvements to the Fort Pierce Jetty along with re-nourishing South Beach have mitigated beach erosion however this is an ongoing activity dependent upon storms.
- Creation of the Emergency Management Committee. This group is composed of all key City departments. From February to October, the staff meets on a bi-weekly basis. Through the efforts of the Committee, the City now has an Emergency Management Operations Plan.

City of Port St. Lucie

The City has completed or is in the process of completing a number of capital projects that have been built with mitigation planning integrated into the project planning phase. Public structures recently completed, the Police Department and Community Center, both were built to withstand 140-mph wind loads. The Community Center also functions as a Special Needs Shelter. The City Hall underwent major expansion and retrofitted to withstand 140-mph winds and houses the Emergency Operations Center.

Other mitigation-type activities the City has accomplished in recent years;

- Instituted reverse 911 emergency notification system;
- The Purchasing Department has expanded and continually updates for currency. Also, in expansion of intergovernmental coordination, the City has joined the Statewide network of purchasing departments;
- Maintains an MOU with several local gas stations in the event the City gas pumps located at the Public Works Department fail to operate;
- The City Building Department officials notify all contractors operating within the City to secure building sites;
- The City has purchased a floodplain along the North Fork of the St. Lucie River;
- Conducts hurricane, and other hazard specific drills and exercises;
- Provides community outreach education on drainage activities for PSLTV 20;
- Ongoing emergency coordination meetings with St. Lucie County Division of Emergency Management; and
- Maintains hurricane preparedness public services announcements in preparation for Hurricane Isabel for PSLTV 20.
- Completed Eastern Watershed Improvement Project, a 4,000 acre stormwater conveyance, retention and treatment system to reduce flooding and improve water quality

Mitigation projects on the Prioritized Project List that have been completed since 2010 are listed below. Some projects are ongoing and new project applications will be brought to the Steering Committee in the coming year.

- City of Port St. Lucie Wildland Fire Mitigation Plan: Prepared a Wildland Fire Mitigation Plan as part of the Comprehensive Emergency Operations Plan.
- Acquired Radio Communication Equipment – Acquire (two hand-held and one base unit) radio communication equipment.
- Watershed “B” – Construct improvements to the E-8 Canal System and E-8 drainage basin to

reduce flooding hazard.

- Watershed "A" – East – Installation of culverts, sluice gates, and retaining wall to connect the A-1 lake to A-7 lake in the Watershed "A" – East Drainage Basin.
- Developed a Post Disaster Redevelopment Plan (PDRP): participated in development of the St. Lucie County PDRP of which the City of Port St. Lucie is represented.

Town of St. Lucie Village

The Town of St. Lucie Village has completed an inventory of its drainage facilities. The next phase will be to identify problems and solutions. However, the Village is not waiting until the study is complete before curing some of its drainage problems. The Town has initiated ditch clearing and yard drainage improvements and carries out regularly scheduled maintenance of its storm-water drainage system with assistance from the County. The Village filed for and received approval of funds to purchase a 76.55-acre tract of land bordering the Indian River Lagoon. The site has both natural resource and historical significance. Because the site borders the Indian River Lagoon, shoreline protection and preservation of a resource that mitigates damage from coastal storms and hurricanes are additional benefits of the purchase.

Mitigation Strategies for the Town are:

- Continued public outreach in disaster preparedness covering all hazards the Town is vulnerable to.
- Participation in the planning and exercises with St. Lucie County.

St. Lucie County School District

All schools and buildings constructed post-2000 have been designed to meet wind storm requirements at the time of construction. When replacing a specific school or building the District has constructed those schools outside flood prone areas or has placed replacement schools or buildings above flood stage levels. Other mitigation efforts involve the District participating in drills and exercises with County Division of Emergency Management and Emergency Support Functions (ESFs). Internally, District staff has developed a Disaster Recovery Plan based on the ESF structure, which focuses primarily on hurricane shelter and evacuation matters. The District also has an all- hazard Crisis Plan. This plan will include procedures for response to all hazardous conditions, and includes flooding, hurricanes, tornadoes, radiological incidents, active shooter and terrorism incidents. All essential staff in the District have received NIMS training in Basic Incident Command Systems (ICS), awareness and intermediate levels.

In the past and recently, the District has installed shutters on schools and support facilities, emergency shelters to mitigate storm damage to the schools and protect occupants being used as shelters during an emergency. Additionally, newer schools have been designed to meet EHPA requirements to ensure proper levels of shelter capability for County and regional residents. The District continues to include mitigation strategies to all buildings and property when building, renovating or relocating facilities on District property.

Mitigation Strategies for the School District:

- Hardening of facilities interior and exterior;
- Procure generators for backup power systems;
- Continued education in disaster preparedness; and

- Continued participation with County Emergency Management in planning, preparedness, exercises, and mitigation efforts.

3.9 STRENGTHENING THE ROLE OF LOCAL GOVERNMENT

As has been described in the text, local governments in St. Lucie County have taken steps to strengthen themselves both in terms of capital facility improvements and ordinances, regulations, and programs. There are a number of activities that the County and municipalities can undertake to strengthen the role of local governments and to lessen the impacts resulting from emergency events that do not require expending money on capital projects. Plans can be modified, laws and regulations can be amended, informational materials can be published and distributed, and professional training can be augmented. Ideas were generated from a variety of sources: interviews with local jurisdictions, and information generated from LMS datasheets, the LMS Steering Committee, and discussions with local governments. The suggestions resulting from the various discussions with local government include:

The suggestions resulting from the various discussions with local government include:

1) LMS PPL should be incorporated into local government Capital Improvement Elements (CIEs) located in comprehensive plans at the time the CIEs are reviewed on an annual basis in accordance with Section 163.3177(3)(a), F.S.;
2) As permitted under Section 163.3177(7)(h)&(l), F.S., local governments could incorporate an optional comprehensive plan element for public safety, hazard mitigation and post-disaster redevelopment planning;
3) Integrating the LMS into the St. Lucie County CEMP;
4) Making all communities CRS eligible (St. Lucie Village is a participant of the NFIP program, but not of the CRS program);
5) Assessing existing CRS programs to determine ways to strengthen and improve the local jurisdiction's CRS rating;
6) Requesting technical assistance from the Treasure Coast Regional Planning Council to improve and implement the education and outreach of the LMS and CRS programs;
7) Hazard mitigation retrofit program development;
8) Monitoring the outcome of the Florida Building Commission, ongoing evaluation of existing building codes, identify deficiencies, and recommend desired changes to strengthen the existing building codes;
9) The designing and bidding of all public building construction, whether it be new construction or renovation of older public structures, should incorporate hazard mitigation building practices, whenever financially feasible;
10) Require all mobile home parks to retrofit a community space engineered to withstand Category 3 hurricane wind loads and an F2 tornado. An adequate warning system needs to be incorporated into the retrofit. Such a structure would then provide the mobile home park residents a "safe haven refuge Once constructed, the mobile home park administration should conduct drills to familiarize the residents with procedure;
11) Implementing a "safe room" requirement in the local building codes that addresses, not only new construction, but renovation as well;
12) Develop a wildland fire mitigation program in coordination with the FFS;
13) Getting year-round coverage in the local media to get the message out to people, not only that it is important to be prepared, but also to sell the idea the hazard mitigation saves

dollars in the end;

14) Working with the private sector to develop procedures that ensure coordination between the County and business community, before, during, and after a disaster event;
15) Develop education and outreach materials and workshops to network and communicate with private business and industry on mitigation opportunities to build more efficient recovery strategies;
16) Enhance communication and coordination among the County and municipalities to increase capacity to implement mitigation activities;
17) Complete and present annual reports on the status of the LMS program to all local elected bodies;
18) Integrate hazard mitigation concepts into the development review process at the County and municipal levels; and
19) Evaluate the vulnerability of all critical facilities in the County and municipalities.

3.10 PRIVATE SECTOR BACKGROUND AND ANALYSIS

Hurricanes Frances, Jeanne, and Wilma in 2004 and 2005, Tropical Storm Fay in 2008, and Tropical Storm Isaac in 2012, can cause massive disruptions in the local economy. Mitigation in the business community has become more prevalent with large firms like Florida Power & Light (FP&L), AT&T, Walmart, and Winn-Dixie and Publix, as well as, the banking community preparing contingency plans and continuity of operations plans. Florida Power and Light has hardened assets like transmission lines by burying lines to mitigate wind impacts. Many businesses have installed generators to ensure operations and provision of services after storms. Smaller businesses are aware of hazard mitigation and disaster preparedness benefits and have taken advantage of Small Business Administration resources and tools to develop preparedness plans. However, small businesses have few options available to protect assets and insurance remains the most used resource..

As part of the LMS effort, the St. Lucie County Division of Emergency Management is developing an ESF #18 – Business and Industry and intends to organize an ad hoc Private Sector Subcommittee. Initial tasks include identifying key community businesses that represent the vast majority of firms comprising the St. Lucie County business community, initiate a workshop for education on preparedness and recovery, and compile outreach materials for businesses that encompass a wide range of mitigation activities.

Stakeholders for the ESF and the Private Sector Committee include: the St. Lucie County Business Development Board, local chambers of commerce, St. Lucie County Economic Council, and the Treasure Coast Builders Association. In addition, important non-profit organizations were identified that historically have been involved locally in disaster-related activities (i.e., Red Cross, Salvation Army, and Council on the Aging). Finally, key private sector firms that have played important roles in the development of the Post-Disaster Recovery Plan for the County such as FP&L, AT&T, The Home Depot, and Publix and Walmart.

There are a number of activities in which the private sector can become involved in LMS; however, the first and foremost obstacle has been energizing the interest of businesses to become involved in the process. Businesses clearly understand that it is in their interest to develop a hazard mitigation plan prior to an actual event occurring.
These organizations need to become the core private sector group that spreads the word about the importance of "being prepared", taking steps and creating a plan before the disaster occurs. The private

sector body could encourage proactive mitigation by developing materials raising awareness and educating businesses of the need to be prepared for disaster impacts.

Expanding roles and responsibilities of private sector businesses in disaster events beyond just cleaning up the mess and getting back to normal business will build resiliency and sustainability in the wake of a disaster leading to faster recovery and less costs to do so. Implementing mitigation projects requires educating businesses of the importance of hazard mitigation planning. Besides awareness and education, other roles that businesses can assume to strengthen private sector involvement in the LMS include business contingency planning, participation in the new ESF #18, and participation in County disaster exercises to ensure resilience after a disaster or event.

SECTION 4.0
HAZARD IDENTIFICATION, VULNERABILITY, AND RISK

- Section 4.0: (Hazard Identification, Vulnerability and Risk): updated and Tsunami and Sea Level Rise to the Natural Hazards list.
- Table 4.1: (Identification and projected impact potential for St. Lucie County Hazards): Added tsunami as a hazard category, the historical events section was updated.
- Section 4.1.1: Flooding - Subsection 4.1.1.1: added sentence on soil saturation, Coastal High Hazard Area and Sea Level Rise reference added.
- Table 4.2: (Average monthly Rain Totals), updated to current average.
- Table 4.3: (Recent Floods Impacting St. Lucie County), added Tropical Storm Isaac and 01/09/14 event.
- Table 4.4: (Vulnerability to Flooding), updated table and added source.
- Table 4.12: (Vulnerability to Wind Damage in Hurricanes), updated Table.
- Figure 4.2: (Flood Prone Map), updated map.
- Figure 4.3: (Maps of Repetitive Loss Properties in St. Lucie County), updated map..
- Figure 4.4: (Maps of Flood Prone Streets in St. Lucie County), updated map.
- Figure 4.5: (Storm Surge Maps for St. Lucie County) updated map.
- Figure 4.6: (Hurricane Evacuation Zone Maps for St. Lucie County), updated map.
- Table 4.12: (Vulnerability to Wind Damage in Hurricanes), updated table.
- Table 4.13: (Debris Probability Based on a 10-year Storm Event), Updated table.
- Table 4.14: (Number of Tropical Depressions, Tropical Storms, and Hurricanes for past 5 years), added Hurricanes Isaac and Sandy
- Table 4.15: (St. Lucie County Recent Tropical Storm and Hurricane History),
- Table 4.16: (Vulnerability to Storm Surge) updated table.
- Table 4.17 (Vulnerability to Wind Damage in Hurricanes), updated table.
- Table 4.18 (Damage, Sheltering Requirements, and Economic Loss to St. Lucie County). added table and source.
- Section 4.1.3.1 (Tornado) Updated number of tornado, injuries and deaths, number of RV park spaces and mobile home spaces
- Table 4.20: (Recent History of Tornadoes in St. Lucie County), updated table.
- Section 4.1.4 Severe Thunderstorms Updated historic events, damage totals
- Section 4.1.4.4 Risk Assessment, added lightning strike probability and source
- Section 4.15 (Wildland Fire) Updated all tables and photos, added current data
- Table 4.23: (Historic Lightning incidents causing death, injury or damage), added table
- Table 4.24: (Recent Significant Wildfires in St. Lucie County), added table.
- Table 4.25: (Saint Lucie County's Five Year Wildfire History), added table.
- Figure 4.7: (St. Lucie County Wildfires 2011-2015), added map.
- Table 4.26: (Saint Lucie County's Five Year Wildfire Causes 2011-2015), added table.
- Figure 4.8: (St. Lucie County WUI Risk Index Map), added map.
- Table 4.27: (St. Lucie County WUI Risk Index – Acres), added table.
- Table 4.30: (Analysis of Vulnerability to Sea Level Rise of 2 feet), added table.
- Table 4.31: (Analysis of Vulnerability to Roadways from Sea Level Rise of 2 feet), added table.

- Table 4.32: (Analysis of Vulnerability to Critical facilities from Sea Level Rise of 2 feet) added table.
- Section 4.1.6 (Erosion) Updated Re-nourishment projects, historic data and source
- Figure 4.10: (Map of St. Lucie County Critically Eroded Beaches), updated map.
- 4.2.1 (Extreme Temperatures) Subsection 4.2.1.2 updated crop damage potential
- Figure 4.11: (Sinkhole Occurrences in Florida), added map.
- Figure 4.12: (Sink Hole Areas in Florida), added map).
- Section 4.2.4: Tsunami, added entire Hazard and data
- Section 4.2.5: Sea Level Rise, added entire Hazard and data
- Section 4.2.6: Dam & Levee Failure, added preliminary information reference 10 mile creek

The purpose of this section is to describe the hazards facing St. Lucie County in terms of potential vulnerability impacts, and loss. Hazards faced in St. Lucie County fit into three general classifications: natural, technological, and societal. Natural hazards include floods, hurricanes/tropical storms, tornadoes, severe thunderstorms, lightning, wild land fires, muck fires, extreme temperatures, soil/beach erosion, drought, seismic hazards, agricultural pests and diseases, and epidemics. Natural hazards can affect a part of the county or the whole of the county unless otherwise detailed in the following profiles. Technological hazards include radiological accidents, power failure, hazardous materials accidents, transportation system accidents, well field contaminations, and communication failures. Societal hazards include terrorism (physical and cyber) and sabotage, civil disturbances, and immigration crises.

The Hazard Identification section describes each hazard above and provides historical data on impacts where available. Maps are provided to illustrate the location and extent of hazards. Disasters are classified by the magnitude of their effects.

The vulnerability assessment for each hazard describes the community assets and potential impacts for each hazard. A community's vulnerability depends on the extent of the hazard exposure and the value of potentially vulnerable assets. Higher risk areas with higher potential damage warrant mitigation practices that are more extensive. Communities in this situation may rely on land use and site design rather than on relatively simple measures such as building codes and hardening existing structures. Other factors that influence vulnerability and are important for communities to consider when selecting mitigation practices are pre-disaster mitigation, the amount of undeveloped and underdeveloped land, and in the case of post-disaster mitigation, the amount of developed land within the community. For the purposes of the LMS, vulnerability is classified as individual, social, and biophysical. Individual vulnerability describes the susceptibility of a person or a structure to potential harm from hazards. Social vulnerability describes demographic characteristics of social groups that make them more or less susceptible to the adverse impacts of hazards. Biophysical vulnerability examines the distribution of hazardous conditions arising from a variety of initiating events such as natural hazards, chemical contaminants, or industrial accidents (MDC, 2009).

Factors influencing vulnerability include, but are not necessarily limited to a community's geographic location, type of construction, demographics, and cultural characteristics. The general hazards to which St. Lucie County is vulnerable and the projected potential impacts across the community exposure and services are discussed below under the vulnerability subsections for each hazard.

The hazards identified and discussed here are organized based on the maximum projected impact potential (i.e., hazards capable of producing the maximum community-wide impact, such as hurricanes and floods, are discussed first). This does not mean other identified hazards are less important or less worthy of mitigation, only that their potential to affect the total community is lower.

In order to effectively plan hazard mitigation projects and allocate scarce financial resources, a community's vulnerability to a specific hazard must be coupled with other critical factors to perform a risk assessment.

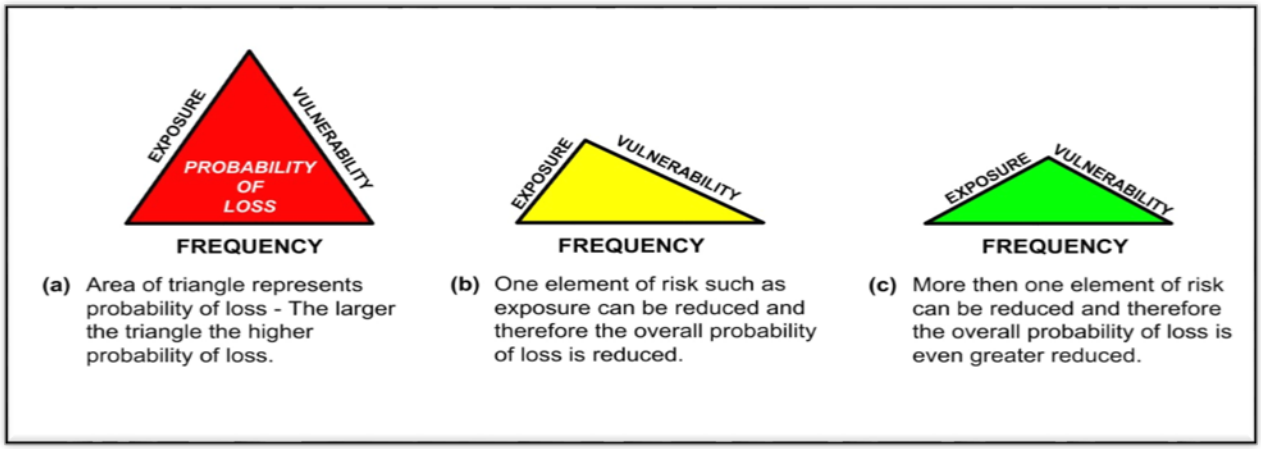
Risk, or the probability of loss, depends on three elements:

- Frequency - how frequently does a known hazard produce an impact within the community?
- Vulnerability - how vulnerable is a community to the impacts produced by a known hazard?,
- Exposure - what is the community's exposure in terms of life and property to the impacts produced by a specific hazard?

Once these three factors are established, the risk level faced by a community with regard to any specific hazard can be calculated using the "Risk Triangle" approach.[9]

In this approach, these three factors become the sides of a triangle, and the risk or probability of loss is represented by the triangle's area depicted below in **Figure 4.1**. The larger the triangle, the higher the community's risk with respect to a given hazard. If a community reduces any of these three factors, they reduce their risk or potential for loss.

Figure 4.1 – Risk Triangle



Source: The Risk Triangle; David Crichton 1999

In St. Lucie County, the overall exposure to tropical storms, hurricanes, floods and earthquakes was determined by a risk assessment model software application called HAZUS-MH developed by FEMA. HAZUS-MH is a nationally applicable standardized methodology that contains models for estimating potential losses from the above hazards. HAZUS-MH uses Geographic Information Systems (GIS) technology to estimate physical, economic and social impacts of disasters. It graphically illustrates the limits of identified high-risk locations due to earthquake, hurricane and floods. HAZUS-MH is used for mitigation and recovery, as well as preparedness and response. Government planners, GIS specialists and emergency managers use HAZUS-MH to determine losses

[9] Crichton, 1999

and the most beneficial mitigation approaches to take to minimize them. HAZUS-MH can be used in the assessment step in the mitigation planning process, which is the foundation for a community's long-term strategy to reduce disaster losses and break the cycle of disaster damage, reconstruction and repeated damage. In terms of natural hazards, there is very little if anything that can be done to change the frequency with which they produce impacts in a community. Mitigation planning relative to those hazards must therefore focus on reducing the community's vulnerability or exposure. In terms of technological and societal hazards, the most cost-effective type of mitigation is to limit or reduce the frequency with which such hazards actually occur.

The St. Lucie County LMS has profiled all potential natural and manmade Hazards including those with even the remotest probability of impacting St. Lucie County. The Steering Committee has no identified mitigation strategies for Drought and Tsunamis, therefore they are included in the Strategy as information only. The list of profiled hazards for St. Lucie County are contained in **Table 4.1** on the next page.

Table 4.1 Preliminary Identification and Projected Impact Potential for St. Lucie County Hazards

Hazard Category	**Projected Impact Potential** (structures, infrastructure, people, environment, etc.)																		
	Excessive wind	Excessive water	Damaging hail	Soil/beach erosion	Electric power outage	Surface and air transportation	Navigable waterway impairment	Potable water system loss or	Sewer system outage	Telecommunications system outage	Human health and safety	Psychological hardship	Economic disruption	Disruption of community services	Agricultural/fisheries damages	Damage to critical environmental	Damage to identified historical	Fire	Toxic releases	Stormwater drainage impairment
Natural Hazards																			
Flooding		X		X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X
Hurricanes/Tropical Storms	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Tornadoes	X				X	X				X	X	X	X							
Severe Thunderstorms & Lightning	X	X	X		X	X				X	X	X	X					X		X
Wildland Fire					X	X				X	X	X	X	X	X	X		X	X	
Erosion		X		X			X						X			X				X
Extreme Temperatures					X						X	X			X	X				
Drought													X		X	X		X		
Geologic Hazards						X													X	
Tsunami		X		X		X	X				X		X			X				X
Sea Level Rise				X													X			
Dam/Levee Failure		X				X	X				X		X		X					X
Agricultural Pests and Disease											X	X	X		X	X				
Epidemics											X	X	X	X						
Radiological Accidents					X	X				X	X	X	X	X		X			X	
Power Failures					X	X		X	X	X	X	X	X	X						
Hazardous Materials Accidents						X					X	X	X	X				X	X	
Transportation System						X	X				X		X	X				X		
Wellfield Contaminations								X	X		X	X	X	X						
Communications Failures										X	X		X	X						
Terrorism and Sabotage					X	X		X		X	X	X	X			X	X	X	X	
Civil Disturbances						X					X	X	X	X			X			
Immigration Crises											X	X	X	X						

Source: St. Lucie County LMS Steering Committee

4.1 NATURAL HAZARDS

St. Lucie County is susceptible to a number of natural hazards with the potential to cause extensive damage within the community. The cost of responding to and recovering from these disasters has proven to be significant. Planning for these events before they occur can significantly reduce costs in the future. Hurricanes, tropical storms and wind related disasters were responsible for the most property damaged during this time period. This subsection will now identify those hazards in St. Lucie County identified as being naturally occurring.

4.1.1 Flooding

4.1.1.1 Hazard Identification

A Flood is defined by the National Weather Service as any high flow, overflow, or inundation by water, which causes or threatens damage. There are a number of Flood types, such as:

River Flood – Occurs when water levels rise over the top of river banks due to excessive rain from tropical systems making landfall, persistent thunderstorms over the same area for extended periods of time, combined rainfall and snowmelt, or an ice jam.

Coastal Flood – The inundation of land areas along the coast causes by higher than average high tide and worsened by heavy rainfall and onshore winds (i.e., wind blowing landward from the ocean).

Storm Surge – An abnormal rise in water level in coastal areas, over and above the regular astronomical tide, caused by forces generated from a severe storm's wind, waves, and low atmospheric pressure. Storm surge is extremely dangerous, because it is capable of flooding large coastal areas.

Inland Flooding – Occurs when moderate precipitation accumulates over several days, intense precipitation falls over a short period, or a river overflows because of an ice or debris jam, or dam or levee failure.

Flash Flood – Caused by heavy or excessive rainfall in a short period of time, generally less than six hours. Flash floods are usually characterized by raging torrents after heavy rains that rip through river beds, urban streets, or mountain canyons sweeping everything before them.

In St. Lucie County, several variations of flood hazards occur due to the different effects of severe thunderstorms, hurricanes, tropical storms and seasonal rains. For the majority land area of the County, the primary causes of flooding are hurricanes or tropical storms and thunderstorms. However, the County's low- lying topography, combined with the subtropical climate, make it vulnerable to riverine an estuarine associated flooding. Flooding in St. Lucie County results from one or a combination of both of the following meteorological events:

Flooding in St. Lucie County results from one or a combination of both of the following meteorological events:

1) Tidal surge associated with northeasters, hurricanes, and tropical storms; and
2) Overflow from streams and swamps associated with rain runoff.

When intense rainfall events occur, streams and drainage ditches tend to reach peak Flood flow concurrently with tidal water conditions associated with coastal storm surge. This greatly increases the probability of flooding in the low-lying areas known as the Coastal High Hazard Area (CHHA), and the Category 1 Storm Surge. These low lying areas will be further aggravated with higher water levels by Sea Level Rise.

Areas along the North and South Forks of the Indian River lagoon/estuary are particularly susceptible to flooding under these conditions. The most Flood prone areas in the eastern portion of the County feature poorly drained soils, a high water table, and relatively flat terrain, all of which contribute to their flooding problems. Flat terrain and heavily wooded areas aggravate Flood problems by preventing rapid drainage in some areas.

Riverine flooding occurs when the flow of rainwater runoff exceeds the carrying capacities of the natural drainage systems. During extended periods of heavy rainfall, certain low-lying neighborhoods within the County are subject to considerable flood damage and isolation caused by the inability of natural and mechanical drainage systems to effectively remove the water. Heavy rainfalls can cause considerable damage to County infrastructure including roadbeds, bridges, drainage systems, and the water supply. The buildup of uncontrolled sediment contributes to the problem of inadequate drainage in natural and mechanical drainage systems. When a storm produces an overwhelming amount of storm water runoff, the accumulation of loose sediment materials (sand and soil) clogging the drainage systems causes backing up of water and thereby increased flooding. Soil saturation is also compounded as water sits in backed up areas.

In comparison to riverine flooding, coastal flooding is usually the result of a severe weather system such as a tropical storm or hurricane. The damaging effects of coastal floods are caused by a combination of storm surge, wind, rain, erosion, and battering by debris. All coastal property and inhabitants are subject to severe damage and loss of life resulting from floods caused by hurricane-associated storm surge. Some coastal property, road arteries, and bridge approaches are subject to severe flooding caused by rare astronomical tides as well.

Frequencies from flooding associated with rain events other than tropical storms and hurricanes are more difficult to estimate. Eastern Florida shows an annual dry cycle stretching from early November through mid-May. During this part of the year, monthly rainfall rarely exceeds 3.5 to 4.0 inches per month. The wet season, beginning mid-May and running through October, shows monthly rainfall levels in the area to be between 6.0 and 8.5 inches. The heaviest rainfall usually occurs in June and September. In St. Lucie County, the eastern or coastal section of the County receives more rain than the western section. This rainfall pattern coupled with the hurricane season (June through November) makes St. Lucie County particularly vulnerable to flooding associated with tropical storms and hurricanes because they typically occur when the water table is high and the ground is saturated.

Table 4.2 Average Monthly Rain Totals for St. Lucie County

Month	JAN	FEB	MARCH	APRIL	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	Yearly Average
Average	2.36	3.07	3.66	2.87	3.78	5.71	6.02	7.48	7.68	5.43	3.58	2.16	53.77

Source: National Climatic Data Center

Identified Problem Areas. Flood prone areas within St. Lucie County experience some level of "nuisance" flooding anywhere from once to twice a year during the rainy season. For the purposes of this document, "nuisance" flooding is defined as flooding to the extent that several inches of water standing in streets and along swells from 3 to 8 hours after a significant rain event of 3 to 5 inches in less than 24 hours. While this type of flooding takes a toll on County or municipality infrastructure and services, it does not reach a level where individual citizens report property damage through claims to the NFIP.

The St. Lucie County Division Emergency Management and the Road and Bridge Department provide for community outreach and public education on flooding hazards, prevention, precautions, and mitigation. This is done through information on the website, in brochures and handouts, and in public workshops and presentations. The mass notification system, CodeRED, is used to warn the public when flooding hazards are present. The City of Fort Pierce, City of Port St. Lucie and St. Lucie Village also provide for multiple Flood prevention programs and public education.

4.1.1.2 Historical Events

Hurricane of September 1928. This hurricane made Florida landfall near the City of Palm Beach as a strong Category 4 hurricane with one of the lowest barometric pressures ever recorded in this area (928.9 millibars [27.43 inches]). It reached Lake Okeechobee with very little decrease in intensity. In all, 1,836 people were killed and another 1,870 injured during this storm's passage. Nearly all the loss of life was in the Okeechobee area and was caused by overflowing of the lake along its southwestern shore.

Hurricane of September 1933. The 1933 Treasure Coast Hurricane formed east-northeast of the Leeward Islands on August 31, and attained maximum sustained winds of at least 140 miles per hour, making landfall near the border of Palm Beach and Martin Counties as a strong Category 3 hurricane. Buildings were blown off their foundations, and citrus groves were devastated. Stuart, Jupiter, and Fort Pierce were heavily damaged.

Flood of 1947. This Flood is generally considered the most severe Flood recorded in southern Florida. Heavy rainfall, including the rains from two hurricanes, occurred over a period of 5 months. Certain areas of St. Lucie County were flooded for months, and there was extensive damage to agriculture in general. Such a flooding event would be much more significant today because of the increase in land development along the eastern side of the County.

Hurricane of August 1949. This Category 3/Category 4 hurricane made landfall in Florida between Delray and Palm Beach with winds of 130 mph and a barometric pressure of 954.0 millibars (28.17 inches). As it moved inland, its center passed over the northern part of Lake Okeechobee, but the levees in that area held. No major flooding occurred. Damages in Florida were estimated at $45 million. Tides of 11.3 feet at Fort Pierce, 8.5 feet at Stuart, and 6.9 feet at Lake Worth were reported. Stuart sustained severe damages in this storm. Statewide, over 500 people lost their homes as a result of this storm.

Flood of 1953. As occurred in 1947, this Flood was preceded by 5 months of heavier than normal rainfall, which included a tropical storm in October. June through October rainfall was approximately 48 inches. Damage was heaviest in the beef cattle industry, with extensive losses of improved pastureland, which required supplemental feeding of cattle. Vegetable growers and dairy farmers also suffered significant losses as a result of this flood.

Table 4.3 Recent History of Floods Impacting St. Lucie County

Date	Time	Location	Deaths/ Injuries	Estimated Property Damage	Brief Description
01/09/2004	1600-2300	Port St. Lucie	None	220,000	A cluster of showers and isolated thunderstorms moved very slowly down the coast of St. Lucie and Martin Counties during the afternoon and early evening. Twenty-four hour rainfall totals reached 8-12 inches across much of the coastal portion of the counties, with the majority of the rain falling in a period of 6-hours or less. Flooding of many roadways occurred, stranding vehicles. Drainage canals and creeks overflowed. While high water surrounded many subdivisions, businesses and homes, water only entered one building, a St. Lucie County High School, causing an estimated $220,000 in damage.
08/19/2008 08/20/2008	1400-2200	St. Lucie County	None	67,000,000	On August 19th Tropical Storm Fay came on shore in south west Florida moving north northeast toward Lake Okeechobee. By the early morning of August 20th Tropical Storm Fay had moved to southern Brevard County producing rainfall amounts ranging from 10 to 15 inches in Martin, Saint Lucie, Okeechobee, and Indian River counties.
12/17/2009	2000-0000	St. Lucie County	0	0	A large area of 5 to 13 inches of rain fell from near the Florida Turnpike, impacting western portions of Port St. Lucie, and inland to the rural portions of central and western St. Lucie County. A rainfall spotter located 4 miles west of Port St. Lucie recorded over 12 inches of rain in less than 24 hours and 6 inches in 90 minutes during the evening. Standing water levels reached up to three feet on some roadways and yards in and near the Traditions Community, causing many homes and schools to become briefly cut-off from surrounding areas. While temporary roadway, lowland and urban flooding was extensive, no homes or businesses were damaged.

Source: National Climatic Data Center

Table 4.3 Recent History of Floods Impacting St. Lucie County, Continued

Date	Time	Location	Deaths/ Injuries	Estimated Property Damage	Brief Description
08/27/12	0500-1700	St. Lucie County	None	1,130,000	Persistent heavy rainbands from Tropical Storm Isaac produced widespread urban and lowland flooding across much of the county. Rainfall from the morning of August 26 until the evening of August 27 averaged 5 to 10 inches, with isolated totals of 12 to 14 inches, most of which fell during the morning and afternoon of August 27. The most significant impacts occurred near the coast, from Lakewood Park to Fort Pierce, White City, and Port St. Lucie As a result, several roads in the county were temporarily impassable. Significant beach erosion occurred on the south end of the County on Highway A1A with parts of the roadway flooded and washed out. .
01/09/14	1400-2200	St. Lucie County	None	20,000	Radar-based rainfall estimates were between 6 and 12 inches across eastern-most St. Lucie County, with most of the rain falling in a 6-hour or less period. The twenty-four hour rain gage total at Ft. Pierce was 10.64 inches, but with most of the rain falling in less than 6 hours. Flooding closed many roadways, stranding vehicles. Drainage canals and creeks overflowed. While high water surrounded many subdivisions, businesses and homes, water was only reported to have entered one apartment complex in Fort Pierce (three separate buildings).

Source: National Climatic Data Center

Table 4.4 Vulnerability to Flooding

St. Lucie County
Countywide Estimated Vulnerability to Flooding

	More Vulnerable		Less Vulnerable		Unknown Vulnerability		Total	
Structure Use	# of Units	Value ($) in thousands	# of Units	Value ($) in thousands	# of Units	Value ($) in thousands	# of Units	Value ($) in thousands
Single Family Residential	2,943	185,365.2	5,663	696,205.3	0	.0	8,606	881,570.5
Multi-Family Residential	3,385	361,856.2	8,096	2,149,444.7	0	.0	11,481	2,511,300.9
Mobile Home Residential	375	1,399.1	2,737	94,048.3	0	.0	3,112	95,447.4
Institutional/Governmental	110	73,890.4	194	335,862.8	0	.0	304	409,753.2
Commercial	162	335,121.4	147	491,764.7	0	.0	309	826,886.2
Industrial	18	5,987.3	34	143,348.8	0	.0	52	149,336.1
Agricultural	103	6,720.4	75	8,307.0	0	.0	178	15,027.4
Miscellaneous/Undefined	10	159.7	14	636.1	0	.0	24	795.8
Total	**7,106**	**970,499.7**	**16,960**	**3,919,617.7**	**0**	**.0**	**24,066**	**4,890,117.5**

Source: Treasure Coast Regional Vulnerability Analysis June 2012

Flooding events can have the following potential impacts within a community:

- Excessive water;
- Soil/beach erosion;
- Electric power outage;
- Surface and air transportation disruption;
- Navigable waterway impairment;
- Potable water system loss or disruption;
- Sewer system outage;
- Human health and safety;
- Psychological hardship;
- Economic disruption;
- Disruption of community services;
- Agricultural/fisheries damage;
- Damage to critical environmental resources;
- Damage to identified historical resources;
- Fire;
- Toxic releases; and
- Storm water drainage impairment.

In St. Lucie County, nuisance flooding causes dangers on the roadways, can cause road closures due to roads being impassable or damage as a result of the flooding. This can also cause delays in emergency responses. During Tropical Storm Fay in 2008 residents were unable to get to their homes in Port St. Lucie, police assisted with transporting them to their homes.

4.1.1.3 Flooding Location

In response to mounting losses from flooding nationwide, the United States Congress initiated the NFIP in 1968. The program is administered through the St. Lucie County Water Quality Manager (WCM). Under this program, The WCM produces Flood Insurance Rate Maps (FIRMs), which show areas subject to various levels of flooding under different conditions. This Flood risk information is based on historic, meteorological, hydrologic, and hydraulic data, as well as open-space conditions, Flood control works, and development. The FIRM maps for St. Lucie County were updated in June 2014. Floodplains designated on the FIRM are based on the 1% annual Flood chance or the 100-year Flood event. The 500-year Flood event with a 0.2% annual chance of occurrence is used to designate other areas of the community, which may have some vulnerability to flooding. Any official Flood zone determination must be completed using the official paper FIRMs. **Figure 4.2** depicts the St. Lucie County Flood Zone map follows zone definitions and map legend with abbreviation definitions.

Definitions:

Flood Zones: Flood zones are geographic areas that WQM has defined according to varying levels of Flood risk and type of flooding. These zones are depicted on the published Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM).

Special Flood Hazard Areas: High Risk Special Flood Hazard Areas represent the area subject to inundation by 1-percent-annual chance flood. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory Flood insurance purchase requirements apply in these zones.

Coastal High Hazard Areas – High Risk: Coastal High Hazard Areas (CHHA) represent the area subject to inundation by 1-percent-annual chance flood, extending from offshore to the inland limit of a primary front al dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Structures located within the CHHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory purchase requirements apply in these zones.

Coastal High Hazard Areas – High Risk: Coastal High Hazard Areas (CHHA) represent the area subject to inundation by 1-percent-annual chance flood, extending from offshore to the inland limit of a primary front al dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Structures located within the CHHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory purchase requirements apply in these zones.

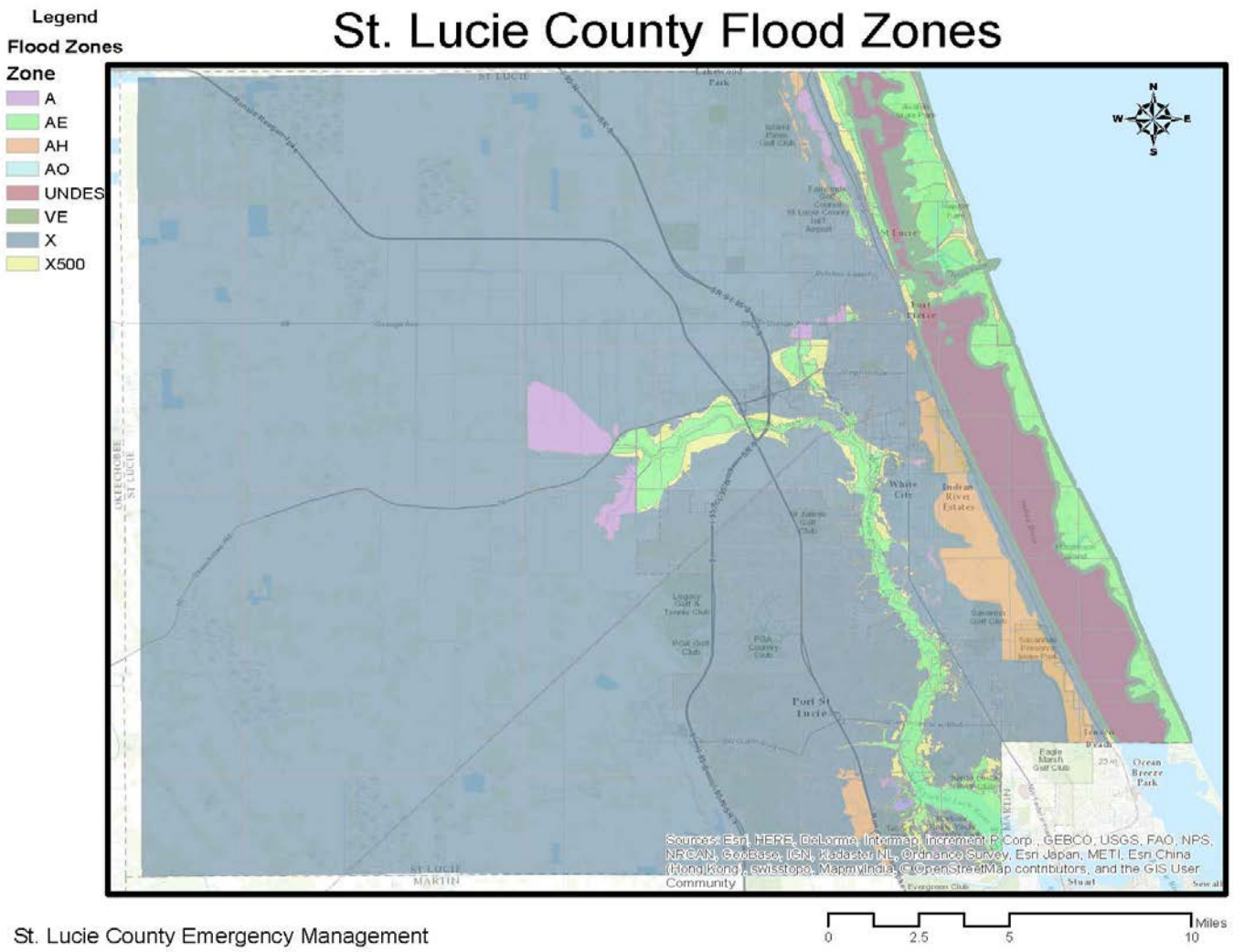
Moderate and Minimal Risk Areas: Areas of moderate or minimal hazard are studied based upon the principal source of Flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in a community's Flood insurance study. The failure of a local drainage system can create areas of high Flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25-percent of all Flood claims filed are for structures located within these zones.

Undetermined Risk Areas: Unstudied areas where Flood hazards are undetermined, but flooding is possible. No mandatory Flood insurance purchase requirements apply, but coverage is available in participating communities.

ZONE	DESCRIPTION
A	Areas subject to inundation by the 1-percent-annual-chance Flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or Flood depths are shown.
AE, A1-A30	Areas subject to inundation by the 1-percent-annual-chance Flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)
AH	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are 1–3 feet. BFEs derived from detailed hydraulic analyses are shown in this zone.
AO	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1–3 feet. Average Flood depths derived from detailed hydraulic analyses are shown within this zone.
AR	Areas that result from the decertification of a previously accredited Flood protection system that is determined to be in the process of being restored to provide base Flood protection.

A99	Areas subject to inundation by the 1-percent-annual-chance Flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special Flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may be used only when the Flood protection system has reached specified statutory progress toward completion. No BFEs or Flood depths are shown.
V	Areas along coasts subject to inundation by the 1-percent-annual-chance Flood event with additional hazards associated with storm-induced waves. Because detailed coastal analyses have not been performed, no BFEs or Flood depths are shown.
VE, V1-V30	Areas along coasts subject to inundation by the 1-percent-annual-chance Flood event with additional hazards due to storm-induced velocity wave action. BFEs derived from detailed hydraulic coastal analyses are shown within these zones. (Zone VE is used on new and revised maps in place of Zones V1–V30.)
B, X	Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance Flood by a levee. No BFEs or base Flood depths are shown within these zones. (Zone X (shaded) is used on new and revised maps in place of Zone B.)
C, X	Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base Flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)
D	Unstudied areas where Flood hazards are undetermined, but flooding is possible. No mandatory Flood insurance purchase requirements apply, but coverage is available in participating communities.

Figure 4.2– Flood Zone Map

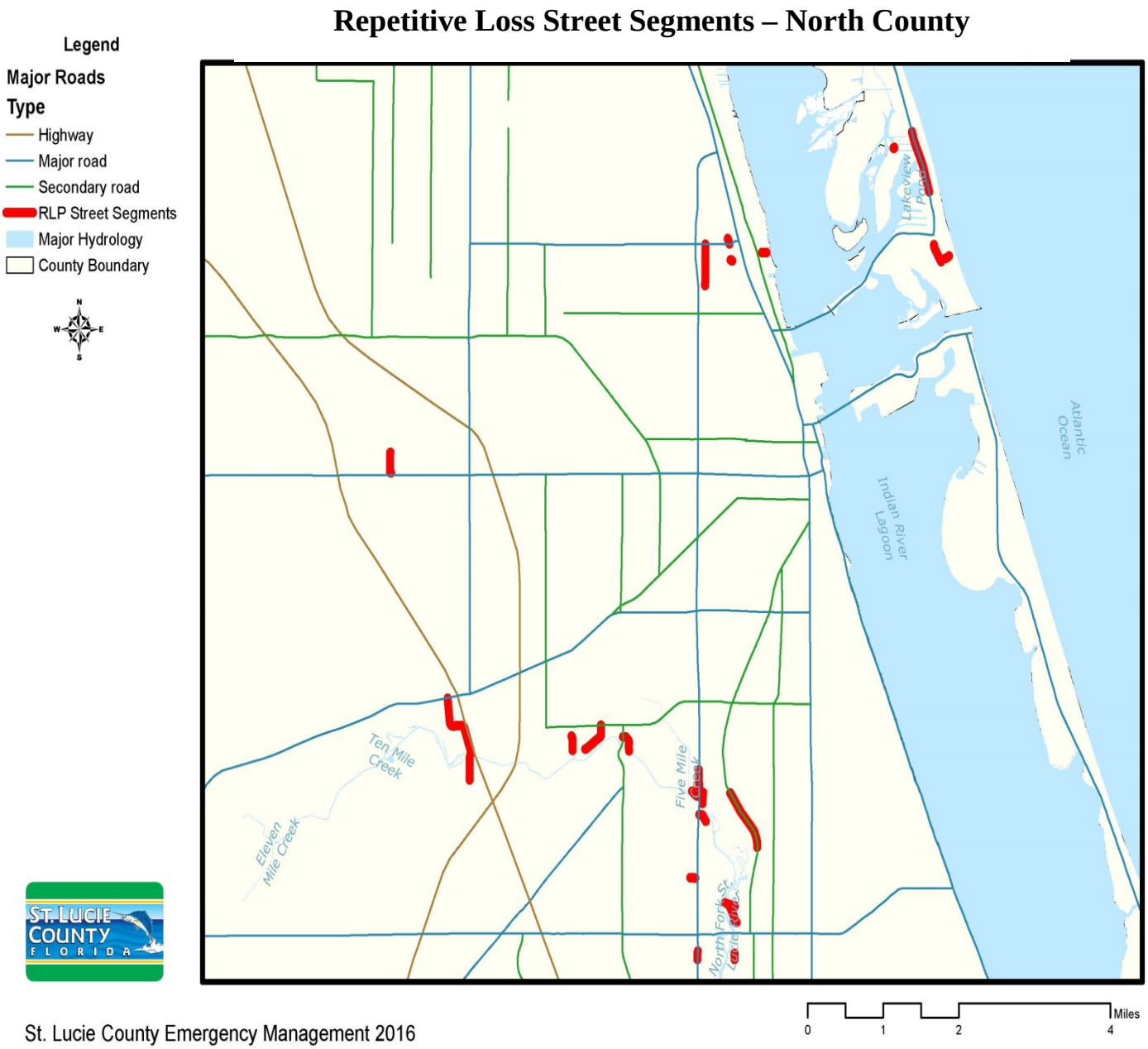


Source: St. Lucie County, 2016

4.1.1.4 Documented Repetitive Losses

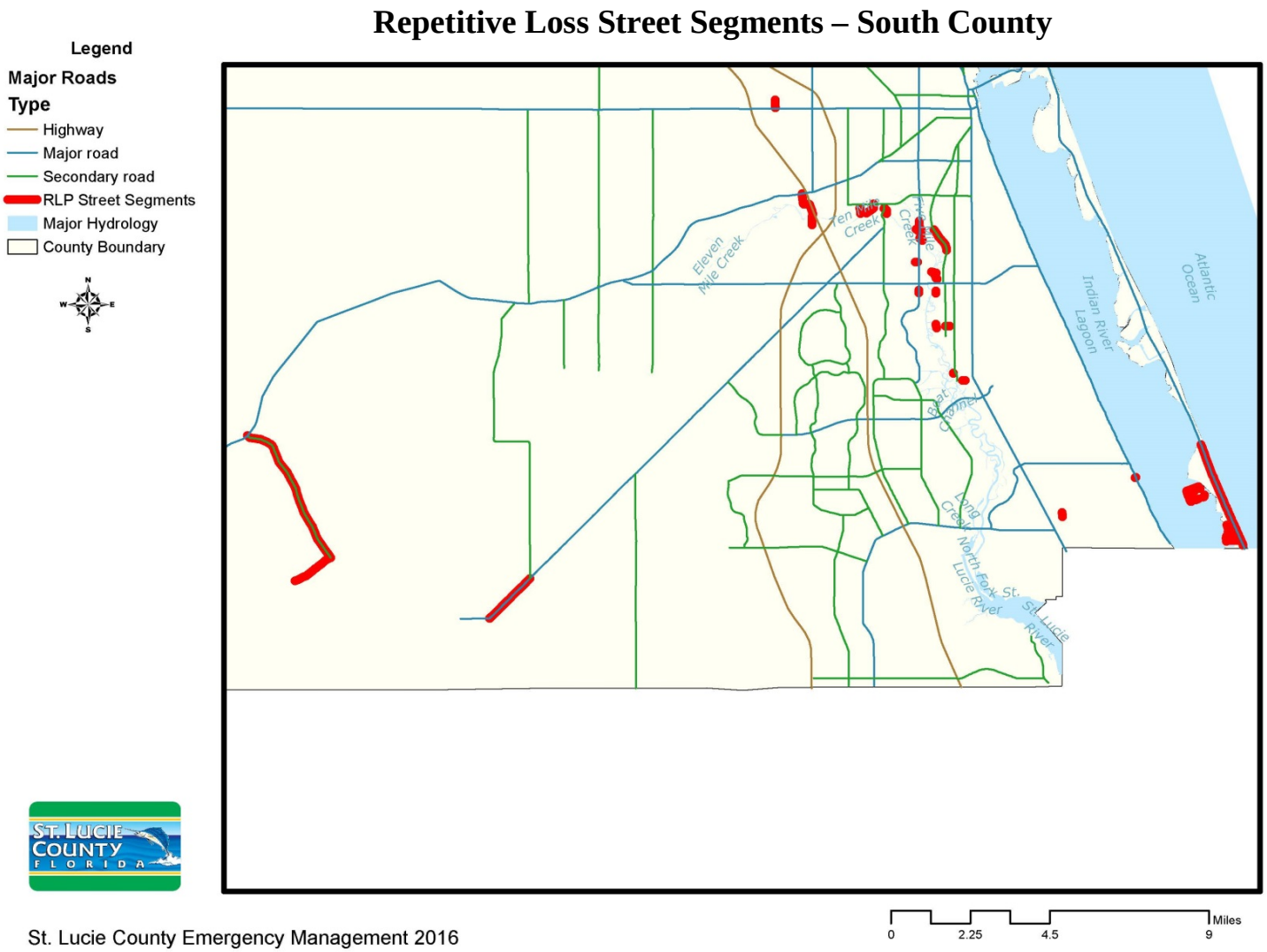
Reducing the losses associated with repetitive flood loss properties is a high priority nationally. This is reflected by the priority placed on repetitive loss properties in federal grant applications. For this analysis, documented repetitive losses are restricted to the narrow FEMA definition and represent only those properties whose owners have made more than one claim on their flood insurance policies as recorded by the NFIP. As of December 2014, St. Lucie County had a total of 107 repetitive loss properties. The City of Port St. Lucie has 9 y repetitive loss properties. For the purposes of privacy these addresses will not be incorporated into this document. **Figure 4.3** depicts street segments that have repetitive loss properties.

Figure 4.3– Maps of Repetitive Loss Properties in St. Lucie County



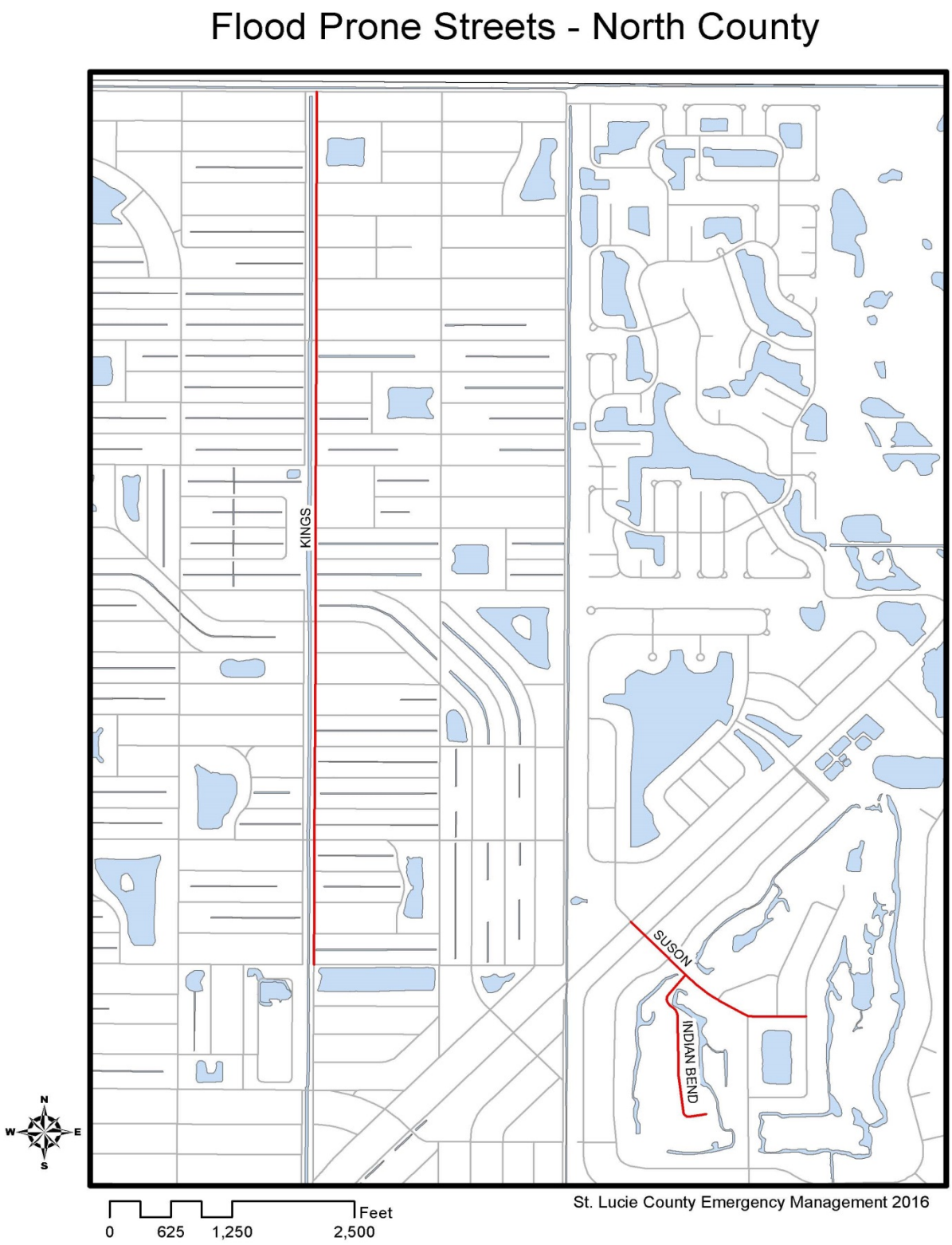
Source: St. Lucie County, 2016

Figure 4.3 Maps of Repetitive Loss Properties in St. Lucie County Continued



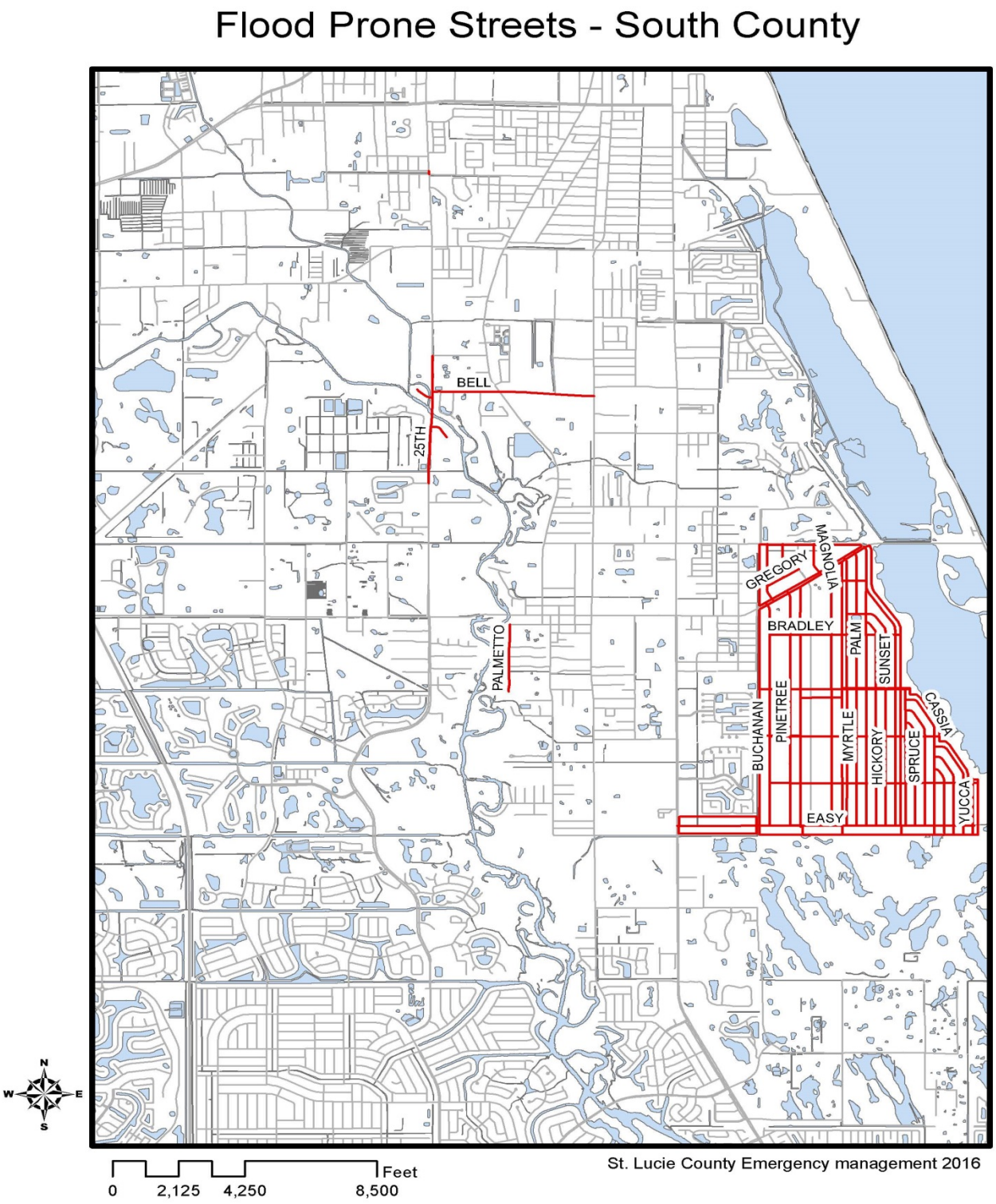
Source: St. Lucie County, 2016

Figure 4.4 Maps of Flood Prone Streets in St. Lucie County



Source: St. Lucie County, 2016

Figure 4.4 Maps of Flood Prone Streets in St. Lucie County Continued



Source: St. Lucie County, 2016

4.1.1.5 Risk Assessment

Flooding is the single hazard producing the most recurrent impacts in St. Lucie County. All communities within St. Lucie County are vulnerable to both hurricanes and flooding, but they are not all vulnerable for the same reasons. The barrier island communities such as the Fort Pierce beach area and the unincorporated areas of Hutchinson Island obviously are highly vulnerable to both wind and storm surge damage from hurricanes. Due to the presence of the Fort Pierce Inlet, mainland Fort Pierce also is highly vulnerable to flooding associated with hurricane winds and storm surge. Central Port St. Lucie and the White City area are vulnerable to storm surge related flooding along the North Fork of the St. Lucie River and the canals in those areas. Wind packing of the water within the Indian River Lagoon also may produce substantial flooding along low-lying river front property away from the inlet. Communities away from the water such as St. Lucie West, Lakewood Park, and the unincorporated areas north of Fort Pierce along U.S. Highway 1, are more vulnerable to wind damage from hurricanes and flooding associated with rain rather than storm surge.

Flooding other than that associated with storm surge usually results from heavy rainfall events occurring in association with stalled fronts, tropical storms, and occasionally hurricanes. Not all of the area within any given jurisdiction is equally vulnerable to flooding, but all jurisdictions have specific areas where flooding is a recurring problem.

The following risk assessment data for flooding in St. Lucie County are based on data developed for the 2012 Regional Vulnerability Analysis and St. Lucie County Property Appraiser data. Table 4.5 illustrates the number and value of structures in each of the FEMA-identified flood zones. The zone with the highest number of structures and structure value is the X zone, which is known as the 500-year flood zone. Table 4.3 on 80 describes the definitions of each of the FEMA flood zones.

Table 4.5 Flooding Exposure, St. Lucie County

Flood Zone	Total Number of Structures	Total Value of Structures	Total Population in Flood Zone
AE	13,123	$3,674,167,492	20,610
X500	3,001	$1,011,851,442	10,878
X	105,126	$31,702,888,284	220,882
A	414	$149,046,350	916
VE	1,743	$468,870,000	3,404
UNDES	369	$64,909,278	3,435
AH	3,065	$530,852,900	10,134
OFF FIRM	27	$1,778,594	1,702

Table 4.5 illustrates the total number and value of structures as well as the population expected to be flooded given certain annual storm event levels.

Table 4.6 Flood Exposure Value, St. Lucie County, 2009.

Exposure	100 Year Event	50 Year Event	25 Year Event	10 Year Event
Number of Structures in Flood	16,853	14,784	11,038	777
Estimated Loss in Value*	$3,421,997,154	$2,463,085,864	$1,225,902,277	$312,116,224
Population in Flood	16,898	16,882	13,577	2,502

*Based on FDCA percent loss estimates for wind and rain; maxima estimates
Source: Florida Department of Community Affairs, 2009 and St. Lucie County Property Appraiser Data, 2009

Table 4.7 displays the flood exposure associated with the five different hurricane intensities in St. Lucie County.

Table 4.7 Hurricane Flood Exposure by Hurricane Category, St. Lucie County, 2009

Exposure	Category 5	Category 4	Category 3	Category 2	Category 1
Number of Structures in Flood	75,700	39,957	16,765	14,794	9,271
Estimated Loss in Value*	$22,186,574,960	$14,026,427,898	$6,430,346,302	$2,654,868,122	$864,900,379
Population in Flood	159,599	78,652	18,343	16,883	9,144

*Based on FDCA percent loss estimates from wind and rain; maxima estimates

Flood Hazard Evaluation
Property damage along the coast of St. Lucie County occurs most often in the late winter or early spring and is associated with winter storms and northeasters. Flooding in the inland portions of the County occurs most often in the fall and is often associated with tropical depressions and tropical storms. Incidences of flooding in specific areas of St. Lucie County seem to be on the increase.

National Flood Insurance Program (NFIP) and Community Rating System (CRS)

All of the jurisdictions represented by the St. Lucie County LMS are active participants in the NFIP. **Table 4.8** displays NFIP policy information for each participating jurisdiction.

Table 4.8 NFIP Policy Data By Jurisdiction

Community Name	Policies In-Force	Insurance In-Force	Number of Paid Losses	Total Losses Paid
St. Lucie County	10,234	$2,250,798,500	2.013	$38,464,236.81
City of Fort Pierce	4,542	$878,250,000	1,074	$28,638,233.02
City of Port St. Lucie	6,183	$1,685,803,000	423	$1,755,452,19
Town of St. Lucie Village	138	$37,244,500	68	$2,349,744.23

Table 4.8 NFIP policy information for St. Lucie County and associated jurisdictions.

Source: Federal Emergency Management Agency, 2009a

The Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed minimum NFIP requirements. Any community that participates in the NFIP may elect to participate in the CRS. The goals of the CRS include reducing flood losses, facilitating accurate insurance ratings and promoting the awareness of flood insurance (FEMA, 2009). The incentives take the form of reductions on insurance premiums in 5% increments. A community's CRS class ranges from 10 (0% reduction) to 1 (45% reduction). **Table 4.9** displays CRS classes and activities for St. Lucie County and the associated jurisdictions. Three of the four jurisdictions represented by this LMS currently participate in the CRS. The Town of St. Lucie Village is currently in the process of applying for a CRS class rating.

Table 4.9 CRS Classes and Activities for St. Lucie County and Associated Jurisdictions

Community Name	St. Lucie County	City of Fort Pierce	City of Port St.
Community ID Number	120285	120286	120287
CRS Entry Date	10/01/94	10/01/92	10/01/91
Current Effective Date	05/01/09	05/01/12	10/01/96
Current Class	6	6	8
% Discount for SFHA[1]	20	20	10
% Discount for Non-SFHA[2]	10	5	5
Status	C	10	C
Activities Attempted	310, 320, 330, 340, 420, 430, 440,450, 510, 540, 610, 630	310, 320, 330, 340, 350, 360, 410, 420, 430, 440, 450, 502 510, 540, 630	310, 320, 350, 420, 430, 440, 450, 540 and 630

Source: FEMA NFIP, 2016

In order to ensure continued compliance with the NFIP, each jurisdiction will:

- Continue to enforce their adopted Floodplain Management Ordinance requirements, which include regulating all new development and substantial improvements located in the Special Flood Hazard Areas (SFHA)
- Ensure that each jurisdiction has an office and staff person designated as the Floodplain Administrator
- Continue to update the floodplain ordinance upon receiving new data from FEMA
- Continue to educate the public about the importance of flood hazards and the availability of flood insurance
- Continue to maintain or enhance their Community Rating System (CRS) scores

In an additional effort to ensure continued compliance with the NFIP, the City of Port St. Lucie has included a six (6) inch freeboard above base flood elevation (BFE) for all new residential structures within their current Floodplain Ordinance. This ordinance is very significant considering the fact that a majority of the recent population growth and new construction has occurred within and proximate to the City of Port St. Lucie.

As part of the NFIP and CRS programs, FEMA documents repetitive flood losses. For this analysis, documented repetitive losses are restricted to the narrow FEMA definition and represent only those properties whose owners have made more than one claim on their flood insurance policies as recorded by the NFIP. As of March 2016, the unincorporated area of St. Lucie County had a total of 107 repetitive loss properties with a total of 317 repetitive losses. The City of Fort Pierce had 119 repetitive loss properties with a total of 246 repetitive losses. There were four repetitive loss properties reported from the Town of St. Lucie Village with a total of nine repetitive losses. The City of Port St. Lucie showed a total of nine repetitive loss properties with a total of 17 repetitive losses.

Table 4.10 documents the number of repetitive flood loss properties by jurisdiction and type. All repetitive loss properties within the County are residential properties.

Table 4.10 Repetitive Loss Properties for St. Lucie County and Associated Jurisdictions

Community	St. Lucie County	City of Fort Pierce	City of Port St. Lucie	Town of St. Lucie Village
Community No.	120285	120286	120287	120288
Repetitive Loss Properties	Total -107 Residential – 106 Commercial - 1	Total - 119 Residential – 113 Commercial - 6	Total - 9 Residential – 9 Commercial - 0	Total - 4 Residential – 4 Commercial - 0
Claimed Repetitive Losses	317	246	17	9
Total Building Payment	$15,802,486	$7,687,574	$77,502	$12,605
Total Content Payment	$1,744,305	$2,119,789	$12,605	$51,870

Source: FEMA NFIP, 2016

The probability for future flooding in St. Lucie County is high, and based on recent rain events and potential climate change will continue to grow. While the probability is high is area specific and all jurisdictions of the County are at risk. Flooding along the coast of the County occurs in late winter and early spring due to rough seas and high surf. From June to December damage would be caused by tropical systems. Flooding in inland areas of the county are in the fall from tropical storms and depressions, during the rainy season and in dry season in el nino period**s.**

4.1.2 Hurricanes/Tropical Storms

4.1.2.1 Hazard Identification

Tropical Storms

A tropical storm is a tropical cyclone with maximum sustained winds of at least 39 mph. Tropical storms are given official names once they reach these wind speeds. Beyond 74 mph, a tropical storm is categorized a hurricane, typhoon, or cyclone based on the storm location.
A tropical cyclone has a defined cyclonic rotation and severe thunderstorms around a central low-pressure zone. A tropical cyclone is one step above a tropical depression, but a step below a hurricane in terms of intensity.

A ***Tropical Storm Watch*** is issued by the National Hurricane Center (NHC) when tropical-storm conditions are possible within the specified area. A ***Tropical Storm Warning*** is issued by the NHC when tropical-storm conditions are expected within the specified area.

Hurricanes

Hurricanes are tropical cyclones with winds that exceed 74 mph and blow counter-clockwise about their centers in the Northern Hemisphere. They are essentially heat pumping mechanisms that transfer the sun's heat energy from the tropical to the temperate and polar regions. This helps to maintain the global heat budget and sustain life. Hurricanes are formed from thunderstorms that form over tropical oceans with surface temperatures warmer than 81°F (26.5°C). The ambient heat in the sea's surface and moisture in the rising air column set up a low pressure center and convective conditions that allow formation of self-sustaining circular wind patterns. Under the right conditions, these winds may continue to intensify until they reach hurricane strength. This heat and moisture from the warm ocean water is the energy source of a hurricane. Hurricanes weaken rapidly when deprived of their energy source by traveling over land or entering cooler waters.

When a hurricane threatens the coast, advisories are issued by the NHC. In addition to advisories, the National Hurricane Center may issue a hurricane watch or warning.

A hurricane watch indicates that hurricane conditions are a possibility and may threaten the area within 48 hours. A hurricane warning is issued when winds of at least 74 mph are to be expected in the area within 36 hours. Advisories and hurricane watches and warnings will frequently refer to the category of the storm. Hurricanes are classified using the Saffir-Simpson scale as follows:

The Saffir-Simpson Hurricane Wind Scale is a 1 to 5 rating based on a hurricane's sustained wind speed. This scale estimates potential property damage. Hurricanes reaching Category 3 and higher are considered major hurricanes because of their potential for significant loss of life and damage. Category 1 and 2 storms are still dangerous, however, and require preventative measures.

Hurricanes are classified using the Saffir-Simpson scale as depicted in **Table 4.11** on the next page.

Table 4.11 Saffir-Simpson Hurricane Wind Scale

Category	Sustained Winds	Types of Damage Due to Hurricane Winds
1	74-95 mph	**Very dangerous winds will produce some damage:** Well-constructed frame homes could have damage to roof, shingles, vinyl siding and gutters. Large branches of trees will snap and shallowly rooted trees may be toppled. Extensive damage to power lines and poles likely will result in power outages that could last a few to several days.
2	96-110 mph	**Extremely dangerous winds will cause extensive damage:** Well-constructed frame homes could sustain major roof and siding damage. Many shallowly rooted trees will be snapped or uprooted and block numerous roads. Near-total power loss is expected with outages that could last from several days to weeks.
3 (major)	111-129 mph	**Devastating damage will occur:** Well-built framed homes may incur major damage or removal of roof decking and gable ends. Many trees will be snapped or uprooted, blocking numerous roads. Electricity and water will be unavailable for several days to weeks after the storm passes.
4 (major)	130-156 mph	**Catastrophic damage will occur:** Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted and power poles downed. Fallen trees and power poles will isolate residential areas. Power outages will last weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
5 (major)	157 mph or higher	**Catastrophic damage will occur:** A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will last for weeks to possibly months. Most of the area will be uninhabitable for weeks or months.

Source: National Hurricane Center, 2013.

Many, if not the majority of existing homes and businesses along the U.S. Atlantic and Gulf Coasts were located there during the 1970's and 1980's, a period of relatively inactive hurricane formation. Most of the people currently living and working in coastal areas have never experienced the impact of a major hurricane. Hurricanes that impacted Florida during the 1970's and 80's were infrequent and of relatively low intensity. Homeowners, business owners, and government officials grew to regard hurricane risk as manageable by private insurance supplemented occasionally by federal disaster funding and subsidized flood insurance. The hurricane risk did not seem sufficient to warrant increased investment in mitigation. Two major hurricanes, Hugo in 1989 and Andrew in 1992, forced a re-evaluation of this risk assessment.

While experts sometimes disagree on the annual cost, all sources agree that Hurricane Andrew was the most costly hurricane event ever to affect the U.S. Insured losses from Hurricane Andrew topped $17 billion, and most sources agree that the total cost of Hurricane Andrew exceeded $25 billion.

An average of 1.75 hurricanes strikes the U.S. every year. Florida is the most hurricane-prone state, and St. Lucie County has a history of major storms, which have impacted the area with severe property damage. The County's rapid growth, mainly during inactive hurricane period in the 1970s, 1980s, and 1990s, has resulted in increased potential for property damage and human suffering. Most of this new development was along the Atlantic shoreline as well as the Indian and St. Lucie Rivers. The proximity of so many people living so close to the Atlantic Ocean, as well as the low coastal elevations, significantly increases the County's vulnerability. The barrier island towns of Port St. Lucie and Jupiter Island are vulnerable to storm surge and high wind damage, as are the communities fronting on the estuaries and rivers, while the inland area is more vulnerable to wind damage and freshwater flooding from rainfall.

Historically, hurricane impacts to the County were Floyd and Irene, which struck Florida in September and October 1999 respectively. Most recently, Hurricanes Frances and Jeanne (2004), both directly hit St. Lucie County. Hurricane Wilma (2005) crossed the southern half of Florida and exited the state just north of the County. Hurricane Ernesto threatened the area in 2006 but was not a direct hit. Tropical Storm Fay (2008) and Hurricanes Isaac and Sandy in 2012 impacted the area with flooding and severe beach erosion.

Florida not only has the most people at risk from hurricanes, but it also has the most coastal property exposed to these storms. Between 1970 and 2010, Florida's population increased by 195.7%.

Hurricane Impacts. Hurricane damage occurs through two means:

- Storm Surge
- High Winds

Storm Surge

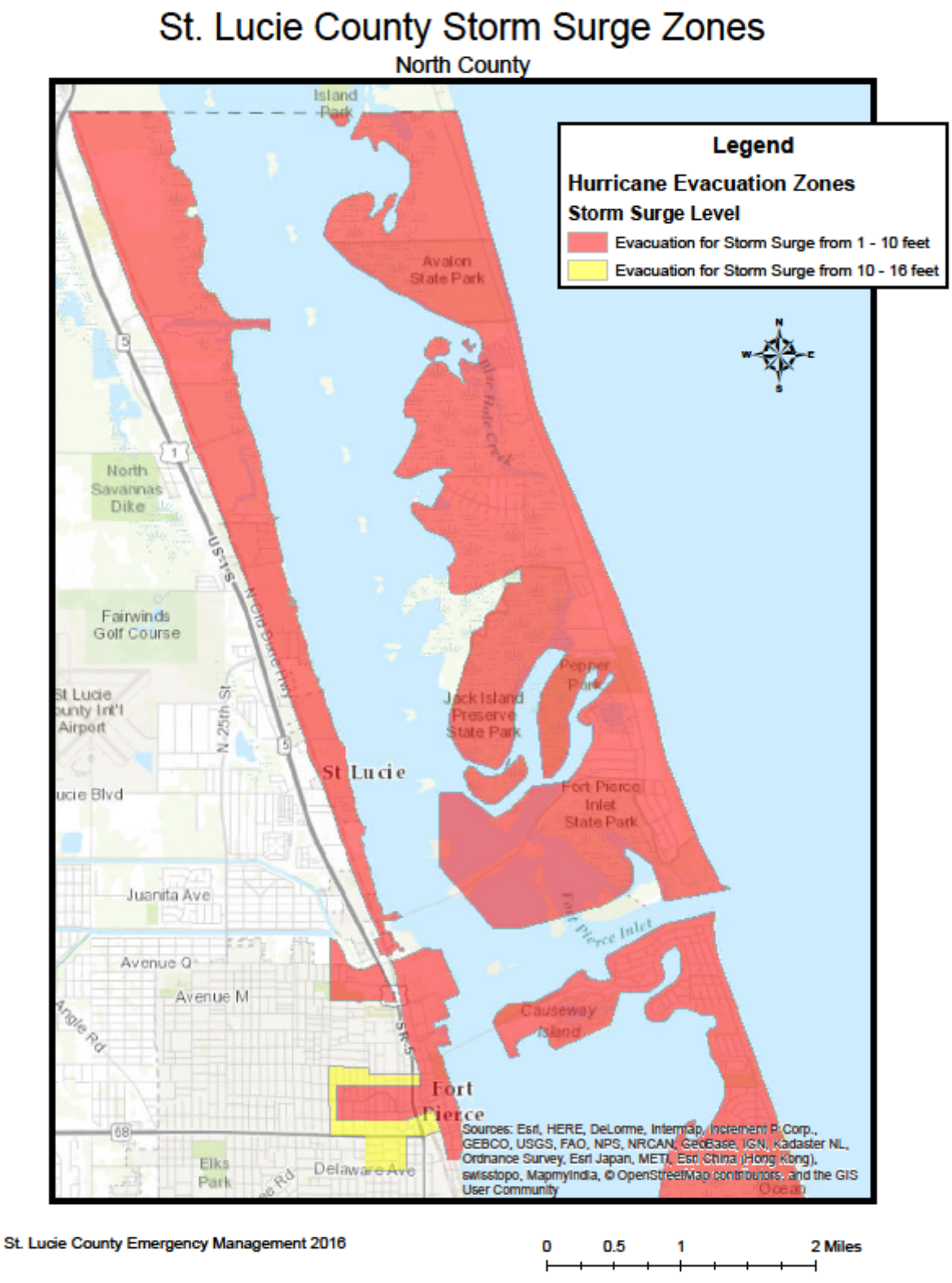
A storm surge is a large dome of water often 50 to 100 miles wide and rising anywhere from 4 to 5 feet in a Category 1 hurricane up to 20 feet in a Category 5 storm. The storm surge arrives ahead of the storm's actual landfall, and the more intense the hurricane is, the sooner the surge arrives. Water rise can be very rapid posing a serious threat to those who have waited to evacuate Flood prone areas. A storm surge is a wave that has outrun its generating source and become a long period swell.

The surge is always highest in the right-front quadrant of the direction the hurricane is moving in. As the storm approaches shore, the greatest storm surge will be to the north of the hurricane's eye.

Such a surge of high water topped by waves driven by hurricane force winds can be devastating to coastal regions. The stronger the hurricane and the shallower the offshore water, the higher the surge will be. In addition, if the storm surge arrives at the same time as the high tide, the water height will be even greater. The storm tide is the combination of the storm surge and the normal astronomical tide.

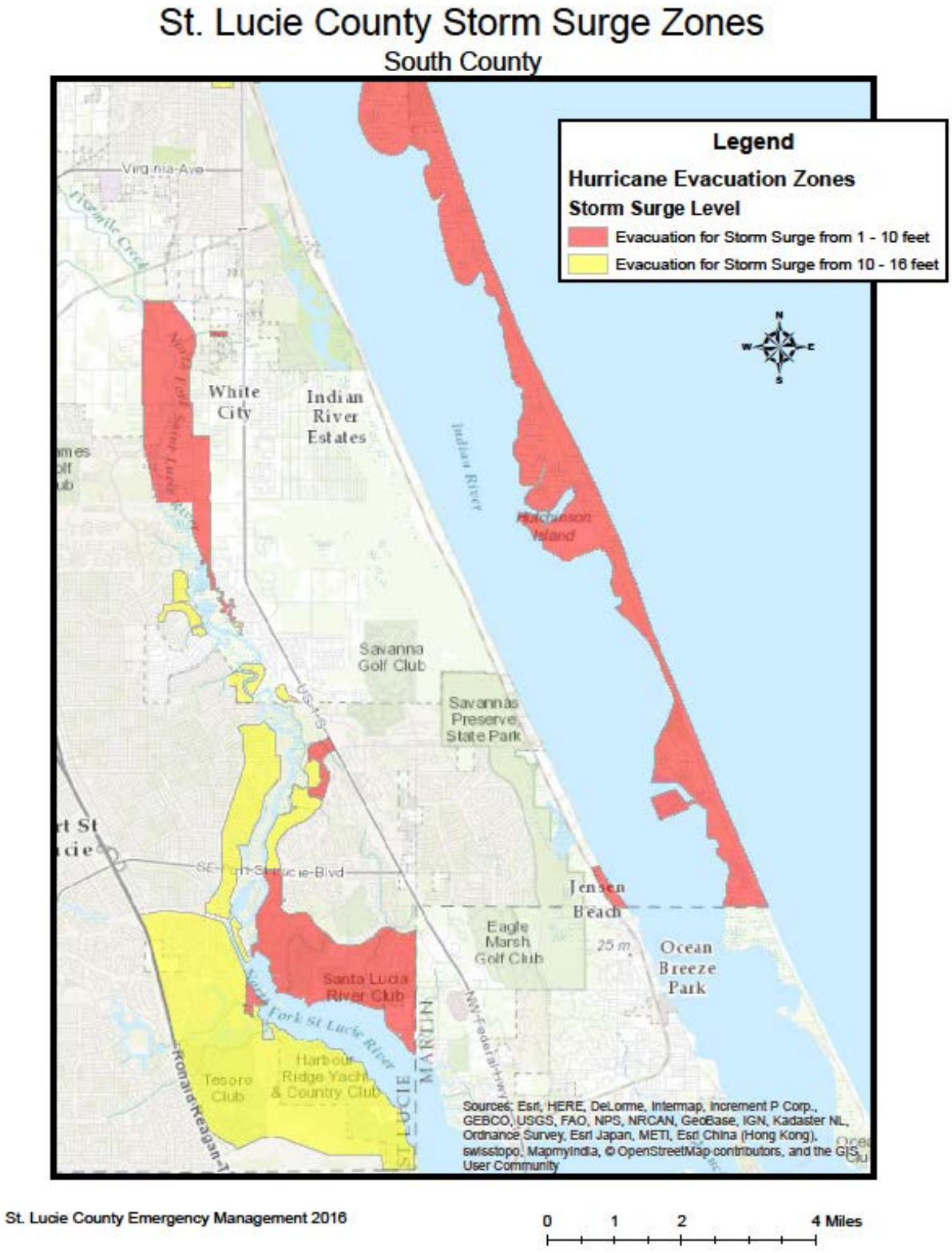
The greatest threats to St. Lucie County posed by hurricanes or tropical storms are the effects of storm surge, especially along the (barrier) Hutchinson Island and on the Atlantic side and the periphery of the Indian River Lagoon. The combination of high tides and wind can create coastal, estuarine flooding and saltwater inundation. As reported in the Treasure Coast Regional Evacuation Study 2010, potential storm tide heights for St. Lucie County range from up to 4.5' in a Category 1 storm to up to 16.5' in a Category 5 storm.

Figure 4.5 Storm Surge Maps for St. Lucie County



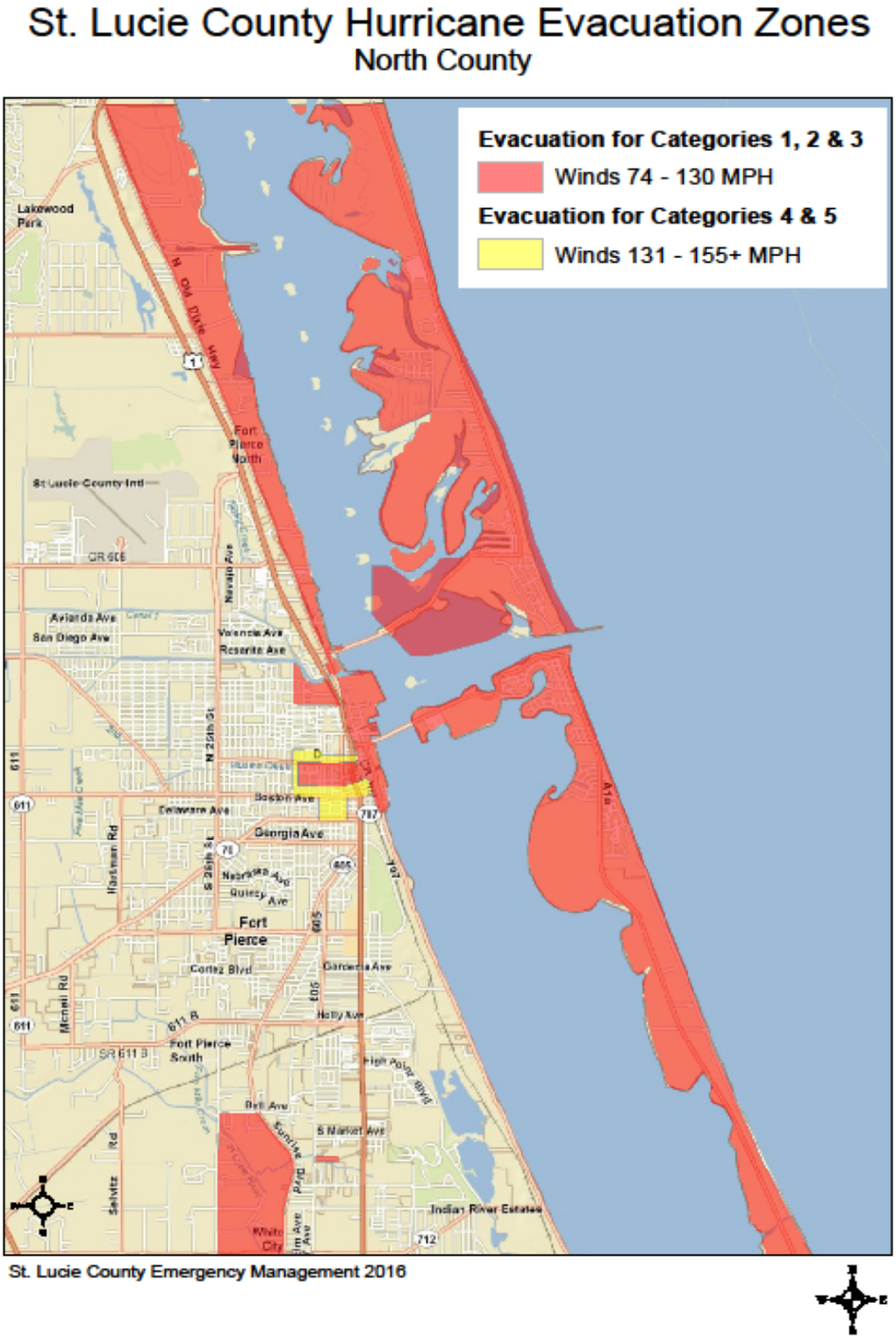
Source: St. Lucie County Division of Emergency Management

Figure 4.5 Storm Surge Maps for St. Lucie County Continued



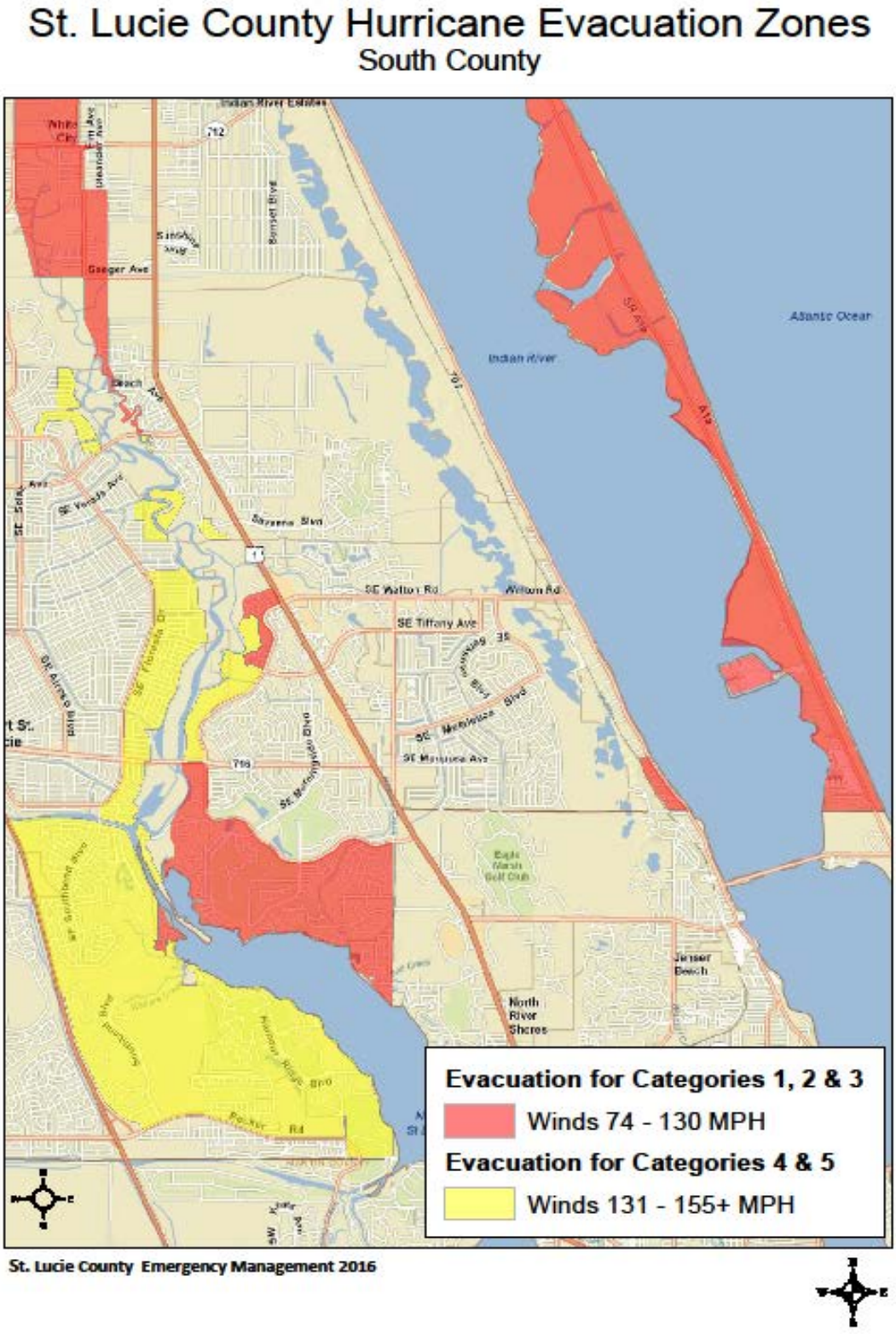
Source: St. Lucie County Division of Emergency Management

Figure 4.6 Hurricane Evacuation Zone Maps for St. Lucie County



Source: St. Lucie County Division of Emergency Management

Figure 4.6 Hurricane Evacuation Zone Maps for St. Lucie County, Continued



Source: St. Lucie County Division of Emergency Management

High Winds

Generally, it is the wind that produces most of the property damage associated with hurricanes, while the greatest threat to life is from flooding and storm surge. Although hurricane winds can exert tremendous pressure against a structure, a large percentage of hurricane damage is caused not from the wind itself, but from flying debris. Tree limbs, signs and sign posts, roof tiles, metal siding, and other lose objects can become airborne missiles that penetrate the outer shells of buildings, destroying their structural integrity and allowing the hurricane winds to act against interior walls not designed to withstand such forces. Once a structure's integrity is breached, the driving rains associated with hurricanes can enter the structure and destroy its contents.

Hurricane winds are unique in several ways:

- They are more turbulent than winds in most other types of storms;
- They are sustained for a longer period of time (several hours) than any other type of atmospheric disturbance;
- They change slowly in direction, thus they are able to seek out the most critical angle of attack on a given structure; and
- They generate large quantities of flying debris as the built environment is progressively damaged, thus amplifying their destructive power.
- In hurricanes, gusts of wind can be expected to exceed the sustained wind velocity by 25% to 50%. This means a hurricane with sustained winds of 150 mph will have wind gusts exceeding 200 mph. The wind's pressure against a fixed structure increases with the square of the velocity. For example, a 100-mph wind will exert a pressure of approximately 40 pounds per square foot on a flat surface, while a 190-mph wind will exert a force of 122 pounds per square foot on that same structure. In terms of a 4- by 8-foot sheet of plywood nailed over a window, there would be 1,280 pounds of pressure against this sheet in a 100-mph wind, and 3,904 pounds or 1.95 tons of pressure against this sheet in a 190-mph wind.

The external and internal pressures generated against a structure vary greatly with increases in elevation, shapes of buildings, openings in the structures, and the surrounding buildings and terrain. Buildings at ground level experience some reductions in wind forces simply because of the drag exerted by the ground against the lowest levels of the air column. High-rise buildings, particularly those located along the beachfront will receive the full strength of a hurricane's winds on their upper stories. Recent studies estimate that wind speed increases by approximately 37% just 15 feet above ground level.

The wind stream generates uplift as it divides and flows around a structure. The stream following the longest path around a building, generally the path over the roof, speeds up to rejoin the wind streams following shorter paths, generally around the walls. This same phenomenon generates uplift on an aircraft's wing. The roof in effect becomes an airfoil that is attempting to "take off' from the rest of the building. Roof vortexes generally concentrate the wind's uplift force at the corners of a roof. These key points can experience uplift forces two to five times greater than those exerted on other parts of the roof.

Once the envelope of the building has been breached through the loss of a window or door, or because of roof damage, wind pressure on internal surfaces becomes a factor. Openings may cause pressurizing or depressurizing of a building. Pressurizing pushes the walls out, while depressurizing will pull the walls in. Internal pressure coupled with external suction adds to the withdrawal force on sheathing fasteners. Damages from internal pressure fluctuations may range from blowouts of windows and doors to total building collapse due to structural failure.

During Hurricane Andrew, catastrophic failure of one- and two-story wood-frame buildings in residential areas was observed more than catastrophic failures in other types of buildings. Single-family residential construction is particularly vulnerable because less engineering oversight is applied to its design and construction. As opposed to hospitals and public buildings, which are considered "fully engineered," and office and industrial buildings, which are considered "marginally engineered," residential construction is considered "non-engineered." Historically, the bulk of wind damage experienced nationwide has occurred to residential construction. Fully engineered construction usually performs well in high winds due to the attention given to connections and load paths.

Hurricane winds generate massive quantities of debris that can easily exceed a community's entire solid waste capacity by three times or more. Debris removal is an integral first step toward recovery, and as such, must be a critical concern of all those tasked with emergency management and the restoration of community services.

The following table (next page) depicts St. Lucie County’s vulnerability to wind damage as a result of a hurricane.

Table 4.12 Vulnerability to Wind Damage in Hurricanes

St. Lucie County

Countywide Estimated Vulnerability to Wind

Structure Use	Most Vulnerable		Moderately Vulnerable		Least Vulnerable		Unknown Vulnerability		Total	
	# of Units	Value ($) in thousands	# of Units	Value ($) n thousand	# of Units	Value ($) in thousands	# of Units	Value ($) in thousands	# of Units	Value ($) in thousands
Single Family Residential	52,266	3,015,222.8	11,162	1,159,692.9	34,42	3,783,829.5	0	.0	97,855	7,958,745.2
Multi-Family Residential	12,625	1,576,224.0	1,228	832,146.9	3,46	1,221,194.7	0	.0	17,319	3,629,565.6
Mobile Home Residential	3,017	70,479.6	853	39,199.2	97	54,399.8	0	.0	4,848	164,078.6
Institutional/Governmental	1,796	1,123,799.8	292	315,082.8	33	1,024,289.4	3	4,297.9	2,426	2,467,469.9
Commercial	1,473	2,123,736.6	408	650,662.0	56	889,266.2	1	66.3	2,449	3,663,731.1
Industrial	906	332,011.2	218	89,956.8	53	335,427.8	1	572.7	1,663	757,968.5
Agricultural	983	203,817.6	90	45,278.5	18	69,118.7	0	.0	1,256	318,214.8
Miscellaneous/Undefined	76	38,200.1	16	8,999.5	21	3,626.7	0	.0	113	50,826.3
Total	**73,142**	**8,483,491.7**	**14,267**	**3,141,018.6**	**40,51**	**7,381,152.8**	**5**	**4,936.9**	**127,929**	**19,010,600.0**

Source: Treasure Coast Regional Vulnerability Analysis June 2012

Table 4.13 - Debris Probability Based on a 10-Year Storm Event

Debris - 10 Year Event	Brick, Wood and Other	Reinforced. Concrete/ Steel	Eligible Tree Debris	Other Tree Debris	Total
St. Lucie	11,128	0	11,280	24,190	46,598
Total	11,128	0	11,280	24,190	46,598
Study Region Total	11,128	0	11,280	24,190	46,598

Source: Hazus Software (2016)

Other Impacts

Damage during hurricanes also may result from possible spawned tornadoes, and inland flooding associated with heavy rainfall that usually accompanies these storms. Hurricane Andrew, a relatively "dry" hurricane, dumped 10 inches of rain on south Florida and left many buildings extensively water damaged. Rainwater may seep into gaps in roof sheathing and saturates insulation and ceiling drywall, in some cases causing ceilings to collapse.

Tropical Storm Mitch dropped as much as 10 inches of rain in some south Florida areas, which resulted in approximately $20 million in crop damage in Palm Beach County alone (Associated Press, 1998). According to the 2014 St. Lucie County CEMP, of St. Lucie County's 337,040 total land acreage, 195,155 are farmland. St. Lucie County is particularly vulnerable to crop damage resulting from the wind and rain from hurricanes and tropical storms.

4.1.2.2 Historic Events

From 1930 through 1959, a total of 58 hurricanes struck the U.S. mainland; 25 of which were Category 3 or higher (major storms). Between 1960 and 1989, 43 hurricanes struck the U.S., of which only 16 were Category 3 or stronger. Most hurricane experts feel we are entering a period of increased hurricane formation similar to the levels seen in the 1930's and 1940's. Current hurricane risk calculations are complicated by climatic factors suggesting the potential for even greater hurricane frequency and severity in all of the world's hurricane spawning grounds. Since 1995, there have been 110 Atlantic hurricanes, and there were 15 in 2005, 12 in 2010, and 10 in 2012 respectively (Weather Underground, 2015). Global warming may cause changes in storm frequency and the precipitation rates associated with storms. A modest 0.9°F (0.5°C) increase in the mean global temperature will add 20 days to the annual hurricane season and increase the chances of a storm making landfall on the U.S. mainland by 33%. The warmer ocean surface also will allow storms to increase in intensity, survive in higher latitudes, and develop storm tracts that could shift farther north, producing more U.S. landfalls.

Currently an average of 1.75 hurricanes strike the U.S. every year. Severe (Category 4 or 5 on the Saffir-Simpson scale) hurricanes strike the U.S. on the average of 3 every 5 years. Annually, hurricanes are estimated to cause approximately $1.2 billion in damages. The proximity of dense population to the Atlantic Ocean, as well as the generally low coastal elevations, significantly increases the County's vulnerability. The potential for property damage and human casualties in St. Lucie County has increased over the last several decades primarily because of the rapid growth this County has experienced since 1970, particularly along the vulnerable coastline areas.

Since 1852, over 175 storms of hurricane intensity have passed within 125 miles of St. Lucie County. This represents an average of one hurricane every year, and in 2004, St. Lucie County experienced two.

Since 1851 there have been 290 hurricanes that have struck the United States from Texas to Maine. Of those 2940%, or 114, have made landfall in Florida. There have been 37 Major hurricane strikes to Florida (NOAA 2016).

Table 4.14- Number of Tropical Depressions, Tropical Storms, and Hurricanes for Past 5 Years

Number of Atlantic tropical storms	Tropical Depressions	Tropical Storms	Hurricanes
2015	1	1	4
2014	1	1	5
2013	1	11	2
2012	0	9	10
2011	1	12	7
2010	2	7	12

Source, National Hurricane Center, 2016

Table 4.15 St. Lucie County Recent Tropical Storm and Hurricane History

Date	Time	Name	Deaths/ injuries	Estimated Property Damage	Brief Description
10/15/1999 10/16/1988	2000-1200	Irene	None	8,000,000	Minimal Hurricane Irene moved northeast from the Florida Keys across south Florida and emerged over the Atlantic near Ft. Pierce. In Martin and St. Lucie counties the greatest impact from the storm was flooding. From 5 to 9 inches of rain fell over the area flooding 300 homes. About 50 homes had major wind damage and thousands of trees were blown down.
9/4/2004	1949	Frances	None	4.8 Billion	The center of category 2 Hurricane Frances reached the Florida east coast near Port St. Lucie in Martin County early on September 5th. Frances was moving to the west northwest at 7 mph and maintained hurricane strength as it crossed the east half of the Florida Peninsula. Frances was downgraded to a tropical storm in the afternoon on the 5th when it was about 50 miles east of Tampa Bay. In Martin, St. Lucie and Indian River counties, the slow moving storm produced wind gusts to hurricane strength for about 19 hours, producing an estimated 4.5 billion dollars in damage. Wind gusts well over 100 mph destroyed coastal structures, marinas, and vessels. Farther inland, hundreds of homes, mobile homes, and businesses were destroyed, and thousands were damaged. Highest recorded winds for St. Lucie County were 91 knots (105 mph) at St. Lucie Inlet.
9/25/2004	1400-0500	Jeanne	None	1.2 Billion	The center of category 3 Hurricane Jeanne reached the Florida east coast near Port St. Lucie in St. Lucie County shortly after midnight on September 26th, this is in the same location where Hurricane Frances came ashore on September 5th. Jeanne was moving to the west northwest at 12 mph and maintained hurricane strength as it crossed most of the Florida Peninsula. Jeanne was downgraded to a tropical storm in the afternoon of September 26th when it was about 40 miles northeast of Tampa Bay. The eye of Hurricane Jeanne passed over the community of Sewell' Point in Martin County. Over 180 residences were destroyed with about 4000 residences either damaged or destroyed. The highest wind speed recorded was 91 kts (105 mph) in Jensen Beach. No pressure data was recorded for St. Lucie County. Severe beach erosion occurred compounding the damage from Hurricane Frances just 3 weeks earlier.

Source: National Climatic Data Center

Table 4.15 St. Lucie County Tropical Storm and Hurricane History, Continued

Date	Time	Name	Deaths/ injuries	Estimated Property Damage	Brief Description
10/14/2005	0500-1500	Wilma	None	8,000,000	Hurricane Wilma crossed the southern Florida Peninsula from the southwest exiting the state and moving over the Atlantic Ocean over the Martin/Palm Beach county line. The northern half of the eyewall of Hurricane Wilma moved over coastal St. Lucie County as Wilma moved off shore. The strongest winds in St. Lucie County occurred as the winds backed to the north with the large eye of Wilma over the coast of St. Lucie County. Estimated wind gust over 100 mph occurred along the beaches. Wilma produced widespread wind damage across the county. Forty eight residences were destroyed and 120 suffered major damage. Most of these were mobile homes. More than 90 percent of St. Lucie County was without electricity. The county's main hospital, Martin Memorial, sustained enough damage to stop taking new patients. As much as 3 to 5 inches of rain fell across the county. Total crop loss including vegetables, citrus and sugar equals $48 million. The highest reported wind gust was 108 mph (94 knots) at the St. Lucie County EOC at Hobe Sound. Lowest recorded surface pressure was 992.0 millibars from a vessel in the St. Lucie River. Actual surface pressure was likely lower.
8/19/2008	1200-2200	Fay	None	70,000,000	On the morning of August 19th, Tropical Storm Fay came onshore in southwest Florida, moving north-northeast toward Lake Okeechobee. Fay was well formed and actually intensified over land, exhibiting a classical tropical cyclone eye as it reached peak intensity over the western shore of Lake Okeechobee. Wind gusts of 58 mph were reported in the town of Okeechobee. By the early morning of August 20th, Tropical Storm Fay had moved to southern Brevard County, producing widespread wind gusts over 50 mph. Patrick AFB reported a gust to 62 mph. Fay produced torrential rain along the Space and Treasure coasts on the 20th as the circulation center moved up the Brevard County coast and into the near shore Atlantic waters near Edgewater. Rainfall amounts on the 20th were near 8 to 9 inches in St. Lucie County. In St. Lucie County, rainfall amounts of 10 to 15 inches fell over most of the coastal region, flooding over 55 homes. Damage estimates were over $70 million. Wind gusts in the western part of the county near Lake Okeechobee were estimated to be near 50 mph.
8/27/2012	0500-1700	Isaac	None	1,106,891	Persistent heavy rain bands from Tropical Storm Isaac produced widespread flooding across the county. Rainfall totals from the morning of August 26 through late on August 27 averaged 5 to 10 inches, with isolated totals of 12 to 14 inches. Peak wind gusts reached 35-45 mph along the coast and shore of Lake Okeechobee.
10/26/2012	0000-1600	Sandy	None	3,188,227	Hurricane Sandy moved slowly northwest, parallel to the Florida coast, 200-250 miles offshore. Due to the very expansive wind fields associated with the hurricane, sustained tropical storm winds reached the east-central Florida beaches and adjacent portions of the barrier islands. Large and pounding surf affected the beaches for six or more high tide cycles, during a period of high astronomical tides. Significant beach erosion occurred in south end of South Hutchison Island. Sections of South Highway A1A flooded and a small section washed out. Damage estimates for the east-central Florida beaches totaled $46 million dollars. St. Lucie County sustained $3,188,277 in damages, $1,095,677 to mosquito impoundments and $2,122,600 to beaches on South Hutchison Island.

Source: National Climatic Data Center

4.1.2.3 Vulnerability Assessment

St. Lucie County is vulnerable to or may be impacted by a Tropical Storm and up to a Category 5 Hurricane. Hurricane events can have the following potential impacts within a community:

- Excessive wind;
- Excessive water;
- Soil/beach erosion;
- Electric power outage;
- Surface and air transportation disruption;
- Navigable waterway impairment;
- Potable water system loss or disruption;
- Sewer system outage;
- Telecommunications system outage;
- Human health and safety;
- Psychological hardship;
- Economic disruption;
- Disruption of community services;
- Agricultural/fisheries damage;
- Damage to critical environmental resources;
- Damage to identified historical resources;
- Fire;
- Toxic releases; and
- Storm water drainage impairment.

The following tables (next page) depicts St. Lucie County's vulnerability to wind and surge damage as a result of a hurricane.

Table 4.16 Vulnerability to Storm Surge

St. Lucie

Countywide Estimated Vulnerability to Surge

Structure Use	Category 1		Category 2		Category 3		Category 4		Category 5		Total	
	# of Units	Value ($) in thousands	# of Units	Value ($) in thousands	# of Units	Value ($) in thousands	# of Units	Value ($) in thousands	# of Units	Value ($) in thousands	# of Units	Value ($) in thousands
Single Family Residential	1,967	260,543,100	1,246	130,477,800	1,321	142,554,700	759	99,006,700	2,520	233,540,800	7,813	866,123.1
Multi-Family Residential	5,201	923,935,100	3,049	534,407,100	1,151	272,015,200	53	3,813,000	49	7,251,100	9,503	1,741,421.5
Mobile Home Residential	458	13,423,200	1,594	38,140,900	4	1,012,800	66	983,900	136	3,285,400	2,258	56,846.2
Institutional/Governmental	130	214,295,500	13	2,480,300	24	16,330,700	20	49,419,700	68	23,525,500	255	306,051.7
Commercial	116	560,189,496	29	16,167,300	29	15,248,900	20	2,995,600	72	22,919,800	266	617,521.1
Industrial	15	5,490,400	2	314,600	6	1,421,300	30	8,371,700	14	5,971,600	67	21,569.6
Agricultural	12	928,100	1	37,100	1	42,800	0	0	6	1,043,300	20	2,051.3
Miscellaneous/Undefined	6	312,100	4	89,600	3	192,700	0	0	1	10,700	14	605.1
Total	**7,905**	**1,979,117.0**	**5,938**	**722,114.7**	**2,539**	**448,819.1**	**948**	**164,590.6**	**2,866**	**297,548.2**	**20,196**	**3,612,189.6**

Table 4.17 Vulnerability to Wind Damage in Hurricanes

St. Lucie County

Countywide Estimated Vulnerability to Wind

Structure Use	Most Vulnerable		Moderately Vulnerable		Least Vulnerable		Unknown Vulnerability		Total	
	# of Units	Value ($) in thousands	# of Units	Value ($) n thousand	# of Units	Value ($) in thousands	# of Units	Value ($) in thousands	# of Units	Value ($) in thousands
Single Family Residential	52,266	3,015,222.8	11,162	1,159,692.9	34,42	3,783,829.5	0	.0	97,855	7,958,745.2
Multi-Family Residential	12,625	1,576,224.0	1,228	832,146.9	3,46	1,221,194.7	0	.0	17,319	3,629,565.6
Mobile Home Residential	3,017	70,479.6	853	39,199.2	97	54,399.8	0	.0	4,848	164,078.6
Institutional/Governmental	1,796	1,123,799.8	292	315,082.8	33	1,024,289.4	3	4,297.9	2,426	2,467,469.9
Commercial	1,473	2,123,736.6	408	650,662.0	56	889,266.2	1	66.3	2,449	3,663,731.1
Industrial	906	332,011.2	218	89,956.8	53	335,427.8	1	572.7	1,663	757,968.5
Agricultural	983	203,817.6	90	45,278.5	18	69,118.7	0	.0	1,256	318,214.8
Miscellaneous/Undefined	76	38,200.1	16	8,999.5	21	3,626.7	0	.0	113	50,826.3
Total	**73,142**	**8,483,491.7**	**14,267**	**3,141,018.6**	**40,51**	**7,381,152.8**	**5**	**4,936.9**	**127,929**	**19,010,600.0**

Source: Treasure Coast Regional Vulnerability Analysis June 2012

Table 4.18 - Damage, Sheltering Requirements, and Economic Loss to St. Lucie County Based on Hurricanes

Quick Assessment Report

April 1, 2016

Study Region : StLucieCounty

Scenario : Probabilistic

Regional Statistics

Area (Square Miles)	576
Number of Census Tracts	44
Number of People in the Region	277,789

General Building Stock

Occupancy	*Building Count*	*Dollar Exposure ($ K)*
Residential	113,727	25,572,523
Commercial	6,095	3,010,540
Other	3,113	1,639,976
Total	122,935	30,223,039

Scenario Results

Number of Residential Buildings Damaged

Return Period	*Minor*	*Moderate*	*Severe*	*Destruction*	*Total*
10	3,125	207	2	0	3,334
20	17,696	2,725	96	40	20,557
50	38,661	15,162	2,527	701	57,051
100	44,038	27,616	7,475	2,538	81,668
200	37,122	36,980	16,980	6,410	97,491
500	26,319	37,225	28,053	14,604	106,201
1000	15,455	34,340	37,835	23,284	110,914

Number of Buildings Damaged

Return Period	*Minor*	*Moderate*	*Severe*	*Destruction*	*Total*
10	3,349	239	4	0	3,592
20	18,967	3,182	150	42	22,341
50	40,827	16,953	3,169	723	61,673
100	46,206	30,483	9,392	2,614	88,694
200	38,810	40,041	20,061	6,549	105,460
500	27,273	39,755	32,875	14,947	114,851
1000	16,052	36,443	43,576	23,739	119,809

Shelter Requirements

Return Period	*Displaced Households (#Households)*	*Short Term Shelter (#People)*
10	25	6
20	276	59
50	1,398	298
100	5,572	1,257
200	15,886	3,592
500	35,870	9,117
1000	54,458	13,526

Economic Loss (x 1000)

	Property Damage (Capital Stock) Losses		*Business Interruption*
ReturnPeriod	*Residential*	*Total*	*(Income) Losses*
10	116,571	119,751	9,672
20	444,223	486,132	56,979
50	1,813,762	2,067,439	368,343
100	3,832,254	4,693,751	882,359
200	7,401,685	8,770,120	1,486,530
500	11,753,293	14,550,993	2,292,318
1000	16,564,365	19,899,341	2,906,781
Annualized	161,650	189,933	29,664

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using HAZUS loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Hurricane. These results can be improved by using enhanced inventory data.

Source: Hazus, 2016

4.1.2.4 Risk Assessment

All communities within St. Lucie County are highly vulnerable to hurricanes, but they are not all vulnerable for the same reasons. The barrier islands, North and South Hutchinson, City of Fort Pierce, St. Lucie Village, and areas along the Inter Coastal waterway and St. Lucie River are highly vulnerable to both wind and storm surge damage from hurricanes.

Inland communities may have less hurricane vulnerability from flooding but have hurricane vulnerability from wind damage due to their older or less substantial type of construction.

St. Lucie County's exposure to hurricanes is high, while the County's hazard history indicates that the probability of future occurrence is low to medium depending on the intensity of the storm.

Other than flooding, impact from tropical storms and hurricanes mitigation is the greatest consideration in mitigation efforts countywide. Public facilities are being hardened or built to withstand greater winds, the need for backup power (generators) is considered for public facilities.

4.1.2.5 Probability

4.1.3 Tornados

4.1.3.1 Hazard Identification

A tornado is a violent windstorm characterized by a twisting, funnel-shaped cloud. A tornado's wind speed normally ranges from 40 to more than 300 mph. Waterspouts are weak tornadoes that form over warm water and are most common along the Gulf Coast and the southeastern states. Waterspouts occasionally move inland, becoming tornadoes and causing damage and injuries.

A tornado is a violent windstorm characterized by a twisting, funnel-shaped cloud extending to the ground. It is generated by a thunderstorm or hurricane when cool air overrides a layer of warm air, forcing the warm air to rise rapidly. The most common type of tornado, the relatively weak and short- lived type, occurs in the warm season with June being the peak month. The strongest, most deadly tornadoes occur in the cool season, from December through April. Occasional windstorms accompanied by tornadoes, such as the winter storm of 1993, also are widespread and destructive. The damage from a tornado is a result of the high wind velocity and wind-blown debris.

When a tornado threatens, only a short amount of time is available to make life or death decisions. The National Weather Service (NWS) issues two types of alerts:

- A Tornado Watch means that conditions are favorable for tornadoes to develop; and
- A Tornado Warning means that a tornado has actually been sighted or the Weather Field Office has detected rotation on the radar.

Table 4.19 Enhanced Fujita Tornado Intensity Scale

EF-Scale:	Typical Damage:
EF-0 65-85mph	Light damage. Peels surface off some roofs; some damage to gutters or siding; branches broken off trees; shallow-rooted trees pushed over.
EF-1 86-110mph	Moderate damage. Roofs severely stripped; mobile homes overturned or badly damaged; loss of exterior doors; windows and other glass
EF-2 111-135mph	Considerable damage. Roofs torn off well-constructed houses; foundations of frame homes shifted; mobile homes completely destroyed; large trees snapped or uprooted; light-object missiles generated; cars lifted off ground.
EF-3 136-165 mph	Severe damage. Entire stories of well-constructed houses destroyed; severe damage to large buildings such as shopping malls; trains overturned; trees debarked; heavy cars lifted off the ground and thrown; structures with weak foundations blown
EF-4 166-200 mph	Devastating damage. Whole frame houses Well-constructed houses and whole frame houses completely leveled; cars thrown and small missiles generated.
EF-5 >200 mph	Incredible damage. Strong frame houses leveled off foundations and swept away; automobile-sized missiles fly through the air in excess of 100 m (109 yd); high-rise buildings have significant structural deformation; incredible phenomena will occur.
EF No rating	Inconceivable damage. Should a tornado with the maximum wind speed in excess of EF-5 occur, the extent and types of damage may not be conceived. A number of missiles such as iceboxes, water heaters, storage tanks, automobiles, etc. will create serious secondary damage on structures.

Source: Weather Underground, 2015

Historic Events

Florida ranks third in the United States in the number of tornado strikes, and the first in the number of tornadoes per square mile. The odds of a tornado striking any specific point in southeastern Florida are 0.04, or once per 250 years. During the period 1950-1994, 82 Floridians were killed; 1998 was the deadliest with 42 deaths in 4 counties; and the 2007 tornadoes in Central Florida left 21 dead. In 2012, the state of Florida had 48 tornados touch-down. St. Lucie County. St. Lucie County has had four confirmed tornado touchdowns since 2011, the latest in 2014.

The National Climatic Data Center (NCDC) http://www.ncdc.noaa.gov/cdo-web/ indicates that there have been a total of 41 tornado incidents in St. Lucie County since 1953 including funnel clouds and waterspouts. The majority of the events have been FO and F1; however two F2 and two F3 tornados have impacted the County. NCDC data also indicate that there have been 27 tornado-related injuries, 2 fatalities and $4,378,560 in property damage associated with tornado events in the County.

Table 4.20 Recent History of Tornados in St. Lucie County

Date	Time	Location	Deaths/ Injuries	Property Damage Estimate	Fujita Scale	Brief Description
08//02/2001	10:30	Western St. Lucie County	None	10,000	EF0	An F0 tornado touched down briefly in a rural area west of Ft. Pierce. The tornado damaged a mobile home, overturned a farm tractor and blew down about 25 citrus trees.
5/14/2002	1600	Western St. Lucie County	None	10,000	EF0	A small F0 tornado touched down briefly in a truck repair facility, damaging the roof of one structure and destroying large awnings attached to the truck garage.
7/27/2002	1500	Fort Pierce	None	100,000	EF1	An F1 tornado touched down in Ft. Pierce and remained nearly stationary for about one minute. It destroyed the service bay roof of a car dealership, and damaged 70 cars.
8/4/2004	1525	Fort Pierce	None	Unknown	EF0	An F0 tornado touched down near Interstate 95 northwest of Ft. Pierce ripping the porch off a house. Funnel clouds were reported with this storm.
5/25/2005	1415	Port St. Lucie	None	Unknown	EFO	A tornado touched down in a residential area near Port St. Lucie, damaging shingles, pool screens and awnings.
7/23/2007	1730	Port St. Lucie	None	Unknown	EF0	Brief touchdown near Florida Turnpike knocking trees down with no structural damage
8/19/2008	1135	White City	None	Unknown	EF0	Rain bands moving on shore from Tropical Storm Fay produced a brief EF0 tornado in Ft. Pierce. The tornado slightly damaged the roof and interior ceiling of a warehouse.
4/26/2011	1805	Western St. Lucie County	None	None	EF0	A citizen in Port St. Lucie observed a funnel cloud which briefly touched down as a landspout tornado in a rural agricultural area west of the city. Several other reports were received of a funnel cloud, including two pilot reports. No damage occurred. Photos and video were obtained of the event

Source: National Climatic Data Center

Table 4.20 – Recent History of Tornadoes in St. Lucie County, continued

Date	Time	Location	Deaths/ Injuries	Property Damage Estimate	Fujita Scale	Brief Description
5/8/2012	1408	White City	None	None	EF0	A thunderstorm intensified along the east coast sea breeze and produced a weak brief EF0 tornado (landspout) in a produce field off of Glades Cut Off Road west of Port St. Lucie. The tornado quickly crossed the road before lifting.
5/28/2012	1358	Port St. Lucie	None	Unknown	EF0	A line of thunderstorms formed along the sea breeze boundary within the far outer circulation of Tropical Storm Beryl. One of the storms produced a brief tornado in Lyngate Park and near the Saint Lucie Medical Center near Port Saint Lucie. Estimated sustained winds were around 65 mph, consistent with low-end EF0 damage. Minor damage was sustained to the roofs of two homes, several fences were knocked over, and a few small trees were downed.
7/17/2012	1422	Lakewood Park	None	Unknown	EF0	The very brief EF0 tornado impacted one condominium building within the Indian Pines Village. The tornado stripped several sections of plywood from one roof of a condo and another unit sustained a small hole in the roof and the front entrance awning was peeled back.
8/15/2015	1256	Indrio	None	None	EF0	A motorist near the intersection of Highway US-1 and Indrio Road in Fort Pierce observed a brief touchdown of a weak landspout/tornado that crossed US-1. No damage was reported and an examination of video relayed via social media suggests maximum winds were below 50 mph.

Source: National Climatic Data Center

4.1.3.2 Vulnerability Assessment

Tornado events can have the following potential impacts within a community:

- Excessive wind;
- Electric power outage;
- Surface and air transportation disruption;
- Telecommunications system outage;
- Human health and safety;
- Psychological hardship; and
- Economic disruption.

Tornadoes and severe thunderstorms can occur anywhere throughout the entire state, and anywhere in the County. As the number of structures and the population increases, the probability that a tornado will cause property damage or human casualties also increases. When compared with other states, Florida ranks third in the average number of tornado events per year. These rankings are based upon data collected for all states and territories for tornado events between the years 1991 and 2010. Source: State of Florida Enhanced Hazard Mitigation Plan

St. Lucie County's vulnerability to tornadoes is compounded by the high concentration of mobile home residents in large mobile home communities. St. Lucie County has a mobile home and recreational vehicle population of approximately 10,202. There are 3.970 mobile home spaces and 1492 RV spaces within the County. Mobile homes are an affordable form of housing in St. Lucie County. They are distributed throughout the County, in rural as well as urban areas. Although the number of mobile homes within the County has reduced in the last 5 years, as some of the older parks are removing and not replacing homes in them, the mobile home communities still tend to be most vulnerable to tornado activity.

The vast majority of Florida tornadoes are weak. There has never been an F5 tornado documented in Florida – and only 4 F4 tornados (National Weather Service Melbourne, Florida).

Historically, St. Lucie County has mainly had occurrences of a magnitude of an EF-0 or EF-1 tornado and the impacts have been widespread throughout the county.

Light damage. Peels surface off some roofs; some damage to gutters or siding; branches broken off trees; shallow-rooted trees pushed over.

Moderate damage. Roofs severely stripped; mobile homes overturned or badly damaged; loss of exterior doors; windows and other glass broken.

4.1.3.3 Risk Assessment

Historical data indicate the overall hazard ranking of St. Lucie County to tornadoes is low, (State of Florida Enhanced Hazard Mitigation Plan) but some specific communities have a moderate to high vulnerability to this hazard due to the type of construction or numbers of mobile homes (manufactured housing units) within their boundaries.

Because tornado hazards are not linked to geography or geology, it is difficult to determine the probability of future occurrence. However, based on historical data for the State of Florida and St. Lucie County, St. Lucie County would only expect an EF-0 or EF-1 magnitude tornado, however stronger magnitude tornados cannot be ruled out.

4.1.4 Severe Thunderstorms

4.1.4.1 Hazard Identification

A severe thunderstorm is defined as a thunderstorm containing one or more of the following phenomena: hail US quarter size or greater, winds gusting in excess of 58 mph, and/or a tornado (NOAA, NWS, 2014). Severe weather can include lightning, tornadoes, damaging straight-line winds, and large hail. Most individual thunderstorms only last several minutes; however, some can last several hours.

Long-lived thunderstorms are called super cell thunderstorms. A super cell is a thunderstorm that has a persistent rotating updraft. This rotation maintains the energy release of the thunderstorm over a much longer time than typical, pulse-type thunderstorms, which occur in the summer months. Super cell thunderstorms are responsible for producing the majority of severe weather, such as large hail and tornadoes (NOAA, NWS, 2014).

Downbursts also are occasionally associated with severe thunderstorms. A downburst is a strong downdraft resulting in an outward burst of damaging winds on or near the ground. Downburst winds can produce damage similar to a strong tornado. Although usually associated with thunderstorms, downbursts can occur with showers too weak to produce thunder (NOAA, NWS, 2014). Strong squall lines also can produce widespread severe weather, primarily very strong winds and/or microbursts. A squall is a sudden violent gust of wind often with rain or snow.

When a severe thunderstorm approaches, the NWS will issue an advisory. According to NOAA, NWS (2014), two possible advisories are as follows:

- Severe Thunderstorm Watch: Conditions are favorable for the development of severe thunderstorms.
- Severe Thunderstorm Warning: Severe weather is imminent or occurring in the area.

Thunderstorm Hazards (Source: Florida Climate Center)

1) **Hail**: is a showery precipitation in the form of irregular pellets or balls of ice more than 5mm in diameter, falling from a cumulonimbus cloud. Hailstones are formed when updrafts carry raindrops up into the highest parts of the cloud and the super-cooled liquid droplets collide. Hail drops back down into the warmer part of the cloud and carried back up, until the internal up and downdrafts can no longer support the size of the hailstone, then it falls to the ground.

Hail size typically refers to the diameter of the hailstones. Since 1957 St. Lucie County has had 61 instances of hailstones of .75 inches in diameter or larger. In May of 2007, 2.75 wide hail fell in the southeastern part of the County.

The potential damage and hailstorm intensity is described H0 to H10 according to the TORRO Hail Storm Intensity Scale. *St. Lucie County could reasonably expect hail up to a size code 5 during a severe thunderstorm, as has occurred.

Table 4.21 TORRO Hailstorm Intensity Scale

Size Code	Maximum Diameter	Description	Typical Damage Impacts
0	5mm	Pea	No damage
1	5 to 15 mm	Mothball	Slight general damage to plants, crops
2	10 to 20 mm	Marble, grape	Significant damage to fruit, crops, vegetation
3	20 to 30 mm	Walnut	Severe damage to fruit and crops, damage to glass and plastic structures, paint and wood scored
4	25 to 40 mm	Pigeon's egg/squash ball	Widespread glass damage, vehicle bodywork damage
5	30 to 50 mm	Golf ball/pullet's egg	Wholesale destruction of glass, damage to tiled roofs, significant risk of injuries
6	40 to 60 mm	Hen's egg	Bodywork of grounded aircraft dented, brick walls pitted
7	50 to 75 mm	Tennis ball/cricket ball	Severe roof damage, risk of serious injuries
8	60 to 90 mm	Large orange/softball	Severe damage to aircraft bodywork
9	75 to 100 mm	Grapefruit	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open
10	Over 100 mm	Melon	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open

2) **Wind**: Damaging winds are more likely to be associated with thunderstorms than tornadoes. In fact, many confuse damage produced by "straight-line" winds and often erroneously attribute it to tornadoes. This occurred in St. Lucie County in March 2015 in the White City area. Several mobile homes were damaged. St. Lucie County could expect to receive up to Force 11 winds during a severe thunderstorm. Wind force scaling is depicted below in **Table 4.22.**

Table 4.22 Beaufort Wind Scale

Force	Wind (Knots)	WMO Classification	Appearance of Wind Effects	
			On the Water	On Land
0	Less than 1	Calm	Sea surface smooth and mirror like	Calm, smoke rises vertically
1	1-3	Light Air	Scaly ripples, no foam crests	Smoke drift indicates wind direction, still wind vanes
2	4-6	Light Breeze	Small wavelets, crests glassy, no breaking	Wind felt on face, leaves rustle, vanes begin to move
3	7-10	Gentle Breeze	Large wavelets, crests begin to break, scattered whitecaps	Leaves and small twigs constantly moving, light flags extended
4	11-16	Moderate Breeze	Small waves 1-4 ft. becoming longer, numerous whitecaps	Dust, leaves, and loose paper lifted, small tree branches move
5	17-21	Fresh Breeze	Moderate waves 4-8 ft taking longer form, many whitecaps, some spray	Small trees in leaf begin to sway
6	22-27	Strong Breeze	Larger waves 8-13 ft, whitecaps common, more spray	Larger tree branches moving, whistling in wires

7	28-33	Near Gale	Sea heaps up, waves 13-20 ft, white foam streaks off breakers	Whole trees moving, resistance felt walking against wind
8	34-40	Gale	Moderately high (13-20 ft) waves of greater length, edges of crests begin to break into spindrift, foam blown in streaks	Whole trees in motion, resistance felt walking against wind
9	41-47	Strong Gale	High waves (20 ft), sea begins to roll, dense streaks of foam, spray may reduce visibility	Slight structural damage occurs, slate blows off roofs
10	48-55	Storm	Very high waves (20-3o ft) with overhanging crests, sea white with densely blown foam, heavy rolling, lowered visibility	Seldom experienced on land, trees broken or uprooted, "considerable structural damage"
11*	56-63	Violent Storm	Exceptionally high (30-45 ft) waves, foam patches cover sea, visibility more reduced	
12	64+	Hurricane	Air filled with foam, waves over 45 ft, sea completely white with driving spray, visibility greatly reduced	

3) **Lightning**: Lightning is the most lethal component of the thunderstorm. Perhaps the most dangerous and costly effect of thunderstorms is lightning. As a thunderstorm grows, electrical charges build up within the cloud. Oppositely charged particles gather at the ground below. The attraction between positive and negative charges quickly grows strong enough to overcome the air's resistance to electrical flow. Racing toward each other, the charges connect and complete the electrical circuit. Charge then surges upward from the ground at nearly one-third the speed of light and produces a bright flash of lightning (Cappella, 1997).

While the conditions needed to produce lightning are understood, how lightning forms has never been verified. Forecasters may never be able to forecast when and where a lightning strike will take place.

Florida is the lightning capital of the country, mainly due to our geography. The very elements that make our state a great place for outdoor activities – warm temperatures and plenty of water – also make the environment primed for the production of thunderstorms, which generate lightning.

4.1.4.2 Historic Events

In 1997, thunderstorms spawned 103 tornadoes, injured 121 people, and produced over 38 million dollars in property damage statewide. St. Lucie County averages more than 70 days with thunderstorms per year, with the most frequent occurrences being between the months of July and September.

According to the NCDC, there have been 40 thunderstorm wind incidents in the County since 1975. These incidents caused a total of $288,000 in property damage.

On average, lightning kills more people than any other weather event. Florida leads in the nation in lightning-related deaths and injuries. Most lightning strike fatalities occur in June, July, and August. Between 1990 and 2003, there were 126 lightning-related deaths in Florida (National Lightning Safety Institute, 2015).

Florida also has the most strikes, about 12 strikes per square kilometer per year in some places (National Lightning Safety Institute, 2015). Nationwide, lightning-related economic losses amount to over $5 billion dollars per year, and the airline industry alone loses approximately $2 billion a year in operating costs and passenger delays from lightning (National Lightning Safety Institute, 2015). Florida is the "Lightning Capital of the United States". Lightning occurs with every thunderstorm and, on average, Florida sees around 70-100 days a year with at least one thunderstorm in the state. Florida averages about 10 deaths and 40 injuries directly due to lightning each year.

Between 1950 and 2016, St. Lucie County recorded 8 lightning-related deaths and 13 injuries (National Climatic Data Center, NWS Melbourne). 35% of brush fires in St. Lucie County from 2011 to 2015 were caused by lightning strikes resulting in nearly 1,000 acres being burned.

Lightning incidences in St. Lucie County that have caused injuries, death or property damage can be found in **Table 4.23** on the next page.

Table 4.23 Historic Lightning incidents causing death, injury or damage:

Date	Time	Location	Deaths	Property Damage	Brief Description
05/30/1963	Unknown	Not Specified	1 Dead	Unknown	No details
06/09/1964	Unknown	Not Specified	1 Dead	Unknown	Person on horse
07/22/1965	Unknown	Fort Pierce	1 Dead	Unknown	Person on horse
07/23/1967	Unknown	Lakewood Park	1 Dead	Unknown	Man killed while pulling boat from a lake
09/09/1968	Unknown	Not Specified	1 Dead	Unknown	Grove worker killed while in a tree
09/05/1976	Unknown	Not Specified	1 Dead	Unknown	Girl killed under large oak tree in her yard
05/22/1984	Unknown	Not Specified	1 Dead	Unknown	Grove worker open field
04/20/1989	Unknown	Not Specified	2 Injured	Unknown	2 golfers injured while retrieving a ball from a pond
08/01/1997	1530	St. Lucie County International	1 Injured	$0	A man injured while standing in an open area of the Airport
08/031998	2140	8700 Orange Ave, Fort Pierce	None	$20,000	Lightning struck natural gas pipeline causing an explosion
06/11/1999	1230	Hutchison Island	2 Injured	0	Father and daughter injured while under a large tree
09/25/2003	1320	Not Specified	1 Injured	0	Utility worker injured while working in basket of utility truck

Source: National Climatic Data Center, NWS Melbourne

Although likely, there is no documentation of lightning strikes that have caused injuries, death or property damage in St. Lucie County since 2003.

4.1.4.3 Vulnerability Assessment

Thunderstorm events can have the following potential impacts within a community:

- Excessive wind;
- Excessive water;
- Damaging hail;
- Electric power outage;
- Surface and air transportation disruption;
- Telecommunications system outage;
- Human health and safety;
- Psychological hardship;
- Economic disruption;
- Fire; and
- Storm water drainage impairment.

Vulnerability to severe thunderstorms and lightning is high in St. Lucie County, but many of the jurisdictions and population centers have only moderate vulnerabilities relative to these hazards. This variation in relative levels of vulnerability is again due primarily to construction practices and community characteristics. Working communities have a higher vulnerability to economic impacts by lightning than residential or retirement communities, all other factors being equal, while residential and retirement communities have a historically higher vulnerability in terms of lightning fatalities.

Lightning strikes are capable of causing intense localized damage, as well as loss of life. In contrast to other hazards such as tornadoes and floods; however, they normally do not cause widespread disruptions within a community. Fire, structural damage to buildings, and damage to electronic devices are common types of damage. An estimated 5% of all homeowners' insurance claims are related to lightning damage. Farmers face these same threats plus the threat to livestock. In stormy weather, livestock frequently gather under trees to seek shelter or are trapped in barns where a lightning strike can destroy an entire herd.

4.1.4.4 Risk Assessment

The National Lightning Detection Network's Vaisala map indicated that St. Lucie County lightning strike density is greater in the western two thirds (20-28 per square mile or between 4571 & 7619 per year) of the county than the eastern one third (12-20 per square mile, between 3810 &5134 per year). This would indicate that St. Lucie County, with 572 square miles over all could average 8,008 lightning strikes per year, if the 70-100 days a year of severe thunderstorms in the State impact St. Lucie County.

Since 1953 there have been 41 thunderstorm high wind events and 39 hail events totaling approximately $308,500 in damages. That amount may be conservative due to inconsistent damage reporting.

Working communities have a higher vulnerability to economic impacts by lightning than residential or retirement communities, all other factors being equal, while residential and retirement communities have a historically higher vulnerability in terms of lightning damages.

At the time of publication, a risk assessment model for severe thunderstorms was not available. The County can expect losses similar to what it experienced in the past. The most vulnerable areas in St. Lucie County would be open areas such as the shoreline, golf courses, beaches, open fields and parks. This vulnerability is increased because these areas are where large populations congregate. There could also be a significant loss of life as well as economic impacts to transportation systems, tourism, etc. The probability of future thunderstorms with winds, hail, and lightning occurrence based on hazard history is high. According to the Florida Climate Center http://climatecenter.fsu.edu/ Florida has 100 days of thunderstorms annually.

4.1.5 Wildland Fire

4.1.5.1 Hazard Identification

Florida's population has nearly tripled in the last century, and much of the growth has occurred in the undeveloped areas. The trend has created a complex landscape known as the Wildland/Urban Interface, a set of conditions under which wildland fires move beyond trees and undergrowth to threaten neighborhoods. Ensuring a home is compatible with nature can help save it and the entire community when wildfire strikes.

Florida's wildfire season is twelve months long. Saint Lucie County has wildfires throughout the year. The most active part the year is typically December through the beginning of June. Generally, Saint Lucie County experiences the greatest number of wildfires during April, May, and June. On average, Saint Lucie County has 28 wildfires a year depending on weather conditions. Refer to table A and B for details by cause and year.

South Florida has several areas of spot building where homes are built in neighborhoods with large, unmanaged properties nearby where little or no regular landscape maintenance is conducted. Local governments often require neighborhoods to maintain designated preserves or conservation areas where plants and wildlife must remain untouched.

Work in the preserves is often restricted to minimize the impacts for wildlife and native vegetation. Yet these preserves must still be managed. Fire plays an important role because Florida plants and animals rely on it.

If the conservation areas are left unmanaged the accumulation of dead fuels and untreated new growth can create an undesirable effect, such as extreme fire behavior and habitat loss for the wildlife. Regular maintenance of preserves improves the chances for new growth. Otherwise, dead vegetation accumulates and causes fire danger to increase. These unmanaged areas force animals to forage outside their normal habitat. Regular food supplies run low for gopher tortoises and other species that rely on periodic fire to burn off the excess vegetation often found in these preserves.

Large undeveloped properties owned by city, county, state agencies might have set these areas as preserves or natural areas. A management plan is needed to reduce the hazardous buildup of dead vegetation. The Florida Forest Service continues to work together with municipalities in Saint Lucie County to educate and facilitate mitigation in identified high risk areas.

Historic Events

April 15, 1999. The worst fire in St. Lucie County started as a small brush fire in western Port St. Lucie. The fire burned nearly 2,400 acres, destroyed nearly 50 homes, and damaged 30 others with damages estimated at $7.3 million. This disaster received a Federal Disaster Declaration

Table 4.24 Recent Significant Wildfires in St. Lucie County

Wildfire Name	Date	Homes threatened	Location	Acres	Cause
Russakis	6/18/2015	4	5501 Emerson	42	powerlines
Savannas	6/11/2014	2 pavilions	Savannas preserve State Park	57.5	Escaped Prescribed Fire
Slash Pine	5/28/2014	10	Tree top trail off Indio in Ft Pierce	10 acres	Debris Burn
Canal Road	02/18/2014	3 pump houses damaged	Bluefield and Germany Canal Rd	211	Incendiary
Heather	3/24/2013	244	Indrio & US1	390	Lightning
Oleander Command	4/3/2012	1	Oleander	1.5	Campfire
Orange	2/17/2011	0	Carlton Road	240	Debris Burning
Midway Command	3/24/2011	5	Midway & US1	40	
Lewis	6/14/2011	0	Edwards & Lewis	23	Lightning
Del Mundo	5/9/2010	3	240 Del Mundo St	300	Children

Source: Florida Forest Service

Table 4.25 - Saint Lucie County's Five Year Wildfire History

Year	Number of Wildfires	Acres Burned
2015	49	801
2014	19	250.3
2013	25	402.2
2012	22	376.4
2011	26	172.3

Source: Florida Forest Service

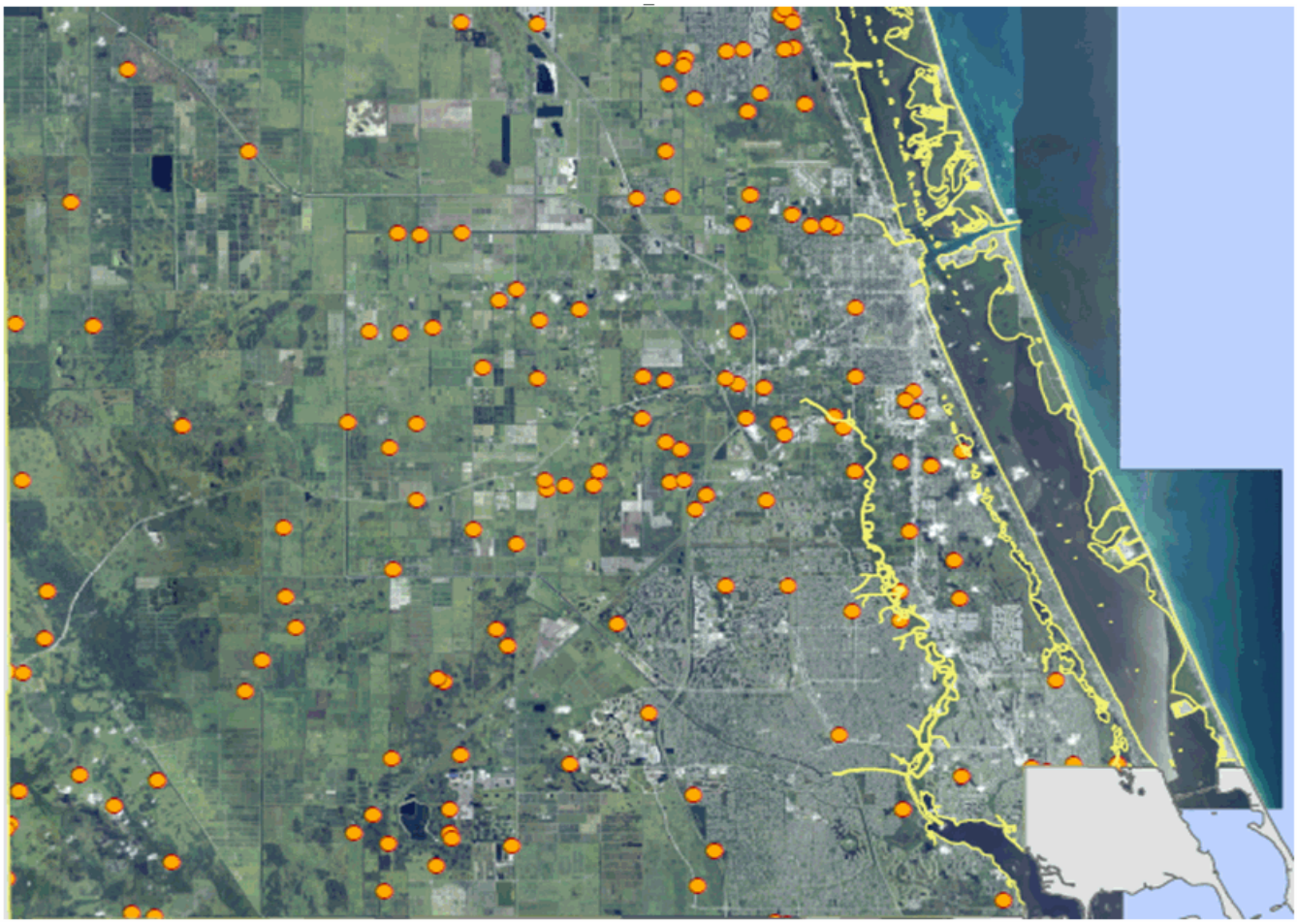
Table 4.26 - Saint Lucie County's Five Year Wildfire Causes (2011-2015)

St. Lucie

Cause	Fires	Percent	Acres	Percent
Campfire	7	4.96	10.6	0.53
Children	4	2.84	2.6	0.13
Debris Burn*	0	0	0.0	0
Debris Burn--Auth--Broadcast/Acreage	7	4.96	330.7	16.52
Debris Burn--Auth--Piles	8	5.67	25.1	1.25
Debris Burn--Auth--Yard Trash	0	0	0.0	0
Debris Burn--Nonauth--Broadcast/Acreage	2	1.42	1.5	0.07
Debris Burn--Nonauth--Piles	1	0.71	1.0	0.05
Debris Burn--Nonauth--Yard Trash	2	1.42	3.0	0.15
Equipment use*	0	0	0.0	0
Equipment--Agriculture	5	3.55	10.1	0.50
Equipment--Logging	0	0	0.0	0
Equipment--Recreation	1	0.71	2.0	0.10
Equipment--Transportation	6	4.26	81.7	4.08
Incendiary	6	4.26	220.0	10.99
Lightning	50	35.46	979.6	48.93
Miscellaneous --Breakout	0	0	0.0	0
Miscellaneous --Electric Fence	0	0	0.0	0
Miscellaneous --Fireworks	1	0.71	0.3	0.01
Miscellaneous --Power Lines	14	9.93	57.8	2.89
Miscellaneous --Structure	0	0	0.0	0
Miscellaneous--Other	6	4.26	39.8	1.99
Railroad	1	0.71	0.1	0.00
Smoking	2	1.42	0.2	0.01
Unknown	18	12.77	236.1	11.79
Total	141		2,002.2	

Source: Florida Forest Service

Figure 4.7 St. Lucie County Wildfires 2011-2015



Source: Florida Forest Service

Risk Assessment

Low Wildfire Hazard -Homes are built with concrete and appropriate non-flammable roofing materials. Short grass, low shrubs and light duff are present. The forest and heavy vegetation are not continuous throughout the community. Wildfires that do occur in these areas are less intense and easier to suppress because of the lower volume of fuel to feed and sustain the fire. (City of Fort Pierce, Ankona, Eden, Eldred)

Medium Wildfire Hazard - Wildland vegetation is continuous throughout the community. Tall grass, medium shrubs, thick duff and ladder fuels are prominent in the area. Vegetation is less than 30 feet from homes. Homes are built with vinyl, plastic or other types of less fire-resistant materials. Access is limited and the concentration of fuel to feed fires causes more intense fire behavior. Fire suppression becomes more difficult and costly. (City of Port St. Lucie, Village of St. Lucie, River Park, Fort Pierce North & South, Hutchinson Island North & South, Lakewood Park, River Park)

High Wildfire Hazard -Dense, highly flammable vegetation surrounds the neighborhood and is within a few feet of homes. A thick layer of vegetation is present on the forest floor. Access to the neighborhood is limited to one entrance and/or on poorly maintained roads. Homes are rarely built with fire-resistant materials. Continuous, overgrown vegetation limits access and creates intense wildfire conditions. Fire suppression is challenging and requires more resources (engines, dozers, and aircraft) and firefighters than normal. (Walton, White City, Indian River Estates, Savanna Club, PGA Village, Spanish Lakes)

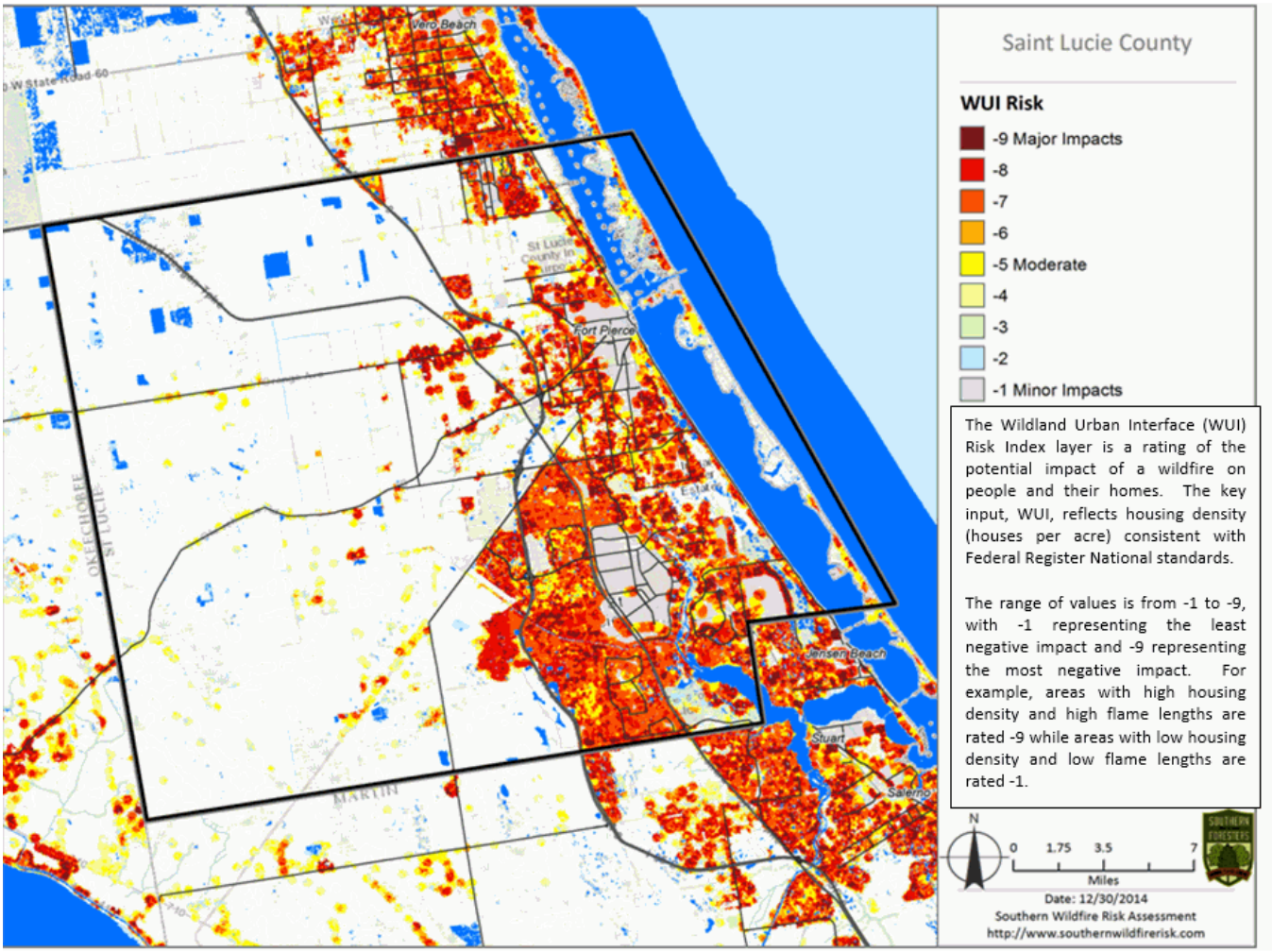
There are three Firewise Communities in Saint Lucie County (Savanna Club, PGA Village, Indian River Estates & Walden Woods) These communities are aware of their wildfire risk and take action to reduce their risk. Learn more www.Firewise.org

The Wildland Urban Interface (WUI) Risk Index layer is a rating of the potential impact of a wildfire on people and their homes. The key input, WUI, reflects housing density (houses per acre) consistent with Federal Register National standards.

The range of values is from -1 to -9, with -1 representing the least negative impact and -9 representing the most negative impact. For example, areas with high housing density and high flame lengths are rated -9 while areas with low housing density and low flame lengths are rated -1. A map of the WUI Risk Index for St. Lucie County can be found in **Figure 4.8** on the next page.

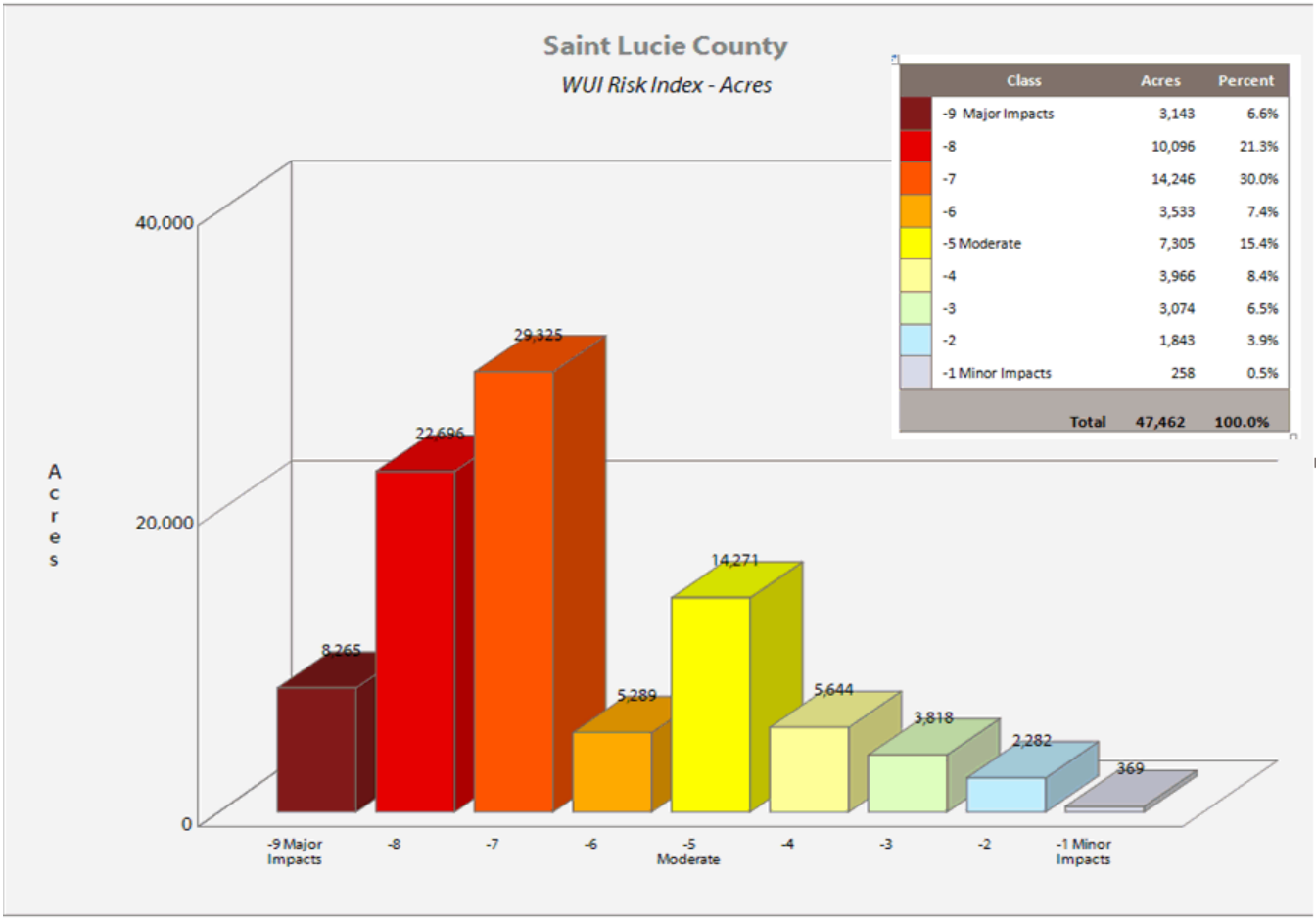
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Figure 4.8 St. Lucie County WUI Risk Index Map



Source: Florida Forest Service

Table 4.27 St. Lucie County WUI Risk Index - Acres

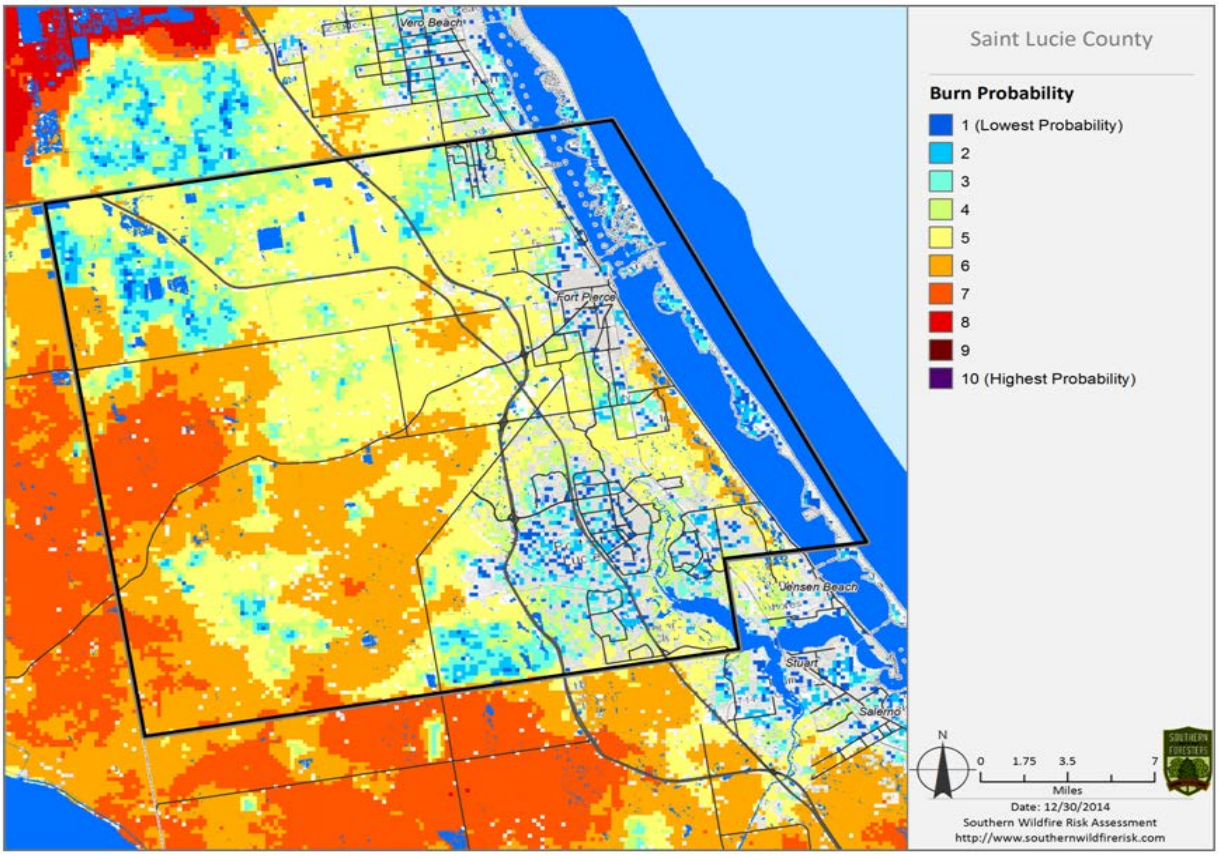


Source: Florida Forest Service

According to the US Forest Service, burn probability is determined by modeling is based on components of fire regimes (spatial ignition, and fire weather conditions) on landscape of known fuels and topography. Bur probability varies considerably throughout the County and is susceptible to change due to weather conditions.

The Burn Probability Map for St. Lucie County is located in **Figure 4.9** on the next page.

Figure 4.9 St. Lucie County Burn Probability Map



Source: Florida Forest Service

Vulnerability Assessment

Wildland fires can have the following potential impacts within a community:

- Lives & Property Loss
- Electric power outage;
- Surface and air transportation disruption;
- Telecommunications system outage;
- Human health and safety;
- Psychological hardship;
- Economic disruption;
- Disruption of community services;
- Agricultural/fisheries damage;
- Loss of livestock;
- Damage to critical environmental resources;
- Damage to identified historical resources

4.1.6 Erosion

4.1.6.1 Hazard Identification

Beach Erosion

Beach erosion is the wearing away of land and the removal of beach or dune sediments by wave action, tidal currents, wave currents, drainage or high winds. The wave climate impacting St. Lucie County's miles of shoreline has contributed to the long term erosion of the County's barrier islands. As a result, the Florida Department of Environmental Protection (FDEP) has concluded that 18 miles of shoreline is "critically eroded". A critically eroded area is defined by FDEP as a segment of the shoreline where natural processes or human activity has caused or contributed to erosion and recession of the beach or dune system to such a degree that upland development, recreational interests, wildlife habitat, or important cultural resources are threatened or lost. To assist with its coastal management strategies and long term sustainability of its shoreline, the County has developed and adopted a Beach Preservation Plan (BPP), updated 2014. The BPP identifies the current shoreline conditions and provides cost effective strategies for future beach management along the County's shoreline in particular the FDEP classified critically eroded areas.

Wind, waves, and longshore currents are the driving forces behind coastal erosion. This removal and deposition of sand permanently changes beach shape and structure. Most beaches, if left alone to natural processes, experience natural shoreline retreat. As houses, highways, seawalls, and other structures are constructed on or close to the beach, the natural shoreline retreat processes are interrupted. The beach jams up against these man-made obstacles and narrows considerably as the built-up structures prevent the beach from moving naturally inland. When buildings are constructed close to the shoreline, coastal property soon becomes threatened by erosion. The need for shore protection often results in "hardening" the coast, with a structure such as a seawall or revetment.

A seawall is a large concrete wall designed to protect buildings or other man-made structures from beach erosion. A revetment is a cheaper option constructed with "rip rap" such as large boulders, concrete rubble, or even old tires. Although these structures may serve to protect beachfront property for a while, the resulting disruption of the natural coastal processes has serious consequences for all beaches in the area. Seawalls inhibit the natural ability of the beach to adjust its slope to the ever-changing ocean wave conditions. Large waves wash up against the seawall and rebound back out to sea carrying large quantities of beach sand with them. With each storm, the beach narrows, sand is lost to deeper water, and the long shore current scours the base of the wall. Eventually, large waves impact the seawall with such force that a bigger structure becomes necessary to continue to resist the forces of the ocean.

DEP has identified St. Lucie County as a medium-high risk to erosion. The beaches of Florida will continue to shift and change over time, especially when faced with the current levels of development. This is especially a high probability hazard, especially in conjunction with hurricanes, winter storms, and coastal flooding.

4.1.6.2 Previous Occurrences of Beach Erosion

There have been several beach restoration projects in St. Lucie County spanning 30 years. Between 2004 and 2015; Hurricanes Frances (2004), Jeanne (2004), and Wilma (2005), Hurricane Isaac and Hurricane Sandy (2012) caused considerable beach erosion. A re-nourshment project in-progress in the south end of South Hutchinson Island was destroyed by Hurricane Sandy in 2012.

4.1.6.3 Vulnerability Assessment

Erosion can have the following potential impacts within a community:

- Soil/beach erosion;
- Navigable waterway impairment;
- Economic disruption;
- Damage to critical environmental resources; and
- Stormwater drainage impairment.

St. Lucie County's vulnerability to soil collapse and beach erosion is moderate along its entire coastline. The most significant area of beach erosion in the County is along Fort Pierce Beach, immediately south of the Fort Pierce Inlet. This area has just been the subject of a major beach re-nourishment project sponsored jointly by the County and U.S. Army Corps of Engineers. Other beachfront communities report low to moderate erosion problems. Erosion also is a potential vulnerability for the communities located on both the Indian River and the North Fork of the St. Lucie River..

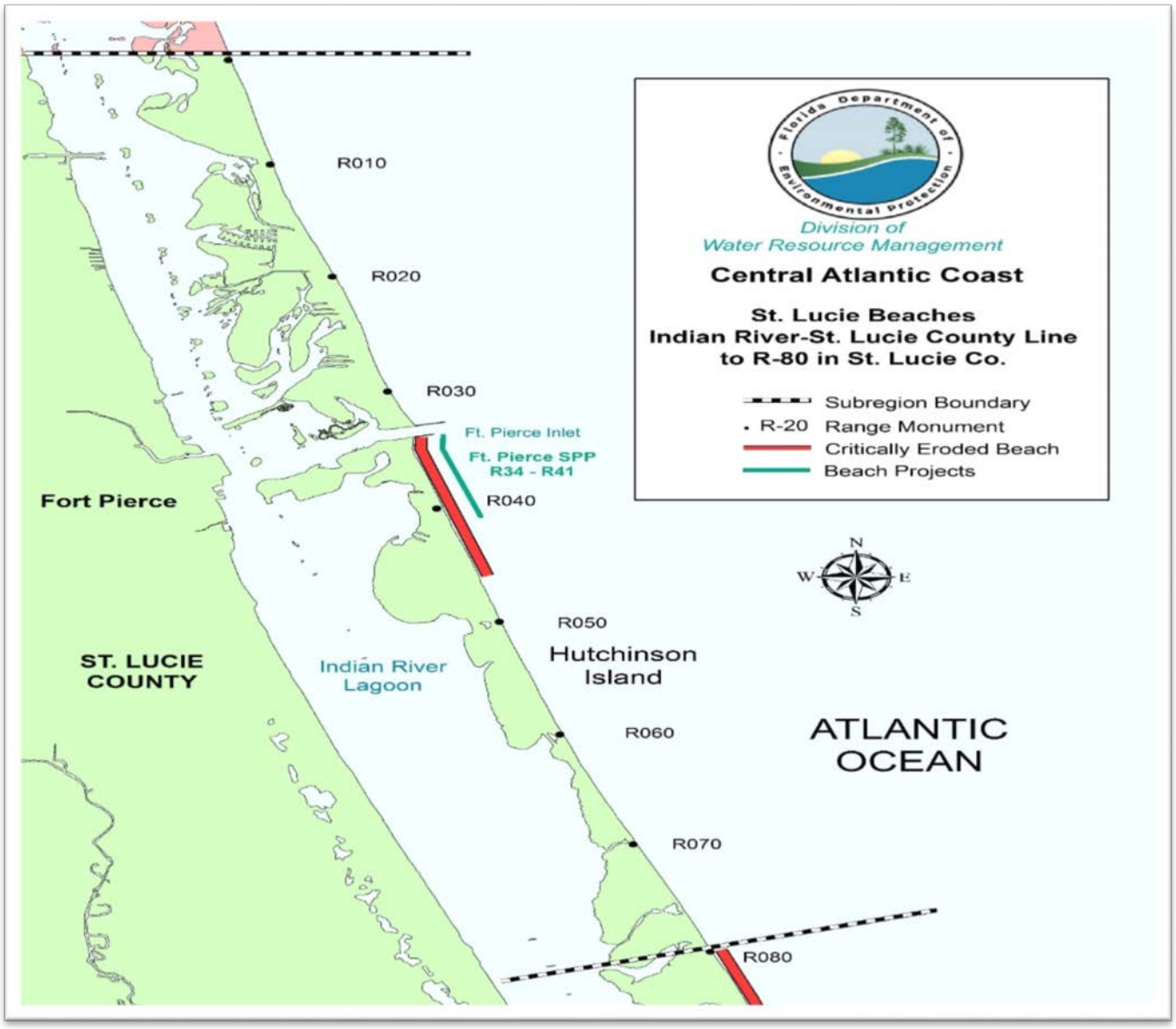
4.1.6.4 Risk Assessment

FDEP's Strategic Beach Management Plan for the Central Atlantic Coast region updated a statewide assessment of beach erosion in June, 2009. In that assessment, FDEP defined the "critical erosion area" as a segment of shoreline where natural processes or human activity have caused or contributed to erosion and recession of the beach or dune system to such a degree that upland development, recreation interests, wildlife habitat, or important cultural resources are threatened or lost. Critically eroded areas may also include peripheral segments or gaps between identified critically eroded areas which, although they may be stable or slightly erosional now, their inclusion is necessary for continuity of management of the coastal system or for the design integrity of adjacent beach management projects (FDEP, 2009).

Figure 4.8 shows the only critical erosion area (R040) in St. Lucie County as of 2015. R040 extends south from the Fort Pierce Inlet 1.3 miles, threatening recreation and development interests. This area is currently undergoing re-nourishment in a joint project between the County, City of Fort Pierce, Florida Inland Navigation District and the US Army Corps of Engineers. The budget for this project id $5.2 million dollars. The southern 3.4 miles of the County shoreline (R070) was under a re-nourishment project when Hurricane Sandy eroded the work that had been done. This project cost 2.96 million. A map of St. Lucie County critically eroded beaches is depicted in **Figure 4.10** on the next page.

Beach erosion

Figure 4.10 Map of St. Lucie County Critically Eroded Beaches



Source: Florida DEP

The probability of beach erosion in St. Lucie County is high: Coastal erosion is continual and is exacerbated by tropical storms, winter storms, and hurricanes. It is anticipated there will be at least one storm event on an annual basis that will contribute to erosion.

4.2 OTHER NATURAL HAZARDS

4.2.1 Extreme Temperatures

4.2.1.1 Freezing Temperatures

Hazard Identification

A freeze is defined by the National Weather Service (NWS) as when the surface air temperature is expected to be 32 degrees or below over a widespread area for a climatologically significant period of time. The NWS issues a freeze warning when surface temperatures are expected to drop below freezing over a large area for an extended period of time, regardless of whether or not frost develops.

According to the Department of Agriculture and Consumer Services, a moderate freeze may be expected every 1 to 2 years. Severe freezes may be expected on an average of once every 15 to 20 years. Freezes pose a major hazard to the agriculture industry in St. Lucie County on a recurring basis and are a significant threat to the economic vitality of the State's agriculture industry. Agricultural lands represents nearly one-half of all land in St. Lucie County (University of Florida, 2001).

Historic Events

Florida has experienced a number of severe or disastrous freezes, where the majority of the winter crops were lost. The lowest temperature ever recorded in the state of Florida is -2°F in Tallahassee on February 13, 1899 (Florida Department of Emergency Management, 2012). At the same time, snow up to three inches deep was reported by several cities in the Panhandle. Since December 1889, there have been at least 22 recorded severe freezes; the most recent being in 1996, when a Presidential Disaster Declaration was issued for crop losses exceeding $90 billion. During this event, there was extensive loss of citrus trees, and the majority has not been replanted. Freezes in January of 1977 had severe impacts on agriculture around the state. A U.S. Department of Agriculture report indicated the following crop loss: citrus - 35%, vegetables - 95-100%, commercial flowers - 50-75%, permanent pasture land - 50%, and sugar cane - 40%. In addition, there was a severe loss to the tropical fish industry. It is estimated that the freeze cost the Florida economy $2 billion in 1977 dollars (National Weather Service, 1999a). St. Lucie County has experienced seven significant freezes between 1970 and the present. None since 2010.

4.2.1.2 Extreme Heat

Hazard Identification

Temperatures that are 10° or more above the average high temperature for a region and last for several weeks are defined as extreme heat (FEMA, 2003). Humid conditions, which add to the discomfort of high temperatures, occur when an area of high atmospheric pressure traps hazy, damp air near the ground.

A heat wave is an extended period of extreme heat, and is often accompanied by high humidity (FEMA Ready, 2015). Humid conditions, which add to the discomfort of high temperatures, occur when an area of high atmospheric pressure traps hazy, damp air near the ground.

Human bodies dissipate heat in one of three ways: by varying the rate and depth of circulation; by losing water through the skin and sweat glands; and by panting. As the blood is heated to above 98.6°, the heart begins to pump more blood, blood vessels dilate to accommodate the increased flow, and the bundles of tiny capillaries penetrating through the upper layers of skin are put into operation. The body's blood is circulated closer to the surface, and excess heat is released into the cooler atmosphere. At the same time, water diffuses through the skin as perspiration. The skin handles about 90% of the body's heat dissipating function.

Heat disorders generally have to do with a reduction or collapse of the body's ability to cool itself by circulatory changes and sweating, or a chemical (salt) imbalance caused by too much sweating. When the body cannot cool itself, or when it cannot compensate for fluids and salt lost through perspiration, the temperature of the body's inner core begins to rise and heat-related illness may develop. Studies indicate that, other things being equal, the severity of heat disorders tend to increase with age. Heat cramps in a 17-year old may be heat exhaustion in a 40-year old, and heat stroke in a person over 60.

When the temperature gets extremely high, the NWS has increased its efforts to alert the general public as well as the appropriate authorities by issuing Special Weather Statements. Residents should heed these warnings to prevent heat-related medical complications:

Excessive Heat Watch - Conditions are favorable for an excessive heat event to meet or exceed local Excessive Heat Warning criteria in the next 24 to 72 hours.

Excessive Heat Warning - Heat Index values are forecast to meet or exceed locally defined warning criteria for at least 2 days (daytime highs = 105-110° Fahrenheit).

Heat Advisory - Heat Index values are forecast to meet locally defined advisory criteria for 1 to 2 days (daytime highs = 100-105° Fahrenheit).

As a result of the latest research findings, the NWS has devised the "Heat Index" (HI). The HI, given in degrees Fahrenheit, is an accurate measure of how hot it really feels when relative humidity is added to the actual air temperature. The NWS will initiate alert procedures when the H I is expected to exceed 105°F for at least two consecutive days. Possible heat disorders related to the corresponding HI are listed below.

- Human health and safety;
- Psychological hardship;
- Economic disruption;
- Agricultural/fisheries damage; and
- Damage to critical environmental resources.

Table 4.28 Heat Index Chart

Classification	Heat Index	Effects on the body
Caution	80°F - 90°F	Fatigue possible with prolonged exposure and/or physical activity
Extreme Caution	90°F - 103°F	Heat stroke, heat cramps, or heat exhaustion possible with prolonged exposure and/or physical activity
Danger	103°F - 124°F	Heat cramps or heat exhaustion likely, and heat stroke possible with prolonged exposure and/or physical activity
Extreme Danger	125°F or higher	Heat stroke highly likely

Source: NOAA, 2014

Historic Events. The hottest temperature ever recorded in Florida was 109˚F on June 29, 1931, in Monticello, Florida (Florida Department of Emergency Management, 2012). In a normal year, approximately 175 Americans die from extreme heat. However, in 2013, the death toll was 92 (National Weather Service, 2014).

Temperature extremes, both freezes and periods of excessive heat impact communities with a larger population of older people to a greater extent than those with younger populations. According to the 2013 Census, 28.8% of residents in St. Lucie County are over the age of 65. Freezing conditions primarily affect agriculture and homeless indigents. When conditions are predicted to be below freezing, shelters are opened. As stated earlier, nearly one-half of land in St. Lucie County is currently designated agricultural land. A survey of the County's homeless population was conducted in 2002, indicating that there are approximately 759 homeless individuals within the County (Florida Department of Children and Families, 2006).

Inland communities away from the moderating influence of the ocean or the estuary are more vulnerable to temperature extremes as are areas with significant agricultural assets. According to the National Weather Service, between 1979 and 1999, there have been 249 extreme temperature-related deaths in the state. This number is greater than the number of deaths caused by hurricanes, tornadoes, and lightning combined.

4.2.1.3 Risk Assessment

At the time of publication, no model was available to determine potential loss in St. Lucie County due to extreme temperatures. The best datum available to estimate potential loss for freezing temperatures is the market value of production in St. Lucie County, which in 2007 totaled $165,000,000.

4.2.2 Drought

4.2.2.1 Previous Occurrences of Drought

Rainfall patterns vary greatly both seasonally and annually in Florida. Therefore, periods of low rainfall are a common occurrence but still may have significant impacts. This especially can be the case if there are several periods of low rainfall in the same year or series of years. Based on daily rainfall records from the Indian River Research and Education Center at Fort Pierce from 1953-2002, periods of 3 weeks or more with cumulative rainfall of less than 0.25, 0.50, and 1.0 inches were identified by researchers from the University of Florida. There have been seven occurrences since 1953 where there were periods of 6 or more weeks with less than 0.25 inch of cumulative rainfall and 33 periods of 4 or more weeks with less than 0.25 inch. There also have been 34 periods of 4 or more weeks with less than 0.50 inch of rain and 52 periods with less than 1.0 inch. Any of these periods could potentially occur again. These periods of drought frequently coincided with the season of late March to mid-October, when citrus crops require intense irrigation.

Utilizing the Palmer Drought Severity index, St. Lucie County has had 27 totaling droughts ranging from Mild to Extreme since 2000. The worst drought (Extreme), occurred from May 1, 2011 until October 2011. The longest drought period was 19 months from August 1, 2006 through February 28, 2008. This drought ranged in severity from Mild to Severe. The last drought was from March 1, 2012 to May 1, 2012 and was classified as Mild.

Footnote National Drought Mitigation Center, University of Nebraska, Lincoln

4.2.2.2 Hazard Identification

Drought is a normal, recurrent feature of climate, although many perceive it as a rare and random event. In fact, each year some part of the U.S. has severe or extreme drought. Although it has many definitions, drought originates from a deficiency of precipitation over an extended period of time, usually a season or more (National Drought Mitigation Center, 2015). It produces a complex web of impacts that spans many sectors of the economy and reaches well beyond the area producing physical drought. This complexity exits because water is essential to our ability to produce goods and services (National Drought Mitigation Center, 2015).

A few examples of direct impacts of drought are reduced crop, range-land, and forest productivity; increased fire hazard; reduced water levels; increased livestock and wildlife mortality rates; and damage to wildlife and fish habitat. Social impacts include public safety, health, conflicts between water users, reduced quality of life, and inequities in the distribution of impacts and disaster relief. Income loss is another indicator used in assessing the impacts of drought; reduced income for farmers has a ripple effect throughout the region's economy (National Drought Mitigation Center, 2015).

In St. Lucie County, the primary sources of water are watershed areas, Lake Okeechobee, and the County's well fields. Excess water from an interconnected series of lakes, rivers, canals, and marshes flows either north to the St. Johns River or east to the Indian River Lagoon.

When this cycle is disrupted by periods of drought, one of the potentially most damaging effects is substantial crop loss in the western agricultural areas of the County. In addition to obvious losses in yields in both crop and livestock production, drought in St. Lucie County is associated with increases in insect infestations, plant disease, and wind erosion. The incidence of forest fires increases substantially during extended droughts, which in turn places both human and wildlife populations at higher levels of risk.

The South Florida Water Management District and County staff manage the County's water resources. Complementing the District's water management efforts during periods of critical water shortage, a countywide, uniform, forceful, contingency plan is in place to effectively restrict the use of water.

4.2.2.3 Vulnerability Assessment

While St. Lucie County is moderately vulnerable to impacts from drought due to the County's large agricultural land tax base, some communities are less vulnerable due to their location and non-agricultural economic base. One population center, the Jensen Beach area, is particularly vulnerable because of its water supply.

Drought can have the following potential impacts within a community:

- Economic disruption;
- Agricultural/fisheries damage;
- Damage to critical environmental resources; and
- Fire.

4.2.2.4 Risk Assessment

The Palmer Drought Index has become the semi-official drought index. It is most effective in determining long term drought—a matter of several months—and is not as good with short-term forecasts (a matter of weeks). It uses a 0 as normal, and drought is shown in terms of minus numbers; for example, minus 2 is moderate drought, minus 3 is severe drought, and minus 4 is extreme drought. The Palmer Index can also reflect excess rain using a corresponding level reflected by plus figures; i.e., 0 is normal, plus 2 is moderate rainfall, etc.

Another reference tool is the Keetch-Byram drought index (KBDI), which is a continuous reference scale for estimating the dryness of the soil and duff layers. The index increases for each day without rain (the amount of increase depends on the daily high temperature) and decreases when it rains. The scale ranges from 0 (no moisture deficit) to800 (prime drought condition). The range of the index is determined by assuming that there is 8 inches of moisture in a saturated soil that is readily available to the vegetation.

At the time of publication, no model was available to determine the potential loss associated with drought in St. Lucie County. The best datum available to determine potential loss is the market value of agricultural products in St. Lucie County, which in 2012 totaled $165 million. Bases on past occurrences and the cyclical nature of drought conditions indicates that the probability of future drought incidents in the County is high.

4.2.3 Geologic Hazards

4.2.3.1 Hazard Identification

Earthquakes

An earthquake is a sudden, rapid shaking of the earth caused by the breaking and shifting of rock beneath the earth's surface. This shaking can cause buildings and bridges to collapse; disrupt gas, electric, and phone service; and sometimes trigger landslides, flash floods, fires, and tsunamis.

Although Florida is not usually considered to be a state subject to earthquakes, several minor shocks have occurred over time, but only one caused any damage (US DOl, USGS, 2015). One of the most frightening and destructive phenomena of nature is a severe earthquake and its terrible aftereffects. An earthquake is the sudden, rapid shaking of the earth, caused by the breaking and shifting of subterranean rock as it releases strain that has accumulated over a long time.

Florida is situated on the trailing (or passive) margin of the North American Plate while California is located on its active margin. The active margin is bounded by faults that generate earthquakes when there is movement along them. This is the fundamental reason that Florida has an extremely low incidence of earthquakes while California experiences many (mostly small) earthquakes.

For hundreds of millions of years, the forces of plate tectonics have shaped the earth, as the huge plates that form the earth’s surface slowly move over, under and past each other. Sometimes, the movement is gradual. At other times, the plates are locked together, unable to release accumulated energy. When the accumulated energy grows strong enough, the plates break free. If the earthquake occurs in a populated area, it may cause many deaths and injuries, as well as extensive property damage.

All 50 states and five U.S. territories are at some risk for earthquakes. Earthquakes can happen at any time of the year (FEMA , Ready, 2015).

Sinkholes – Sinkholes are a common feature of Florida's landscape.

Sinkholes are common where the rock below the land surface is limestone, carbonate rock, salt beds, or rocks that can naturally be dissolved by ground water circulating through them. As the rock dissolves, spaces and caverns develop underground. Sinkholes are dramatic because the land usually stays intact for a while until the underground spaces get too big. If there is not enough support for the land above the spaces, then a sudden collapse of the land surface can occur. These collapses can be small or they can be large, and they can occur under a house or road.

A significant number of sinkholes tend to occur in the years that follow a drought. When an area has a long-term lack of rain and water levels decrease, there is usually a correlated link to an increase in incidences of sinkholes being reported. Historically, years where dry weather has been followed by wet weather have resulted in some of the greatest increases in sinkhole occurrences.

They are only one of many kinds of karst landforms, which include caves, disappearing streams, springs, and underground drainage systems, all of which occur in Florida. Karst is a generic term that refers to the characteristic terrain produced by erosional processes associated with the chemical weathering and dissolution of limestone or dolomite, the two most common carbonate rocks in Florida. Dissolution of carbonate rocks begins when they are exposed to acidic water.

Most rainwater is slightly acidic and usually becomes more acidic as it moves through decaying plant debris. Limestones in Florida are porous, allowing the acidic water to percolate through them, dissolving some limestone and carrying it away in solution. Over time, this persistent erosion process has created extensive underground voids and drainage systems in much of the carbonate rocks throughout the state. Collapse of overlying sediments into the underground cavities produces sinkholes (Florida Department of Environmental Protection, 2012).

When groundwater discharges from an underground drainage system, it is a spring, such as Wakulla Springs, Silver Springs, or Rainbow Springs. Sinkholes can occur in the beds of streams, sometimes taking all of the stream's flow, creating a disappearing stream. Dry caves are parts of karst drainage systems that are above the water table, such as Marianna Caverns.

Other subterranean events can cause holes, depressions or subsidence of the land surface that may mimic sinkhole activity. These include subsurface expansive clay or organic layers which compress as water is removed, collapsed or broken sewer and drain pipes or broken septic tanks, improperly compacted soil after excavation work, and even buried trash, logs and other debris. Often a depression is not verified by a licensed professional geologist or engineer to be a true sinkhole and the cause of subsidence is not known. Such events are called subsidence incidents (Florida Department of Environmental Protection, 2012).

Historic Events

In January 1879, a shock occurred near St. Augustine that is reported to have knocked plaster from walls and articles from shelves. Similar effects were reported in Daytona Beach. The shock was felt in Tampa, throughout central Florida, and in Savannah, Georgia as well (USDOI, USGS, 2015).
In January 1880, another earthquake occurred, this time with Cuba as the focal point. Shock waves were sent as far north as the town of Key West (US DOl, USGS, 2015).

Jacksonville residents felt many of the strong aftershocks that occurred in September, October, and November 1886 (USDOI, USGS, 2015).

In June 1893, Jacksonville experienced a minor shock that lasted about 10 seconds. Another earthquake occurred in October 1893, which also did not cause any damage (USDOI, USGS, 2015).

In November 1948, doors and windows rattled in Captiva Island, west of Ft. Myers. It was reportedly accompanied by sounds like distant heavy explosions (USDOI, USGS, 2015).

The most damage from sinkholes tends to occur in Florida, Texas, Alabama, Missouri, Kentucky, Tennessee, and Pennsylvania; however, Florida has more sinkholes than any other state in the nation. Florida’s average sinkhole size is 3 to 4 feet across and 4 to 5 feet deep. For this reason, and because they are one of the predominant land form features of the State, sinkholes are of particular interest to Florida. Their development may be sudden and has the potential to result in property damage or loss of life.

There are as many as 150 sinkholes reported each year in Florida. This is due to the fact that the Florida landmass is generally formed by limestone with a thin layer of sediment covering it, usually consisting of very loose sediment. However, the covering on the porous limestone below is often only temporary.

Limestone is very soluble, and as water moves through it, small holes develop and grow into larger holes. The overburdened sediments can cover the hole for a certain amount of time, but once the holes gets larger than their ability to bridge across it, the sediments collapse into it.

Sinkholes are common wherever there is limestone terrain, but are rare in the southern part of the State. Central Florida and the Big Bend region have the largest incidence of sinkholes (State of Florida Enhanced Hazard Mitigation Plan 2013).

Table on next page illustrates the Modified Mercalli Intensity Scale of 1931 is the basis for the U.S. evaluation of seismic intensity. Unlike earthquake magnitude, which indicates the energy a quake expends, Mercalli intensity denotes how strongly an earthquake affects a specific place. The scale has 12 divisions, identified in the table below, and given that the best available data do not indicate that there have ever been any earthquakes in St. Lucie County or the municipalities, we could reasonable expect to experience Level I on the intensity scale.

Table 4.29 The Modified Mercalli Intensity Scale

I. Not felt except by a very few under especially favorable circumstances.
II. Felt only by a few persons at rest, especially on upper floors of buildings. Delicately suspended objects may swing.
III. Felt quite noticeably indoors, especially on upper floors of buildings, but many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibration like passing truck. Duration estimated.
IV. During the day felt indoors by many, outdoors by few. At night some awakened. Dishes, windows, and doors disturbed; walls make creaking sound. Sensation like heavy truck striking building. Standing motorcars rock noticeably.
V. Felt by nearly everyone; many awakened. Some dishes, windows, etc., broken; a few instances of cracked plaster; unstable objects overturned. Disturbance of trees, poles, and other tall objects sometimes noticed. Pendulum clocks may stop.
VI. Felt by all; many frightened and run outdoors. Some heavy furniture moved; a few instances of fallen plaster or damaged chimneys. Damage slight.
VII. Everybody runs outdoors. Damage negligible in buildings of good design and construction slight to moderate in well built ordinary structures; considerable in poorly built or badly designed structures. Some chimneys broken. Noticed by persons driving motor cars.
VIII. Damage slight in specially designed structures; considerable in ordinary substantial buildings, with partial collapse; great in poorly built structures. Panel walls thrown out of frame structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned. Sand and mud ejected in small amounts. Changes in well water. Persons driving motor cars disturbed.
IX. Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb; great in substantial buildings, with partial collapse. Buildings shifted off foundations. Ground cracked conspicuously. Underground pipes broken.
X. Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations; ground badly cracked. Rails bent. Landslides considerable from river banks and steep slopes. Shifted sand and mud. Water splashed over banks.
XI. Few, if any (masonry), structures are left standing. Bridges destroyed. Broad fissures in ground. Underground pipelines completely out of service. Earth slumps and land slips in soft ground. Rails bent greatly.
XII. Damage total. Waves seen on ground surfaces. Lines of sight and level distorted. Objects thrown upward into the air.

4.2.3.2 Risk Assessment

The USDOI, USGS and the Florida Department of Natural Resources Bureau of Geology have created a map illustrating sinkhole type, development, and distribution for the state of Florida. Sinkhole risk is categorized using four categories. According to this map, St. Lucie County lies in Area II, which is classified as having coverage between 20 and 200 feet thick, consisting of incohesive and permeable sand. Sinkholes are few, shallow, of small diameter, and develop gradually. Cover-subsidence sinkholes dominate in this area.

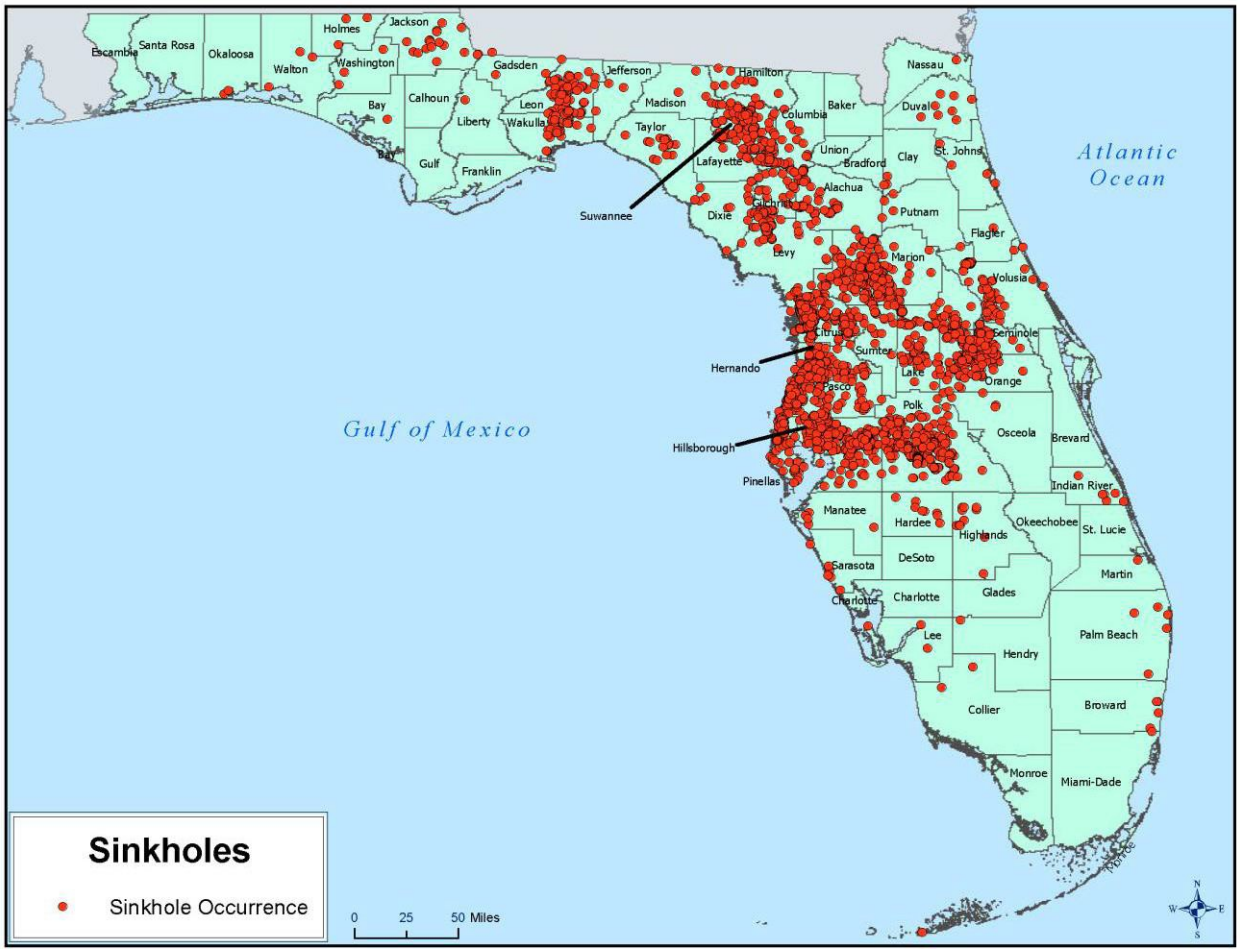
The most damage from sinkholes tends to occur in Florida, Texas, Alabama, Missouri, Kentucky, Tennessee, and Pennsylvania; however, Florida has more sinkholes than any other state in the nation.

Florida's average sinkhole size is 3 to 4 feet across and 4 to 5 feet deep. For this reason, and because they are one of the predominant land form features of the State, sinkholes are of particular interest to Florida. Their development may be sudden and has the potential to result in property damage or loss of life.

There are as many as 150 sinkholes reported each year in Florida. This is due to the fact that the Florida landmass is generally formed by limestone with a thin layer of sediment covering it, usually consisting of very loose sediment. However, the covering on the porous limestone below is often only temporary. Limestone is very soluble, and as water moves through it, small holes develop and grow into larger holes. The overburdened sediments can cover the hole for a certain amount of time, but once the holes gets larger than their ability to bridge across it, the sediments collapse into it.

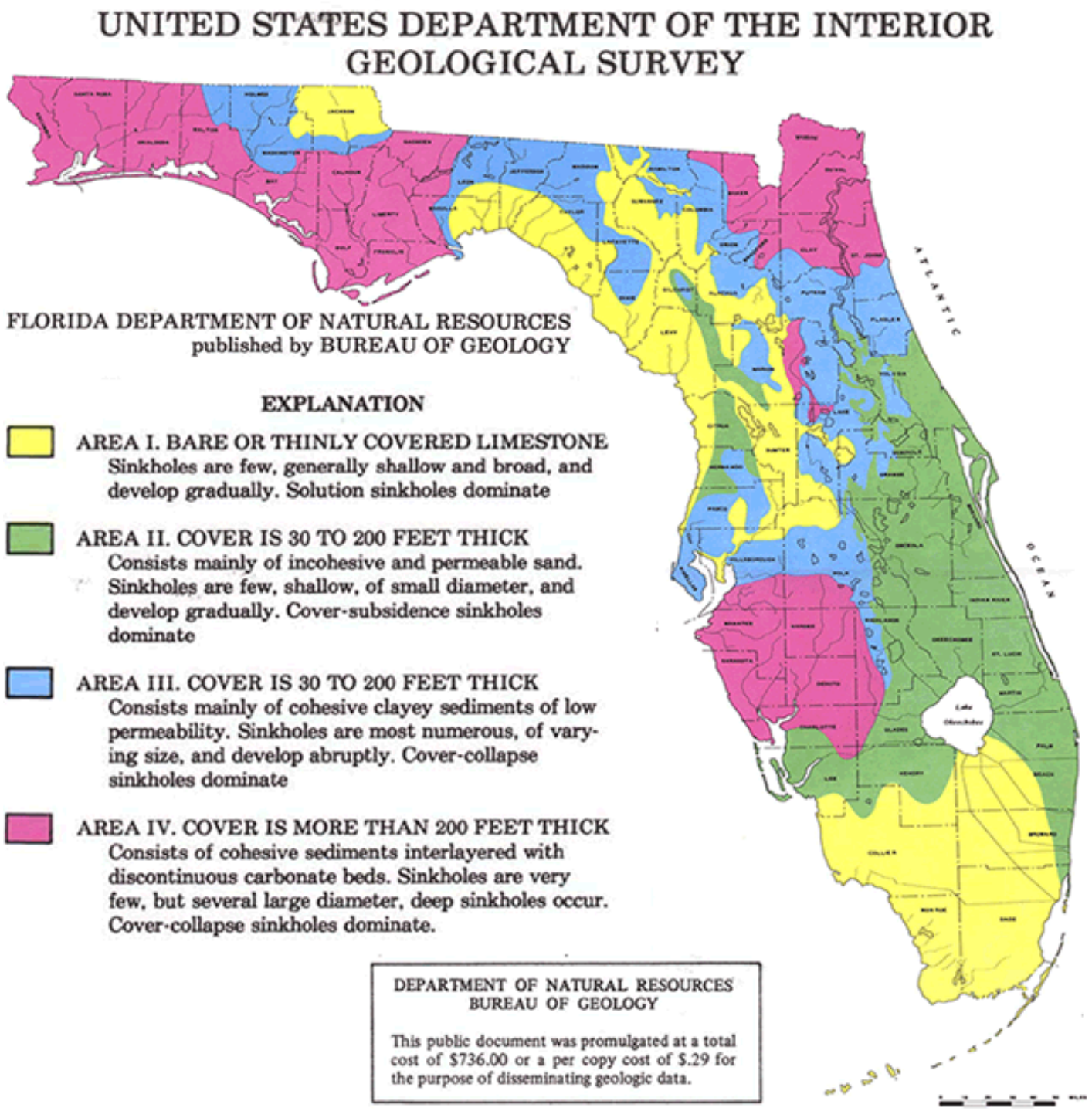
Sinkholes are common wherever there is limestone terrain, but are rare in the southern part of the State. Central Florida and the Big Bend region have the largest incidence of sinkholes.

Figure 4.11 Sinkhole Occurrences in Florida



Source: FL DEM State of Florida Enhanced Hazard Mitigation Plan

Figure 4.12 Sink Hole Areas in Florida



Source USGS

Geologic events can have the following potential impacts within a community:

- Electric power outage;
- Surface and air transportation disruption;
- Potable water system loss or disruption;
- Sewer system outage;
- Telecommunications system outage;
- Human health and safety;
- Psychological hardship;
- Economic disruption;
- Disruption of community services;
- Damage to identified historical resources;
- Fire;
- Flooding;
- Toxic releases; and
- Stormwater drainage impairment.

There have never been any soil failures or seismic or sinkhole activity in St. Lucie County. While these hazards exist, the probability of future occurrence at this time must be considered extremely low. Due to the lack of occurrence and extremely low probability this hazard, impact due to an occurrence in St. Lucie County cannot be accurately identified.

4.2.4 Tsunami

4.2.4.1 Hazard

A tsunami is a series of waves created when a body of water, such as in an ocean, is rapidly displaced. A tsunami has a much smaller amplitude (wave height) offshore, and a very long wavelength (often hundreds of kilometers long), which is why they generally pass unnoticed at sea, forming only a passing "hump" in the ocean. Tsunamis have been historically referred to as tidal waves because as they approach land, they take on the characteristics of a violent onrushing tide rather than the sort of cresting waves that are formed by wind action upon the ocean. Since they are not actually related to tides, the term is considered misleading and its usage is discouraged by oceanographers.

There is another phenomenon often confused with tsunamis called rogue waves. Debate as to whether these waves are related to tsunamis. They are included in this section as the mitigation plans address the threat in the same relative manner. The characteristics are:

- Unpredictable nature
- Little is known about the formation
- May be caused by regularly-spaced ocean swells that are magnified by currents or the atmosphere

Tsunami waves are unlike typical ocean waves generated by wind and storms. When tsunamis approach shore, they behave like a very fast moving tide that extends far inland. Tsunamis are not like the typical wind-generated waves popular with surfers. Even "small" tsunamis are associated with extremely strong currents, capable of knocking someone off their feet. Because of complex interactions with the coast, tsunami waves can persist for many hours.

As with many natural phenomena, tsunamis can range in size from micro-tsunamis detectable only by sensitive instruments on the ocean floor to mega- tsunamis that can affect the coastlines of entire oceans, as with the Indian Ocean tsunami of 2004 (United States Geological Survey)

Historic Events. The history of big waves hitting Florida is short:

- A powerful earthquake in Portugal in 1755 killed thousands there and launched a tsunami that hit much of the U.S. coast. Scientists do not know if that caused many deaths in Florida, which was sparsely populated at the time;
- An earthquake in Charleston, S.C., in 1886 triggered a wave that surged up the St. Johns River to Jacksonville, causing few if any deaths;
- An 18-foot rogue wave flooded the parked cars of sunbathers on Daytona Beach without warning in 1992. This event, called a meteorological tsunami (or meteotsunami), was a tsunami- like wave phenomenon of meteorological origin. Tsunamis and meteotsunamis propagate in the water in the same way and have the same coastal dynamics. For an observer on the coast where it strikes, the two types would look the same and have the same impacts. Research is currently underway to better understand these events, with the goal of developing a protocol for issuing meteotsunami warnings along the U.S. coast.

Computer modeling for a large tsunami originating from the Puerto Rico trench could inundate the St. Lucie County beaches on the barrier islands, including in the City of Fort Pierce to the dune line with 6-8 foot waves. Modeling results from a tsunami triggered by a large Portugal earthquake suggest more significant tsunami impacts locally. In this case, ocean water may breach the dune line in some locations and reach as far as Highway A1A. Therefore, St. Lucie County Emergency Management, in conjunction with the Melbourne Office of the National Weather Service, has developed a St. Lucie County-specific

Tsunami Warning and Evacuation Plan. The goal of this plan is to properly prepare and respond to the residents of St. Lucie County in the unlikely event of a tsunami impacting our area. Mitigation efforts for a tsunami include preparation, planning and exercising, providing for immediate evacuations of the beaches through multiple means (mass notification system, sirens, Ocean Rescue personnel, Sheriff's Office personnel, Fire District and public education).

Modeling indicates that the threat is 300 feet inland from the shoreline, which is up to the dune line in most of the areas. There are residences along the beaches that would be threatened as well. The St. Lucie Nuclear Power Plant's elevation is above a worst case scenario tsunami.

St. Lucie County Tsunami Hazard Zone

National Weather Service guidelines indicate that the (Florida Atlantic Coast) Tsunami Hazard Zone extends 300 feet inland beyond the high tide location. In order to verbally describe the Tsunami Hazard Zone more comprehensively, while also allowing for a greater safety zone for the protection of life and property, St. Lucie County Emergency Management has defined the Tsunami Hazard Zone as the region from east of Highway A1A to the Atlantic. Within this hazard zone there are five facilities considered Critical Infrastructure. On South Hutchinson Island Fire Station 2 is on Seaway Drive, Fire Station 8 and a St. Lucie County Water Treatment facility are both located in the 8000 block of South Highway A1A. On North Hutchinson Island Fire Station 9 and a St. Lucie County Utilities water treatment plant are located in the 4600 Bloch North Highway A1A. The St. Lucie Nuclear Power Plant's elevation is above a worst case scenario tsunami.

St. Lucie County Tsunami Safe Zone

St. Lucie County Emergency Management has defined the Tsunami Safe Zone as the area west of North Old Dixie Highway north of Seaway Drive and west of 2nd St. in Fort Pierce south of Seaway Drive to Florida Avenue.

4.2.4.2 Vulnerability Assessment

Tsunami events occur most often in the Pacific Ocean, but they are a global phenomenon and all are potentially dangerous, though they may not damage every coastline they strike. Analyzing the past 150 years of tsunami records shows that the most frequent and destructive tsunamis to affect the U.S. have occurred along the coasts of California, Oregon, Washington, Alaska, and Hawaii.

However, the State of Florida is located within the Caribbean area, and over the past 156 years, the Caribbean has experienced more total tsunami events, which have ultimately resulted in over 2,500 deaths. Modeling results from a tsunami triggered by a large Portugal earthquake suggest more significant tsunami impacts locally. Overall, Florida has experienced few destructive tsunami or rogue wave events, but there were several small events.

Modeling has indicated that a wave generated in a tsunami threatening St. Lucie County would be 6-8 feet in height. Impact to the County would be comparable to impact as a result of significant storm surge due to a hurricane.

4.2.4.3 Probability

Florida has directly experienced few destructive tsunami and rogue wave events since 1900, with only five small recorded occurrences. As there has never been a recorded impact from tsunamis and rogue waves, the probability of future events in St. Lucie County is very low.

4.2.5 Sea Level Rise

Southeast Florida is vulnerable to sea level rise (SLR) due to its peninsular geomorphology and low topography. Mapping different sea level rise inundation scenarios helps to identify areas at potential risk and aids in planning for a sustainable community. Inundation maps, identifying land at elevations below sea level, highlight areas located near St. Lucie County's coastline and tidal waterways. Inland areas identified as vulnerable are low-lying areas, which may be of future concern for storm water management but are not directly hydrologically connected to tidal waters.

The sea level has risen in Florida about 9 inches over the past century according to the South Florida Water Management District. The US National Research Council reported in 2008 that the global consensus is that the Earth's climate is warming and the impact of that climate change is accelerated sea level rise. There is no general consensus on the rate at which sea level will rise however and therefore with scientific literature offering various acceleration rate theories we are only able to be certain that sea level will continue to rise.

The barrier islands of St. Lucie County are Hutchinson Island north of the St. Lucie Inlet and Jupiter Island south of the inlet. State Road A1A extends south on Hutchinson Island into St. Lucie County from St. Lucie County. Developed areas are predominately residential. The Indian River Lagoon lies between the western shore of the barrier islands in St. Lucie County the mainland This estuary is designated as an Estuary of National Significance. The Lagoon contains highly productive natural communities and ecosystem, including sea grass beds, algal beds, and oyster beds, mud flats, tidal marshes and mangrove swamps. The Lagoon is heavily used by recreational boaters and is important to the marine business communities as prime locations for boat facilities and waterfront development. Impacts include storm-water drainage systems, saltwater intrusion into public water supplies and sources, and ecological impacts of inundation and saltwater intrusion into estuaries and freshwater systems.

Sea level changes can have a compounded impact when a flooding or storm surge event impacts coastal and inland areas. Adaptation of current structures, mitigation and/or managed withdrawal of structures in redevelopment activities can lessen economic and social impacts to County businesses, government and residents (St. Lucie County CEMP, 2014).

In June 2012 a regional vulnerability study was completed for the Treasure Coast (Martin, St. Lucie, Indian River and Palm Beach counties) by the Treasure Coast Regional Planning Council. The study included sea level rise.

4.2.5.1 Methodology

The Sea Level Rise Vulnerability Analysis includes a parcel-level analysis identifying structures within the Sea Level Rise Inundation Zone created under the Sea Level Rise 2 feet scenario, a parcel-level analysis identifying structures within the increased area of Category 3 and 5 storm surge, and an analysis of roads that are within the 2 foot Inundation Zone and increased storm surge scenarios. The analysis was conducted for Indian River, Martin, and St. Lucie Counties.

A similar analysis was just completed for Palm Beach County under a separate contract. Some general caveats and assumptions for the Sea Level Rise 2 Feet Scenario and Increased Storm Surge under the Sea Level Rise Scenario analysis include:

- These data are for planning, education, and awareness purposes only and are not appropriate for site-specific analysis, navigation or permitting.
- The mapping does not incorporate future changes in coastal geomorphology and assumes present conditions will persist, which will not be the case.
- The analysis does not use a hydrologic analysis; therefore, hydrologically unconnected areas of inundation are still displayed. Unconnected areas may not be impacted.
- Storm surge under sea level rise scenario inundation polygons are shown for all areas at or below mean higher high water that are hydrologically connected to the ocean via a connected water body or adjacent upland.
- Variations between modeled versus actual storm surge will occur due to variations in coastal bathymetry, hurricane forward speed, radius of the storm, and astronomical tides at the time of land fall.

The 2 foot Inundation Zone was developed consistent with the methodology used by the Southeast Florida Regional Climate Change Compact and the mapping process used by the NOAA Coastal Services Center. The analysis used a digital elevation model (DEM) derived from the latest available Light Detection and Ranging (LiDAR) data in addition to NOAA's VDatum Tool to create a tidal surface. The 2 foot rise in sea level was mapped on top of Mean Higher High Water (MHHW). Inundation Zones for Category 3 and Category 5 Storm Surge under the Sea Level Rise (2ft) Scenario were generated using the Statewide Regional Evacuation Study Surge Model Tool Version 2.9i6, created by Marshall Flynn with the Tampa Bay Regional Planning Council and used previously to produce the County level Storm Atlases of the Statewide Regional Evacuation Study Program.

The created scenario Inundation Zones were used with county Property Appraiser parcel data and Florida Department of Transportation major roads data to identify parcels with structures and roads that could potentially be impacted by the sea level rise scenario.

Table 4.30 Analysis of Vulnerability to Sea Level Rise of 2 feet

St. Lucie County

Countywide Estimated Vulnerability to Sea Level Rise and Storm Surge as Increased by Sea Level Rise

Structure Use	Sea Level Rise (2ft) Scenario		Increased Category 3 Storm Surge under Sea Level Rise (2ft)		Increased Category 5 Storm Surge under Sea Level Rise (2ft) Scenario	
	# of Units	Value ($) in	# of Units	Value ($) in	# of Units	Value ($) in thousands
Single Family Residential	1,847	270,561.5	2,018	216,138.2	3,661	287,605.4
Multi-Family Residential	7,347	1,458,039.1	248	165,276.5	770	312,540.1
Mobile Home Residential	2,258	56,894.5	208	4,504.4	146	1,448.5
Institutional/Governmental	140	290,046.6	29	41,190.5	67	166,000.0
Commercial	105	562,849.3	55	16,657.9	93	28,009.2
Industrial	14	5,464.2	36	12,432.7	28	32,447.1
Agricultural	15	1,514.2	5	2,872.3	18	1,455.6
Miscellaneous/Undefined	6	302.2	1	10.7	3	40.5
Total	**11,732**	**2,645,671.6**	**2,600**	**459,083.2**	**4,786**	**829,546.4**

Table 4.31 Analysis of Vulnerability to Roadways from Sea Level Rise of 2 feet

Indian River, Martin, and St. Lucie Counties

Estimated Vulnerability of Treasure Coast Roads to Strom Surge as Increased by Sea Level Rise

Road Functional Classification	Increased Category 3 Storm Surge under Sea Level Rise (2ft) Scenario	Increased Category 5 Storm Surge under Sea Level Rise (2ft)
	Length Inundated (m)	Length Inundated (m)
Rural: Minor Arterial	5,320.52	5,385.94
Urban Collector	53,719.94	121,467.01
Urban: Local	23,041.83	27,253.44
Urban: Minor Arterial	94,017.61	150,691.82
Urban: Principal Arterial - Other	18,175.86	70,000.46
Urban: Principal Arterial - Other Freeways and Expressways	-	1,063.37
Total	**194,275.75**	**375,862.04**

Table 4.32– Analysis of Vulnerability to Critical Facilities from Sea Level Rise of 2 Feet

St. Lucie County Critical Facilities Estimated Vulnerability to Flooding and								
Category of	Total # of	# of Facilities located in SFHA	# of Facilities Located in Surge Zone					
			Category 1	Category 2	Category 3	Category 4	Category 5	Surge Total
Public Safety	36	6	0	4	1	0	0	5
Healthcare	16	0	0	0	0	0	3	3
Education	91	4	0	0	0	2	1	3
Government	28	2	0	0	0	1	5	6
Infrastructure	41	10	0	3	5	3	0	11
Community Resources	36	6	0	2	5	2	0	9
Recovery Operations	12	0	0	0	0	0	0	0
Shelters	13	0	0	0	0	0	0	0
Group Homes	1	0	0	0	0	0	0	0
Transportation	4	0	0	0	0	0	0	0
Communication	3	1	0	0	0	0	0	0
Banks	0	0	0	0	0	0	0	0
Businesses	0	0	0	0	0	0	0	0
Oil and Gas	4	0	0	0	0	0	0	0
Total	**285**	**29**	**0**	**9**	**11**	**8**	**9**	**37**

At this time Sea Level Rise is not an additional impact to hurricanes or rough surf that may impact St. Lucie County, therefore the probability is considered low. It is understood that Sea Level Rise is very likely to being more probabilistic in the future, therefore it is a consideration identified within the Countywide Post Disaster Redevelopment Plan. St. Lucie LMS will continue to monitor the changes in Sea level Rise to further assess vulnerability, probability and impact.

4.2.6 Dam/Levee Failure

4.2.6.1 Hazard Identification

The 10 Mile Creek Water Preserve Area

Ten Mile Creek is an above-ground reservoir of approximately 526 acres surrounded by a 12 to 15-foot tall embankment. The reservoir was originally designed to store up to 6,000 acre feet of water at an average depth of 10 feet. The project also includes the following components: a natural preserve area, a pump station for filling the reservoir from Ten Mile Creek, a gated water level control structure for the moderated release of water back to the creek, and a 132-acre STA with associated pumps and structures for water treatment and release. The intent of the WPA is to filter and clean agricultural runoff water before it enters the North Fork of the St Lucie River.

The project was initiated in 2005 by the US Army Corps of Engineers (USACE) with the intent of turning it over to the South Florida Water Management District (SFWMD). Due to construction and legal issues the project is not complete and has not been turned over to the SFWMD.

4.2.6.2 Risk Assessment:

In 2006 the USACE completed a risk/vulnerabilty assessment based on the original design. Due to re-engineering and construction this assessment cannot be considered valid. A comprehensive assessment will be done once the legal issues are resolved and the project is completed.

4.3 TECHNOLOGICAL HAZARDS

4.3.1 Agricultural Pests and Diseases

4.3.1.1 Hazzard Identification

Florida is among the top three agriculture-producing states in the nation.

Agriculture generates farm cash receipts of nearly $6 billion annually, of which, citrus and vegetable crops contribute more than 40%. The industry is susceptible to many hazards including freezes, droughts, and exotic pests or diseases. Agricultural crops are grown throughout the state, and every region is vulnerable to the effects of an exotic pests or disease infestation. As a result, Florida uses the second highest volume of pesticides in the nation.

Agriculture and citrus production play key role in the St. Lucie County economy; 56.8% of the County is agricultural farmland. The main threats to the St. Lucie County agriculture industry are (1) Citrus canker and greening, (2) Mediterranean fruit fly (Medfly), (3) Tomato Yellow Leaf Curl Virus (TYLCV), and (4) Africanized honey bees.

4.3.1.2 Citrus Canker and Citrus Greening

Unlike most citrus diseases, which are predominantly fungi (plant-like), citrus canker is a serious bacterial disease. It is microscopic (unseen by the human eye), and can be spread by wind, rain, humans (contact), landscaping (trimming, chipping, cutting, or pruning citrus trees), and fruit removal (peeling, buying, selling, transporting, picking, etc.). Remember that the disease is bacterial in nature and the only remedies existing for its control are decontamination (chemical antibacterial), or sanitation (fire).

The best choice for control is decontamination by antibacterial instead of the latter. The latter choice (firing) involves the eradication of 900 feet of citrus trees within the radius of an infected tree. In a neighborhood or subdivision, this would mean a substantial removal, of neighboring citrus trees for blocks, or in the case of citrus growers the removal of more than 200 acres per infected tree site in contiguous groves.

Since 1995 citrus canker has been detected in 24 Florida counties: Brevard, Broward, Charlotte, Clay, Collier, De Soto, Glades, Hardee, Hendry, Highlands, Hillsborough, Indian River, Lee, Manatee, Martin, Miami-Dade, Monroe, Okeechobee, Orange, Osceola, Palm Beach, Polk, Saint Lucie, and Sarasota. Prior to the 2004 hurricane season, canker was confined primarily to South Florida. Florida is currently under a statewide quarantine by the USDA and no citrus may leave the state unless the USDA has issued a limited permit. No Florida grown citrus may enter any citrus producing states or territories. No citrus plants or parts may enter or exit Florida (Florida Department of Agriculture and Consumer Services, 2012).

Huanglongbing (HLB; citrus greening) is thought to be caused by the bacterium, *Candidatus Liberibacter asiaticus*. HLB has seriously affected citrus production in a number of countries in Asia, Africa, the Indian subcontinent and the Arabian Peninsula, and was discovered in July 2004 in Brazil. Wherever the disease has appeared, citrus production has been compromised with the loss of millions of trees. HLB has not been reported in Australia or in the Mediterranean Basin. In August 2005, the disease was found in the south Florida region of Homestead and Florida City. Since that time, HLB has been found in commercial and residential sites in all counties with commercial citrus (UF-IFAS Citrus Extension, 2013).

4.3.1.3 Mediterranean fruit fly (Medfly)

Another threat to St. Lucie County's agriculture industry is the Medfly. It is one of the world's most destructive pests and infests more than 260 different plants that are important for U.S. food producers, homeowners, and wildlife. It is considered the greatest pest threat to Florida's $1.5 billion citrus crop, as well as endangering many other economically significant crops (Florida Department of Agriculture and Consumer Services, 2002). For example, a Medfly outbreak in 1997 cost an estimated $32 million to eradicate in Manatee, Marion, Orange, Polk, and Sarasota counties (United States Department of Agriculture, 1999). If a long-term or widespread Medfly infestation were to occur, Florida growers would not be permitted to ship numerous fruit and vegetable crops to many foreign and domestic markets. The movement of fruits and vegetables, even within the state, would be disrupted, which could lead to higher prices in the supermarket. Costly post-harvest treatment of fruits and vegetables to meet quarantine restrictions of domestic and foreign markets also would be required. If the med fly is not eradicated in Florida, ongoing pesticide treatments by homeowners and commercial growers will be necessary.

Adult Medflies are up to 1/4" long, black with yellow abdomens, and have yellow marks on their thoraxes. Their wings are banded with yellow. The Medfly damages produce by laying eggs in the host fruit or vegetable. The resulting larvae feed on the pulp, rendering the produce unfit for human consumption. In addition to citrus, med flies will feed on hundreds of other commercial and backyard fruit and vegetable crops.

Because medflies are not strong fliers, the pest is spread by the transport of larval-infested fruit. The major threats come from travelers, the U.S. mail, and commercial fruit smugglers. Several steps have been taken to prevent new infestations. State and Federal officials are working with postal authorities to develop ways to inspect packages suspected of carrying infested fruit. In addition, public education efforts carrying the message, "Don't Spread Med" are being expanded (Florida Department of Agriculture and Consumer Services, 1998).

4.3.1.4 Tomato Yellow Leaf Curl Virus (TYLCV)

The Tomato Yellow Leaf Curl Virus is believed to have entered the state in Dade County sometime in early 1997 (UF, IFAS, 2007) Symptoms vary among tomato types, but in general, leaves produced shortly after infection are reduced in size, distorted, cupped inward or downward, and have a yellow mottle. Less than one in ten flowers will produce fruit after TYLCV infection, severely reducing yields.

The virus is transmitted by adult silverleaf whiteflies. Although frequent applications of pesticides help to decrease whitefly populations and suppress the spread of TYLCV, virus management through whitefly control is not possible in years where whitefly populations are high. Fortunately, the virus is not transmitted through seed or casual contact with infected plants.

4.3.1.5 Africanized Honey Bees

The Florida Department of Agriculture and Consumer Services reports that Africanized bees have been a threat in the nation's southwest and southern states since the 1990's with 17 human deaths reported to present. Florida incurred the first human death from an attack of Africanized bees in April 2008; however, livestock and pets have been the majority of reported deaths.

The Africanized honeybee (AHB) population has grown and will continue to grow in Florida due to its numerous pathways into the state and the lack of effective eradication products or techniques.

AHBs were brought to Brazil in the 1950s for testing as possible alternative pollinators and honey producers because of their reputation of being hardy in tropical environments. At the time, their defensive nature and ability to reproduce in greater numbers were not well understood. Some were accidentally released and have spread throughout South and Central America, Mexico and the southern U.S.

The department monitors 500 bait hives placed throughout the state, primarily in port areas, along Interstate 10 and on the Florida-Alabama border. The bait hives are checked on a three-week cycle based on the reproduction habits of the AHB. St. Lucie County Fire Rescue and Animal Control are equipped to make rescues in the event of an AHB attack. Removal of AHB is done by private contractor.

4.3.1.6 Vulnerability Assessment

Agricultural pests and diseases can have the following potential impacts within a community:

- Human health and safety;
- Psychological hardship;
- Economic disruption;
- Agricultural/fisheries damage; and
- Damage to critical environmental resources.

Agricultural pests and diseases are a more significant hazard in those areas of the County where agriculture is a more significant element in the economic base. In2013-2014, St. Lucie County produced 7,840,000 boxes of citrus (USDA). The State of Florida has the second highest tomato sales, bringing in $348 million in 2012-2013 (Florida Tomatoes, 2014.

4.3.1.7 Risk Assessment

At the time of publication, no model was available to determine the potential loss associated due to agricultural pests and disease. Since St. Lucie County has a large agricultural market, damage to the local economy could be significant. Given the small number of past events, the probability of future occurrence for agricultural pests and disease is low. Therefore, this hazard is not fully profiled.

4.3.2 Epidemics

4.3.2.1 Hazard Identification

Infectious diseases emerging throughout history have included some of the most feared plagues of the past. New infections continue to emerge today, while many of the old plagues are still with us. As demonstrated by influenza epidemics, under suitable circumstances, a new infection first appearing anywhere in the world could travel across entire continents within days or weeks. Due to the potential of complex health and medical conditions that can threaten the general population, Florida's vulnerability to an epidemic is continually being monitored. With millions of tourists arriving and departing the state annually, disease and disease exposure (airborne, vector, and ingestion) are constantly evaluated and analyzed.

Historical. During the 2013-2014 season, influenza A (H3N2), 2009 influenza A (H1N1), and influenza B viruses circulated in the United States. 2009 H1N1 viruses predominated overall during the 2013-14 flu season, though influenza B viruses became the predominant virus nationally later in the season and caused an increase in influenza-like-illness in parts of the northeast especially. After several recent influenza A (H3N2)–predominant seasons, 2013-14 was the first H1N1–predominant season since the 2009 H1N1 pandemic. (CDC, 2015)

The 2014 Ebola epidemic is the largest in history, affecting four countries in West Africa. Two imported cases, including one death, and two locally acquired cases in healthcare workers have been reported in the United States. CDC and partners are taking precautions to prevent additional cases of Ebola in the United States. (CDC, 2015) Florida Department of Health in St. Lucie County, St. Lucie County Fire Rescue, Martin Health Systems, and the St. Lucie County Sheriff's Office developed a response plan, trained and equipped responders to be able to respond to such an incident should an incident occur in St. Lucie County.

Primarily, as a result of the entrance of undocumented aliens into south Florida, and the large number of small wildlife, previously controlled or eradicated diseases have surfaced. Health officials closely monitor this potential threat to the public health. The emphasis upon preventive medical measures such as school inoculation, pet licensing, rodent/insect eradication, water purification, sanitary waste disposal, health inspections, and public health education mitigates this potential disaster.

Another potential threat to south Florida's population is food contamination.

Frequent news stories document that *E. coli* and botulism breakouts throughout the country are not that uncommon. Most recently, millions of pounds of possibly contaminated beef from the Hudson packing plant were seized by the Department of Agriculture and destroyed.

4.3.2.2 Vulnerability Assessment

Epidemics can have the following potential impacts within a community:

- Human Health & Safety;
- Psychological Hardship;
- Economic Disruption;
- Disruption of Community Services; and
- Agricultural/Fisheries Damages.

High-density, low-income communities or neighborhoods that have antiquated well and septic systems in older neighborhoods tend to be at higher risk for illnesses associated with epidemics. The County has replaced antiquated septic and well systems in the Golden Gate, Booker Park, and Banner Lake neighborhoods. Advances in community health programs have reduced the potential for future occurrence of epidemics. The St. Lucie County CEMP Appendix VI addresses planning, training, and exercise for pandemics. At this time, the potential for future occurrence is low.

4.3.2.3 Risk Assessment

At the time of publication, no model was available to determine the potential loss associated with epidemic in St. Lucie County.

4.3.3 Radiological Accidents

4.3.3.1 Hazard Identification

While an actual release of radioactive material is extremely unlikely and the immediate threat to life extremely low, vulnerability to a nuclear plant disaster could consist of long-range health effects with temporary and permanent displacement of population from affected areas. The potential danger from an accident at a nuclear power plant is exposure to radiation. This exposure could come from the release of radioactive material from the plant into the environment, usually characterized by a plume (cloudlike) formation. The area the radioactive release may affect is determined by the amount released from the plant, wind direction and speed, and weather conditions (e.g., rain) that would quickly drive the radioactive material into the ground, hence causing increased deposition of radionuclides.

Twenty eight of the 67 counties in the State of Florida are involved in preparedness planning for a commercial nuclear power plant emergency. Emergency Planning Zones (EPZs) have been designated for each power plant to enhance planning efforts for an emergency. An EPZ is comprised of two zones, the 10- mile plume exposure zone and the 50-mile ingestion exposure zone. Specific coordinating procedures for response to a General Emergency at a nuclear power plant have been prepared in the form of Standard Operating Procedures. These include Emergency Classification Levels, which assist in notifying the public if a problem occurs at a plant. They are defined by four categories (Nuclear Regulatory Commission, 2016):

- Notification of Unusual Event - Events are in progress or have occurred which indicate a potential degradation of the level of safety of the plant or indicate a security threat to facility protection has been initiated. No releases of radioactive material requiring offsite response or monitoring are expected unless further degradation of safety systems occurs.

- Alert - Events are in progress or have occurred which involve an actual or potential substantial degradation of the level of safety of the plant or a security event that involves probable life threatening risk to site personnel or damage to site equipment because of HOSTILE ACTION. Any releases are expected to be limited to small fractions of the Environmental Protection Agency (EPA) protective action guides (PAGs)

- Site Area Emergency - Events are in progress or have occurred which involve actual or likely major failures of plant functions needed for protection of the public or hostile action that results in intentional damage or malicious acts; 1) toward site personnel or equipment that could lead to the likely failure of or; 2) that prevent effective access to, equipment needed for the protection of the public. Any releases are not expected to result in exposure levels which exceed EPA PAG exposure levels beyond the site boundary.

- General Emergency - Events are in progress or have occurred which involve actual or imminent substantial core degradation or melting with potential for loss of containment integrity or hostile action that results in an actual loss of physical control of the facility. Releases can be reasonably expected to exceed EPA PAG exposure levels offsite for more than the immediate site area.

4.3.3.2 Vulnerability Assessment

The St. Lucie Nuclear Power Plant (SLNPP) is located 5.5 miles north of Stuart on Hutchinson Island in St. Lucie County. The facility contains two reactors and is owned and operated by the Florida Power & Light Corporation. This places the northeast quadrant of St. Lucie County, the City of Fort Pierce and Port St. Lucie (Zone 7) within the 10-mile Emergency Planning Zone (EPZ) and the entire County 50-mile Ingestion Pathway Zone. St. Lucie County Emergency Management Agency has a radiological planner on staff.

Emergency response plans written and maintained by the County exceed FEMA's criteria to protect the health and safety of the residents of the County. FEMA reviews the plans annually.

Radiological accidents can have the following potential impacts on a community:

- Electrical power outage;
- Surface and air transportation disruption;
- Telecommunications system outage;
- Human and health safety;
- Psychological hardship;
- Economic disruption;
- Disruption of community services;
- Damage to critical environmental resources; and
- Toxic releases.

A practice nuclear power plant emergency drill is held each year. Biennially FEMA evaluates the exercise. The plans are reviewed by FEMA, incorporated with the exercise evaluation and are incorporated into Florida's Annual Letter of Certification to FEMA to provide "Reasonable Assurance to the NRC that St. Lucie County's plan and procedures are more than adequate to respond to an emergency at the nuclear power plant.

4.3.3.3 Risk Assessment

The nuclear incidents of Chernobyl, Ukraine in 1986 and Fukushima Japan in 2011 were due to inadequate design and emergency redundancies. Nuclear power plants in the United States are required to have more redundant systems in place to ensure they will not experience the same failures as Chernobyl and Fukushima. There has not been any emergencies requiring response for an incident at the SLNPP to date. Since Fukushima the NRC has re-evaluated geological conditions and tsunami probability in this region and have re-confirmed the original evaluation that the SLNPP is not at risk from either. The SLNPP is built 28' above sea level and will not suffer damage from storm surge that would jeopardize the integrity of the plant.

4.3.4 Power Failures

4.3.4.1 Hazard Identification

Power failure can result from a variety of related causes, including sagging lines due to hot weather, flashovers from transmission lines to nearby trees, and incorrect relay settings. According to the electric utility industry's trade association, the potential for such disturbances is expected to increase with the profound changes now sweeping the electric utility industry.

To address times when generating capacity is tight, or falls below consumer demand due to State or local emergencies, the Florida Electrical Emergency Contingency Plan was developed. Alerts have been created to give early warning of potential electricity shortfalls and bring utilities, emergency management officials, and the general public to a state of preparedness.

The plan: (1) provides for early identification of situations that could lead to electricity shortages; (2) coordinates actions among utilities, regulators, and state and local emergency agencies, (3) establishes a communication network to assist consumers during an electricity shortage; and (4) issues appeals for voluntary conservation. The Contingency Plan has four stages (Florida Reliability Coordinating Council, 2004):

Generating Capacity Advisory

A Generating Capacity Advisory is primarily for information purposes. It starts utility tracking activities, and it initiates inter-utility and inter-agency communication. No action by the public is required. General information may be distributed to consumers to forewarn them of conditions if necessary.

Generating Capacity Alert

A Generating Capacity Alert starts actions to increase reserves. Available emergency supply options will be explored. When reserves fall below the size of the largest generating unit in the state, loss of that size unit to an unexpected mechanical failure could lead to blackouts somewhere since insufficient backup is available.

Generating Capacity Emergency

A Generating Capacity Emergency occurs when blackouts are inevitable somewhere in Florida. Every available means of balancing supply and demand will be exhausted. Rolling blackouts, manually activated by utilities, are a last resort to avoid system overload and possible equipment damage. Frequent status reports are provided to agencies and the media. The Division of Emergency Management will consider using the Emergency Broadcast System to inform citizens of events and to direct them to available shelters if conditions warranted. Recognizing the consequences of a loss of electricity, individual utility emergency plans include provisions for special facilities critical to the safety and welfare of citizens.

System Load Restoration

System Load Restoration is instituted when rolling blackouts have been terminated and power supply is adequate. It is the recovery stage, and efforts are made to provide frequent system status reports.

4.3.4.2 Historic Events

In the U.S., from July 2nd to August 10th, 1996, the Western States Utility Power Grid reported widespread power outages that affected millions of customers in several western states and adjacent areas of Canada and Mexico.

A massive power outage struck the northeast on Thursday, 14 August 2003.

Areas affected by the outage included New York City and Albany, New York; Cleveland and Toledo, Ohio; Detroit and Lansing, Michigan; parts of New Jersey and Connecticut; as well as Toronto and Ontario, Canada. The most extensive power failure in history, it shut down 10 major airports, 9 power plants, affected 50 million people, and led to a declared State of Emergency in New York City. The Ford Motor Company lost production capability at 21 of its facilities. Two deaths and 71 fires were attributed to the outage in New York City alone (Gellman and Milbank, 2003). The preliminary economic impacts of this event are large. It is estimated that the power failure cost approximately $1 billion including $800 million in unsold goods and services and $250 million in spoiled food.

4.3.4.3 Vulnerability Assessment

Power failures have the same potential impacts in all St. Lucie County communities.

The vulnerabilities of all communities to power failures are considered moderate. The power grid throughout St. Lucie County is diversified, and there are no single choke points or distribution nodes whose failure would disrupt power distribution to the entire community. The probability of future occurrence of small-scale power outages in St. Lucie County is high, due to the frequency of thunderstorms and lightning as well as transportation system accidents. The probability of future occurrence of large-scale power outages in St. Lucie County is low.

Power failure can have the following potential impacts on a community:

- Electric power outage;
- Surface and air transportation distribution;
- Potable water system loss or disruption;
- Sewer system outage;

- Telecommunications system outage;
- Human and health safety;
- Psychological hardship;
- Economic disruption; and
- Disruption of community services

4.3.4.4 Risk Assessment

At the time of publication, no model was available to determine the potential loss associated with power failure in St. Lucie County.

4.3.5 Hazardous Materials Accidents

4.3.5.1 Hazard Identification

Hazardous materials accidents can occur anywhere there is a road, rail line, pipeline, or fixed facility storing hazardous materials. Virtually the entire state is at risk to an unpredictable accident of some type. Most accidents are small spills and leaks, but some result in injuries, property damage, environmental contamination, and other consequences. These materials can be poisonous, corrosive, flammable, radioactive, or pose other hazards and are regulated by the Department of Transportation. However, out of approximately 1,631 hazardous materials incidents reported statewide in 2014 (SERC, 2015).

Emergencies involving hazardous materials can be expected to range from a minor accident with no off-site effects to a major accident that may result in an off-site release of hazardous or toxic materials. The overall objective of chemical emergency response planning and preparedness is to minimize exposure for a wide range of accidents that could produce off-site levels of contamination in excess of Levels of Concern established by the EPA. Minimizing this exposure will reduce the consequences of an emergency to people in the area near to facilities that manufacture, store, or process hazardous materials (TCRPC, 1998).

A large volume of hazardous materials is transported to and through the County by railroad and highway, air, water, and pipeline daily. Within St. Lucie County, there are a number of both public and private fixed facilities that produce or use hazardous materials. Coordinating procedures for hazardous material response are found within the County's Emergency Plan for Hazardous Materials. U.S. Highway 1 is the main urban north-south route connecting the adjacent counties and serving the coastal area. The Florida Turnpike, a north-south toll route, and Interstate 95 bisect the County, running parallel to each other. Two railroads pass through St. Lucie County, running north and south. The eastern railroad is serviced by Florida East Coast Railway, and the western railroad by the CSX Corporation. In addition to the County's Emergency Plan for Hazardous Materials, Local Emergency Planning Committee officials have prepared a plan for use in responding to and recovering from a release of hazardous or toxic materials. This plan addresses the range of potential emergency situations and the appropriate measures to be implemented to minimize exposure through inhalation, ingestion, or direct exposure (TCRPC, 1998). Within the County there are numerous public and private facilities that store hazardous materials and Extremely Hazardous Substances (EHS’s). The frequency of fixed facility hazardous materials releases is 3-5 per year with the majority of these having been small-scale incidents. The severity of impact of such an event depends on the proximity to population, chemical character, wind direction, response capability and situational awareness.

Under SARA Title III reporting there are fifty- two sites storing EHS's in the County. The number of facilities varies from year to year as new facilities come on line and others permanently remove chemicals.

The Florida Gas Transmission Company (GSTC) owns and operates a line that transports natural gas through St. Lucie County. GSTC has a pressure booster facility on Orange Avenue Extension. Several other companies have buried distribution and feeder pipes throughout the County.

Mishandling and improper disposal or storage of medical wastes and low-level radioactive products from medical use are also a hazard to St. Lucie County. For example, a few years ago an incident occurred in New Jersey when improper disposal of medical wastes resulted in some of the used products ending up on Atlantic Ocean beaches.

4.3.5.2 Vulnerability Assessment

Hazardous materials events can have the following potential impacts within a community:

- Surface and air transportation disruption;
- Human health and safety;
- Psychological hardship;
- Economic disruption;
- Disruption of community services;
- Fire; and Toxic releases.

A community's vulnerability to hazardous materials accidents depends on three factors:

- The major transportation routes that pass through the community;
- The hazardous material generators located in or near the community; and
- The resources in terms of people and property are in an area of possible impact from a hazardous materials release.

Minor gas leaks, usually feeder lines cut during construction, occur somewhat frequently with minimal impact and rapid resolution and restoration. A major gas leak occurred in Port St. Lucie approximately 1 AM Sunday May 10, 2015 as a result of a car accident breaching an above ground pipe. The leak took 5 hours to repair. A one mile radius evacuation was effected by police and fire personnel. Over all 8,700 customers were impacted, including two hospitals, multiple medical providers and six schools. The outage went from I95 at St. Lucie West Blvd, along Port St. Lucie Blvd, along US1 into Martin County. Service restoration took approximately ten days. No economic impact has been identified for this incident

Overall, St. Lucie County has a moderate vulnerability to impacts from hazardous materials releases. There are relatively few major generators within the County, and those that do exist are generally away from major population centers. Areas of high vulnerability for these hazardous materials accidents are the Cities of Fort Pierce and Port St. Lucie, St. Lucie Village and along South Indian River Drive due to the transportation networks (both highway and rail) that passes through those areas.

The probability of future occurrence of hazardous materials accidents in St. Lucie County is medium, due to the number of major transportation routes in the County. The frequency of fixed facility hazardous materials releases is 3-5 per year with the majority of these having been small-scale incidents.

Because of its location relative to the St. Lucie nuclear power plant, all of St. Lucie County has a high vulnerability to a nuclear power plant accident or nuclear materials release. While the County's level of vulnerability is high, the frequency with which nuclear power plant accidents occur is very low, and the overall risk to the citizens of St. Lucie County is therefore considered low. Nuclear emergency in St. Lucie County has received massive emergency management attention at all levels of government. Emergency management planning and regulation relative to nuclear power plant accidents exist at all levels: Federal, State, local, and corporate.

4.3.5.3 Risk Assessment

At the time of publication, no model was available to determine the potential loss associated with hazardous materials accidents in St. Lucie County.

4.3.6 Transportation System Accidents

4.3.6.1 Hazard Identification

Florida has a large transportation network consisting of major highways, airports, marine ports, and passenger railroads. The heavily populated areas of St. Lucie County are particularly vulnerable to serious accidents, which are capable of producing mass casualties. With the linear configuration of several major highways in St. Lucie County, such as interstate highways and the Florida Turnpike, major transportation accidents could occur in a relatively rural area, severely stressing the capabilities of local resources to respond effectively. A recent notorious example is the crash in the Everglades of ValuJet Flight 597 on 11 May 1996, which resulted in 109 fatalities and cost millions of dollars, severely taxing the financial and public safety resources of Dade County. Similarly, a major transportation accident could involve a large number of tourists and visitors from other countries, given Florida's popularity as a vacation destination, further complicating the emergency response to such an event.

As a major industrial nation, the U.S. produces, distributes, and consumes large quantities of oil. Petroleum-based oil is used as a major power source to fuel factories and various modes of transportation, and in many everyday products, such as plastics, nylon, paints, tires, cosmetics, and detergents (EPA, 1998). At every point in the production, distribution, and consumption process, oil is stored in tanks. With billions of gallons of oil being stored throughout the country, the potential for an oil spill is significant, and the effects of spilled oil can pose serious threats to the environment.

In addition to petroleum-based oil, the U.S. consumes millions of gallons of non-petroleum oils, such as silicone and mineral-based oils and animal and vegetable oils. Like petroleum products, these non-petroleum oils are often stored in tanks that have the potential to spill, causing environmental damages that are just as serious as those caused by petroleum-based oils.

To address the potential environmental threat posed by petroleum and non-petroleum oils, the EPA has established a program designed to prevent oil spills. The program has reduced the number of spills to less than 1 % of the total volume handled each year (EPA, 1998).

St. Lucie County has about 22 miles of Atlantic Ocean coastline that is subject to contamination caused by an oil spill. By Executive Order, the responsibility for preparing response plans for coastal oil spills is designated to the FDEP. The Florida Coastal Pollutant Spill Plan has been prepared to coordinate response procedures and recovery efforts after a spill. There are two active oil field regions in Florida: in Escambia and Santa Rosa counties in the Panhandle, and Collier, Dade, Hendry, and Lee counties in southwest Florida. Oil spills may occur from various activities including pipeline ruptures; well blowouts; leaking oil storage containers; and activities associated with offshore oil exploration, production, and transportation. In 2010, an oil-drilling platform in the Gulf of Mexico had exploded. The Deepwater Horizon explosion resulted in an estimated 4.9 million barrels of oil being discharged into the Gulf of Mexico. Coastal communities had cleaned up 4.6 million pounds of oily material in 2013. St. Lucie County was not impacted by the oil spill. (Encyclopedia Britannica, 2014)

The probability of coastal oil spills in St. Lucie County is currently in the medium to low range, with "Low" frequency and a potential for "High" severity of impacts to beaches, wildlife, community populations and tourism. St. Lucie County has an extremely limited history of minor oil spills. Florida prohibits oil drilling in its waters within 125 miles of its shoreline, yet St. Lucie County is vulnerable to coastal oil spills resulting from in-shore activities as well as from the after effects of hurricanes on offshore tanker transport ships. Regardless of cause, a large coastal oil spill could directly affect the value of the properties involved and, in the case of a long-term incident, could damage the overall coastal recreational and commercial activities of the area. St. Lucie County Emergency Management and the Engineering Department, including coastal engineering, actively participates with the U.S. Coast Guard in the planning and maintenance of the Area Contingency Plan (ACP) for St. Lucie County in planning for an oil spill impacting the County. The ACP was significantly updated after Deep Water Horizon

4.3.6.2 Vulnerability Assessment

Transportation system accidents can have the following potential impacts within a community:

- Surface and air transportation disruption;
- Navigable waterway impairment;
- Human health and safety;
- Economic disruption;
- Disruption of community services;
- Environment;
- Wildlife and Habitat;
- Fire; and
- Toxic releases.

4.3.6.3 Risk Assessment

The Treasure Coast International Airport and Business Park Master Plan was updated in 2011. The airport is currently 3,600 and growing. There are no commercial carriers utilizing the airport at this time. In 2013 there were 176,111 departures with a projected increase to 194,871 departures in 2018.

The airport is home to more than 200 privately owned aircraft. There are nine (9) flight schools, a number of commercial aircraft construction and maintenance operations. The airport is located directly to the north of the City of Fort Pierce, and the runway approaches pass directly over St. Lucie Village.

Aviation is an important element of the economy in St. Lucie County, and this activity raises the County's vulnerability to aviation associated accidents.

Vulnerability to transportation system accidents is also associated with the highway and rail systems that run through the County. Individual community and population center vulnerabilities to this hazard are entirely dependent upon location. The City of Fort Pierce is the County's major transportation hub, with rail yards, trucking centers, and a port. Transportation accidents have created blockages of highways within the City. Due to their locations along the rail line, both St. Lucie Village and unincorporated South Indian River Drive have higher vulnerabilities to rail system accidents. St. Lucie Village also is more vulnerable to plane crashes due to its location relative to the St. Lucie airport. The western, unincorporated portion of the County and City of Port St. Lucie has higher vulnerability to major highway accidents due to the presence of I-95 and the Florida Turnpike.

The Port of Fort Pierce is located within the Indian River Lagoon, a designated National Estuary under the EPA's National Estuary Program (Section 320 - 33 USC 1330) of the Clean Water Act. As such, this Port is by definition located within an environmentally sensitive area. Spills of any type in such areas are of more significance due to the sensitive nature of the environmental resources seen there.

4.3.6.4 Risk Assessment

At the time of publication, data were not available to determine the potential loss in St. Lucie County due to transportation system accidents.

4.3.7 Wellfield Contaminations

4.3.7.1 Hazard Identification

The development of wellfield protection programs is a major preventative approach for the protection of community drinking water supplies. Wellfield protection is a means of safeguarding public water supply wells by preventing contaminants from entering the area that contributes water to the well or wellfield over a period of time. Management plans are developed for the wellfield protection area that include inventorying potential sources of ground water contamination, monitoring for the presence of specific contaminants, and managing existing and proposed land and water uses that pose a threat to ground water quality.

Ground water is an essential natural resource. It is a source of drinking water for more than half of the U.S. population and more than 95% of the rural population. In addition, ground water is a support system for sensitive ecosystems, such as wetlands or wildlife habitats.

Between 1971 and 1985, there were 245 ground water-related outbreaks of disease, resulting in more than 52,000 individuals being affected by associated illnesses. While most of these diseases were short- term digestive disorders caused by bacteria and viruses, hazardous chemicals found in wells nationwide also pose risks to public health.

The 1986 Amendments to the Federal Safe Drinking Water Act require states to implement wellfield protection programs for public water wells. Prevention strategies include maintaining isolation distances from potential contamination sources, reporting to the state violations of isolation distance, and asking a local governmental unit to regulate these sources.

St. Lucie County's Conservation Element of the Comprehensive Plan contains a policy regarding wellfield protection. The policy (8.1.5.1) outlines the following standards for wellfield protection within the County:

1. Assure adequate and safe water supplies to present and future citizens of the County;
2. Comply with Federal and State regulations in the best interests of the County and its future growth and development;
3. Avoid crisis water supply situations through careful groundwater resources planning and conservation;
4. Identify and protect the functions of public wellfield areas, including recharge of those areas, and provide incentives to keep the present and future public well fields compatible with the needs expressed in 1) above;
5. Ensure that new development is compatible with existing local and regional water supply capabilities; and
6. Protect present and future public well fields against depletion and contamination through appropriate regulation, incentives, and cooperative agreements.

Section 6.03.00 of the St. Lucie County Land Development Code also outlines requirements for protecting wellfields within the County. Wellfield contamination has not been a major problem for most of St. Lucie County. There is some potential exposure to this hazard in the eastern portion of the County, but overall the County vulnerability to this hazard is considered low.

Cleaning up contaminated ground water can be technically difficult, extremely expensive, and sometimes simply cannot be done. Contaminated ground water also affects the community by discouraging new businesses or residents from locating in that community

4.3.7.2 Vulnerability Assessment

Wellfield contamination can have the following potential impacts within a community:

- Potable water system loss or disruption;
- Sewer system outage;
- Human health and safety;
- Psychological hardship;
- Economic disruption; and
- Disruption of community services.

Wellfield contamination has not been a major problem for most of St. Lucie County. There is some potential exposure to this hazard in the eastern portion of the County, but overall the County vulnerability to this hazard is considered low.

4.3.7.3 Risk Assessment

At the time of publication, no data were available to determine the potential loss associated with wellfield contamination in St. Lucie County.

4.3.8 Communications Failures

4.3.8.1 Hazard Identification

As society emerges from industrial production into the age of information, we are seeing new kinds of technological accidents/disasters. Recently, a communications failure occurred that was the worst in 37 years of satellite service. Some major problems with the telecommunications satellite Galaxy IV drastically affected 120 companies in the paging industry. Radio and other forms of news broadcasts also were affected. The pager failure not only affected personal and business communications, but emergency managers and medical personnel as well.

4.3.8.2 Vulnerability Assessment

Communications failure can have the following potential impacts within a community:

- Telecommunications system outage;
- Economic disruption; and
- Disruption of community services.

Communications failures have a greater potential to produce adverse economic impacts in business-based rather than retirement or residential communities. On the other hand, communications system failures in residential and retirement communities may put more human lives at risk. St. Lucie County's vulnerability to communications systems failures is generally considered moderate. The Cites of Fort Pierce and Port St. Lucie has a higher vulnerability to this hazard because they are centers of government and business within the County. St. Lucie County's vulnerability to this hazard is no greater or less than most other Florida coastal counties. The probability of future occurrence of communications failure in St. Lucie County is low. St. Lucie County and all jurisdictions within the County maintain a robust system of redundancy in the communications structure. St. Lucie County has two redundant data centers, one at the Information Technology Data Center and one at the Emergency Operations Center. These data centers provide redundancy for much of the County's IT infrastructure.

4.3.8.3 Risk Assessment

At the time of publication, no data were available to determine the potential loss in St. Lucie County due to communications failure.

4.4 SOCIETAL HAZARDS

This subsection will now identify those hazards in St. Lucie County identified as being societal hazards.

4.4.1 Terrorism and Sabotage

4.4.1.1 Terrorism

Terrorist attacks both foreign and domestic may pose a threat to our community at any time. These attacks may take the form of chemical releases, accidents, mass shootings, or improvised explosives. In 2001, several letters containing anthrax were delivered to various locations in the United States. One of them was sent to a tabloid media center in Boca Raton, Florida. The attack resulted in one person dying from the exposure and a second employee being hospitalized. Five other employees from the building were exposed without effect.

The building was closed and required Federal Assistance to decontaminate the facility. The public hysteria from the event impacted emergency services all across the United States (CDC, 2005). There was grave concern that the biological agent could have been released to the public at other venues as well. The public governmental/political, transportation, commercial, infrastructure, cultural, academic, research, military, athletic, and other activities and facilities constitute ideal targets for terrorist attacks, which may cause catastrophic levels of property and environmental damage, injury, and loss of life.

Acts of terrorism also are capable of creating disasters, which threaten the safety of a large number of citizens.

4.4.1.2 Historical Events

On September 11, 2001, terrorists attacked the World Trade Center in New York City and the Pentagon in Washington, DC, crashing hijacked commercial airplanes into the structures. All told, approximately 3,000 civilians and emergency response personnel perished in the attack. The long-term economic and psychological impacts of this event are astounding. New York City alone experienced capital losses totaling 34 million dollars. The attack on the World Trade Center resulted in a loss of 12.5 million square feet of office space and damaged 7.7 million more. The insured losses associated with the event totaled 52 million dollars to date. The City estimates that 125,300 jobs were lost because of the attack (National Conference of State Legislatures, 2003).

4.4.1.3 Computer Accidents and Sabotage

The President's Commission on Critical Infrastructure Protection (PCCIP) recently reported that there is increasing threat that the U.S. could suffer something similar to an "Electronic Pearl Harbor". Networked information systems present new security challenges in addition to the benefits they offer. Long-term power outages could cause massive computer outages, with severe economic impacts such as loss of sales, credit checking, banking transactions, and ability to communicate and exchange information and data. "Today, the right command sent over a network to a power generating station's control computer could be just as effective as a backpack full of explosives, and the perpetrator would be harder to identify and apprehend," states the PCCIP report.

With the growth of a computer-literate population, increasing numbers of people possess the skills necessary to attempt such an attack. The resources to conduct a cyber-attack are now easily accessible everywhere. A personal computer and an Internet service provider anywhere in the world are enough to cause a great deal of harm. Threats include:

- Human error;
- Insider use of authorized access for unauthorized disruptive purposes;
- Recreational hackers - with or without hostile intent;
- Criminal activity - for financial gain, to steal information or services, or organized crime;
- Industrial espionage;
- Terrorism - including various disruptive operations; and
- National intelligence - information warfare, intended disruption of military operations.

The effects of such activities may take the form of disruption of air traffic controls, train switches, banking transfers, police investigations, commercial transactions, defense plans, power line controls, and other essential functions. As the Internet becomes more and more important, the loss of its services, becomes a greater hardship for those relying on this new form of communication.

Computer failures could affect emergency communications as well as routine civilian applications, such as telephone service, brokerage transactions, credit card payments, Social Security payments, pharmacy transactions, airline schedules, etc.

4.4.1.4 Vulnerability Assessment

Terrorism and sabotage events can have the following potential impacts within a community:

- Electric power outage;
- Surface and air transportation disruption;
- Potable water system loss or disruption;
- Sewer system outage;
- Telecommunications system outage;
- Human health and safety;
- Psychological hardship;
- Economic disruption;
- Disruption of community services;
- Damage to critical environmental resources;
- Damage to identified historical resources;
- Fire; and Toxic releases.

The possibilities for terrorism and sabotage in St. Lucie County are extremely limited, and the County's vulnerability to this hazard is very low. The City of Fort Pierce has a slightly higher vulnerability to terrorism as the center of government including the Federal Courthouse, but this vulnerability is still considered low. Port St. Lucie have a slightly higher risk of what may be described as "Celebrity Terrorism" due to the national prominence of some of their citizens, New York Mets Spring Training, but the overall community vulnerability still remains low. St. Lucie County would be vulnerable to terrorist acts targeting (a) the nuclear power facility; (b) food production facilities; (c) water and wastewater treatment facilities; (d) public/crowded events; and (e) residents with considerable wealth. Although terrorism has come to the forefront recently, in St. Lucie County, the probability of future occurrence is low.

4.4.1.5 Risk Assessment

At the time of publication, no data were available to determine the potential loss in St. Lucie County due to terrorism.

4.4.2 Civil Disturbances

4.4.2.1 Hazard Identification

As in any other area, St. Lucie County is subject to civil disturbances in the form of riots, mob violence, and a breakdown of law and order in a focalized area. Communities with racial mixtures, gang violence, and drug trafficking are increasingly aware of the need to plan for civil disturbance emergencies. Although they can occur at any time, civil disturbances are often preceded by periods of increased tension caused by questionable social and/or political events such as controversial jury trials or law enforcement actions. Police services are responsible for the restoration of law and order in any area of the County.

4.4.2.2 Vulnerability Assessment

Civil disturbance can have the following potential impacts within a community:

- Surface and air transportation disruption;
- Human health and safety;
- Psychological hardship;
- Economic disruption;
- Disruption of community services;
- Damage to identified historical resources; and
- Fire.

The probability of future occurrence of civil disturbances in St. Lucie County is considered very low. The City of Fort Pierce has a moderate vulnerability in this area, and the Indiantown area has a low vulnerability. In general, civil disturbance is not a significant hazard faced by St. Lucie County.

4.4.2.3 Risk Assessment

At the time of publication, no data were available to determine the potential loss in St. Lucie County due to civil disturbance.

4.4.3 Immigration Crises

4.4.3.1 Hazard Identification

Florida's location as the nearest U.S. landmass bordering the Caribbean basin makes it a chosen point of entry for many migrants attempting to enter the country illegally. A major consequence of a mass arrival of illegal immigrants could be a disruption of the routine functioning of the impacted community, resulting in significant expenditures related to the situation. An example of this threat occurred in 1994, when the state responded to two mass migration incidents. In May 1994, there was an unexpected migration of approximately 100 Haitian refugees; while in August 1994, there was an influx of 700 Cubans. These events are typically preceded by periods of increasing tension abroad, which can be detected and monitored. Enforcement of immigration laws is a Federal government responsibility. However, it is anticipated that joint jurisdictional support of any operation will be required from the State and local governments.

The Atlantic shore of St. Lucie County is the sporadic scene of the arrival of undocumented aliens. The County has both the history and the potential for the unannounced arrival of a large number of aliens.

Until relieved of the responsibility by the State and Federal governments, St. Lucie County must be capable of providing mass refugee care to include shelter, food, water, transportation, medical, police protection, and other social services. St. Lucie County is growing in population. However, a sudden mass exodus or migration to the area could strain or overwhelm local resources and infrastructure. There is a “Low” probability for experiencing such an event in St. Lucie County. During a mass migration, community populations can increase significantly when large numbers of families are displaced from other communities fleeing disaster impacts. Temporary mass migration into the County may require shelter services in a host capacity. Additional reliance on community members, hotels, churches and state and federal programs may be necessary to house dislocated families.

4.4.3.2 Vulnerability Assessment

Immigration crises can have the following potential impacts within a community:

- Human health and safety;
- Psychological hardship;
- Economic disruption; and
- Disruption of community services.

Reviewing the data on past illegal immigration and mass population movements such as the Haitian influx and Cuban raft incidents of the 1980's indicates that illegal immigration has never reached a crisis state for the local authorities in St. Lucie County. Overall, the County vulnerability to this hazard is very low. Due to demographic features, the City of Fort Pierce has a slightly higher, but still low vulnerability to illegal immigration impacts.

4.4.3.3 Risk Assessment

At the time of publication, no data were available to determine the potential loss in St. Lucie County due to civil disturbances.

4.5 SUMMARY

St. Lucie County's proximity to water and large population concentrations contribute to the heightened potential for property and content damage, loss of life, community and emergency service disruption, and economic losses due to flooding and storm surge. Another key vulnerability factor making St. Lucie County at risk to wildland fire is the current pattern of "patchwork" development. This development pattern leaves undeveloped parcels scattered throughout developments creating the opportunity for fire to move throughout a neighborhood.

St. Lucie County is a large and diversified County and while all County residents are exposed to some degree to the hazards identified in **Table 4.33**, geographic location as well as other factors greatly affects individual vulnerabilities to specific hazards. While there are only three incorporated jurisdictions in St. Lucie County, there are several geographically distinct urbanized population centers, and their relative vulnerabilities also have been indicated in **Table 4.34**.

Table 4.34 summarizes St. Lucie County's risk or potential for loss relative to each of the hazards identified.

Table 4.33 St. Lucie County Hazard Vulnerability by Incorporated Jurisdiction and Population Centers

Hazard Category	Incorporated Jurisdictions			Unincorporated Population Centers						
	St. Lucie Village	City of Fort Pierce	City of Port St. Lucie	Unincorporated Barrier Island	South Indian River Drive	North Beach Area	White City Area	Lakewood Park Area	West County Area	Overall County Vulnerability
Floods	3	3	3	3	2	3	3	3	3	3
Hurricanes / Tropical storms	3	3	3	3	3	3	3	3	3	3
Tornadoes	1	2	1	1	1	2	3	2	1	1
Severe Thunderstorms & Lightning	2	2	2	2	2	2	2	2	1	2
Wildland Fires	2	2	2	1	2	1	2	3	3	3
Extreme Temperatures	2	2	2	1	1	1	1	2	3	2
Erosion	1	3	2	2	2	2	1	1	1	2
Drought	1	1	1	1	1	1	1	2	2	2
Sea Level Rise	L	L	L	L	L	L	L	L	L	L
Dam/Levee Failure	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Seismic Hazards (Earthquakes, Sinkholes)	1	1	1	1	1	1	1	1	1	1
Agricultural Pests & Disease	1	1	1	1	1	1	1	1	H	M
Epidemics	1	2	2	1	2	1	2	2	1	2
Technological Hazards	2	2	2	1	1	1	1	1	1	2
Societal Hazards	1	2	1	1	1	1	1	1	1	1`

3- most of the population affected, major damage to old, poorly maintained, and mobile home structures, some damage to newer structures built to code.
2- around 50% of the population affected, mobile homes and poorly built or maintained structures damaged
1- special portions of the population affected; day to day operations not affected, minor cosmetic damage

Table 4.34 Risk Assessment and Hazard Evaluation for St. Lucie Count

Hazard Category	Hazard Evaluation			
	Probability	Vulnerability	Exposure	Risk (Potential for Loss)
Tornadoes	The probability of tornadoes in St. Lucie County is moderate: A FO to F3 tornado event is anticipated every1.6 years with most classified as F0.	Total property damage by tornadoes from 1950 to 2015 has been estimated at $387,530 or approximately $5,962 per year. Since 1950, tornadoes in St. Lucie County have caused 2 deaths and 27 injuries.	Tornadoes are rated from 0 to 5 based the Enhanced Fujita Scale . F0 tornados cause light damage, and F5 tornadoes cause incredible or catastrophic damage. Of the 41 tornadoes recorded in St. Lucie County since 1950, 29 (71%) were classified as F0, 7 (17%) were classified as F1, 2 (6%) were classified as F2, 2 (6%) were classified as F3.	Probability: 2 Vulnerability: 2 Exposure: 1 Risk: 1
Severe Thunderstorms and Lightning	The probability of severe thunderstorms and lightning in St. Lucie County is high: Approximately two severe thunderstorm events can be anticipated each year.	Since 1963, these storms have resulted in 6 injuries and 7 fatalities (from lightning), and a total of $308,500 in reported property damage (thunderstorms and lightning).	Thunderstorms with strong wind, downbursts, hail, and lightning are very common on Florida's southeast coast. Property losses due to lightning are poorly documented making it difficult to estimate real losses.	Probability: 3 Vulnerability: 2 Exposure: 2 Risk: 2

3 = High
2 = Moderate
1 = Low

Hazard Category	Hazard Evaluation			
	Probability	Vulnerability	Exposure	Risk (Potential for Loss)
Floods	The probability of floods in St. Lucie County is high: A significant flood event can be anticipated every 2 years Storm surge of greater than 21 feet potentially can be experienced on the barrier islands and communities bordering the Indian River Lagoon.	Countywide vulnerability is high but area specific.	Property damage along the coast of St. Lucie County occurs most often in the late winter or early spring and is associated with winter storms and northeasters. Flooding in the inland portions of the County occurs most often in the fall and is often associated with tropical depressions and tropical storms.	Probability: 3 Vulnerability: 3 Exposure: 3 Risk: 3
Hurricanes/Tropical Storms				

3 = High
2 = Moderate
1 = Low

Hazard Category	Hazard Evaluation			
	Probability	Vulnerability	Exposure	Risk (Potential for Loss)
Tropical Storms	The probability of tropical storms in St. Lucie County is high: A tropical storm event can be anticipated every 5 years.	All jurisdictions in the County: High from rain-associated flooding damages; relatively low from wind damage.	The major causes of damage associated with tropical storms are heavy rain and flooding. Many communities within St. Lucie County have particularly high vulnerabilities to flooding associated with these storms.	Probability: 3 Vulnerability: 3 Exposure: 2 Risk: 3
Category 1 Hurricanes	The probability of Category 1 hurricanes in St. Lucie County is high: A category 1 hurricane is anticipated every 5 to 10 years.	All jurisdictions in the High from rain-associated flooding damages; relatively low from wind damage	The continental shelf off St. Lucie County is beginning to widen. Consequently, St. Lucie County's vulnerability to storm surges from the Atlantic is relatively higher when compared to counties to the	Probability: 3 Vulnerability: 3 Exposure: 3 Risk: 3

3 = High
2 = Moderate
1 = Low

Hazard Category	Hazard Evaluation			
	Probability	Vulnerability	Exposure	Risk (Potential for Loss)
Category 2 Hurricanes	The probability of Category 2 hurricanes in St. Lucie County is high: A category 1 hurricane is anticipated every 5 to 10 years.	All jurisdictions in th County: High from rain-associated flooding; significant from wind damage.	Winds in Category 2 storms range from 96 to 110 mph. Significant damage is possible in older wood frame residential construction.	Probability: 3 Vulnerability: 3 Exposure: 3 Risk: 3
Category 3 Hurricanes	The probability of Category 3 hurricanes in St. Lucie County is moderate: A category 3 hurricane is anticipated every 10 to 25 years.	All jurisdictions in th County: Very high from rain-associated flooding coupled with storm surge; major from wind damage.	Winds in Category 3 storms range from 111 to 130 mph. These winds can do major damage to most residential construction.	Probability: 2 Vulnerability: 3 Exposure: 3 Risk: 3

3 = High
2 = Moderate
1 = Low

Hazard Category	Hazard Evaluation			
	Probability	Vulnerability	Exposure	Risk (Potential for Loss)
Category 4 Hurricanes	The probability of Category 4 hurricanes in St. Lucie County is low: The County has no history of a Category 4 hurricane.	All jurisdictions in the County: Very high from rain-associated flooding coupled with storm surge; massive from wind damage.	Sustained winds in a Category 4 hurricane range from 131 to 155 mph. There are very few commercial structures in St. Lucie County engineered to withstand such winds.	Probability: 1 Vulnerability: 3 Exposure: 3 Risk: 1
Category 5 Hurricanes	The probability of Category 5 hurricanes in St. Lucie County is very low: The County has no history of a Category 5 hurricane.	All jurisdictions in the County: Very high from rain-associated flooding coupled with very high storm surge; catastrophic in terms of wind damage.	Sustained winds in a Category 5 hurricane range upward from 155 mph. Very few structures can withstand these winds. Massive flooding may occur in the western part of the County resulting from the storm surge in Lake Okeechobee.	Probability: 1 Vulnerability: 3 Exposure: 3 Risk: 1

3 = High
2 = Moderate
1 = Low

Hazard Category	Hazard Evaluation			
	Probability	Vulnerability	Exposure	Risk (Potential for Loss)
Tornadoes	The probability of tornadoes in St. Lucie County is moderate: A FO to F3 tornado event is anticipated every 2 years with most classified as F0.	All jurisdictions in the County: Since 1950, tornadoes in St. Lucie County have caused 2 deaths and 27 injuries.	Tornadoes are rated from 0 to 5 based on their path length and mean width (Enhanced Fujita Scale). F0 tornados cause light damage, and F5 tornadoes cause incredible or catastrophic damage. Of the 36 tornadoes recorded in St. Lucie County since 1950, 25 (69%) were classified as F0, 7 (19%) were classified as F1, 2 (6%) were classified as F2, and 2 (6%) were classified as F3.	Probability: 2 Vulnerability: 3 Exposure: 1 Risk: 1
Severe Thunderstorms and Lightning	The probability of severe thunderstorms and lightning in St. Lucie County is high: Approximately two severe thunderstorm events can be anticipated each year.	All jurisdictions in the County: Since 1963, these storms have resulted in 6 injuries, 7 deaths (from lightning), $308,050 in reported property damage (thunderstorms and lightning).	Thunderstorms with strong wind, downbursts, hail, and lightning are very common on Florida's southeast coast. Property losses due to lightning are poorly documented. It is estimated that the actual property damage from thunderstorms and lightning is closer to $32,500 per month based on statewide insurance claims.	Probability: 3 Vulnerability: 2 Exposure: 2 Risk: 3

3 = High
2 = Moderate
1 = Low

Hazard Category	Hazard Evaluation			
	Probability	Vulnerability	Exposure	Risk (Potential for Loss)
Wildland Fires	The probability of wildland fires in St. Lucie County is moderate: Only 1/10 of County acreage is forested, but wildfire is a frequent event in these forested areas.	All jurisdictions in the County: Wildfire is a significant and frequent hazard in specific areas of St. Lucie County. Vulnerability varies extensively with location.	Exposure to wildland fire varies greatly across St. Lucie County. While exposure is relatively low along the County's urbanized coastline, it is quite high in some of the landlocked interior communities. Mitigation projects addressing this issue need to be evaluated on a case by case basis. A 1999 fire was the most severe wildland fire event in the last 25 years in St. Lucie County. This fire caused damage to 130 homes and costs of $5.9 million. This event most likely represents the County's best projection of it highest future exposure level for a single wildland fire event.	Probability: 2 Vulnerability: 2 Exposure: 2 Risk: 2

3 = High
2 = Moderate
1 = Low

Hazard Category	Hazard Evaluation			
	Probability	Vulnerability	Exposure	Risk (Potential for Loss)
Extreme Temperatures	The probability of extreme temperatures in St. Lucie County is moderate: Freezing temperatures affecting agricultural crops can be anticipated once every six years. While the Probability of "heat waves" is low, the Probability of heat indexes within the range of causing health problems is moderate to high during the summer months.	St. Lucie County as a whole has a high economic vulnerability to freezing temperatures. The most significant area of impact is the commercial agricultural segment of the community, but countywide cold-sensitive ornamental landscaping also leaves many entities, public and private, open for significant economic loss.	While the loss of life from either extreme low or high temperatures in St. Lucie County is not great compared to national statistics, St. Lucie County does have a significant economic exposure to low temperatures in both the public and private sectors. The total market value of production for St. Lucie County in 2012 was $165,000,000.	Probability: 2 Vulnerability: 2 Exposure: 2 Risk: 2

3 = High
2 = Moderate
1 = Low

Hazard Category	Hazard Evaluation			
	Probability	Vulnerability	Exposure	Risk (Potential for Loss)
Erosion	The probability of erosion in St. Lucie County is high: Coastal erosion is continual and is exacerbated by tropical storms, winter storms, and hurricanes. It is anticipated there will be at least one storm event on an annual basis that will contribute to erosion.	All the coastal communities have high vulnerability relative to beach erosion. Potential long-term mitigation will focus on overall sand budgets and sand transport rates. Mitigation projects in this area should be evaluated carefully by experienced coastal engineers. The erosion vulnerability is associated with stormwater outfalls and canals is limited and site-specific in nature.	Some specific locations have a higher "immediate exposure" than others. Overall, St. Lucie County's exposure to direct economic losses from erosion is moderate. Within the City of Fort Pierce, this exposure is high. Stormwater drainage outfall and canal bank stabilization projects should be evaluated based on site specifics. The annual cost of beach renourishment projects for St. Lucie County has averaged $2,600,000 over the past 10 years.	Probability: 3 Vulnerability: 2 Exposure: 2 Risk: 2

3 = High
2 = Moderate
1 = Low

Hazard Category	Hazard Evaluation			
	Probability	Vulnerability	Exposure	Risk (Potential for Loss)
Epidemic	The probability of epidemics in St. Lucie County is moderate: Approximately 1 in 1,000 have been infected with AIDS, H1-N1 Flu or West Nile Fever.	St. Lucie County's vulnerability to disease outbreak is higher than many areas of the nation simply because of the amount of tourist traffic that passes through the County.	Due to the large number of retired and elderly people living in St. Lucie County, the countywide exposure to serious impacts from disease outbreaks must be considered moderate.	Probability: 2 Vulnerability: 2 Exposure: 2 Risk: 2
Technological Hazards	The probability of technological hazards in St. Lucie County is low: No significant incidence of technological hazard has occurred in the last ten years.	Countywide vulnerability to technological hazards is low; however, specific areas may vary considerably.	Overall, countywide exposure to technological hazards is low. Specific sub-hazards may very high exposure but are extremely unlikely to occur.	Probability: 1 Vulnerability: 1 Exposure: 1 Risk: 1
Societal Hazards	The probability of societal hazards in St. Lucie County is low: There have been no significant societal hazard incidents in the past ten years.	Countywide vulnerability to societal hazards is low; however, specific areas may vary considerably.	Overall, countywide exposure to societal hazards is low.	Probability: 1 Vulnerability: 1 Exposure: 1 Risk: 1

3 = High
2 = Moderate
1 = Low

SECTION 5
MITIGATION OPTIONS

SECTION 5.0 UPDATES

- Section 5.1: Updated Mitigation Definition and Introduction with discussion
- Section 5.2 Mitigation Categories: Inserted categories from FEMA How-To-Guide
- Section 5.4: Mitigation Option by Hazards: updated opening description paragraph and inserted table.

MITIGATION OPTIONS

This section of the St. Lucie County LMS outlines a menu of mitigation options available to reduce the risks posed by natural disasters.

5.1 MITIGATION DEFINITION AND INTRODUCTION

Mitigation activities are those activities that aim to reduce the risks from natural and man-made hazards in a community. Risk reduction must be tailored to the particular characteristics of the hazard and the surrounding environment. Several factors play a role in the decision on which mitigation activities to pursue. Frequency and severity of the hazard, the community's ability to address the problem, ease of implementation, costs and benefits, availability of funding, and local political and department support are a few of the considerations taken into account when developing a strategy for mitigation of hazards.

There are several different types of mitigation activities that a community can undertake to reduce the risk posed by natural and man-made hazards. Subsection 5.2 lists six broad categories of mitigation actions FEMA has identified as foundation to undertaking mitigation activities. These include prevention, property protection, public education and awareness, natural resource protection, emergency services, and structural projects.

5.2 MITIGATION CATEGORIES

The following category definitions are from the FEMA How-To-Guide #3: *Developing the Mitigation Plan* (FEMA, 2003).

- Prevention – Government administrative or regulatory actions or processes that influence the way land and buildings are developed and built. These actions also include public activities to reduce hazard losses.

- Property Protection – Actions that involve the modification of existing buildings or structures to protect them from a hazard, or removal from the hazard area.

- Public Education and Awareness – Actions to inform and educate citizens, elected officials, and property owners about the hazards and potential ways to mitigate them.

St. Lucie County LMS outreach includes workshops to inform and educate citizens, elected officials, and property owners about the hazards and potential ways to mitigate them. Participation in national programs such as StormReady or Firewise Communities furthers potential for actions that mitigate potential damage. Although this type of mitigation reduces risk less directly than structural projects, it is a supportive strategy. Greater understanding and awareness of hazards and risk among local officials, stakeholders, and the public is more likely to lead to direct actions.

- Natural Resource Protection – Actions that, in addition to minimizing hazard losses also preserve or restore the functions of natural systems.

- Emergency Services – Actions that protect people and property during and immediately after a disaster or hazard event.

- Structural Projects – Actions that involve the construction of structures to reduce the impact of a hazard. Such structures include dams, levees, floodwalls, seawalls, retaining walls, and safe rooms. Actions that involve the modification of existing public or private structures, critical facilities and infrastructure to protect them from hazards, or removal from the hazard area. These actions involve construction of manmade structural projects to directly reduce the impact of hazards.

5.3 MITIGATION OPTIONS BY CATEGORY

The following mitigation options are categorized using the categories identified above. While these lists are not comprehensive, they serve to provide examples of what can be done to reduce risk.
Prevention.

- planning and zoning;
- building codes;
- capital improvement programs;
- coastal zone management regulations;
- density controls;
- design review standards;
- easements;
- environmental review standards;
- floodplain development regulations;
- forest fire fuels reduction;
- open space preservation;
- performance standards;
- shoreline setback regulations;
- special use permits;
- storm-water management regulations;
- subdivision and development regulations; and
- transfer of development rights.

Property Protection.

- acquisition;
- construction of barriers around structures;
- elevation;
- relocation;
- structural retrofits;
- storm shutters; and
- shatter-resistant glass.

Public Education and Awareness.

- outreach projects;
- real estate disclosure;
- hazard information centers; and
- school-age and adult education programs.

Natural Resource Protection.

- best management practices;
- dune and beach restoration;
- forest and vegetation management;
- sediment and erosion control;
- stream corridor restoration;
- stream dumping regulations;
- watershed management; • forest and vegetation management; and
- wetland restoration and preservation.

Emergency Services.

- warning systems;
- emergency response services; and
- protection of critical facilities.

Structural Projects.

- channel maintenance;
- construction of dams/reservoirs;
- construction of levees and floodwalls;
- construction of seawalls/bulkheads; and
- construction of safe rooms.

5.4 MITIGATION OPTIONS BY HAZARD

The following mitigation options broken down by specific hazard, were found mainly in North Carolina Emergency Management's Tools and Techniques: An Encyclopedia of Strategies to Mitigate the Impacts of Natural Hazards (North Carolina Division of Emergency Management, 2002) and FEMA's How to Guide: Integrating Human-Caused Hazards into Mitigation Planning (FEMA, 2002). They represent only a small fraction of the total possible mitigation options available to a community.

This document serves, as a starting point, for gathering ideas and should not be used as the only source for identifying actions. Communities should tailor projects and seek a variety of options for addressing and reducing risks.

The purpose of this section is a resource that communities and stakeholders can use to identify and evaluate a range of potential mitigation actions for reducing risk to natural hazards and disasters. The focus of Section 5 is mitigation - action taken to reduce or eliminate long-term risk to hazards. Mitigation is different from preparedness, which is action taken to improve emergency response or operational preparedness. Below are mitigation options listed by hazard.

All Hazards

- Acquisition and Land Banking;
- Citizen Outreach Programs;
- Community Awareness Programs;
- Development Impact Tax/Improvement Tax;
- Floating Zones;
- Home Inspection Programs;
- Purchase of Development Rights;
- Smart Growth Principles;
- Structural Retrofit;
- Subdivision Ordinance; and
- Tax Abatement, Subsidies, Low-Interest Loans, and Other Incentives.

Drought

- Contingency Planning;
- Fire Breaks;
- Housing Code;
- New Construction;
- Water Conservation Programs
- Monitoring and Warning Programs;
- Drought Tolerant Vegetation; and
- Wildland Fire Mitigation.

Erosion

- Beach Nourishment;
- Dune Protection and Shoreline Setbacks;
- Green Infrastructure;
- Structural Relocation;
- Open Space Preservation;
- Revetments for Beach Management; and
- Vegetation.

Flooding

- Acquisition;
- Elevation;
- Floodplain Management Plans;
- Flood-Proofing;
- Flood Insurance Education;
- Storm-Water Management;
- Green Infrastructure;
- Porous Pavement;
- Retention Ponds;
- Sewage Treatment Plant Retrofit; and
- Tie Downs.

Hurricane

- Acquisition;
- Floodplain Management Plans;
- Flood-Proofing;
- Shuttering;
- Enhanced Building Codes;
- Preparedness Outreach;
- Tree and Limb Maintenance;
- Mobile Home Parks Storm Shelter;
- Safe Rooms; and
- Storm-Water Drain Maintenance.

Thunderstorm

- Drainage System Maintenance;
- Impervious Surface Limits;
- Tree and Limb Maintenance;
- Encourage Flood Insurance;
- Mobile Home Parks Storm Shelter;
- Storm-water Drain Maintenance; and
- Traffic Light and Other Traffic Controls.

Tornado

- Mobile Home Parks Storm Shelter;
- Protecting Natural Environmental Features;
- Warning Systems;
- Enhanced Building Codes;
- Safe Room;
- Tie Downs;
- Traffic Lights and Other Traffic Controls;
- Utility Lines; and
- Wind-proofing.

Wildland Fire

- Fire Breaks;
- Fuel Loads;
- Housing Code;
- New Construction;
- Open Space Acquisition;
- Behave Fire Behavior Prediction and Fuel Modeling System;
- Prescribed Burns;
- Tree Limb Removal; and
- Wildland Fire Mitigation Planning.

Terrorism

- Site Planning and Landscape Design;
- Architectural and Interior Space Planning;
- Structural Engineering;
- Mechanical Engineering;
- Electrical Engineering;
- Public Education;
- Drills;
- Fire Protection Engineering;
- Security; and
- Parking.

Table 5.1 displays various mitigation activities by both mitigation category and hazard. Only select hazards are compared in the table.

Table 5.1. Mitigation Options by Category and Hazard

Category	Mitigation Alternatives	Hazard			
		Flood	Hurricane	Tornado	Wildland Fire
Prevention	Building Codes	X	X	X	
	Coastal Zone Management Regulation	X	X		
	Density Controls	X	X		X
	Design Review Standards	X	X	X	X
	Easements	X	X		X
	Environmental Review Standards	X	X	X	X
	Floodplain Development Regulations	X	X		
	Floodplain Zoning	X	X		
	Forest Fire Fuel Reduction				X
	Hillside Development Regulation				X
	Open Space Preservation	X	X		X
	Performance Standards	X	X	X	X
	Shoreline Setback Regulation	X	X		
	Special Use Permits	X	X		X
	Storm-water Management Regulations	X			
	Subdivision and Development Regulations	X	X	X	X
	Transfer of Development Rights	X	X		X
Property Protection	Acquisition of Hazard-Prone Structures	X	X		X
	Construction of Barriers Around Structures	X	X	X	
	Elevation of Structures	X	X		
	Relocation Out of Hazard Areas	X	X		X
	Structural Retrofits	X	X		
Public Education and Awareness	Hazard Information Center Public	X	X	X	X
	Educational and Outreach Programs	X	X	X	X
	Real Estate Disclosure	X	X	X	X
Natural Resource Protection	Best Management Practices	X	X		X
	Dune and Beach Restoration		X		
	Forest and Vegetation Management	X			X
	Sediment and Erosion Control Regulations	X	X	X	
	Stream Corridor Restoration	X			
	Stream Dumping Regulations	X			
	Urban Forestry and Landscape Management	X			X
	Wetlands Development Regulations	X	X		X
Emergency Services	Critical Family Protection	X	X	X	X
	Emergency Response Services	X	X	X	X
	Hazard Threat Recognition	X	X	X	X
	Health and Safety Maintenance	X	X	X	X
	Post-Disaster Mitigation	X	X	X	X
Structural Projects	Channel Maintenance	X	X		
	Dams/Reservoirs	X			
	Levees and Floodwalls	X	X		
	Safe Rooms/Shelters		X	X	
	Seawalls/Bulkheads		X		

Source: Federal Emergency Management Agency's (FEMA's) How To Guide 3: Developing the Mitigation Plan (FEMA, 2003).

5.5 MITIGATION OPTIONS ADDRESSING SPECIAL ISSUES

This section identifies several risk reduction strategies for three special issues of relevance in St. Lucie County - Repetitive Flood Loss Properties, Barrier Islands, and the Community Rating System Program (CRS).

5.5.1 Repetitive Flood Loss Properties

St. Lucie County has placed special emphasis on addressing repetitive flood loss properties through the mitigation planning process. This subsection identifies strategies to lower the number of repetitive loss properties within the County. The following are examples of actions that can be taken to lower or eliminate both the number of repetitive loss claims and properties in the County.

- Acquisition;
- Building Codes;
- Detention Basins;
- Drainage Culverts;
- Drainage System Maintenance;
- Dune Protection and Shoreline Setbacks;
- Elevation;
- Firebreaks;
- Floating Zones;
- Floodplain Management Plans;
- Flood Proofing;
- Moratoria;
- Real Estate Disclosure Requirements;
- Relocation;
- Sewage Lift Stations; and
- Storm-Water Drainage Maintenance

5.5.2 Barrier Islands

Geologic and meteorological processes associated with barrier islands create a number of potential hazards. The following actions are examples of mitigation activities that can be implemented to protect the people, buildings, and infrastructure on barrier islands before and during natural hazard events.

- Acquisition;
- Beach Management Plans;
- Beach Nourishment;
- Carrying Capacity;
- Dredging;
- Dune Protection And Shoreline Setbacks;
- Floating Zones;
- Groins;
- Jetties;
- Offshore Breakwaters;
- Revetments;
- Roadway Realignment;
- Sand Dunes;

- Sand Scraping;
- Seawalls And Bulkheads; And
- Coastal Sediment Trapping And Vegetation

5.5.3 Community Rating System (CRS) Projects

Participation in the CRS program can reduce Flood insurance premiums up to 45% for residents within St. Lucie County. The number of mitigation actions that reduce the impacts of flooding is directly related to lower insurance premiums. The following subsection outlines example mitigation activities qualifying St. Lucie County for potential premium-reducing CRS points.

- **310 Elevation Certificates** - elevation;
- **320 Map Information Service**;
- **330 Outreach Projects** - audits of small business, community awareness programs, education and training, home inspection programs, and notification of location of hazards;
- **340 Hazard Disclosure** - real estate disclosure requirements;
- **350 Flood Protection Information**;
- **360 Flood Protection Assistance**;
- **400SH Special Hazard Areas** - beach management plans, dune protection and shoreline setbacks, sand dunes, sediment trapping vegetation, and wetland preservation and riparian habitat protection;
- **410 Additional Flood Data** - hazard identification, mapping hazards, risk assessment, and vulnerability assessment;420 Open Space Preservation - acquisition and comprehensive plans;
- **430 Higher Regulatory Standards** - building codes, government expenditure limitation in high hazard areas, moratoria, sewage lift station, and sewer manholes;
- **430 LD Land Development Criteria**;
- **430 LZ Low Density Zoning** - development density;
- **450 Storm-water Management** - grassy swales, impervious surface limits, on site sediment retention, performance or impact zoning, retention ponds, storm-water management, and vegetation;
- **502 Repetitive Loss Requirement**;
- **510 Floodplain Management Planning** - floodplain management plans, hazard mitigation and post-disaster reconstruction, porous pavement, and storm-water basins;
- **520 Acquisition and Relocation** - acquisition, capital facilities plans, commercial parks, critical facilities, emergency shelters, parks, public housing, public records, relocation, safe site, and school facilities;
- **530 Flood Protection**- dikes, levees, floodwalls and berms, elevation, Flood proofing, public housing, public records, public school buildings, retrofit of fire stations and police stations, and sewage treatment plan retrofit;
- **540 Drainage System Maintenance** - drainage culverts, drainage system, maintenance, retention ponds, and storm-water drain maintenance;
- **610 Flood Warning Program** - capability analysis and disaster warning;
- **620 Levee Safety** - dikes, levees, floodwalls, and berms; and
- **630 Dam Safety** - dams and reservoirs.

5.6 MITIGATION IN DEPTH

Section 2.0, Community Profile has shown continued growth in the Treasure Coast region and 2020 estimates indicate continual increase in population growth. Population growth has a major impact on how and where development takes place in the County. As new development moves outward from the urbanized core and corridors, the potential for natural hazards to impact life and property increases. Because growth issues are so prevalent in the County, select development related mitigation activities have been identified and are described below. These activities are provided as examples only, and they are not reflective this list is in no way exhaustive of the broad spectrum of mitigation options available. The mitigation activities and the accompanying information were developed from North Carolina Division of Emergency Management in the Tools and Techniques document (North Carolina Division of Emergency Management, 2002).

5.6.1 Floating Zoning

5.6.1.1 Definition

Floating zones are written into the zoning code but "float" above the map until triggered by a set of conditions. Unlike overlay zones, floating zones replace the existing code for the places in which they are implemented. Once certain conditions (usually development-related) are met, the ordinance becomes affixed to a particular site. Floating zones are typically used when a community knows that it wants to apply a set of regulations to certain uses (such as a shopping center), but is waiting for events to decide the location for those uses.

5.6.1.2 Implementation

Floating zones can be used to reduce density in areas that have been impacted by a natural disaster. Areas where structures have sustained damages, on average, a certain degree of damage could anchor a floating zone that reduces allowable density in that area. The damage zones where these regulations would be applied could be identified during the disaster recovery phase.

5.6.1.3 Critique

Since one or several lots are subject to different regulations than their neighbors, floating zones are often assumed as being a form of spot zoning. While the location of floating zones can be subject to special interests and politics, they are usually based on facts, as opposed to speculated future needs.

5.6.2 Impact Fees/System Development Charges

5.6.2.1 Definition

Impact fees require new developments to share in the financial burden that their arrival imposes on a town or city. These assessments are typically a one-time, up-front charge (although some jurisdictions allow installment payments) against new development to pay for off-site improvements. The fees also can be set up to allow new development to buy into existing services with excess capacity. Impact fees are typically based on ratios that show what services the average new resident will require.

5.6.2.2 Implementation

Every impact fee must meet a three part legal test. First, the need for improvements that the fee will cover must be created by the new development. Second, the amount charged the new development must be proportionate to the cost of its use, and third, all revenues must be spent in proximity to the new development and within a reasonable period of time. If any of these are not met, the community may face legal action. Communities should have a comprehensive plan and capital improvements program in place to defend their use of impact fees or exactions.

Impact fees can be linked to environmental impact analyses in order to charge proportionate fees for projects that will have broader or lesser impacts. While there are several methods for analyzing impacts (checklists or spreadsheet models, for example), most look only at individual project impacts. An alternative is a cumulative impact assessment, which looks at the total effect of all development in a particular environment. This approach might allow planners to estimate the combined effects of several potential developments on reducing the flood storage capacity of a single watershed. The fee in this case would go toward mitigating increased flood heights, perhaps by creating flood storage elsewhere in the floodplain.

5.6.2.3 Critique

Besides exactions or special assessment districts, impact fees can be applied to a wide variety of services. Unlike land dedications, these can be payments that cover the full costs of needed improvements. They are typically used in place of negotiated exactions because they take less time and are more predictable and equitable. Impact fees do not help with maintenance costs.

5.6.3 Porous Pavement

5.6.3.1 Definition

Substitute porous or open-grid pavement for impervious pavement to limit the amount of storm-water runoff that contributes to localized flooding.

5.6.3.2 Implementation

Pavement will ideally be pervious enough to absorb rainfall but with pores small enough not to clog with debris or cause problems for pedestrian traffic. Some brands of asphalt or concrete that lack the finer sediment of conventional cement hold promise. Several websites containing photographs and/or useful information regarding porous and open-grid pavement include:

- http://www.gcpa.org/pervious_concrete_pavement.htm; and
- http://www.greenbuilder.com/sourcebook/PerviousMaterials.html.

5.6.3.3 Critique

Reservations apply to the use of open-grid, or open-cell, pavement: it is treacherous for those with mobility challenges (and those in high heels) and in addition, is expensive to install. However, open-grid pavement is appropriate for limited-use access routes or overflow parking lots.

5.6.4 Transfer of Development Rights (TOR)

5.6.4.1 Definition

Like Purchase of Development Rights (PDR), TDR programs treat development as a commodity separate from the land itself.

Local governments first award each property owner in a sending area a set of development rights based on the value or acreage of land. Sending areas contain land the local authority seeks to protect. The government then establishes a receiving area for these rights that is a preferred site for development. Landowners in the sending area are typically prohibited from developing their land; however, they can sell their rights to developers in the receiving areas. Developers who acquire these development rights can build to higher densities than would otherwise be permissible.

5.6.4.2 Implementation

TDR could be used for mitigation purposes by designating high hazard areas as sending zones. The development rights for parcels within this zone would be targeted at a receiving zone located outside the hazard area. The zone would need to have sufficient room to accommodate the sending rights. In jurisdictions with limited available space, the program could be aimed at redevelopment rather than new development. Alternatively, the community could completely downzone itself. Both options could help create a market for development rights.

One way to ensure that people participate in the program is to make it mandatory; although, the legality of mandatory TDR programs is currently under challenge. In a mandatory program, the marketability of the rights would have to be guaranteed. One way to do so would be to create a municipal land bank that would purchase the rights and resell them when demand was sufficient to generate value. Suitable receiving areas outside the hazard area must be available for TDR to be successful. TDR can be used to achieve a variety of associated community goals, including promoting compact development with less impervious surfaces and preserving agricultural, rural, or open spaces. Since TDR can be applied to areas of a community, rather than individual parcels, it can be more thoroughly effective than acquisition or cluster development techniques.

5.6.4.3 Critique

TDR is a complex system which makes it difficult for planning staffs to implement and for landowners to understand and accept. It is frequently unpopular with residents in the receiving zone, who are subject to development that exceeds the apparent zoning limits. Perhaps most importantly, a region must have a significant amount of development pressure to make the rights marketable.

5.6.4.4 Example

Collier County, Florida began a TDR program in the 1980's to protect 40,000 acres of coastal barrier islands, mangroves, salt marshes, and beaches. These areas were designated as sending zones. The receiving zones were already set for multi-family housing, but could be built to a higher density using the development rights. Parcels for which the development rights have been sold must be protected by a restrictive covenant or by donation to the County or a conservation organization. A moratorium was placed on the program when the transfer resulted in density concentrating in only one receiving site and overwhelming it.

SECTION 6
IMPLEMENTATION PROGRAM

SECTION 6 UPDATES

- Section 6.1: Added language to Introduction
- Section 6.2.1: Updated Organizational Structure with lead and administrative support responsibility to the LMS Coordinator, Division of Emergency Management
- Section 6.2.2: Updated Administrative Lead Responsibilities
- Updated plan monitoring process
- Changed Forms 1, 2 and 3
- Changed update procedures
- Table 6.1: Formatted PPL Scoring Factors and Weights
- Table 6.2: Revised and inserted Prioritized Project List
- Section 6.3: Implementation Strategy, Updated subsection Goals and Objectives
- Replaced Director of Public Safety with LMS Coordinator throughout Section 6. Added LMS Coordinator where responsibility was appropriate
- Section 6.7: Continuing Public Involvement; updated process and notification
- Section 6.8: Conflict Resolution updated review of example documents, added Treasure Coast Regional Planning Council

6.0 IMPLEMENTATION PROGRAM

6.1 INTRODUCTION

The LMS program relies on plan implementation as the cornerstone of success, plan update, project update and prioritization are cyclical and reinforce the goals and objectives of the local government's comprehensive planning, hazard mitigation and the creation of resiliency in the wake of disaster. Without an implementation program, either the Plan "gathers dust on the shelf" or lags along implementing projects incrementally, based more on agencies or individuals' interest than on a prioritized need basis. Discussed below are issues related to the organizational arrangement and administrative responsibility, the role of the Steering Committee, plan monitoring, plan funding, and plan update processes.

6.2 INSTITUTIONAL ARRANGEMENT

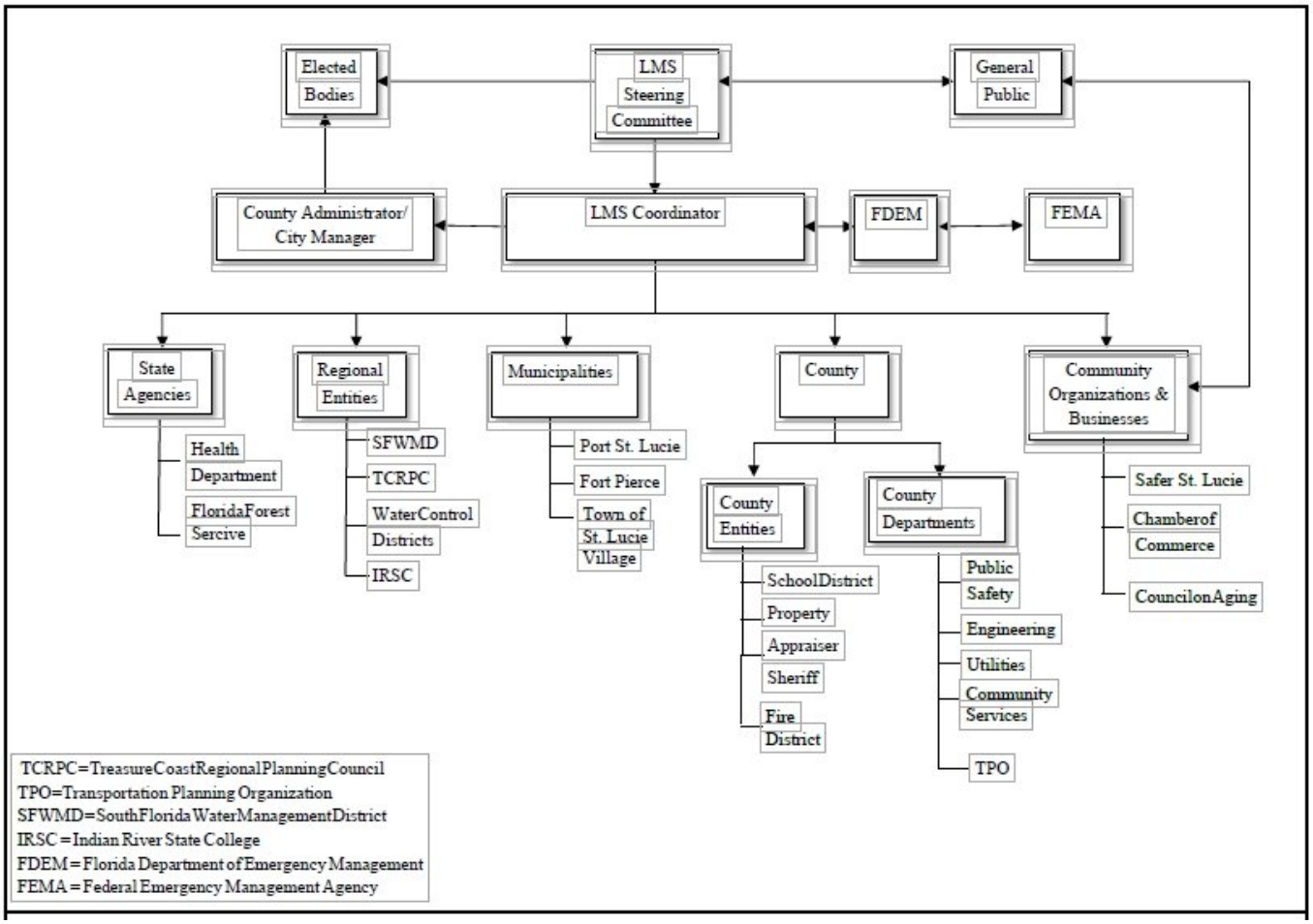
Effective implementation requires the strong support of the locally elected body, dedicated staff to maintain documentation and understanding within the stakeholder groups and the public. The creation of a disaster-resistant community is achieved once the concept becomes part of the mindset and fabric of the private and public sectors of a community. It requires an advocate, someone or a group who believes the issue to be essential to the long-term sustainability of the community. This individual or group of individuals is represented by the LMS Coordinator, the Steering Committee, the stakeholder groups, and the public. The LMS Coordinator and the Steering Committee continually reassess the vulnerabilities of the community, and identifying potential strategies and partners to address the vulnerabilities and means to affecting change whether it is a brick and mortar project or implementing a new programmatic initiative or modification to existing codes or plans.

This section describes the comprehensive organizational arrangement required to effectively implement the countywide LMS program. It also describes the administrative framework that defines the roles and responsibilities of those at the staff level that carry out activities on a daily basis that lead to the implementation of the LMS.

6.2.1 Organizational Structure

The LMS organizational structure consists of several levels (see Figure 6.1, LMS organizational structure). Heading the effort is the LMS Steering Committee. This group must have broad representation to be effective. It should embrace all stakeholder groups in the County from both the public and private sectors. Therefore, when the St. Lucie County Steering Committee was created, representative participants were chosen so that all affected groups would have representation in the planning process and in the ongoing implementation of the LMS. The Steering Committee interacts directly with the County Commission, other respective Boards and Councils and the public. The St. Lucie County Department of Public Safety, Director provides direct staff support from the Division of Emergency Management to the Steering Committee and its Chairperson. The Emergency Management Coordinator serves as the designated LMS Coordinator and is the liaison to the Florida Division of Emergency Management (FDEM), and the Federal Emergency Management Agency (FEMA).

Figure 6.1 – LMS Organizational Structure



6.2.2 Administrative - Lead Responsibility

As described in Section 6.2.1, The Department of Public Safety is the lead agency responsible for overseeing the Division of Emergency Management ensuring the implementation of the LMS program. The individual having lead responsibility for is the Emergency Management Coordinator who serves as the LMS Coordinator to the Chair of the Steering Committee, Stakeholder Groups, communities and the local governments that this LMS serves. It is important that the LMS Coordinator and Department of Public Safety Director interact with the County Administrator on a frequent basis, reporting on the progress of the implementation program, obstacles or problems that have delayed the implementation program, and ideas or alternative options to overcome the obstacles and/or problems being encountered.

Responsibilities of the LMS Coordinator will:

- Serve as the hazard mitigation advocate at staff level;
- Keep current with all changes in LMS/DMA2K programs and communicates those changes to the Steering Committee;
- Interact frequently with the Florida Division of Emergency Management;
- Serve as the LMS County Liaison;
- Work closely with the LMS Chairperson;
- Organize meetings of the Steering Committee;
- Coordinate with and contact all members of the Steering Committee on a regular basis;
- Maintain avenues of communication with the general public;
- Set up and maintain files documenting progress of LMS program;
- Update the PPL as needed; and
- Conduct the comprehensive 5-year LMS update.

6.2.3 Administrative - Support Responsibility

Successfully implementing the LMS is not the sole responsibility of the Department Of Public Safety, Division of Emergency Management; it is the responsibility of all participating organizations. Participating organizations from both the public and private sectors can fulfill administrative responsibilities in a number of ways including:

- Promote and educate others about the significance of local hazard mitigation;
- Interact and coordinate frequently with the LMS Coordinator;
- Manage mitigation projects or activities;
- Provide assistance to other organizations so they can implement their mitigation projects or activities;
- Disseminate hazard mitigation-related information to constituents;
- Document the progress of one's organization's hazard mitigation activities; and
- Make available to LMS Coordinator new data and information relevant to the LMS process.

An example of providing support to other organizations could involve assisting in an all-hazard public awareness/education program. Other participating public organizations and even homeowner associations should serve in a support role to publicize and disseminate the program information generated to improve public awareness and program education and attend educational workshops, seminars and Steering Committee meetings.

6.3 IMPLEMENTATION STRATEGY

The implementation strategy is based on information gathered from the Steering Committee as well as key community stakeholders and citizens. The hazards and community issues identified as well as the community's institutional analysis are used to determine the best means to implement mitigation strategies in St. Lucie County. The implementation strategy includes the goals and objectives identified by the Steering Committee as well as a list of prioritized mitigation activities.

6.3.1 Goals and Objectives

In formulating the goals and objectives, appropriate plans, policy statements, laws, codes, and ordinances from each participating local government have been reviewed. With multiple local governmental entities involved in defining a community-wide vision, this becomes a complex process. To help clarify the process, a facilitated discussion with the Steering Committee was conducted, and a comprehensive list of the areas where disasters affect the community was developed. The list included the following:

- Loss of life;
- Loss of property;
- Community sustainability;
- Health/medical needs;
- Temporary sheltering;
- Food and water;
- Communication;
- Housing;
- Historical structures;
- Adverse impacts to natural resources (e.g., beaches, water quality);
- Economic disruption;
- Fiscal impact;
- Recurring damage;
- Damage to repair to public infrastructure (e.g., roads, water systems, sewer systems, storm-water systems, electrical power);
- Debris removal;
- Redevelopment/reconstruction;
- Development practices;
- Environmental damage;
- Intergovernmental coordination; and
- Mental health counseling.

Along with these general hazard impacts, specific issues related to preparing for, mitigating against, responding to, and recovering from disasters were identified by the Steering Committee. The issues identified are summarized below.

Flooding

- Large number of smaller contiguous rain events stacked on top of each other can aggravate local flooding, ground saturation will increase standing water but also increase speed of moving water;
- Maintain coordination with Army Corps of Engineers on St. Lucie Canal and Lake Okeechobee water levels;

- Flood events impact fisheries and tourism industries;
- Elevating homes alone will not solve the problem; must elevate all features, roads, fire hydrants, etc.;
- Need to accurate model the predicted impact of increased impervious land in County due to development;
- Need to better coordinate the drainage between neighboring subdivision;
- Need to maintain canals;
- Need to determine what an acceptable impact is (e.g., Flooded homes? Flooded roads?);
- Residents need to be made aware of the potential for flooding;

Hurricanes/Tropical Storms

- Assess St. Lucie County public facilities for strength and identify hardening needs.

Wildland Fire

- Wildland fire mitigation needed on Lots 5 or 6 on Suzanne Drive, owned by the City of Fort Pierce Public Works.

Erosion

- Continued beach re-nourishment - City of Fort Pierce.

Emergency Shelters

- Many churches serve as kitchens to serve meals following disasters. These facilities need wind protection;
- Impact of evacuees from other counties;
- Education on when to evacuate to a shelter and when to shelter-in-place;
- Pet friendly shelters needed; and
- Some shelters are in need of generator hook-ups and generators.

Technological Hazards

- A train derailment in downtown Fort Pierce would impact the City government building and functions;
- Train derailments cause traffic impediments because main east-west corridors become blocked; and
- These concerns, along with information generated from the inventory of local planning documents and ordinances, resulted in the following goals and objectives for all hazards mitigation planning in St. Lucie County.

The St. Lucie County LMS Steering Committee identified the following goals and objectives. The goals and objectives were selected because of their ability to address community issues that were identified earlier in the mitigation planning process. Goals as defined by FEMA are general guidelines that explain what you want to achieve. They are usually broad policy statements and are long-term in nature. Objectives as defined by FEMA are strategies or implementation steps to attain the identified goals. Unlike goals, objectives are specific and measurable. The goals and objectives define the broad direction of the mitigation strategy and

provide the focus for developing and adopting mitigation projects and activities.

Goal 1: Reduce the loss of life and property

Objective 1.1 Reduce flooding and/or wind damage.
Objective 1.2 Eliminate or retrofit repetitive loss properties.
Objective 1.3 Retrofit and/or construct new critical facilities.
Objective 1.4 Protect and restore areas susceptible to erosion.
Objective 1.5 Improve local roadways to ensure safe, efficient, evacuation.
Objective 1.6 Reduce the potential threat of fires, wildland and structural.
Objective 1.7 Increase public awareness of hazards and their impacts.
Objective 1.8 Evaluate codes, policies, ordinances, and regulations for natural hazards.
Objective 1.9 Reduce exposure to potential environmental hazards.

Goal 2: Achieve safe and fiscally sound, sustainable communities.

Objective 2.1 Integrate hazard reduction into local planning and development processes.
Objective 2.2 Enhance environmental quality and/or function of natural resource.
Objective 2.3 Prepare informational materials explaining the positive relationship between sustainable communities and disaster-resistant and resilient communities.
Objective 2.4 Create and maintain current an all-hazards database.
Objective 2.5 Promote implementation of cost-effective mitigation projects.
Objective 2.6 Enhance geographic information system (GIS) capabilities for use in hazard analysis.

Goal 3. Facilitate orderly recovery during post-disaster redevelopment.

Objective 3.1 Create more resilient disaster-resistant businesses.
Objective 3.2 Ensure economic viability of the local business community following disaster events.

Goal 4. Optimize the effective use of all available resources.

Objective 4.1 Establish public/private partnerships.
Objective 4.2 Establish procedures strengthening intergovernmental coordination and cooperation.

6.4 INTEGRATION INTO LOCAL PLANS

Hazards are pervasive throughout our local communities. While it is understood that the issue of hazard mitigation is a central focus of the LMS, there are other planning mechanisms where this important issue should be addressed. Issues of land use, infrastructure, and environment have been addressed in local comprehensive plans; however, few plans properly address the impact disasters may have on existing and future development. Disasters have enormous physical and social impacts on the community. Other types of planning mechanisms where hazards should be addressed include county and city CEMPs, Continuity of Operations Plans (COOP), Flood mitigation plans, State Housing Initiative Partnership Program (SHIP), and Local Development Review (LDR). Disaster planning is relevant to historic resources, waterfront development, community redevelopment, and low income neighborhoods where substandard housing is typically found has resulted due to use of poor construction methods and materials, and/or lack of adequate maintenance by the homeowner.

From a regulatory standpoint, local government comprehensive plans administered under the provisions of Section 163.3161, Florida Statutes are the cornerstone of growth management in Florida. Being supported by force of law, local comprehensive plans are extremely important vehicles to implement hazard mitigation. Local governments under Section 163.3161, Florida Statutes, are required to update their capital improvement plans (CIPs) annually. The projects included on the LMS PPL also should be incorporated into the local comprehensive plan CIPs. This should be accomplished annually in keeping with the annual update of the jurisdiction's list of projects.

The LMS Steering Committee meets quarterly. It is anticipated that one of the quarterly meetings will focus on integrating hazard mitigation into comprehensive plans. At that meeting, ideas will be shared about how successes were achieved and obstacles overcome.

6.4.1 The Integration Process

The following process will be followed to ensure widespread integration of hazard mitigation into local planning mechanisms in St. Lucie County.

1. An invitation from the LMS Chair, along with a letter of support from the chair of the Steering Committee, will be transmitted to local organization and planning heads and directors, inviting each to attend an LMS Steering Committee meeting to discuss ways in which hazard mitigation can be best integrated into planning matters.

2. Meeting of the LMS Steering Committee is held. This phase could be said to be the institutionalization of hazard mitigation into the local planning and development.

3. Each director will be asked to work with their planning staff to develop a strategy to integrate hazard mitigation into their planning programs and to evaluate whether their regulations address hazard mitigation, identify gaps, then seek possible alternatives.

4. At the next meeting of the LMS, directors will report their situation to the LMS Steering Committee.

5. Identified changes will be made through the plan amendment process. Refer to Section 163.3187, Florida Statutes, and Chapter 9J-11; F.A.C. Local governments can seek plan amendments twice each year.

6. This is the preferred approach because the formal, legally mandated Evaluation and Appraisal Report process in which local comprehensive plans undergo extensive review and scrutiny and modification occurs every seven years.

A similar process as described in Points 1-5 (above) will be taken by the LMS Steering Committee to study the feasibility and implementation mechanics relative to other planning processes active in the County such as the Transportation Planning Organization (TPO), important in addressing transportation matters and SHIP, which is active with low-income housing issues. Historical resources also will be evaluated, since there are a number of historical structures in risk areas in the County.

6.5 PLAN MONITORING

Once the participants adopt the LMS, monitoring the progress of plan implementation is extremely important. It is through the monitoring process that the Steering Committee can determine whether implementation is occurring as originally envisioned. Determining whether the implementation timeframes are being met is critical. The monitoring process may be more important in identifying why actions/initiatives are not occurring. The identification of obstacles to implementation also is important, for example, funding cutbacks, unsuccessful grant applications, and staff changes (e.g., key individual resigns or reassigned to new job, unexpected design problems, unexpected complexity in securing permits, lose commitment of partner agencies/organizations). Having an understanding of the timing and flow of projects as well as the availability of funding sources and community support also is key to successfully implementing the identified strategies. Certain events or circumstances can alter the traditional means of operation and implementation. For instance, the events of September 11th significantly impacted the way emergency management functions on federal, State, and local levels.

6.5.1 Process

Step 1 Each quarter, the designated point-of-contact for each individual mitigation project or initiative identified on the PPL will report progress to the St. Lucie County LMS Coordinator. For the first and third quarters, the point-of-contact will complete an Individual Project Progress Report (Appendix C) for each project and submit it to the St. Lucie County LMS Coordinator. For the second and fourth quarters, an informal progress check-in will take place between the point-of-contact and the St. Lucie County LMS Coordinator. The point-of-contacts also will be responsible for submitting any supporting documentation such as newspaper articles or other relevant media.

Step 2 Based on the submitted progress report forms and progress check-ins, the St. Lucie County LMS Coordinator will complete quarterly progress reports for the overall LMS program and submit them to the elected boards of the County and municipalities.

Step 3 At the end of each year, the St. Lucie County LMS Coordinator will prepare an LMS Annual Report. The Annual Report will be submitted to the elected boards of the County and municipalities.

Step 4 Besides reporting to local governments, the St. Lucie County LMS Coordinator and/or Chair of the LMS Steering Committee will be available to make similar presentations to private sector organizations, non-profit organizations (e.g., Council on Aging, Chambers of Commerce) and community organizations.

6.6 UPDATING THE PLAN AND PROJECTS LIST

There are two updating processes connected to the LMS. One describes how the Prioritized Project List (PPL) is updated annually. A detailed description of the PPL updating procedure is provided below. The second updating process, involves the 5-year update of the Plan sections of the LMS.

At the heart of the LMS is the PPL (see Table 6.1). The PPL is a rank order of priority projects that if implemented will result in a more disaster-resistant and resilient community.

When current projects are completed, new needs surface, new funding opportunities arise, and events occur that affect priorities, it is important that the PPL be a dynamic document. For this reason, the window to submit projects to the PPL is always open. All applicants desiring to have their project on the PPL must submit their proposed project utilizing the Mitigation Measure (Project or Initiative) Proposal Form (Appendix C). The following sections identify the multi-step prioritization methodology.

6.6.1 Project Prioritization Process

St. Lucie County LMS Mitigation Measure (Project or Initiative) Proposal Form is located in Appendix C

6.6.1.1 Prioritization Process

The Steering Committee determined proposed LMS mitigation projects and activities are to be evaluated and prioritized based on the following scoring system and procedures:

1. Projects will be scored only on the basis of documents submitted by the individual or agency proposing the mitigation project.
2. Projects may be submitted to the LMS Steering Committee at any time. Organizations are encouraged to do so as soon as the need is identified. However, projects of a time-sensitive nature, such as HMGP projects requiring LMS Steering Committee ranking, shall be submitted to the LMS Coordinator no later than one month in advance of when the LMS Steering Committee ranking is due.
3. Each project will be scored on the eleven Scoring Factors listed in Table 6.2
4. Each Scoring Factor is assigned point criteria ranging from 0 to 3.
5. Each Scoring Factor is assigned a weight. The weight indicates the relative importance of each Scoring Factor.
6. To determine a project's score on each scoring factor, the number of points is multiplied by the weight.
7. A project's total score is the sum of the scores of the eleven Scoring Factors. The highest possible score is 120.

Table 6.1: PPL Scoring Factors and Weights

SCORING FACTOR		POINT CRITERIA	WEIGHT	POINTS	SCORE
1	Consistency with LMS Goals		4		
		3- Addresses the highest LMS goal (reduce the loss of human life through provision of sheltering, evacuation, disaster preparedness, emergency response, hazard mitigation, or other services.)			

		2- Addresses the second highest LMS goal (To ensure orderly, effective, short-term Recovery and redevelopment by establishing a program that provides adequate shelters, community health services, food and water, debris removal and promotes rapid economic recovery following a disaster.)			
		1 – Addresses at least one of the three lowest LMS goals A. (To minimize public and private exposure to loss of property and economic disruption in the event of natural, technological, and societal hazards.) B. (To achieve safe and financially sound, sustainable communities through thoughtful long range planning of natural and man-made environment) C. (To optimize the effective use of all available resources by establishing public/private partnerships and by promoting intergovernmental coordination and cooperation.)			
		0- Fails to address any of the listed LMS goals.			
2	Consistency with Hazard Impact		4		
		3- Addresses at least one of the three highest hazards A. Wind Event (Hurricane, Tornado, Tropical Storm) B. Flooding C. Epidemic			

		2- Addresses at least one of the three second highest hazards: A. Terrorism/Sabotage B. Hazardous Materials Accident, Wellfield /Surface Water Contamination C. Wildfire			
		1 – Addresses at least one of the remaining hazards: A. Radiological Hazard B. Power/Communication Failure C. Transportation System Accident D. Drought E. Erosion F. Agricultural Pest/Disease G. Civil Disturbance			
		H. Extreme Temperature I. Immigration Crisis J. Military Ordinance K. Seismic (Sinkholes, Earthquakes) L. Thunderstorm/Lightning			
		0- Fails to address any LMS listed disasters			
3	Consistency with Laws and/or Policies		2		
		3- Consistent with existing laws/policies			
		2- New legislation or policy changes needed, but no conflicts identified			
		1- New legislation or policy changes needed, but may conflict with existing laws, regulations, and/or policies			
		0- Inconsistent with laws and/or policies			
4	Consistency with Local Plans		4		
		3- Supported in both the Comprehensive Emergency Management Plan and a jurisdiction's Comprehensive Plan			
		2- Supported in either the Comprehensive Emergency Management Plan or a jurisdiction's Comprehensive Plan			
		1- Supported in other government plan			
		0- Not supported in any government plan			

5	Scope of Benefits – Jurisdictions		4		
		3- Benefits the health and safety of all Municipalities and the unincorporated county			
		2- Benefits the health and safety of 2 to 3 jurisdictions (municipality or the unincorporated county			
		1- Benefits the health and safety of 1 jurisdiction (municipality or the unincorporated county			
		0- Provides no significant benefits to any jurisdiction			
6	Scope of Benefits – County		4		
	Population				
		3- Benefits 67% to 100% of the County population			
		2- Benefits 33% to 66% of the County population			
		1- Benefits 1% to 32% of the County population			
		0- Provides no significant benefit			
7	Importance of Benefits – Essential Services		4		
		3- Needed for essential services: Medical, Shelter, Custodial Care, Educational, Emergency, Utility, Police, Food			
		0- Not needed for essential services			
8	Importance of Benefits – Critical Facilities		4		
		3- The project facility is a designated primary critical facility			
		2- The project facility is a designated secondary critical facility			
		0- The project facility is not a designated critical facility			

9	Benefit/Cost Ratio		2		
		3- 4.0 or higher			
		2- Between 2.0 to 3.9			
		1- Between 1.0 to 1.9			
		0- Less than 1 or a formal analysis has not been completed			
10	Financing		4		
		3- Eligible for more than one grant and is scheduled for future funding in jurisdiction's approved budget or capital plan			
		2- Eligible for grant funding from at least two grant sources			
		1- Eligible for grant funding			
		0- Not scheduled for funding in jurisdiction's approved budget or capital plan and is not			
		eligible for grant funding			
11	Time Necessary for Implementing		4		
		3- Less than 2 years			
		2- 2 to 3 years			
		1- 3 to 4 years			
		0- Greater than 4 years			

6.6.1.2 Tie Break Methodology

This project prioritization methodology may result in tie scores for projects that address the same hazards. For instance, most storm-water management projects will address the same goals and hazards, perhaps resulting in tie ranking scores. Because of this, it is important to develop a tie-break methodology.

1. For projects with identical ranking scores that address different LMS Goals, the project that addresses the highest LMS Goal shall be ranked higher.
2. For instance, if a tornado project and a hazardous materials accident project received identical ranking scores, the tornado project would be ranked higher because overall hazard priority is higher than hazardous materials accidents. For projects with identical ranking scores that address identical LMS Goals, the project that addresses the highest ranked hazard shall be ranked higher.
3. For projects with identical ranking scores that address the same LMS Goals and the same hazards, the project that serves the greatest percent of the County's population shall be ranked the highest.

4. For projects with identical ranking scores that address the same LMS Goals, the same hazards and the same percent of the County's population; the project that has the highest benefit cost analysis shall be ranked the highest.

6.6.2 Comprehensive Update

The LMS planning process is dynamic and results in the development of a set of prioritized projects and initiatives with the aim of mitigating hazard impacts. To ensure this Local Mitigation Strategy is consistent with current community issues and characteristics, it is important that it be periodically reviewed and updated. During preparation for LMS meetings and agenda preparation, The LMS Coordinator as Chairman of the Steering Committee, and the Co-Chairman will solicit requests for changes to each jurisdiction's mitigation projects and/or strategies from participating jurisdictions as part of the steering committee meeting process. At each meeting the LMS is evaluated for any needs for changes. The LMS Coordinator evaluates the plan prior to meetings, in order to recommend any changes needed. All jurisdictions and participating parties are able to submit projects for consideration at any time.

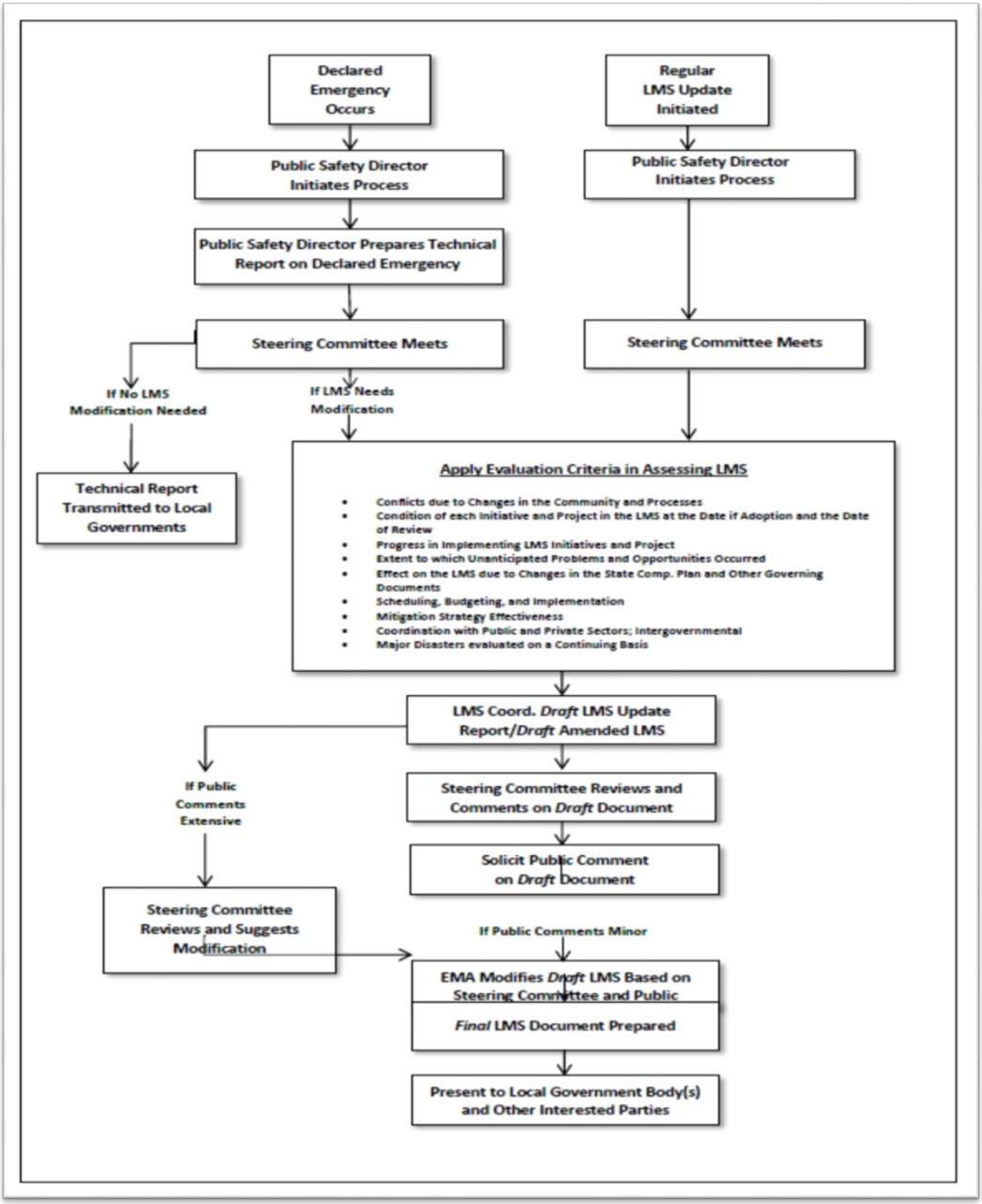
In developing this updating process, three key sources were consulted to shape the process and procedures developed herein:

- Section 163.3191, Florida Statutes,
- the evaluation and appraisal process of local government comprehensive plans; and
- FEMA Local Mitigation Planning Handbook.

A key objective in the development of the process was to keep it from being excessively bureaucratic and cumbersome.

The LMS update process will occur on a 5-year cycle as is recommended by FEMA's DMA2K. The Steering Committee indicated that there needed to be some abbreviated reassessment of the Strategy following a Disaster Declaration. The LMS update procedures will be initiated and carried out by the Director of St. Lucie County's Department Of Public Safety. The Director's responsibility is to ensure that the following update procedures are implemented in a timely manner. Both the regular, 5-year, Strategy update processes, as well as the abbreviated review process applicable following a Disaster Declaration, are depicted in Figure 6.2.

Figure 6.2 - Review and Revision Procedures for Updating Local Mitigation Strategy



6.6.2.1 Comprehensive Update Procedures

The regular updating process will occur every 5 years. The administrative steps, as described below, constitute the procedures that will be followed.

Step 1 The LMS Coordinator of the Division of Emergency Management will activate the update process in January of the fourth year of the update cycle by notifying each member of the Steering Committee of an initial organizational meeting. At that time, the LMS Coordinator will request information updates on those serving on the Steering Committee (name of person, address, telephone and fax number, and e-mail address, if available).

Step 2 The LMS Coordinator prepares meeting agenda in coordination with the Chairman of the Steering Committee to be distributed in advance of the meeting to members of the Steering Committee.

Step 3 Steering Committee meeting is held. A brief review of the updating process is discussed. There will be a discussion of whether the evaluation criteria are still appropriate or whether modifications or additions are needed due to change of conditions over the period since the last update process occurred. The data needs will be reviewed, data sources identified, and responsibility for collecting information will be assigned to members.

Step 4 A draft report will be prepared. Evaluation criteria to be addressed include the following:

- Changes in the community and government processes that are hazard-related and have occurred since the last Strategy review;
- Community change;
- growth and development in vulnerable areas;
- Impact of actions resulting from growth that adversely affect natural resources in vulnerable areas, such as sea walling, beach erosion, heightening deposition in inlets;
- Demographic changes;
- New hazards identified;
- Changes in community economic structure; Special needs population changes;
- Government process changes;
- New or changing laws, policies, and regulations;
- Changes in funding sources or requirements;
- Change in priorities for implementation;
- Changes in government structure;
- Shifts in responsibility and mitigation committee resources; Progress in implementing LMS initiatives and projects - the Strategy initiatives and projects as compared with actual results at the date of the report;
- Effectiveness of the implemented initiatives and projects;
- Evaluation of unanticipated problems and opportunities that have occurred between the date of adoption and date of report;
- Evaluation of hazard-related public policies, initiatives, and projects; and assess the effectiveness of public and private sector coordination and cooperation.

Step 5 The LMS Coordinator determines best method to solicit public input. The LMS Coordinator is responsible for public noticing/advertising requirements. All Steering Committee members are informed and requested to attend public meeting.

Step 6 A public meeting is held. The LMS Coordinator or a representative of the Steering Committee presents findings, conclusions, and recommendations of Strategy effort. Public comments are recorded.

Step 7 The LMS Coordinator of the Division of Emergency Management distills and synthesizes public comments in memorandum.

Step 8 The LMS Coordinator coordinates and organizes second meeting of Steering Committee. The draft Strategy update report is distributed to the Steering Committee seven days prior to the meeting. The Steering Committee meeting is held. Consensus is reached on changes to the draft. If certain local governments cannot reach agreement on certain issue(s) and/or project prioritization(s), the conflict resolution process (Section 6) may be triggered for those specific items parties cannot agree upon. A vote is taken securing approval of the draft Strategy Update Report, contingent upon integrating Steering Committee comments into draft report.

Step 9 The LMS Coordinator incorporates modifications/additions resulting from Steering Committee meeting.

Step 10 The LMS Coordinator finalizes the Strategy Update Report. Copies are distributed to Steering Committee members.

Step 11 Each jurisdictional representative presents the updated Strategy to their respective governing body and other interested parties. If there are new or modified recommendations that their local government could implement to further the countywide Strategy, member seeks direction from governing body to implement appropriate strategies.

Step 12 The final updated LMS is formally adopted by all of the participating jurisdictions.

Step 13 The final updated LMS is forwarded on to the State Hazard Mitigation Officer at the Florida Division of Emergency Management.

St. Lucie County Local Mitigation Strategy Project Prioritization List March 10, 2016 Update SLC LMS Project List March 10 2016 1 of 10

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
10-1	Storm Hardning a FPUA Water Pumping Facility	300,000.00	Huricanes/Tropical Storms	Fort Pierce St. Lucie County	Federal hazard mitigation grants	< 2 years	Ft. Pierce Utilities Authority	In Porogress
09-2	Mosquito Control Impoundment – Protect impoundment berms from erosion caused by storm surge by installing rip rap.	250,000.00	Erosion, epidemics	All	Mosquito Control District funds. State and federal hazard mitigation grants	< 2 years	St. Lucie County Mosquito Control District	Deferred Awaiting funding.
09-1	Wind Retrofit Four County Buildings – Logistics Center, Heavy Equipment Storage Building, Ave. C Health Dept. & Airport Administration Building	250,000.00	Hurricane	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants	< 2 years	St. Lucie County Central Services	Deferred. Awaiting funding.
09-4	Phase 1 STEP Tank Replacement – Replace 276 STEP systems for phase 1 in Section 30.	524,000.00	Flood	Port St. Lucie	Port St. Lucie. State and federal hazard mitigation grants	< 2 years	Port St. Lucie Utilities	Ongoing
09-5	Flood Proofing School District Administrative Office	2,600,000.00	Flood	All	Federal hazard mitigation grants	< 2 years	St. Lucie County School District	Deferred. Awaiting funding.
08-10	St. Lucie West Stormwater Improvements	195,000.00	Flood	Port St. Lucie	St. Lucie County. Section 319 grants. State and federal hazard mitigation grants.	< 2 years	St. Lucie West Service District	Deferred. Awaiting funding.
08-12	Provide wind storm mitigation for low income housing	1,000,000.00	Hurricane/ Tropical Storm, Tornado	All	State and federal hazard mitigation grants.	< 2 years	INTACT	Deferred. Awaiting funding.
08-5	Place a new roof on FPUA's Energy Service Center. The building serves as the EOC for FPUA.	500,000.00	Hurricane/ Tropical Storm, Tornado	Fort Pierce	Fort Pierce Utilities Authority. State and federal hazard mitigation grants.	< 6 months	Fort Pierce Utilities Authority	Deferred. Awaiting funding.
08-9	F1 - Install an electric motor on the "Gates Structure" on Canal 1 / Taylor Creek	250,000.00	Flood	St. Lucie County Fort Pierce	FPFWCD, State and federal hazard mitigation grants	< 6 months	Fort Pierce Farms Water Control District	Deferred. Awaiting funding.
08-8	Replace gate lifting shafts and repair the pump house and motors on the "Fittings Structure" on Ten Mile Creek.	225,000.00	Flood	St. Lucie County Fort Pierce Port St. Lucie	NSLRWCD, State and federal hazard mitigation grants.	< 6 months	North St. Lucie River Water Control District	Deferred. Awaiting funding. This project has been combined with project 07-13 and 07-45 in an effort to save money.
08-1	Replace sidelot pipes to reduce flooding.	1,200,000.00	Flood	Port St. Lucie	Port St. Lucie.State and federal hazard mitigation grants.	2–3 years	Port.St. Lucie Public Works	Deferred. Awaiting funding.
07-1	Virginia Avenue Basin (Mayflower Canal & U.S. Highway 1 crossing) – Upgrade/replace culvert crossing of the Mayflower Canal and U.S. Highway 1 drainage.	750,000.00	Flood	Fort Pierce St. Lucie County	Fort Pierce, State and federal hazard mitigation grants.	< 2 years	Fort Pierce Public Works	Will advise

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-2	St. Lucie Gardens Stormwater Improvements – Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	3,900,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding.
07-7	N-6 (Header Canal – Pump Station No. 2) – Install automatic operation controls on Pump Station No. 2 at the south end of Header Canal.	75,000.00	Flood	St. Lucie County	NSLRWCD. State and federal hazard mitigation grants.	< 2 years	North St. Lucie River Water Control District	Deferred. Awaiting funding.
07-8	N-5 (Header Canal – Pump Station No. 1) – Install automatic operation controls on Pump Station No. 1 at the north end of Header Canal.	75,000.00	Flood	St. Lucie County	NSLRWCD. State and federal hazard mitigation grants.	< 2 years	North St. Lucie River Water Control District	Deferred. Awaiting funding.
07-10	St. Lucie Plaza Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	3,000,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding.
07-11	Harmony Heights Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	3,000,000.00	Flood	St. Lucie County	St. Lucie County. Section 319. SLRIT Grant. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Phase 1- Complete. Subsequent phases deferred. Awaiting funding.
07-12	Sunland Gardens Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	4,250,000.00	Flood	St. Lucie County	St. Lucie County. Section 319. SLRIT Grant. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding.
07-13	N-4 (Fitting Structure Gates) – Install automatic controls on the "Fitting Structures" gates.	225,000.00	Flood	St. Lucie County	NSLRWCD. State and federal hazard mitigation grants.	< 2 years	North St. Lucie River Water Control District	Deferred. Awaiting funding. This project has been combined with project 08-8 and 07-45 in an effort to save money.
07-15	Emergency Communication Vehicle – Purchase and equip an emergency communication vehicle in order to provide continual broadcast on television during an emergency event.	300,000.00	All	All	St. Lucie County. State and federal hazard mitigation grants.	< 2 years	St. Lucie County Media	Deferred. Awaiting funding.
07-17	N-3 (Gordy Road Structure Gates) – Install automatic controls on the "Gordy Road Structure" gates.	200,000.00	Flood	St. Lucie County Port St. Lucie	NSLRWCD. State and federal hazard mitigation grants.	< 6 months	North St. Lucie River Water Control District	Deferred. Awaiting funding.

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-18	South 7th Street Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	250,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 2 years	St. Lucie County Public Works	In progress. Under design
07-19	Carlton Road Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	550,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding. Will check
07-20	Paradise Park Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	3,000,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	This is a 5-phase project. Phase 1 is completed. Phase 2 is in progress. Phase 3 completed phase 4 ip
07-21	Silver Lake Park Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project	1,000,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 2 years	St. Lucie County Public Works	Deferred. Awaiting funding.
07-22	Wilbure Subdivision Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	1,000,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding.
07-23	Bluefield Road Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	500,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Multi-phased project. Phase 1 is completed. Phase 2 is deferred. Awaiting funding. Will check
07-24	White City/Citrus Avenue Drainage Study - Drainage improvements for a severely flood prone subdivision of fifty homesites, on septic tank and well system.	1,500,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 2 years	St. Lucie County Public Works	IP completing in 2016.
07-25	Trowbridge Road Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	1,000,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding. Checking
07-26	Westmoreland Blvd./Gatlin Culvert – Drainage improvements to a section of Westmoreland Blvd. that is subject to flooding during heavy rains	50,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding. checking

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-27	Indian River Estates Drainage Improvements – Drainage improvements for a severely flood prone subdivision of 1,800 single family homesites, on septic tanks and wells.	4,800,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants	4+ years	St. Lucie County Public Works	This is a 2-phased project. Phase 1- pump station & treatment pond- completed. Phase 2 icomplete 2015 phase 3 in design
07-28	Ten Mile Creek (Regional Attenuation Facility) – joint project between St. Lucie County, U.S. Army Corps of Engineers, and South Florida Water Management District to construct a regional storage reservoir for stormwater within a flood prone river flood plain area affecting approximately 50 homesites.	30,000,000.00	Flood	St. Lucie County Fort Pierce Port St. Lucie	Army Corps of Engineers	N/A	St. Lucie County	In progress
07-134	Access Route Clearing Equipment – Hitch and light trailer equipped with items including but not limited to: hand tools, chain saws, ropes and tackle, to enable trained personnel to readily clear routes to critical facilities and neighborhoods	10,000.00	Flood, Hurricanes / Tropical Storm, Tornadoes, Severe Thunderstorm& Lightning, Seismic Hazards, Technological, Societal	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Deferred. Awaiting funding.
07-37	F-2 (Canal No. 21 culvert replacement) – Replace the existing 36-inch diameter gated culvert connection between Canal No. 21 and C-25 of the South Florida Water Management District with a 72-inch diameter weir-control gate.	300,000.00	Flood	St. Lucie County Fort Pierce	FPFWCD. State and federal hazard mitigation grants.	< 2 years	Fort Pierce Farms Water Control District	Deferred. Awaiting funding. Checking
07-39	Airoso Culverts at Eyerly – Replacement of culverts at Airoso & Eyerly to a larger sized culvert due to severe flood after heavy rains	300,000.00	Flood	Port St. Lucie	Port St. Lucie. State and federal hazard mitigation grants.	< 2 years	Port St. Lucie Public Works	Deferred. Awaiting funding. checking
07-42	Comprehensive Drainage Plan – Identify the sub-basin, determine necessary improvements, and long-term maintenance of stormwater within the Village.	100,000.00	Flood	St. Lucie Village	St. Lucie Village. State and federal hazard mitigation grants.	< 1 year	St. Lucie Village	Deferred. Awaiting funding.
07-45	N-7 (Radial Gates) – Replace the radial gates on the "Fitting Structure" with stainless steel gates.	225,000.00	Flood	St. Lucie County	FPFWCD. State and federal hazard mitigation grants	< 2 years	North St. Lucie River Water Control District	Deferred. Awaiting funding. This project has been combined with project 08-8 and 07-13 in an effort to save money. Checking

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-48	Easy Street – Replacement of all cross pipes at Buchanan Dr., Pinetree Dr., Palmetto Dr., Silver Oak Dr., Seagrape Dr., Myrtle Dr., Birch Dr., Hickory Dr., Raintree Trail, Tangelo Dr., Spruce Dr., Cassia Dr., Bamboo Dr., Balsam Dr., Papaya Dr., and Yucca Dr.	150,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Phaes 3 of IRE 27, deferred phase 4
07-51	Road Restoration and Improvement - Initiation of a study to evaluate the condition of roads within the Village and then prioritize road restoration projects to ensure the most deteriorated facilities are brought into conformance.	Not Available	Floods. Hurricane / Tropical Storm, Technological	St. Lucie Village	St. Lucie Village	< 1 year	St. Lucie Village	Deferred. Awaiting funding.
07-55	Merritt Ditch & Sunrise Blvd. Crossing – Replacement of 60-inch pipe.	75,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants.	18 months	St. Lucie County Public Works	Deferred. Awaiting funding. Checking
07-56	Merritt Ditch & Elm Street Crossing – Replacement of 60-inch pipe.	75,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants.	18 months	St. Lucie County Public Works	Deferred. Awaiting funding.
07-58	Mariposa Ditch – Redesign and reroute of failing ditch.	750,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants.	18 months	St. Lucie County Public Works	Deferred. Awaiting funding. checking
07-64	Municipal Water Service – Provide municipal water services to the residents of St. Lucie Village.	Not Available	Epidemic	St. Lucie Village	St. Lucie County. St. Lucie Village.	2 years	St. Lucie Village	Deferred. Awaiting funding.
07-68	National Register Properties Damage Assessment – Assess the exposure to damage by any type of disaster for properties located within the Village's Historic District.	Not Available	All	St. Lucie Village	St. Lucie Village	< 6 months	St. Lucie Village	Deferred. Awaiting funding.
07-69	Comprehensive Emergency Management Plan – Complete a study to determine the appropriate process to handle emergency management in the Village.	Not Available	All	St. Lucie Village	St. Lucie Village, DCA Grants.	1 year	St. Lucie Village	Deferred. Awaiting funding.
07-72	Right of Way Culvert Replacement Project – Replace drainage right-of-way culverts with corrugated metal pipes on failing cross roads.	2,800,000.00	Flood	Port St. Lucie	Port St. Lucie,State and federal hazard mitigation grants.	< 1 year	Port St. Lucie Public Works	In progress. Annual maintenance
07-73	Wildland Fire Mitigation Plan – Research and prepare a wildland fire mitigation plan.	Not Available	Wildland Fire	St. Lucie Village	St. Lucie Village, State and federal hazard mitigation grants.	< 1 year	St. Lucie Village	Deferred. Awaiting funding.

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-74	Wildland Fire Mitigation Plan – City of Port St. Lucie – Preparation of a Wildland Fire Mitigation Plan as part of the Comprehensive Emergency Operations Plan.	100,000.00	Wildland Fire	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	N/A	Port St. Lucie Emergency Management	Completed
07-75	Transfer of Public Records – Transfer of public records from paper to an optical disc.	40,000.00	Floods, Hurricanes / Tropical Storms, Tornadoes, Severe Thunderstorm & Lightning, Seismic, Technological, Societal	Fort Pierce	Fort Pierce, State and federal hazard mitigation grants.	1 – 2 years	Fort Pierce Public Works	In progress.
07-78	Pet/Small Animal Shelter – Design and construct a pet/small animal shelter.	1,500,000.00	Floods, Hurricanes / Tropical Storm, Severe Thunderstorm & Lightning, Wildland Fire, Extreme Temperature, Seismic, Epidemics, Technological, Societal	All	St. Lucie County, State and federal hazard mitigation grants.	2 years	St. Lucie County Central Services	Deferred. Awaiting funding.
07-79	Vital records protection facility.	600,000.00	Floods, Hurricanes / Tropical Storm, Severe Thunderstorm & Lightning, Wildland Fire, Extreme Temperature, Seismic, Epidemics, Technological, Societal	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	2 years	Port St. Lucie Public Works	Deferred. Awaiting funding.
07-80	Rivergate (Erosion Control Devices) – Develop and install erosion control barriers along the entire shore of Rivergate Waterway.	Not Available	Flood, Erosion.	Port St. Lucie	Port St. Lucie	2 years	Port St. Lucie Public Works	Deferred. Awaiting funding.
07-81	Recreation Building Upgrades – Retrofit current buildings in parks to current codes (garages, doors).	25,000 per site	Hurricane / Tropical Storm, Tornadoes	Port St. Lucie	Port St. Lucie. State and federal hazard mitigation grants	< 1 year	Port St. Lucie Public Works	Deferred. Awaiting funding.
07-85	Community Rating System Designation – Apply and establish the Village as a participant of the Community Rating System for insurance reductions.	0.00	Flood	St. Lucie Village	St. Lucie Village, State and federal hazard mitigation grants.	< 1 year	St. Lucie Village	In progress
07-88	Horizontal Wells – Provide horizontal wells throughout the County in order to provide access to water during emergencies.	500,000.00	Wildland Fire, Drought	All	St. Lucie County. State and federal hazard mitigation grants	4 + years	St. Lucie County Fire District	Deferred. Awaiting funding. checking

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-89	Acquire properties along the Indian River Lagoon, the St. Lucie River, Ten Mile Creek, Five Mile Creek, tributaries of these waters, the Atlantic Ocean and other flood plain areas to direct residential and commercial development away form coastal and flood plain and to restore the natural floodplain.	13,000,000.00	Flood	All	St. Lucie County, Florida Communities Trust Grants.	Ongoing	St. Lucie County Environmental Resources	In progress. Ongoing project.
07-90	Repetitive Loss Inventory Buyout – Acquire properties located on the repetitive loss inventory to eliminate future flooding of structure.	2,500,000.00	Flood	All	St. Lucie County. State and federal hazard mitigation grants	> 4 years	St. Lucie County Grants / Disaster Recovery	In progress. 7 properties are to be purchased in 2010. checking
07-91	Citrus Avenue Basin Retrofit – Construct a stormwater treatment facility for an 80-acre drainage basin.	1,500,000.00	Flood	Fort Pierce	Fort Pierce,Section 319, SLRIT Grant, State and federal hazard mitigation grants.	4+ years	Fort Pierce Public Works	Deferred. Awaiting funding.
07-94	Public Works Facility – Construct a new Public Works Facility adjacent to the Florida Turnpike.	3,500,000.00	Floods, Hurricanes / Tropical Storm, Severe Thunderstorm & Lightning, Wildland Fire, Extreme Temperature, Seismic, Epidemics, Technological, Societal	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	< 4 years	Port St. Lucie Public Works	Deferred. Awaiting funding.
07-96	Watershed "A" – West E-84 Improvements – Improvements to the E5 and E-84 drainage canals and E-84 drainage basin to reduce flooding hazard	1,210,000.00	Flood	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	18 months	Port St. Lucie Public Works	Deferred. Awaiting funding.
07-98	St. Lucie North – Construct improvements to the C-104, C-105, C106, C-107, and C-108 drainage canals to reduce flooding hazards	1,200,000.00	Flood	Port St Lucie	Port St. Lucie, State and federal hazard mitigation grants.	2 years	Port St. Lucie Public Works	Completed
07-99	Cameo Boulevard/Turtle Run Park Debris Storage Area – Develop/Identify an area for emergency management debris removal and storage, including construction of infrastructure to reach site and area for mass temporary housing.	500,000.00	Flood, Hurricane / Tropical Storm, Tornadoes	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	< 2 years	Port St. Lucie Public Works	Deferred. Awaiting funding.
07-100	Collect data for infrastructure and critical facilities	Not Available	All	All	St. Lucie County	Ongoing	St. Lucie County Public Safety	In progress. Project is considered to be ongoing.
07-101	Collect data to improve future loss estimation efforts.	Not Available	All	All	St. Lucie County	Ongoing	St. Lucie County Public Safety	In progress. Project is considered to be ongoing.

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-105	Identify areas that may require Flood Insurance Rate Map (FIRM) revisions or amendments due to mitigation or development.	Not Available	Flood	All	St. Lucie County	Ongoing	St. Lucie County Public Works	In progress. Project is considered to be ongoing.
07-107	Four-wheel drive Risk/Threat Assessment, Search and Rescue vehicles – Acquire 6 4-wheel drive vehicles for Police Department for risk/threat assessment, search and rescue and ability to deliver supplies and personnel to flooded or damaged areas.	184,200.00	Flood, Hurricane / Tropical Storm, Tornado	Fort Pierce	Fort Pierce, State and federal hazard mitigation grants.	< 2 years	Fort Pierce Police Department	Deferred. Awaiting funding.
07-111	Water Control Structure 53-4 Replacement and Canal Stabilization – Replace failed drainage connection to SFWMD C-25 Canal to enhance flood protection for the surrounding residential and agricultural area of roughly 4000 acres.	150,000.00	Flood	Fort Pierce, St. Lucie County	NSLRWCD,State and federal hazard mitigation grants.	1 year	North St. Lucie River Water Control District	Deferred. Awaiting funding.
07-112	Water Control Structure 33-2 Replacement and Canal Stabilization - Replace failed drainage connection to SFWMD C-25 Canal to enhance flood protection for the surrounding residential and agricultural area of roughly 4000 acres.	750,000.00	Flood	Fort Pierce St. Lucie County	NSLRWCD,State and federal hazard mitigation grants.	1 year	North St. Lucie River Water Control District	Deferred. Awaiting funding.
07-116	Reverse Osmosis Plant Shuttering	250,000.00	Hurricane / Tropical Storm, Tornadoes	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	< 1 year	Port St. Lucie Utilities	Deferred. Awaiting funding
07-117	Shuttering of Utilities Administration Building	330,000.00	Hurricane / Tropical Storm, Tornadoes	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	< 1 year	Port St. Lucie Utilities	Deferred. Awaiting funding. checking
07-118	Provide windstorm damage mitigation and hurricane preparedness educational programming to the community and also to deliver information/resources regarding building codes, wind-load design and wind resistant technology to the building/construction industry.	400,000.00	Hurricane / Tropical Storm, Tornadoes	All	State and federal hazard mitigation grants	Ongoing	St. Lucie County Cooperative Extension Service – University of Florida	In progress. Project is considered to be ongoing.
07-123	Enhancement of Sheriff's Office Emergency Operations Center – Including but not limited to: additional phone line/jacks, dedicated computer, wall mounted map, fans, secure satellite dishes, wall mounted television, ceiling mounted projector	17,000,000.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	1 year	St. Lucie County Sheriff's Office	Deferred. Awaiting funding. checking

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-124	Camp – The administration bldg. is used as a "camp" as defined by ICS. Includes but not limited to: connecting existing generator to lift station; installing stainless double sink and additional kitchen appliance circuits; etc.	99,030.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Deferred. Awaiting funding.
07-125	Epix Digital Imaging System – Portable digital X-ray system to safely explore interior of a suspicious package. Team serves 3 counties and 2 RDSTF regions.	23,000.00	Technological,Societal	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	< 1year	St. Lucie County Sheriff's Office	Deferred. Awaiting funding.
07-127	Roadside Message Board Systems – One vehicle capable of towing 4,000 pound trailer, 2 trailers equipped with solar energy powered electronic message boards that can be transported to incident scenes to provide curfew, evacuation or other important information.	70,000.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	< 1 year	St. Lucie County Sheriff's Office	Received 2 message boards from FDOT. Deferred. Funding for two vehicle is still needed.
07-128	Six satellite phones to allow communications between key Sheriff's Office Emergency managers/commanders, when cellular and radio communications are overwhelmed during a disaster or major event	30,000.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Received 1 fixed and 2 mobile satellite phone. Deferred. Funding for the remaining equipment is still needed.
07-129	EOC Base Station – Need base station radio installed at EOC for Emergency Management use.	3,500.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Checking
07-130	Emergency Responders Assistance Equipment – Hitch, light trailer, equipment and supplies, including but not limited to: air compressor, nail gun, ladders, supply of tarps, etc. to mitigate further damage to the homes of first responders and 24/7 essential	7,000.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Deferred. Awaiting funding.
07-131	Electronic Security System – Install digital video security system where none currently exists and upgrade portal entry system to proximity card system that works in conjunction with video recording system, to be installed at Sheriff's Admin. Office	110,000.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Deferred. Awaiting funding.

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-132	Bi-Directional Amplifiers – Due to heavy construction of school buildings, Sheriff and PSLPD officers cannot communicate effectively with cellular or 800 Mhz radios.	320,000.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	In Progress. Partial funding has been received for this project.
07-134	Access Route Clearing Equipment – Hitch and light trailer equipped with items including but not limited to: hand tools, chain saws, ropes and tackle, to enable trained personnel to readily clear routes to critical facilities and neighborhoods	10,000.00	Floods, Hurricanes / Tropical Storm, Severe Thunderstorm & Lightning, Wildland Fire, Extreme Temperature, Seismic, Epidemics, Technological, Societal	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Deferred. Awaiting funding.
07-135	Construct safe spaces at Central Services Building and Road and Bridge Department so that first responders will be safe during storm events	100,000.00	Hurricane / Tropical Storms, Tornadoes	St. Lucie County	N/A	N/A	St. Lucie County Central Services	Deferred. Awaiting funding.
07-136	Relocate the wastewater treatment plant located immediately adjacent to the Indian River Lagoon in Fort Pierce. Shoreline erosion, which was severely aggravated by two recent hurricanes, is jeopardizing the plant.	60,000,000.00	Hurricane / Tropical Storm, Tornado, Epidemics, Technological, Societal	All	St. Lucie County, EPA /DEP grants, Legislative Earmark, State and federal hazard mitigation grants.	> 3 years	Fort Pierce Utilities Authority	Deferred. Awaiting funding.
07-137	Remove Australian pine and other woody invasive and exotic plant species along Highway A1A on South Hutchinson Island and create a water barrier to prevent their regeneration to reduce downed power lines and impeding traffic on Highway A1A.	1,000,000.00	Flood, Hurricane / Tropical Storms, Tornadoes	St. Lucie County	St. Lucie County, State and federal hazard mitigation grants.	1 year	St. Lucie County Mosquito Control	About 50% of the project has been completed. Deferred. The remainder of the project is still awaiting funding.
07-148	Emergency Access Bridge Connection – Design and construct a bridge over Five Mile Creek to allow emergency services unimpeded access to entire campus without delays for the benefit of those who use the campus	1,000,000.00	Floods, Tornadoes, Seismic Technological, Societal	All	Indian River State College, State and federal hazard mitigation grants.	< 2 years	Indian River State College	Deferred. Awaiting funding. checking
07-149	Marine Science Center Flood Protection – Waterproofing and stormwater removal measures to prevent flooding of college building on South Hutchinson Island	150,000.00	Flood	All	Indian River State College, State and federal hazard mitigation grants.	2 + years	Indian River State College	Deferred. Awaiting funding. checking
07-150	Campus drainage infrastructure refurbishment and maintenance – cleaning and replacement of Main Campus drainage infrastructure to significantly lessen the potential for severe flooding	175,000.00	Flood	All	Indian River State College, State and federal hazard mitigation grants.	< 4 years	Indian River State College	Deferred. Awaiting funding. checking

6.6.2.2 Methodology

Potential LMS mitigation projects and activities will be evaluated based on the following four criteria:

1. Which goal(s) the project addresses;
2. Which hazard(s) the project addresses;
3. Whether or not the project is supported in a plan or policy of the jurisdiction (i.e., Comprehensive Growth Management Plan, Comprehensive Emergency Management Plan, Stormwater Management Plan, etc.);
4. Population benefiting from the mitigation project;
5. Does the project address an immediate threat to public health, safety, and welfare; and
6. What is the project's benefit cost ratio?

In order to evaluate the projects, the Steering Committee must first establish the priority goals and hazards using the following methodology. The process listed below will be followed during each update of the LMS.

The Steering Committee members were provided a survey of all submitted projects. Each Stakeholder will complete a Project Scoring Sheet for each project. After scoring each project, a list of each stakeholder's projects will be prioritized. If any projects received the same ranking, the stakeholder will determine the final ranking order. A summary of those rankings were conducted and a final list was composed by stakeholder from those scores. A summary of the rankings were provided to all LMS Committee members and those rankings were submitted to the FDEM on January 30, 2015.

6.6.2.3 Prioritization Process

Please prioritize the following LMS goals using the following methodology. Rank the St. Lucie County LMS goals, by placing a 1, 2, 3, or 4 next to the goals according to the following priority ranking. Place a 1 next to the goal with the highest priority in the County. Place a 2 next to the goal with the second highest priority in the County. Place a 3 next to the goal with the third highest priority, etc.

Goal	Rank
Reduce the loss of life and property	
Achieve safe and fiscally sound, sustainable communities	
Facilitate orderly recovery and post-disaster redevelopment	
Optimize the effective use of all available resources	

Please prioritize the following hazards according to the likelihood of occurrence and exposure. Likelihood of occurrence means how often you would expect this hazard to impact the County. For each hazard, rank its likelihood of occurrence according to the following: 1 = not likely to occur, 3 = might occur, and 5 = very likely to occur. Exposure means the number of people and structures, and the value of structures that could be impacted by the hazard. Once you have scored each hazard's likelihood of occurrence and exposure, add the two scores together, and place the total in the "total score" column.

Hazards	Likelihood	Exposure	Total
Agricultural Pest and Disease			
Civil Disturbance			
Communication Failure			
Drought			
Epidemic			
Erosion			
Extreme Temperature			
Floodinq			
Hazardous Materials Accident			
Hurricane/Tropical Storm			
Immigration Crisis			
Power Failure			
Radiological Hazards			
Seismic (Sinkholes, Earthquakes, Dam/Levee Failure)			
Terrorism/Sabotage			
Thunderstorm/Lightning			
Tornado			
Transportation System Accident			
Wellfield Contamination			
Wildland Fire			

6.6.2.4 Prioritization Scoring

The rankings above will be translated into scores so that priority can be determined. Once the Steering Committee has ranked the goals and hazards, staff will convert the rankings into numerical scores as follows:

Goals
Rank #1 - 4 points
Rank #2 - 3 points
Rank #3 - 2 points
Rank #4 - 1 points

The goal with the most points will be the highest priority goal, the goal with the second highest points will be the second highest priority goal, and the goal with the lowest score will be the third priority goal, etc.

Hazards will be prioritized according to the total score column of the prioritization sheet. All responses from the Steering Committee will be added together to get the overall scores. The hazards will be ranked according to the scores - the hazards receiving the highest scores will be ranked highest on the PPL.

6.6.2.5 Project Evaluation

The process above results in a prioritized list of goals and hazards; from here, the projects or mitigation activities can be evaluated and ranked based on the following criteria:

- Which goal(s) the project addresses;
- Which hazard(s) the project addresses;
- Whether or not the project is supported in a plan or policy of the jurisdiction (i.e., Comprehensive Growth Management Plan, CEMP, Stormwater Management Plan, etc.);
- Population benefiting from the mitigation project;
- Does the project address an immediate threat to public health, safety, and welfare; and
- What is the project's benefit cost ratio?

Any organization interested in submitting a project for the PPL must complete a project submission form. The form will include questions regarding the above criteria. Proposers will be asked to identify which goal(s) the project addresses, which hazard(s) the project addresses, cite supporting evidence from other plans, document the population affected, and document how the project addresses the issues of public health, safety, and welfare (PHSW). Emergency Management Agency staff will review the criteria listed above to projects that are up for consideration for the LMS PPL. Each project will be scored by each submitting stakeholder according to the point system below. Each stakeholders' projects will be listed on the PPL ranked according to their total evaluation score. Each stakeholders' project with the most points will be ranked first.

The Steering Committee prioritized the plan goals as follows:

- Reduce the loss of life and property.
- To optimize the effectiveness use of all available resources.
- To achieve safe and fiscally sound, sustainable communities.
- To ensure orderly, effective short-term recovery and redevelopment.

The Steering Committee prioritized the hazards as follows:

1. Flood
2. Hurricane/Tropical Storm
3. Thunderstorm/Lightning
4. Power Outage
5. Wildland Fire
6. Tornado
7. Wellfield Contamination
8. Transportation System Accident
9. Communication Failure
10. Radiological Accidents
11. Hazardous Materials Accident
12. Agricultural Pest and Disease
13. Erosion
14. Drought
15. Epidemic
16. Seismic
17. Terrorism/Sabotage
18. Extreme Temperature
19. Immigration Crisis
20. Civil Disturbance

Bulleted hazards indicate that no priority score was given; therefore, the hazard is a "non-immediate priority" hazard.

The maximum score for a project is 55 points, which would be received by a project that addresses multiple goals and hazards; is supported by multiple plans and policies; benefits the jurisdiction's entire population; addresses issues related to PHSW; and has a benefit cost ratio greater than 2.

The scores for the six criteria will be added together. The total scores for each of the six criteria will be the bases of the ranked list of projects. The projects with the highest score will be ranked highest on the PPL.

After the total scores have been determined, a revised PPL by stakeholder will be developed by listing the projects in ranked order according to score. Once a revised PPL has been developed, the Steering Committee will meet to discuss the new list. Any concerns regarding project scoring also will be addressed during this time. It is important to have the project decisions set before the disaster, so that when it does occur, the County or municipality can act quickly to implement mitigation.

6.6.2.6 Declared Emergency Assessment

Step 1 Within 6-months following a Disaster Declaration, the Public Safety Director will initiate a post- disaster review and assessment. The Public Safety Director will activate the assessment by appointing a Strategy Update Subcommittee. Each member of the Strategy Update Subcommittee will be notified that the assessment process is being commenced.

Step 2 The Public Safety Director, through the Strategy Update Subcommittee, will draft a Technical Report. The purpose of the report is to document the facts of the event and assess whether the Strategy effectively addressed the hazard. The Report should contain, at a minimum, the following:

- Identification of whether the hazard creating the declared emergency has been addressed in the Strategy;
- Documentation of the event: the magnitude of the event, areal extent of damages, and specific damages sustained (public infrastructure [e.g., potable water and wastewater treatment plants and collection systems] and private infrastructure [e.g., utilities, power]);
- Discussion of impacts to the private sector, such as obstacles to recovery, utilization of local vendors, deficits in types of products needed, accessibility of vendor suppliers, demand for space for temporary relocation, local business contingency plans, etc.;
- Analysis of effectiveness of coordination among institutional entities (e.g., local governments, Florida Power & Light Company, AT&T, Red Cross, Salvation Army, South Florida Water Management District, FDEM, Florida Department of Transportation, ARC of St. Lucie County), and make recommendations, as necessary;
- Evaluation of the accuracy of the hazard vulnerability and risk assessment in Strategy relative to actual event;
- Identification of Strategy initiatives/projects that had been implemented to mitigate impacts of the type of flooding hazard creating the emergency event, and evaluate effectiveness.

- Discussion of unanticipated impacts, and identification of potential mitigation measures; and
- Synthesis of information and prepare conclusions.
- Review PPL top projects for each Stakeholder to ensure eligibility.

Step 3 The LMS Coordinator of the Division of Emergency Management schedules a meeting of the Steering Committee and distributes copies of the draft Technical Report prior to the meeting.

Step 4 A meeting of the Steering Committee is held. Members discuss the Report findings, conclusions, and recommendations, and determine whether the Strategy needs to be modified.

Step 5 If the conclusion is that no modification is needed for the Strategy, the Report is approved and transmitted to local governments.

Step 6 If it is determined that the Strategy is to be amended, the Steering Committee prepares draft Amended Strategy. The Amended Strategy should do the following:

- Utilize information from the Technical Report;
- Provide justification of the need to amend the Strategy;
- Contain a review and analysis of existing Strategy Initiatives/Projects in light of new Initiatives/Projects recommended in Technical Report; and
- Include a re-prioritization of Initiatives/Projects.

Step 7 A draft Amended Strategy is provided to each member of the Steering Committee 1 week in advance of the scheduled meeting.

Step 8 A meeting of Steering Committee is held. The draft Amended Strategy is discussed. Modifications are suggested.

Step 9 The LMS Coordinator of the Division of Emergency Management, in consultation with the Steering Committee, establishes appropriate method(s) to solicit public input. The LMS Coordinator is responsible for public noticing/advertising requirements. Steering Committee members are informed and requested to attend the public meeting.

Step 10 The public meeting is held. The LMS Coordinator of the Division of Emergency Management or a representative of the Steering Committee presents findings, conclusions, and recommendations of draft Amended Strategy.

Step 11 The LMS Coordinator distills and synthesizes public comments, and circulates them among the Steering Committee for comment. If comments are extensive and/or controversial, a meeting of the Steering Committee is scheduled and organized by the LMS Coordinator of the Division of Emergency Management. If no meeting of the Steering Committee is warranted, skip to STEP 13.

Step 12 A meeting of the Steering Committee is held. Public comments are discussed. Consensus is reached as to how comments are to be reflected in the Amended Strategy. If agreement cannot be reached by certain local governments on certain issue(s) and/or project prioritization(s),

the conflict resolution process may be triggered for those specific items parties cannot agree upon. A vote is taken securing approval of the draft Amended Strategy Report, contingent upon integrating Steering Committee comments into draft report.

Step 13 The LMS Coordinator modifies the draft report based on the outcome of the results of Steering Committee meetings (STEPS 8 & 12), or makes modifications resulting from public comments generated during STEP 10.

Step 14 The LMS Coordinator finalizes the Amended Strategy. Copies of the Amended Strategy are distributed to the Steering Committee for review.

Step 15 Each jurisdictional representative presents the Amended Strategy to their local governing body and other interested parties. If there are new or modified recommendations that their local government could implement to further the countywide Strategy, member seeks direction from governing body to implement appropriate strategies.

Step 16 The final updated LMS is formally adopted by all participating jurisdictions.

Step 17 The final updated LMS is forwarded to the State Hazard Mitigation Officer at the Florida Division of Emergency Management.

6.7 CONTINUING PUBLIC INVOLVEMENT

The St. Lucie County LMS Steering Committee recognizes the importance of public involvement in the LMS planning process. The Committee is committed to providing opportunities for the public to become and engaged in the LMS process. The Committee will ensure continued public involvement through the following methods:

- Advertising quarterly meetings of the LMS Steering Committee in local newspapers via press release and posting meeting dates to County website and calendar to ensure opportunities for the public to attend;
- Post updated LMS information and data on County and municipal websites when available;
- Engaging in public hazard awareness events and programs to make residents more aware of the hazards that St. Lucie County faces; and
- Providing copies of the final LMS at local library branches, city halls, and County Administrator and Mayoral offices for the public to view.

The LMS Coordinator shall have the responsibility of ensuring that these activities are being implemented.

6.8 CONFLICT RESOLUTION

6.8.1 Background

With multiple local governments involved in the development of the St. Lucie County LMS, differences of opinions may arise over the course of the program with regard to goals, objectives, policies, and projects. Governments often have different interests, priorities, and needs as well as distinct constituents.

In cases where an impasse occurs, there needs to be a procedure that can be activated to resolve such conflicts. This section describes the procedure that will be used to resolve conflicts arising among the participating entities in the development of the St. Lucie County LMS. The Conflict Resolution Process is depicted in Figure 6.3. The specific steps are described in detail below.

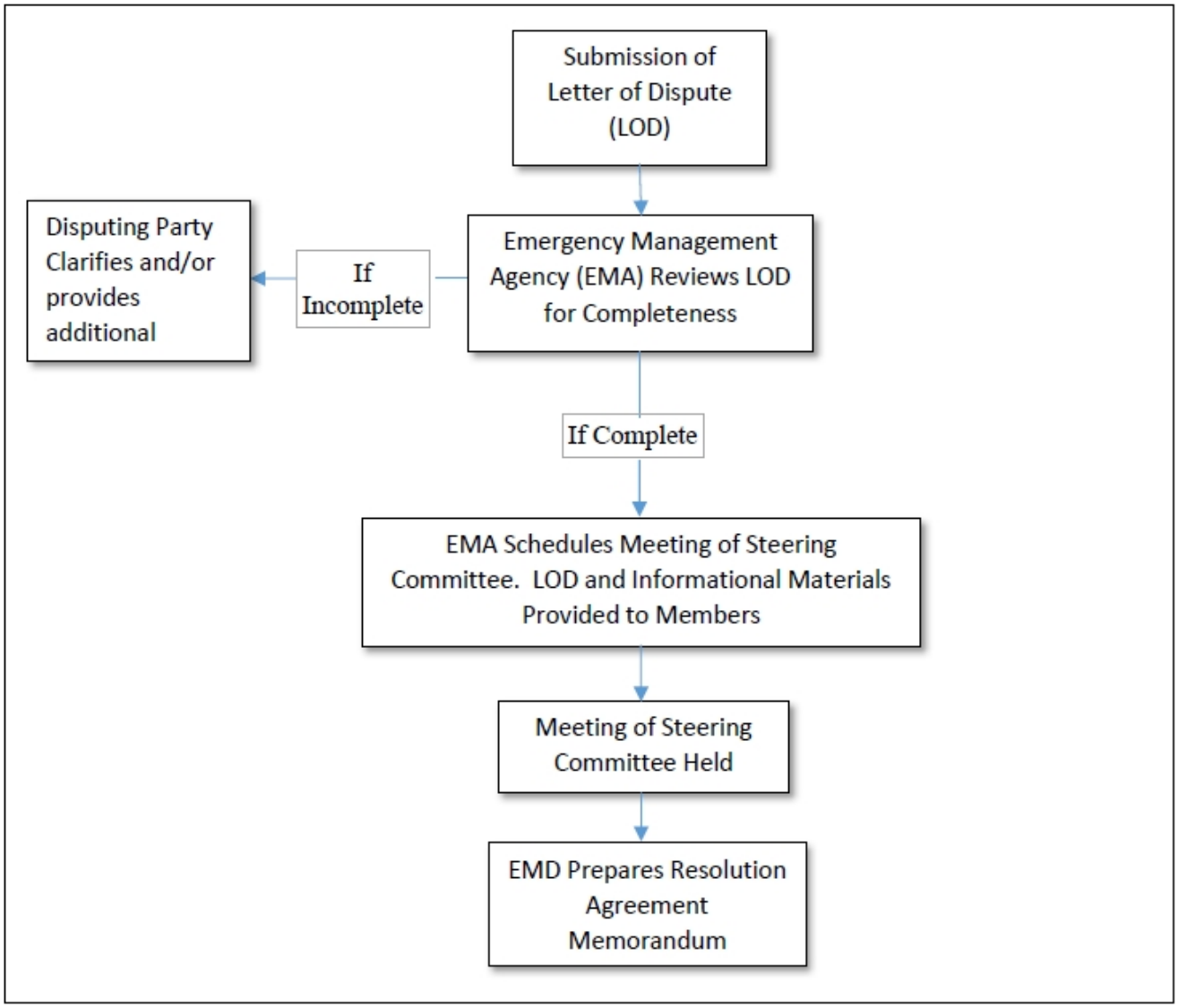
Prior to developing the process, other dispute resolution processes were investigated. They included the Treasure Coast Regional Planning Council (TCRPC) Dispute Resolution Process, the Palm Beach County Multi-jurisdictional Issues Coordination Forum, the South Florida Growth Management Conflict Resolution Consortium, the Volusia County Coastal Management Element Conflict Resolution Program, and the Monroe County procedures for resolving disputes during the planning, design, construction, and operation of wastewater collection/treatment and effluent disposal facilities.

The two types of conflicts that may arise are issues and disputes. Issues are technical problems that are susceptible to informal solution by emergency management or planning office staff. Disputes are problems that escalate to levels requiring formal resolution by neutral third parties. In either case, resolution or settlement will not be binding, but a mutual, agreed to understanding among the disputing parties.

Developing an LMS is a cooperative, collaborative process, and local governments should be able to reach consensus on most issues and problems that arise during the development period. When occasions arise where local governments cannot reach agreement on a particular issue or project, they will be able to petition a hearing of the issues before the Steering Committee.

Section 6.8.2 provides a detailed, step-by-step procedure that would be followed should a dispute arise during the study. The LMS Coordinator will serve as staff support to the Steering Committee.

Figure 6.3 - St. Lucie County Conflict Resolution Process



6.8.2 Conflict Resolution Procedure

Objective: To institute a fair, effective, and efficient process to resolve conflicts among local governments during the development of the single, countywide LMS.

During the development of the LMS, local governments may reach an impasse on a particular issue or position. The local government has an opportunity to elect to exercise the following LMS Conflict Resolution Process.

Step 1 The local government would submit a Letter of Dispute (LOD) to the LMS Coordinator explaining in as much detail as possible, their concern and position along with documentation to support their position. In addition, they would outline potential alternative solutions.

Step 2 The LMS Coordinator would review the LOD making sure that it clearly outlined the position of the local government(s) and provided sufficient information supporting their position so the dispute at question could be easily understood by the members of the Steering Committee. If necessary, the LMS Coordinator would contact the disputing party and ask for additional information/data necessary to clarify the position.

Step 3 The LMS Coordinator will schedule a meeting of the LMS Steering Committee. In an effort to continue to try to resolve the impasse expeditiously, the LMS Coordinator will make every attempt to schedule the meeting within two calendar weeks from the date once the LMS Coordinator determines that there is sufficient information available to proceed to the Steering Committee. Each member will be sent a copy of the LOD and any supportive materials provided by the disputing party. The disputing party will be notified of the meeting date and time.

Step 4 A meeting of the Steering Committee will be held. The representative of the disputing party will present their positions to the Steering Committee. Based on the ensuing discussion, hopefully resolution will be achieved. At the end of the meeting, if no mutually acceptable compromise is achieved, the position of the Steering Committee will be final. Whatever the outcome of the meeting, a memorandum of understanding will be prepared by the LMS Coordinator. To be official, the memorandum must have the concurrence of the Steering Committee Chair and a representative of the disputing party.

6.9 FUNDING

Whether projects are implemented in many instances is dependent on whether or not funding is available, match requirements are met or whether grant applications were awarded. Programs are dynamic (funded some years, cutback other years, or completely eliminated). The County and its municipalities maintain contact with their FDEM liaison and the FDEM Hazard Mitigation Grant Program Coordinator and the Treasure Coast Regional Planning Council (TCRPC) for available grants opportunities. In addition, the Region IV FEMA - PDM Senior Coordinator for Florida is an excellent resource as well.

Appendix A
Acronyms

ASFPM	Association of State Floodplain Managers
BFE	Base Flood Elevation
BOAF	Building Officials Association of Florida
CBRA	Coastal Barrier Resources Act
CDBG	Community Development Block Grant
CEMP	Comprehensive Emergency Management Plan
CERP	Comprehensive Everglades Restoration Plan
CGMP	Comprehensive Growth Management Plan
CHHA	Coastal High Hazard Area
CIE	Capital Improvements Element
CNMI	Commonwealth of North Mariana Islands
COOP	Continuity of Operations Plan
CRS	Community Rating System
FDEM	Florida Division of Emergency Management
DEP	Department of Environmental Protection
DMA2K	Disaster Mitigation Act of 2000
DOC	Department of Commerce
DOH	Department of Health in St. Lucie County
DOI	Department of the Interior
DRI	Disaster Recovery Initiative
EDA	Economic Development Administration
EHS	Extremely Hazardous Substance
EMPA	Emergency Management and Preparedness Assistance
EOC	Emergency Operations Center
EPA	Environmental Protection Agency
EPCRA	Emergency Preparedness and Community Right to Know Act
EPZ	Emergency Planning Zone
EQIP	Environmental Quality Incentives Program
ESF	Emergency Support Function
ESG	Emergency Shelter Grant
F.A.C.	Florida Administrative Code
FCMP	Florida Coastal Management Program
FCP	Flood Control Project
FCT	Florida Communities Trust
FDBPR	Florida Department of Business and Professional Regulation
FDEP	Florida Department of Environmental Protection
FDEM	Florida Division of Emergency Management
FDOC	Florida Department of Corrections
FDOE	Florida Department of Education
FDOF	Florida Division of Forestry
FDOI	Florida Department of Insurance
FDOMS	Florida Department of Management Services
FDOS	Florida Department of State
FDOT	Florida Department of Transportation

FEC	Florida East Coast Railroad
FEMA	Federal Emergency Management Agency
FIND	Florida Inland Navigation District
FIRM	Flood Insurance Rate Map
FMA	Flood Mitigation Assistance
FPL	Florida Power & Light
FRD	Fire Rescue District
F.S.	Florida Statutes
FSA	Farm Service Agency
HI	Heat Index
HMEP	Hazardous Materials Emergency Preparedness
HUD	United States Department of Housing and Urban Development
IBHS	Institute of Business and Home Safety
LAN	Large Area Network
LDR	Land Development Regulation
LEPC	Local Emergency Planning Committee
LMS	Local Mitigation Strategy
LOD	Letter of Dispute
MOM	Maximum of Maximums
MPO	Metropolitan Planning Organization
MUO	Multi-use Overlay
NASA	National Aeronautics and Space Administration
NCDC	National Climatic Data Center
NEHRP	National Earthquake Hazard Reduction Program
NFIP	National Flood Insurance Program
NFIRA	National Flood Insurance Reform Act
NFPA	National Fire Protection Administration
NGVD	National Geodetic Vertical Datum
NLSI	National Lightning Safety Institute
NOAA	National Oceanic and Atmospheric Administration
NRCS	National Resource Conservation Service
NRT	National Response Team
NWS	National Weather Service
PA	Public Assistance
PAGs	Protective Action Guidelines
PCCIP	President's Commission on Critical Infrastructure Protection
PDM	Pre-Disaster Mitigation
PDR	Purchase of Development Rights
PHSW	Public Health, Safety, and Welfare
PPL	Project Prioritization List
PUD	Planned Unit Development
PWIP	Public Works Impact Program
RC	Red Cross
RC& D	Resource Conservation and Development
RRT	Regional Response Team
RUS	Rural Utilities Service
SBA	Small Business Administration
SCORP	Statewide Comprehensive Outdoor Recreation Plan

SERC	State Emergency Response Commission
SFWMD	South Florida Water Management District
SHIP	State Housing Initiative Partnership
SLOSH	Sea Land Overland Surges for Hurricanes
STP	Surface Transportation Program
SWO	State Watch Office
TAOS	The Arbiter of Storms
TCRPC	Treasure Coast Regional Planning Council
TDR	Transfer of Development Rights
TIP	Transportation Improvement Plan
TYLCV	Tomato Yellow Leaf Curl Virus
USACOE	United States Army Corp of Engineers
USC	United States Code
USD	Urban Service District
USCG	United States Coast Guard
USDA	United States Department of Agriculture
USDOI	United States Department of the Interior
USFA	United States Fire Administration
USFS	United States Forest Service
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
VHF	Very High Frequency
WHIP	Wildlife Habitat Incentives Program

DEFINITIONS

Base Flood: A term used in the National Flood Insurance Program to indicate the minimum size flood to be used by a community as a basis for its floodplain management regulations; presently required by regulation to be that flood which has a one-percent chance of being equaled or exceeded in any given year. Also known as a 100-year flood or one-percent chance flood.

Base Flood Elevation: The elevation for which there is a one-percent change in any given year that flood levels will equal or exceed it. The BFE is determined by statistical analysis for each local area and designated on the Flood Insurance Rate Map. It is also known as the *100-Year Flood.*

Building Code: The regulations adopted by a local governing body setting forth standards for the construction, addition, modification, and repair of buildings and other structures for the purpose of protecting the health, safety, and general welfare of the public.

Coastal High Hazard Area: An area of special flood hazard, extending from offshore to the inland limit of a primary frontal dune, along an open coast and any other area subject to high velocity wave action from storms or seismic sources.

Continuity of Operations Plan (COOP): Continuity of Operations, as defined in the National Security Presidential Directive-51/Homeland Security Presidential Directive-20 (NSPD-51/HSPD-20) and the National Continuity Policy Implementation Plan (NCPIP), is an effort within individual executive departments and agencies to ensure that Primary Mission Essential Functions (PMEFs) continue to be performed during a wide range of emergencies, including localized acts of nature, accidents and technological or attack-related emergencies.

Community Rating System (CRS): Recognizes and encourages community floodplain management activities that exceed the minimum NFIP standards. Depending upon the level of participation, flood insurance premium rates for policyholders can be reduced up to 45%. Implementing some CRS activities can help projects qualify for certain other federal assistance.

Critical Facilities: Those facilities essential to the health, safety and welfare of the population whose statutory purpose is to provide physical and mental health care and services. The services are necessary in the event of local, state and federal emergencies; and/or natural disasters; and, in time of evacuation, examples are: primary care centers; trauma units; emergency units; hospitals; infirmaries; mental health facilities and nursing homes.

Damage Assessment: The process utilized to determine the magnitude of damage and the unmet needs of individuals, businesses, the public sector, and the community caused by a disaster or emergency event.

Elevation: The raising of a structure to place it above flood waters on an extended support structure.

Eligible Community: A community for which the Administrator has authorized the sale of flood insurance under the National Flood Insurance Program.

Emergency: Absent a Presidential declared emergency, any incident(s), human-caused or natural, that requires responsive action to protect life or property. Under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, an emergency means any occasion or instance for which, in the determination of the President, Federal assistance is needed to supplement State and local efforts and capabilities to save lives and to protect property and public health and safety, or to lessen or avert the threat of a catastrophe in any part of the United States.

Emergency Operations Center: The protected site from which civil government officials (municipal, County, State, and Federal) exercise **(EOC)** centralized direction and control in an emergency. Operating from an EOC is a basic emergency management concept.

For effective emergency response, all activities must be centrally directed and coordinated. The EOC also services as a Resource Center and coordination point for additional field assistance. It provides executive directives and liaison to State and Federal governments, and considers and mandates protective actions.

Emergency Planning & Community Right-To-Know Act: Legislation requiring that chemical information be made available to the community and the public.

Executive Orders 11988 and 11990: The requirements to avoid direct or indirect support of support of floodplain development and to minimize harm to floodplains and wetlands. Federal decision makers are obligated to comply with these orders, accomplished through an eight-step decision making process.

Executive Order 12699: Requires that new construction of Federal buildings must comply with appropriate seismic design and construction standards.

Exercise: Maneuver or simulated emergency condition involving planning, preparation, and Execution; carried out for the purpose of testing, evaluating, planning, developing, training, and/or demonstrating emergency management systems and individual components and capabilities, to identify areas of strength and weakness for improvement of an emergency operations plan (EOP).

Existing Construction: As used in reference to the National Flood/Insurance Program, any structure already existing or on which construction or substantial improvement was started prior to the effective date of a community's floodplain management regulations.

Facility: Any publicly or privately owned building, works, system or equipment, built or manufactured, or an improved and maintained natural feature. Land use for agricultural purposes is not a facility. This includes any publicly owned flood control, navigation, irrigation, reclamation, public power, sewage treatment and collection, water supply and distribution, watershed development, or airport facility; and non-Federal-aid street, road, or highway; and any other public building, structure including those used for educational, recreational, or cultural purposes, or any park.

Federal Emergency Management Agency: This agency was created in 1979 to provide a single point of single point of accountability for all Federal activities related to disaster mitigation and emergency preparedness, response, and recovery.

Federal Hazard Mitigation Officer: The FEMA employee responsible for representing the agency for each declaration in carrying out the overall responsibilities for hazard mitigation and for Subpart M, including coordinating post-disaster hazard mitigation actions with other agencies of government at all levels.

Federal Insurance Administration: The government unit, a part of FEMA, that administers the National Flood Insurance Program.

Flood Elevation Determination: A determination by the administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater change or occurrence in any given year.

Flood Hazard Boundary Map: The official map of a community that shows the boundaries of the floodplain and special flood hazard areas that have been designated. It is prepared by FEMA, using the best flood data available at the time a community enters the emergency phase of the NFIP. It is superseded by the FIRM after a more detailed study has been completed.

Flood Insurance: The insurance coverage provided under the National Flood Insurance Program.

Flood Insurance Rate Zone (FIRM): A zone identified on a Flood Insurance Rate Map (FIRM) as subject to a specified degree of flood, mudslide (mudflow), or flood-related erosion hazards, to which a particular set of actuarial rates and floodplain management requirements applies.

Flood Insurance Study: A study, funded by FEMA, FIA, and carried out by any of variety of agencies and consultants to delineate the special flood hazard areas, base flood elevations, and NFIP actuarial insurance rate zones. The study is based on detailed site surveys and analysis of site-specific hydrologic characteristics.

Flood Roofing: Any combination of structural and nonstructural additions, changes, or adjustments to properties and structures that reduce or eliminate flood damage to lands, water, and sanitary facilities, structures, and contents of buildings.

Florida Department of Emergency Management (FDEM): Has the lead role in coordinating State resources to support local government unless the scope of the emergency warrants a higher degree of State involvement. This may occur when emergencies involve multi-jurisdictional hazards, when local governments believe the emergency is beyond the capabilities of local resources, or when the Governor determines there is an overriding concern for the safety of the public. For these situations, the Governor can designate the primary responsibility for emergency response to the state by issuing an Executive Order under the provisions of Section 252.36, Florida Statutes assistance programs.

Florida Department of Economic Opportunity (FDEO): The State's land planning agency. It is comprised of a number of divisions, including the Bureau of Community Planning and Development. The DEO is responsible for reviewing and approving counties' Comprehensive Growth Management Plans. Additionally, if questions are posed over Land Development Regulations, the DEO will review the item to determine the appropriate application of the regulation.

Disaster Mitigation Act of 2000 (DMA2K): Public Law 106-390 provides the legal basis for FEMA mitigation planning requirements for State, local and Indian Tribal governments as a condition of mitigation grant assistance. It requires a State mitigation plan is continued as a condition of disaster assistance, adding incentives for increased coordination and integration of mitigation activities at the State level through the establishment of requirements for two different levels of state plans. DMA 2000 also established a new requirement for local mitigation plans and authorized up to 7 percent of HMGP funds available to a State for development of State, local, and Indian Tribal mitigation plans.

Department of Commerce: The mission of the Department is to create the conditions for economic growth and opportunity.

Department of Health -St. Lucie County: St. Lucie County Health Department is part of the Region Five Domestic Security Task Force. In cooperation with law enforcement and fire service partners, it addresses hazardous events which may impact the county.

Disaster Recovery Initiative (DRI): Provides assistance to households following a natural disaster as declared by the President of the United States or Governor of the State of Florida. DRI funds may be used for items such as, but not limited to, purchase of emergency supplies, weatherproofing damaged homes, interim repairs, insurance deductible payment, security deposit, rental assistance, and other activities approved by Florida Housing Financial Corporation.

Division of Emergency Management (DEM): The St. Lucie County Division of Emergency Management has the responsibility for the planning, training and exercising of all government and non-government agencies integral to a coordinated response to all disasters.

Emergency Management and Preparedness Assistance (EMPA): Emergency Management Competitive Grant Program offered by the Florida Division of Emergency Management that provides base Funding for County Emergency Management divisions, departments or agencies.

Emergency Operations Center (EOC): A central command and control facility responsible for carrying out the principles of emergency management, or disaster management functions during an emergency, and ensuring the continuity of operation of a company, political subdivision or other organization.

Economic Development Administration (EDA): Plays a critical role in fostering regional economic development efforts in communities across the nation. Through strategic investments that foster job creation and attract private investment, EDA supports development in economically distressed areas of the United States.

Extremely Hazardous Substance (EHS): Refers to substances identified by the US Environmental Protection Agency as extremely dangerous to human, animal, aquatic populations and the environment.

Hazard Mitigation Assistance Program: Provides a limited amount of funding to States to cover or to assist in covering the cost of preparing a pre-disaster hazard mitigation plan, one or more components of such a plan, or a related activity that will contribute to reducing vulnerability to hazards either throughout the State or for a selected area within the State.

Hazard Mitigation Grant Program: Authorized under Section 404 of the Stafford Act for hazard provides funding mitigation projects that are cost effective and complement existing post-disaster mitigation programs and activities by providing funding for beneficial mitigation measures that are not funded through other programs.

Hazard Mitigation Plan: The plan resulting from a systematic evaluation of the nature the nature and extent of vulnerability to the effects of natural hazards present in society that includes the actions needed to minimize future vulnerability to hazards.

HazMat: Hazardous Materials: any substance or material in a particular form or quantity that the Secretary of Transportation finds may pose an unreasonable risk to health, safety, and property, or any substance or material in a quantity or form that may be harmful to humans, animals, crops, water systems, or other elements of the environment if accidentally released. Substances so designated may include explosives, solids, combustible solids, poisons, oxidizing for corrosive materials, and flammable gases. Defined via rule making process, under authority of PL 93-633.

Hazards Analysis: The procedure for identifying potential sources of a hazardous materials release, determining the vulnerability of an area to a hazardous materials release, and comparing hazards to determine risks to a community.

Incident Command System (ICS): A standardized on-scene emergency management construct specifically designed to provide for the adoption of an integrated organizational structure that reflects the complexity and demands of single or multiple incidents, without being hindered by jurisdictional boundaries. ICS is the combination of facilities, equipment, personnel, procedures, and communications operating within a common organizational structure, designed to aid in the management of resources during incidents. It is used for all kinds of emergencies and is applicable to small as well as large and complex incidents. ICS is used by various jurisdictions and functional agencies, both public and private, to organize field-level incident management operations.

Individual Assistance: Supplementary Federal Assistance provided under the Stafford Act to individuals and families adversely affected by a major disaster or an emergency. Such assistance may be provided directly by the Federal Government or through State or local governments of disaster relief organizations.

Local Hazard Mitigation Officer: The representative of local government who serves on the Hazard Mitigation Survey Team or the Interagency Hazard Mitigation Team and who is the primary point of contact with FEMA, other federal agencies, and the State in the planning and implementation of post disaster hazard mitigation activities.

Major Disaster: As defined under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5122), a major disaster is any natural catastrophe (including any hurricane, tornado, storm, high water, wind-driven water, tidal wave, tsunami, earthquake, volcanic eruption, landslide, mudslide, snowstorm, or drought), or, regardless of cause, any fire, flood, or explosion, in any part of the United States, which in the determination of the President causes damage of sufficient severity and magnitude to warrant major disaster assistance under this Act to supplement the efforts and available resources of States, tribes, local governments, and disaster relief organizations in alleviating the damage, loss, hardship, or suffering caused thereby.

Mitigation: The activities designed to reduce or eliminate risks to persons or property or to lessen the actual or potential effects or consequences of an incident. Mitigation measures may be implemented prior to, during, or after an incident. Mitigation measures are often informed by lessons learned from prior incidents. Mitigation involves ongoing actions to reduce exposure to, probability of, or potential loss from hazards. Measures may include zoning and building codes, floodplain buyouts, and analysis of hazard- related data to determine where it is safe to build or locate temporary facilities. Mitigation can include efforts to educate governments, businesses, and the public on measures they can take to reduce loss and injury.

National Flood Insurance Program: The Federal program, created by an act of Congress in 1968 that makes flood insurance available in communities that enact satisfactory floodplain management regulations.

One-Hundred (100) Year Flood: The flood elevation that has a one-percent chance of being equaled or exceeded in any given year. It is also known as the base flood elevation.

Preparedness: The range of deliberate, critical tasks and activities necessary to build, sustain, and improve the operational capability to prevent, protect against, respond to, and recover from domestic incidents. Preparedness is a continuous process.
Preparedness involves efforts at all levels of government and between government and private-sector and nongovernmental organizations to identify threats, determine vulnerabilities, and identify required resources. Within the NIMS, preparedness is operationally focused on establishing guidelines, protocols, and standards for planning, training and exercises, personnel qualification and certification, equipment certification, and publication management.

Prevention: Actions to avoid an incident or to intervene to stop an incident from occurring. Prevention involves actions to protect lives and property. It involves applying intelligence and other information to a range of activities that may include such countermeasures as deterrence operations; heightened inspections; improved surveillance and security operations; investigations to determine the full nature and source of the threat; public health and agricultural surveillance and testing processes; immunizations, isolation, or quarantine; and, as appropriate, specific law enforcement operations aimed at deterring, preempting, interdicting, or disrupting illegal activity and apprehending potential perpetrators and bringing them to justice.

Recovery: The development, coordination, and execution of service- and site-restoration plans; the reconstitution of government operations and services; individual, private- sector, nongovernmental, and public-assistance programs to provide housing and to promote restoration; long-term care and treatment of affected persons; additional measures for social, political, environmental, and economic restoration; evaluation of the incident to identify lessons learned; post incident reporting; and development of initiatives to mitigate the effects of future incidents.

Retrofitting: Flood proofing measures taken on an existing structure.

Risk: A measure of the probability that damage to life, property, and/or the environment will occur if a hazard manifests itself; this measure includes the severity of anticipated consequences to people.

Risk Analysis: Assesses probability of damage (or injury) and actual damage (or injury) that might occur, in light of the hazard analysis and vulnerability analysis. Some planners may choose to analyze worst-case scenarios.

Risk Area: An area considered likely to be affected by a natural or technological hazard. Risk areas are based on recommended isolation distances, identifiable land features, etc.

Risk Management: Refers to a decision making process that involves such considerations as risk assessment, technological feasibility, economic information about costs and benefits, statutory requirements, public concerns, and other factors.

Stafford Act: Robert T. Stafford Disaster Relief and Emergency Assistance Act, PL 100-1 07, signed into law November 3, 1988; amended the Disaster Relief Act of 1974, PL 93-288.

Standard Flood Insurance Policy: The flood insurance policy issued by the Federal Insurance Administrator, or an insurer pursuant to an arrangement with the administrator pursuant to federal statutes and regulations.

State Hazard Mitigation Officer: The representative of State government who serves on the Hazard Mitigation Survey Team and Interagency Hazard Mitigation Team and who is the primary point of contact with FEMA, other Federal agencies, and local units of government in the planning and implementation of post-disaster mitigation activities.

Terrorism: Under the Homeland Security Act of 2002, terrorism is defined as activity that involves an act dangerous to human life or potentially destructive of critical infrastructure or key resources and is a violation of the criminal laws of the United States or of any State or other subdivision of the United States in which it occurs and is intended to intimidate or coerce the civilian population or influence a government or affect the conduct of a government by mass destruction, assassination, or kidnapping. See Section 2 (15), Homeland Security Act of 2002, Pub. L. 107-296, 116 Stat. 2135 (2002).

Vulnerability Analysis: Identifies what is susceptible to damage. Should provide information on extent of the vulnerable zone; population, in terms of size and types that could be expected to be within the vulnerable zone; private and public property that may be damaged, including essential support systems and transportation corridors; and environment that may be affected, and impact on sensitive natural areas and endangered species.

Zoning Ordinance: An ordinance under the State or local government's police power that divides an area into districts and, within each district, regulates the use of land and buildings, height, and bulk of buildings or other structures, and the density of population.

APPENDIX B
CRITICAL FACILITIES AND HAZARDS

Appendix B Updates

The LMS Steering Committee developed and adopted a formal definition for the term "critical facility." According to the adopted definition, "critical facilities comprise all public and private facilities deemed by a community to be essential for the delivery of vital services, protection of special populations and the provision of other services of importance for that community." Critical facilities include, "hospitals; emergency operation centers; medical facilities, nursing homes, assisted living facilities; key grocery stores; fuel dispensing stations; newspaper facilities; radio broadcasting facilities; Florida Division of Forestry offices; fire stations; law enforcement offices; schools; shelters; government offices; funeral homes; power generating plants; water treatment plants; waste water treatment plants; major water, storm-water, flood, and water control structures; airports; railways; port facilities; roads classified as evacuation routes; and others as identified by the LMS Steering Committee."

For the purpose of prioritizing proposed mitigation projects, the LMS Steering Committee decided to differentiate between primary and secondary critical facilities. Primary critical facilities are defined as, "facilities that are critical to the immediate support of life and public safety". Some examples of primary critical facilities include emergency operation centers (EOCs); emergency shelters; fire-rescue and police facilities; hospitals; and major utilities facilities (power generation plants, wastewater treatment plants, etc.). Secondary critical facilities are defined as, "facilities that will be critical for community recovery and the restoration of services". Some examples of secondary critical facilities include government offices, key grocery stores, newspaper facilities, and non-shelter schools.

Primary Critical Facilities – Facilities Critical to the Immediate Support of Life and Public Safety

Emergency Operations Command and Control Centers (EOCs) and staging areas
Emergency Shelters
Fire-Rescue Command and Control Centers and Facilities
Sheriff's Office and Police Command and Control Centers and Facilities
Hospitals and Medical Centers
Military and National Guard Facilities and staging areas for military efforts
Emergency Communications Facilities (governmental)
Electric Power Distribution Facilities
Public Communication Facilities
Nursing and Convalescent Facilities
Storm-water Management Facilities
Water/Sewage Treatment Facilities
Potable Water Facilities
Transportation and Debris Removal Equipment Staging, Refueling, and Repair Facilities

Secondary Critical Facilities –Facilities critical for Community Recovery and the Restoration of Services.

Governmental Offices (providing essential restoration services, i.e. utilities restoration, building permits, and the databases required for community service restoration)
Private Not-For-Profit Social Service Agencies and Mental Health Facilities
Debris Collection Sites
Reconstruction Material Suppliers
Financial Institutions
Medical and Urgent Care Clinics, Pharmacies
Food Distribution Centers
Mail Delivery Facilities
Community Centers, Libraries
Schools, Colleges, University

Appendix B
Critical Facilities and Hazards

Critical facilities with Hazards

St. Lucie County Health Care Vulnerability Assessment

Facility Type	Name	Address	City	Zip	DEM Elevation	Surge	Evac Zone	Flood	Fire
ALF	ASSISTED LIVING AND MICRO-COMMUNITY	2897 HARSON WAY	FORT PIERCE	34947	16.82	0	X	OUT	Y
ALF	AURORA OF TREASURE COAST	6609 N. US1	FORT PIERCE	34949	11.99	5	A	100	Y
ALF	BEACHLAND RETIREMENT HOME INC.	462 HERNANDO STREET	FORT PIERCE	34949	3.12	1	A	100	Y
ALF	BOWE, BETTY JEAN	2739 CHEROKEE AVE.	FORT PIERCE	34946	12.03	0	X	OUT	N
ALF	BRENOVIL, ZULIA	902 SE PRESTON LANE	PORT SAINT LUCIE	34983	12.33	0	X	OUT	N
ALF	EBEN EZER ASSISTED LIVING FACILITY	742 S.E. ACADEMY LANE	PORT SAINT LUCIE	34984	4.40	5	B	100	N
ALF	FLORIDA MENTOR	2318 RICH STREET	PORT SAINT LUCIE	34984	9.89	0	X	OUT	N
ALF	FLORIDA MENTOR	111 NE CAPRONA AVENUE	PORT SAINT LUCIE	34983	12.86	0	X	OUT	N
Health	HARMONY HEALTHCARE	534 SE THANKSGIVING AVENUE	PORT SAINT LUCIE	34983	9.39	0	X	OUT	N
ALF	NEW LIFE ASSISTED LIVING FACILITY	2133 S.E. SHELTER DRIVE	PORT SAINT LUCIE	34952	11.15	0	X	OUT	N
ALF	ROYAL CARE A.C.L.F., INC.	5081 DUNN ROAD	FORT PIERCE	34981					
ALF	SUNNYDAYS ALF, INC	169 N.E. PRIMA VISTA BLVD.	PORT SAINT LUCIE	34983	12.02	0	X	OUT	N
ALF	V & R RETIREMENT, INC.	356 SE PRIMA VISTA BLVD.	PORT SAINT LUCIE	34983	17.40	0	X	OUT	N

Primary and Secondary Critical Facilities and Hazards

Facility Type	Name	Address	City	Zip	Dem Elev	Evac Zone	Surge	Fire	Flood
FIRE STATION	ST LUCIE CO FIRE DIST ST 15	721 AVENUE D	FORT PIERCE	34950	11.72	A	0	N	OUT
FIRE STATION	ST LUCIE CO FIRE DIST ST 2	880 SEAWAY DR	FORT PIERCE	34949	5.67	A	2	Y	100
FIRE STATION	ST LUCIE CO FIRE DIST ST 3	250 SW PRIMA VISTA BLVD	PORT ST LUCIE	34983	16.31	X	0	N	OUT
FIRE STATION	ST LUCIE CO FIRE DIST ST 8	7583 S OCEAN DR	JENSEN BEACH	34957	4.34	A	3	Y	100
LAW ENFORCEMENT	FLORIDA DEPT OF LAW ENFORCEMENT FT. PEIRCE FIELD OFFICE	603 N INDIAN RIVER DR	FT. PIERCE	34950	6.80	A	5	N	500
LAW ENFORCEMENT	FLORIDA HIGHWAY PATROL TROOP L	2929 N 25TH ST	FORT PIERCE	34946	17.87	X	0	N	OUT
LAW ENFORCEMENT	PORT ST LUCIE POLICE HEADQUARTERS	121 SW PORT ST LUCIE BLVD	PORT ST LUCIE	34984	9.00	X	0	N	OUT
LAW ENFORCEMENT	ST LUCIE COUNTY SHERIFF-CIVIL	218 S 2ND ST	FORT PIERCE	34950	13.99	A	0	N	OUT
LAW ENFORCEMENT	FORT PIERCE POLICE	920 S US HIGHWAY 1	FORT PIERCE	34950	16	O	O	N	100
LIBRARY	FORT PIERCE BRANCH LIBRARY	101 MELODY LN	FORT PIERCE	34950	4.93	A	3	N	100
LIBRARY	RIVER BRANCH HOMEOWNERS ASSN	5145 WATER LILLY WAY	FORT PIERCE	34981	6.81	A	5	N	OUT
LIBRARY	W GOZDZ ENT LIBRARY MGT & CONS	3880 N HIGHWAY A1A PH 3	FORT PIERCE	34949	6.64	A	3	Y	OUT

Source: Treasure Coast Vulnerability Assessment 2012

Primary and Secondary Critical Facilities and Hazards

Facility Type	Name	Address	City	Zip	Dem Elev	Evac Zone	Surge	Fire	Flood
MOBILE HOME PARK	BENNETTS MOBILE HOME PARK	3426 S 7th St	FORT PIERCE	34982	16.07	X	0	N	OUT
MOBILE HOME PARK	COLONY CLUB MOBILE HOME PARK	2601 N US Highway 1	FORT PIERCE	34946	32.10	X	0	Y	OUT
MOBILE HOME PARK	COUNTRY COVE MOBILE HOME COMMU	4015 N US Highway 1	FORT PIERCE	34946	30.66	X	0	Y	OUT
MOBILE HOME PARK	CYPRESS BAY MOBILE HOME PARK	6545 N US Highway 1	FORT PIERCE	34946	31.65	X	0	N	OUT
MOBILE HOME PARK	EASY LIVIN' R.V. PARK & SALES	4611 S US Highway 1	FORT PIERCE	34982	14.82	X	0	N	OUT
MOBILE HOME PARK	FORT PIERCE FOOD & GAS	2840 N US Highway 1	FORT PIERCE	34946	32.69	X	0	Y	OUT
MOBILE HOME PARK	GLEN OAKS MOBILE HOME PARK	1350 Juanita Ave	FORT PIERCE	34946	29.94	X	0	N	OUT
MOBILE HOME PARK	H AND H MOBILE HOME PARK	6025 N US Highway 1	FORT PIERCE	34946	34.39	X	0	Y	OUT
MOBILE HOME PARK	MANATEE MOBILE HOME & RV PARK	3550 S US Highway 1	FORT PIERCE	34982	19.70	X	0	N	OUT
MOBILE HOME PARK	MARIPOSA ASSOCIATES MHP/PSL MO	3600 SE Mariposa Ave Lot B	PORT SAINT LUCIE	34952	17.82	X	0	N	OUT
MOBILE HOME PARK	PALM VISTA MOBILE RANCH	709 S 33rd St	FORT PIERCE	34947	14.29	X	0	N	OUT
MOBILE HOME PARK	PINE VIEW MOBILE HOME PARK	3265 S US Highway 1	FORT PIERCE	34982	19.15	X	0	N	OUT
MOBILE HOME PARK	PLANTATION MANOR	3200 S US Highway 1	FORT PIERCE	34982	18.86	X	0	N	OUT
MOBILE HOME PARK	RIDGECREST MOBILE HOME PARK	2251 N US Highway 1	FORT PIERCE	34946	40.09	X	0	N	OUT

Source: Treasure Coast Vulnerability Assessment 2012

Primary and Secondary Critical Facilities and Hazards

Facility Type	Name	Address	City	Zip	Dem Elev	Evac Zone	Surge	Fire	Flood
MOBILE HOME PARK	SEMINOLE MOBILE PARK	3318 Orange Ave	FORT PIERCE	34947	19.08	X	0	N	100
MOBILE HOME PARK	SPANISH LAKES	8200 S US Highway 1	PORT SAINT LUCIE	34952	14.06	X	0	Y	OUT
MOBILE HOME PARK	SPANISH LAKES GOLF VILLAGE	Village Green Dr	PORT ST. LUCIE	34952	11.99	X	0	N	OUT
MOBILE HOME PARK	SPANISH LAKES RIVERFRONT	7901 S US Highway 1	PORT SAINT LUCIE	34952	15.75	X	0	N	OUT
MOBILE HOME PARK	SUNRISE TRAILER & RV PARK, INC	1821 N US Highway 1	FORT PIERCE	34946	21.88	X	0	N	OUT
MOBILE HOME PARK	TALL PINES MOBILE HOME COMMUNI	314 S Erie Dr	FORT PIERCE	34946	13.85	X	0	N	OUT
MOBILE HOME PARK	TANGELO VILLAGE-DIXIE MOBILE H	3135 S US Highway 1	FORT PIERCE	34982	18.59	X	0	N	OUT
MOBILE HOME PARK	TANGLEWOOD MOBILE HOME PARK	345 E Weatherbee Rd	FORT PIERCE	34982	16.95	X	0	N	OUT
MOBILE HOME PARK	TORPEY OAKS MOBILE HOME PARK	4185 John Cook Way	FORT PIERCE	34946	32.38	X	0	Y	OUT
MOBILE HOME PARK	TROPICAL ISLES	281 Tropical Isles Cir	FORT PIERCE	34982	14.38	X	0	N	OUT
MOBILE HOME PARK	WINDSONG MOBILE VILLAGE	3200 S 7th St	FORT PIERCE	34982	18.31	X	0	N	OUT
PUBLIC SCHOOL	FORT PIERCE MAGNET K-8 SCHOOL	1100 DELAWARE AVE	FORT PIERCE	34982	17.51	X	0	N	OUT
PUBLIC SCHOOL	FRANCES K. SWEET ELEMENTARY SCHOOL	1400 AVE Q	FORT PIERCE	34983	16.40	X	0	N	OUT
PUBLIC SCHOOL	LINCOLN PARK ACADEMY	1806 AVE I	FORT PIERCE	34984	20.00	X	0	N	OUT

Source: Treasure Coast Regional Vulnerability Assessment, 2012

Primary and Secondary Critical Facilities and Hazards

Facility Type	Name	Address	City	Zip	Dem Elev	Evac Zone	Surge	Fire	Flood
PUBLIC SCHOOL	NORTHPORT K-8 SCHOOL	250 NW FLORESTA DR	PORT ST LUCIE	34985	15.36	X	0	N	OUT
PUBLIC SCHOOL	PORT ST. LUCIE ELEMENTARY SCHOOL	198 NW MARION AVE	PORT ST LUCIE	34987	16.59	X	0	N	OUT
PUBLIC SCHOOL	RIVERS EDGE ELEMENTARY SCHOOL	5600 NE ST JAMES DR	PORT ST LUCIE	34988	16.21	X	0	N	OUT
PUBLIC SCHOOL	SOUTHERN OAKS MIDDLE SCHOOL	5500 NE ST JAMES DR	PORT ST LUCIE	34989	16.04	X	0	N	OUT
PUBLIC SCHOOL	ST. LUCIE MIGRANT CENTER	310 B PRESTON COURT	FORT PIERCE	34990	17.29	X	0	N	OUT
PUBLIC SCHOOL	SUNRISE ACADEMY	2102 AVE Q	FORT PIERCE	34991	19.37	X	0	N	OUT
PUBLIC SCHOOL	WHITE CITY ELEMENTARY SCHOOL	905 W 2ND ST	FORT PIERCE	34992	15.60	X	0	N	OUT
PUBLIC WATER SUPPLY	BLUE HERON MOBILE HOME PARK	4782 NE BLUE HERON LANE	JENSEN BEACH	34957	7.26	D,E	4	N	100
PUBLIC WATER SUPPLY	COUNTRY COVE MOBILE HOME PARK	4015 NO. FEDERAL HWY.	FORT PIERCE	34950	36.44	X	0	N	OUT
PUBLIC WATER SUPPLY	HARBOR BRANCH OCEANOGRAPHIC IN	5600 U.S. HWY 1 NORTH	FORT PIERCE	34946	9.06	A	4	N	500
PUBLIC WATER SUPPLY	PORT ST LUCIE UTILITIES	900 SE OGDEN LANE	PORT ST LUCIE	34983	12.48	X	0	N	OUT
RECREATION PARK	SAVANNAS RECREATION AREA	1400 E Midway Rd	FORT PIERCE	34982	17.59	X	0	N	100
RECREATION VEHICLE	PORT ST. LUCIE RV RESORT	3703 SE Jennings Rd	PORT SAINT LUCIE	34952	13.96	X	0	N	OUT
STATE GOVERNMENT FACILITY	FHP STATION TRP	2929 N. 25TH ST.(M.L.KING JR)	FORT PIERCE	34954	17.79	X	0	N	OUT

Source, Treasure Coast Regional Vulnerability Assessment, 2012

Facility Type	Name	Address	City	Zip	Dem Elev	Evac Zone	Surge	Fire	Flood
STATE GOVERNMENT FACILITY	FORT PIERCE R S C	337 N 4TH ST (US HIGHWAY 1)	FORT PIERCE	34950	6.12	A	5	N	100
WASTEWATER FACILITY	FPL - ST LUCIE POWER PLANT	6501 S OCEAN DR	JENSEN BEACH	34957	14.85	A	5	Y	100

Appendix C
Forms

- Individual Project Progress Report
- Annual Report
- Mitigation Measure (Project or Initiative) Proposal Form
- Project Ranking Worksheet
- Project Prioritization List

PROJECT PROGRESS REPORT
ST. LUCIE COUNTY
UNIFIED LOCAL MITIGATION STRATEGY
INDIVIDUAL

From: LMS Project Coordinator

To: Elected Officials

Date:

Subject: Annual Report of LMS Implementation

Status Project Title:

Problems/Obstacles & Proposed Corrective Action:

Status of Progress:

Name of Report Preparer:

Send to:

LMS Project Coordinator: Thomas Daly E-mail: dalyt@stlucieco.org
Address: St. Lucie County Division of Emergency Management Agency
15305 W. Midway Road, Fort Pierce, Florida 34945

ANNUAL REPORT FORM
ST. LUCIE COUNTY
UNIFIED LOCAL MITIGATION
STRATEGY

From: LMS Coordinator

To: Elected Officials

Date:

Subject: Annual Report of LMS Implementation Status

This report is prepared to inform locally elected officials in St. Lucie County of the progress being made to make our community more disaster-resistant. The following briefly summarizes the status of Existing Projects presently being developed and identifies New Projects expected to be undertaken in the upcoming year.

EXISTING PROJECTS

Rank on PPL	Project Title	Purpose of Project	Status of Completion	Obstacles/ Problem Solution

NEW PROJECTS

PPL Ranking	Project Title	Purpose of Project	Funding Source(s)	Anticipated Problems/ Solutions	Start/ End Dates

CDBG	Community Development Block Grant
DHS	Department of Homeland Security
DRI	Disaster Recovery Initiative
DZM	Coastal Zone Management
EMPA	Emergency Management Preparedness and Assistance Trust Fund
EOC	Emergency Operations Center
FCP	Flood Control Project
HMGP	Hazard Mitigation Grant Program
N/A	Not Available
NFMF	Natural Flood Mitigation Fund
PA	Public Assistance
PDM	Pre-Disaster Mitigation
PDM	Public Works Impact Program
STP	Surface Transportation Program
UN	Unranked

St. Lucie County Local Mitigation Strategy (LMS) Mitigation Measure (Project or Initiative) Proposal Form

Municipality(s)/Agency(s):_____
Contact Person: _____
Office Phone: _____
Fax#: _____
E-mail: _____

Estimated Cost of Project or Initiative $_____

Describe the proposed mitigation measure as well as the population that will benefit:

What is the community's loss exposure **before** this mitigation effort? $_____

What will be the community's loss exposure **after** this mitigation effort? $_____

What is the estimated cost per benefited individual? $_____
(project cost/# of benefited individuals)

What is the project's benefit cost ratio? _____

Which LMS goal(s) does the mitigation project address?

Reduce the loss of life and Property	yes	no
Achieve safe and fiscally sound, sustainable communities	yes	no
Facilitate orderly recovery during post-disaster redevelopment	yes	no
Optimize the effective use of all available resources	yes	no

Which LMS hazard(s) does the mitigation project address: Mark with an X

HAZARD	X	HAZARD	X	HAZARD	X
Agricultural Pest &		Civil Disturbance		Communication Failure	
Drought		Epidemic		Erosion	
Extreme Temperature		Flooding		Hazardous Materials	
Hurricane		Immigration Crisis		Lightning	
Power Failure		Radiological Accident		Seismic	
Terrorism		Thunderstorm		Tornado	
Transportation		Wellfield Contamination		Wildland Fire	

St. Lucie County Local Mitigation Strategy (LMS) Mitigation Measure
(Project / Initiative) Proposal Form

The Jurisdiction's Comprehensive Growth Management Plan? yes no
Specific Location _____

Jurisdiction's Comprehensive Emergency Management Plan? yes no
Specific Location _____
Other local planning document (which one?)_____ yes no
Other local budgeting document (which one?)_____ yes no
Does this project address issues related to public health, safety, and welfare? Yes no

Nature of critical facility benefited by this mitigation measure?
Primary Secondary Not Applicable

What is the life expectancy of the proposed mitigation measure?_____Years

Is there demonstrated public support for this measure: (attach documentation)

Has a public meeting or hearing been held (attach documentation)

Amount of match (funds or in-kind services) $_____from _____
(Source of Match)
Date funding will be available? _____
NAME ALL SPONSORS OF THIS PROJECT, WHETHER OR NOT THEY WILL CONTRIBUTE FUNDS

If funding were immediately available, how long would it take until the community began receiving benefits from this mitigation measure?

Respond as completely as possible; attach additional pages as required.

Return completed forms to:

Thomas Daly, Emergency Management Coordinator,
15305 W. Midway Road
Fort Pierce, Florida 34945
Phone: (772) 462-8100
Fax: (772) 462-8484
E-Mail: dalyt@stlucieco.org

APPENDIX D
STAKEHOLDER PARTICIPATION

D.1 BACKGROUND FROM DM2K UPDATE

The ever-increasing time and cost associated with responding to and recovering from disasters has prompted a shift towards planning for disasters before they strike. This shift towards pre-disaster mitigation planning is evident in the Federal Emergency Management Agency's (FEMA) development of the Disaster Mitigation Act of 2000 (see Table E.1). DMA2K requires that local jurisdictions have a natural hazard mitigation plan in place in order to be eligible for hazard mitigation grant funds as well as some pre-disaster assistance programs. The development of DMA2K has created a number of new natural hazard planning responsibilities for both local and State jurisdictions, including identifying hazards, completing risk assessments, and encouraging citizen involvement. With the focus of requirements being on process rather than product, citizen involvement has become a vital component of the mitigation planning process. This Appendix documents the steps taken to include various stakeholder groups and the public in general in the Local Mitigation Strategy (LMS) planning process.

1. The planning process shall include an opportunity for the public to comment on the plan during the drafting stage and prior to plan approval. 44 CFR §201.6(b)(1)

2. The Planning process shall include an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have authority to regulate development, as well as businesses, academia and other private and non-profit interests to be involved in the planning process. 44 CFR §201.6(b)(2)

3. The plan shall document the planning process used to develop the plan including how it was prepared, who was involved in the process, and how the public was involved. 44 CFR 201.6(c)(1).

4. The plan maintenance process shall include a discussion on how the community will continue public participation in the plan maintenance process. 44 CFR §201.6(c)(4)(iii)

D.2 STEERING COMMITTEE MEETINGS

The main method of involving jurisdictions, community organizations, stakeholders, and the public in the LMS planning process was through the Steering Committee. Individuals and organizations with directives or programs supporting mitigation were invited to become involved in the Steering Committee. The groups listed below were invited to join the Steering Committee during the DMA2K comprehensive update and and members have been reaffirmed annually, most recently in February 2016. The LMS Steering Committee meet quarterly to review and rank projects and discuss new projects. The LMS Coordinator is responsible to schedule and facilitate quarterly meetings to update the Prioritized Project List, provide updated information on funding opportunities for State and federal grant programs and update the LMS Strategy. In addition, the coordinator will be periodically updating the Plan with any and all pertinent information on vulnerabilities, hazards, and any and all information regarding application processes, eligibility and other requirements related to the LMS.

BOARD OF
COUNTY
COMMISSIONERS

DEPARTMENT OF
PUBLIC SAFETY

RON PARRISH, MPA
PUBLIC SAFETY
DIRECTOR

February 29, 2016

Dear Steering Committee Member or Designee,

This letter is notice of invitation to the LMS Steering Committee 2016 Kick-Off Meeting and the LMS Plans and Projects Workshop to be held March 9, 2016 at the St. Lucie County Emergency Operations Center, 15305 W. Midway Road, Fort Pierce, Florida, 34945. The Steering Committee Kick-Off meeting will be held from 9:00 am – 12:00 pm – lunch will be served, following lunch, the LMS Plans Projects Workshop will be held from 1:00 pm – 4:00 pm.

The purpose of the Steering Committee meeting is to update the LMS Projects List status, present members with a brief of LMS Plan update process, and provide updated information on project eligibility, application and funding guidelines. Please review projects under your purview and update if applicable to current status.

The Workshop is the first of a four (4) part public comment/input and educational outreach series designed to aid in the update of the comprehensive plan and provide an enhanced understanding of the role of the LMS Strategy in hazard mitigation and increased resiliency in recovery from disasters for County and municipal public and private communities. Each Workshop in the series will provide LMS Plan sections that have been updated by soliciting comments after review and address various elements of the LMS in relation to programs and project activities.

The Florida Division of Emergency Management (FDEM) and the and the Federal Emergency Management Agency (FEMA) requires a comprehensive update to the LMS Plan update at five (5) year intervals pursuant to 44 CFR 201.6; Florida Administrative Code, FAC 27P-22.004; The National Flood Insurance Program (NFIP) as identified by the Disaster Mitigation act of 2000, and the Community Rating System (CRS) floodplain management practices. The St. Lucie Unified Local Mitigation Strategy (LMS) will undergo a comprehensive update in 2016.

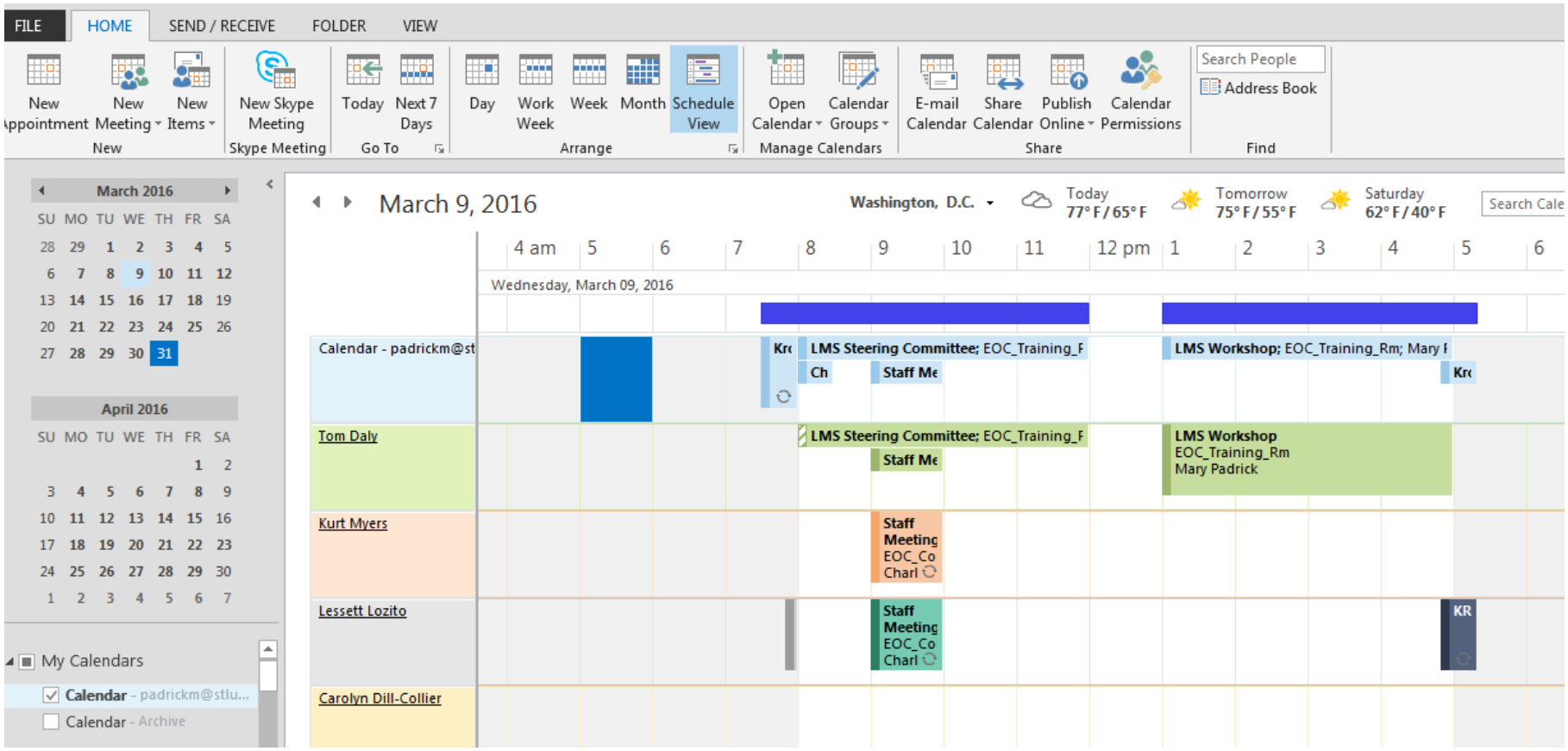
Should you need any further information please contact me at your convenience: (772) 462-8110 or parrishr@stlucieco.org . Thank you for your continued commitment.

Sincerely,

Ron Parrish

CHRIS DZADOVSKY, District No. 1 • TOD MOWERY, District No. 2 • PAULA A. LEWIS, District No. 3 • FRANNIE HUTCHINSON, District No. 4 • KIM JOHNSON, District No. 5
County Administrator – Howard N. Tipton
15305 W. Midway Road Fort Pierce, Florida 34945-3438
Phone (772) 462-8110 – Public Safety Office • (772) 465-5770 – 911 Office Line • (772) 462-8100 – Emergency Management
Phone (772) 462-8100 – Radiological • (772) 462-8101 – Marine Safety • (772) 462-8120 – Animal Control

County Website Calendar – Public Notice of Steering Committee meeting March 9, 2016



STEERING COMMITTEE MEETING
ST. LUCIE COUNTY EMERGENCY OPERATIONS CENTER
15305 W.MIDWAY ROAD FORT PIERCE FLORIDA 34945

ST. LUCIE COUNTY
LOCAL MITIGATION STRATEGY

MARCH 9, 2016
9:00 AM - 12:00 PM

Orgar ization	Representative	Alternate Member	Signature	Email	Address	Phone	Cell Phone
St. Lucie County Division of Emergency Management	Thomas Daly			dalyt@stlucieco.org	15305 W. Midway Road Fort Pierce, Florida 34945	772-462-8100 O 772-519-1250 C	
Steering Committee Members							
St. Lucie County Public Safety	Ron Parrish			parrishr@stlucieco.org	15305 W. Midway Road Fort Pierce, Florida 34945	772-462-8110	
St. Lucie County	Patrick Dayan			dayanp@stlucieco.org	2300 Virginia Avenue Fort Pierce, Florida 34982	772-462-1100	
St. Lucie County Utilities	Laurie Waldie			waldiel@stlucieco.org	2300 Virginia Avenue Fort Pierce, Florida 34982	772-462-1846	
St. Lucie County Utilities	Matt Hammond	X		hammondm@stlucieco.org	2300 Virginia Avenue Fort Pierce, Florida 34982	772-462-1134	
St. Lucie Village	William Thiess	X		bbthiess@gmail.com	2512 Lightlewood Fort Pierce, Florida 34946	772-466-8438	
SAFER St. Lucie	Stefanie Myers		✓	stefanie@harvestfoodoutreach.org	25250 Orange Avenue Fort Pierce, Florida 34947	772-468-8543	
City of Fort Pierce	Tracy S. Telle			TTELLE@CITY-FTPIERCE.COM	100 N US Highway 1 Fort Pierce, Florida 34982 34950	772-467-3776	
City of Port St Lucie Utilities Systems	Scott Meagher	Alane Sisilli asisilli@cityofpsl.com 772-873-6400		smeagher@cityofpsl.com	900 SE Ogden Lane Port St. Lucie, Florida 34983	772-344-4035	
City of Port St Lucie	Colt Schwerdt	John Dunton jdunton@cityofpsl.com 772-344-4035		cschwerdt@cityofpsl.com	121 SW Port St. Lucie Boulevard Port St Lucie, Florida 34984	772-871-7644	
Fort Pierce Utilities Authority	Clayton Lindstrom			clindstrom@fpua.com	206 S. 6th St. Fort Pierce, Florida 34982	772-466-1600	
Fort Pierce Housing Authority	Edgar Kiley			ed.kiley@cfpha.orr	511 Orange Avenue Fort Pierce, Florida 34950	772-429-6450 O 772-216-1765 C	
St. Lucie County School District	Marty Sanders			marvin.sanders@stlucieschools.org	4204 Okeechobee Road Fort Pierce, Florida 34947	772-340-7105	
St. Lucie County Sheriff	David Thompson			dthompsond@stluciesheriff.com	4700 W. Midway Road Fort Pierce, Florida 3495	772-462-7300	DavidT@STLucieCountysheriff.com
St. Lucie Fire District	Brian Blizzard			bblizzard@slcfd.org	5180 NW MILNER Ct. PSL, FL 34983	772-621-3400	

Updated: February 24, 2016

STEERING COMMITTEE MEETING
ST. LUCIE COUNTY EMERGENCY OPERATIONS CENTER
15305 W.MIDWAY ROAD FORT PIERCE FLORIDA 34945

ST. LUCIE COUNTY
LOCAL MITIGATION STRATEGY

MARCH 9, 2016
9:00 AM - 12:00 PM

Orgar ization	Representative	Alternate Member	Signature	Email	Address	Phone	Cell Phone
St. Lucie County Division of Emergency Management	Thomas Daly			dalyt@stlucieco.org	15305 W. Midway Road Fort Pierce, Florida 34945	772-462-8100 O 772-519-1250 C	
Steering Committee Members							
St. Lucie County Public Safety	Ron Parrish			parrishr@stlucieco.org	15305 W. Midway Road Fort Pierce, Florida 34945	772-462-8110	
St. Lucie County	Patrick Dayan			dayanp@stlucieco.org	2300 Virginia Avenue Fort Pierce, Florida 34982	772-462-1100	
St. Lucie County Utilities	Laurie Waldie			waldiel@stlucieco.org	2300 Virginia Avenue Fort Pierce, Florida 34982	772-462-1846	
St. Lucie County Utilities	Matt Hammond	X		hammondm@stlucieco.org	2300 Virginia Avenue Fort Pierce, Florida 34982	772-462-1134	
St. Lucie Village	William Thiess	X		bbthiess@gmail.com	2512 Lightlewood Fort Pierce, Florida 34946	772-466-8438	
SAFER St. Lucie	Stefanie Myers		✓	stefanie@harvestfoodoutreach.org	25250 Orange Avenue Fort Pierce, Florida 34947	772-468-8543	
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City of Port St Lucie	Colt Schwerdt	John Dunton jdunton@cityofpsl.com 772-344-4035		cschwerdt@cityofpsl.com	121 SW Port St. Lucie Boulevard Port St Lucie, Florida 34984	772-871-7644	
Fort Pierce Utilities Authority	Clayton Lindstrom			clindstrom@fpua.com	206 S. 6th St. Fort Pierce, Florida 34982	772-466-1600	
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St. Lucie County School District	Marty Sanders			marvin.sanders@stlucieschools.org	4204 Okeechobee Road Fort Pierce, Florida 34947	772-340-7105	
St. Lucie County Sheriff	David Thompson			dthompsond@stluciesheriff.com	4700 W. Midway Road Fort Pierce, Florida 3495	772-462-7300	DavidT@STLucieCountysheriff.com
St. Lucie Fire District	Brian Blizzard			bblizzard@slcfd.org	5180 NW MILNER Ct. PSL, FL 34983	772-621-3400	

Updated: February 24, 2016

March 9, 2016
9:00 AM - 4:00 PM

LOCAL MITIGATION STRATEGY
PUBLIC SIGN IN

ST. LUCIE COUNTY EOC
15305 W MIDWAY RD
FORT PIERCE, FLORIDA 34945

NAME	ADDRESS	EMAIL	PHONE
Marty Sanders	327 NW Com. Park Dr. PSL	Marty.Sanders@StLucieSchools.org	340 7100 x16 5755 c
Carly Swartz	FDEM	carly.swartz@em.myfl.	8505196734
Eric Crump	ARC	eric.crump@redcross.org	772-618-0998
MATTHEW WEBER	327 NW Com Park Dr, PSL	MATTHEW.WEBER@STLUCIESCHOOLS.ORG	772.785.6619
Matt Hammond	2300 Virginia Ave Ft Pierce	hammondm@stlucieco.org	772 462 1134
Scott Meagher	900 SE OGDEN LANE PSL, FL	smeagher@cityofpsl.com	561 876 3998
MARK TRUMBLAY	9887 Perfect Dr. PSL FL	MARK@STLUCIE-CH...	772-418-...
RON PARRISH	E.O.C.	PARRISHR@STLUCIECO.ORG	772-462-8204
TRACY TELLE	CITY OF FT. PIERCE	TTELLE@CITY-FTPIERCE	772-467-3776
DAVID KOERNER	5150 NW MILNER	DAVID.KOERNER@FLHEALTH	
Melissa Yunas	Peacock Rd	Melissa.Yunas@freshfromflorida.com	772 260 0053
Evan Berry	3209 Virginia Ave	eberry@irsc.edu	772-462-7945
Katherine Schmidt	NSLRWCD	Kschmidt@aecom.com	561-603-9545
EDGAR Kiley	511 ORANGE AVE FT PIERCE	ED.KILEY@CFAHA.ORG	772 429 6450
BRIAN BLIZZARD	5160 NW MILNER DR.	bblizzard@slcfd.org	772-201-1773
Rogelio Gonzalez	1505 Orange Ave FP 34950	rgonzalez@cosl.com	772 345-8216
Stefanie Myers	2520 Orange Ave FP	Stefanie@upcenter.org	772-595-3995
Colt Schwerdt	City of Port St. Lucie	cschwerdt@cityofpsl.com	772-871-7644
Kathy LaMartina	421 Camden Ave. Stuart	KLAMART@SFWMD.GOV	561 682-8407
BOB ADOLPHE	2300 Virginia Ave, Ft Pierce	adolphe@stlucieco.org	772 462-1453
DAVID M. BLOCK	2555 SHUMARD OAK BLVD TALLAHASSEE	DAVID.BLOCK@EM.MYFLORIDA.COM	850 413 9959
Kate Boer	421 SW Camden Ave, Stuart, FL 34994	KBoer@TERRA.org	772-221-4060

St. Lucie County Unified Local Mitigation Strategy
(LMS)
Steering Committee Meeting
St. Lucie County Emergency Operations Center
15305 West Midway Road
Ft. Pierce, FL 34945
Minutes
March 9, 2016

Attendants:
Stefanie Myers Vice-Chair, SAFER St. Lucie
Tom Daly, St. Lucie County Emergency Management
Ron Parrish, St. Lucie County Public Safety
Kathryn E. Boer, Treasure Coast Regional Planning Council
Patrick Dayan, St. Lucie County Public Works
Laurie Waldie, St. Lucie County Utilities
Matt Hammond, St. Lucie County Utilities
Tracy S. Telle, City of Fort Pierce
Scott Meagher, City of Port St. Lucie Utilities
Colt Schwerdt, City of Port St. Lucie
Clayton Lindstrom, Fort Pierce Utilities Authority
Edgar Kiley, Fort Pierce Housing Authority
Marty Sanders, St. Lucie County School District
David Thompson, St. Lucie County Sheriff Office
Brian Blizzard, St. Lucie County Fire District
Roje Gonzales, St. Lucie County Council on Aging
Peter Buchwald, St. Lucie County Transportation Planning Organization
Evan Berry, Indian River State College
David Koerner, Florida Department of Health at St. Lucie County
Melissa Yunas, Florida Forest Service
Amy Brunjes, Florida Power & Light
Katherine Schmidt, North St. Lucie County Water Control District
Kathy LaMartina, South Florida Water Management District
Carly Swartz, Florida Division of Emergency Management
Eric Crump, American Red Cross
Matthew Weber, St. Lucie County School District
Mark Tremblay, St. Lucie County Chamber of Commerce
Bob Adolphe, St. Lucie County Board of Commissioners

The Local Mitigations Strategy (LMS) Steering Committee Meeting was called to order at 9:00 am at the Emergency Operation Center, 15305 West Midway Road, Ft. Pierce, FL 34945 by Ron Parrish, Director of St. Lucie County Public Safety.

Ron Parrish welcomed the Committee Members and thanked the members for serving. He stated their commitments, expertise and efforts were very much appreciated. He explained to the committee, the 2016 LMS plan is currently expired and is being updated. He stated the Steering Committee is responsible for the updates to the status of the projects, submissions, along with prioritization of new projects and to establish rankings of the projects. He explained an approved adopted LMS will allow the Committee to take advantage of State /Federal funding for planning and construction projects. He said the updated Plan and Projects List will enable the Committee to implement mitigation strategies to protect assets from potential disaster impacts while increasing resiliency in our recovery from those disasters.

David Block, Florida Division of Emergency Management explained the LMS needs to be updated from its current 2010 version. He said St. Lucie County is not eligible for funding this year due to, not being compliant with the plan. He presented a few slide and discussed briefly the Local Mitigation Strategy Program benefits. He explained the LMS Plan should contain information for a one stop shopping for County and Municipal governments for Planning. It should provide demographics, land use, developments, critical infrastructure, hazards and vulnerabilities and government resources. He stated an approved/adopted LMS qualifies St. Lucie County for multiple grant funding opportunities that can facilitate the construction of projects that mitigate disaster impacts. He said proactive mitigation policies and action help reduce risk and create safer, more disaster resilient community. He explained, as per, Disaster Mitigation Act of 2000 (DMA2K), 44 CFR 201.4 State Mitigation Plan and 44 CFR 201.6 for Local Mitigation Plans, State/FEMA approved, and local government adopted LMS plans are required to be eligible for federal and State mitigation grant funds for planning, Management and Construction of projects. He stated on of the most important steps to updating your plan is to refine the community's mitigation strategy, particularly in light of experiences gained from the implementation of the previous plan. To continue to be an effective representation of the jurisdictions overall strategy for reducing risk to natural hazards, the updated local mitigation plan must reflect current conditions and progress in mitigation efforts. The mitigation strategy should also be revised following disasters to determine if the recommended actions are still appropriate given the impacts of the event.

Clayton Lindstrom questioned the funding for this year. Kate Boer said there was $587,000 for Pre-Disaster Mitigation (PDM).

Marty Sanders questioned the eligibility for this year. Kate Boer explained St. Lucie County LMS Plan had expired therefore, not eligible for any monies this year.

Tom Daly, St. Lucie County Emergency Management asked David Block if the Flood Mitigation Assist (FMA) and Pre Disaster Mitigation (PDM) are competitive grants. David Block explained they are competitive grants.

Patrick Dayan, St. Lucie County Water Quality Manager, explained the National Flood Insurance Program (NIFP). He said an adopted LMS Plan allows counties and municipalities to utilize the NFIP for options to purchase flood insurance at significantly reduced rate, up to 45% discount.

He stated the Community Rating System (CRS) is how the discounts are based. St. Lucie County is currently at a count 6 which allows for a 10% discount. He also gave a brief description on Flood Insurance Rate Maps (FIRM) for home insurance evaluation.

Tom Daly stated the CRS has a lot of points left off. He said the State is going to evaluate this at the next meeting. He said the goal is to get the points at a 5 or under Statewide.

Kate Boer explained there is a LMS Workshop being held this afternoon at this same location and all Committee Members are invited to stay for the workshop. She said the workshop will cover LMS Process overview. She explained Florida Division of Emergency Management (FDEM) is the only state authorized to review and approve LMS for FEMA. She said plans must document change in development, priorities and mitigation efforts.

Tom Daly stated there have been no changes to criteria within 2005 & 2010

Kate Boer stated there is an annual review of the Project List and Plan/Strategy updates along with a Comprehensive Emergency Management Plan (CEMP) update every five years.

Kate Boer explained the time needed for public comment, Steering Committee review and edits.

Tom Daly stated the updates need to include the Project List, therefore he asked the Committee Members to look at their projects and decide to keep, toss or revise the projects. Tom Daly said it would be fine if the Committee Members get the updated information to the projects to him by the end of the month, if it is not available today,

Kate Boer explained to the Committee, Tom Daly would be doing the updates to the vulnerability and Hazard chapter and she would be updating all the other chapters.

Mr. Adolphe expressed his concern of terrorism. Kate Boer explained no critical or infrastructure facilities will be available to view in the plan, such as site plans, etc.

Stephanie Myers, Safer St. Lucie County suggested the Ft. Pierce and Port St. Lucie Police Departments be sent an invitation to join the LMS Committee.

Tom Daly went over the Project List with the Committee Members and made necessary adjustments.

Kate Boer stated there will be quarterly meetings and the Committee Members needed to pick a day for these meeting. If was decided, April 15, 2016 will be the Steering Committee review and comments along with the public comments review. April 29, 2016 will be to retrieve comments from all reviews. May 1, 2016 is the date to submit to FDEM for review. May 15-20, 2016 will be the final edits, and resubmit to FDEM for approval. May 26, 2016 will be the Steering Committee Meeting for approval. June 1, 2016 will be the deadline for Committee Final approval, leaving time for a June 7, 2016 Board of County Commission Meeting for adoption and June 8, 2016 submission to municipalities for adoption.

With there being no further business, Melissa Yunas, Florida Forest Service, made a motion to adjourn the meeting. This was seconded by Lorie Waldie, St. Lucie County Utilities. The meeting was adjourned at 11:40 A.M.

THE NEXT MEETING WILL BE FRIDAY, APRIL 26, 2016, 9:00-12:00
ST. LUCIE COUNTY EMERGENCY OPERATION CENTER,
15305 WEST MIDWAY ROAD
FORT PIERCE

St. Lucie County LMS Coordinator and Treasure Coast Regional Planning Council staff tasked with updating the LMS in partnership with the St. Lucie County Division of Emergency Management and with regard to the Community Outreach aspect of the LMS, conducted a Public Workshop to discuss the attributes of the LMS Plan, Strategy and Project List. Below is the Agenda and sign in sheet. Most attendees were Steering Committee members and/or their Alternate members.

St. Lucie County Media Relations
2300 Virginia Ave.
Fort Pierce, Fla. 34982
www.stlucieco.gov

For more information, contact:
Erick Gill, Public Information Manager
772-462-1791 / gille@stlucieco.org

FOR IMMEDIATE RELEASE

St. Lucie County Releases 2016 Update of the Local Mitigation Strategy for Public Comment

FORT PEIRCE – Today, the St. Lucie County Local Mitigation Strategy (LMS) Steering Committee posted the 2016 Update of the Local Mitigation Strategy Plan online: www.stlucieco.gov/lms. Copies will also be made available in all branches of the St. Lucie County Libraries as well as the St. Lucie County Administration Building, Fort Pierce and Port St. Lucie City Halls, and the Town of St. Lucie Village Town Hall.

The public is encouraged to review the plan and provide comment on the Steering Committee's priorities to mitigate against future disasters that may affect St. Lucie County.

All comments will be reviewed and considered by the Committee at the Next LMS Steering Committee meeting on Friday April 29 at 9 a.m. The meeting will be held at the St. Lucie County Emergency Operations Center, located at 15305 W. Midway Road, Fort Pierce FL, 3450. The public is invited and encouraged to attend.

The resulting pre- and post-disaster mitigation strategies and projects are supported by a variety of State and federal programs and funding sources, in accordance with the Disaster Mitigation Act of 2000.

###

ST. LUCIE COUNTY
Local Mitigation Strategy (LMS)
Steering Committee Meeting

St. Lucie County Public Safety
15305 W. Midway Road, Fort Pierce, Florida 34945
April 29, 2016 9:00 a.m. – 12:00 p.m.

AGENDA

1. Welcome & Introductions
   Ron Parrish, Director, St. Lucie County Public Safety
2. Pledge of Allegiance
3. Call to Order – *Stephanie Myers, LMS Vice-Chair*
4. Review and Approval March 9, 2016 Minutes*
   Stefanie Myers, LMS Vice-Chair
5. Steering Committee Roles and Responsibilities * - *Tom Daly, LMS Coordinator*
   - Committee Expansion Guidelines
   - Chair Schedule Discussion
6. Update on Planning Process
   Tom Daly, LMS Coordinator
   Kathryn Boer, Emergency Programs Director, TCRPC
7. LMS Project List Status Updates
   Tom Daly, LMS Coordinator
8. Review, Discuss and Adjudicate Steering Committee and Public Comments
   Stefanie Myers, LMS Vice-Chair
9. Committee Approval of the LMS Plan *
   Stefanie Myers, LMS Vice-Chair
10. LMS Meeting Schedule
    Tom Daly, LMS Coordinator
11. Committee and Public Comment
12. Adjourn

**Indicates Committee vote is necessary for the agenda item – Quorum is necessary*

APPENDIX E
PRIORITIZED PROJECT LIST

The 2016 updated Prioritized Project List (PPL) for St. Lucie County has been updated at the March 9, 2016 meeting of the Steering Committee.

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
10-1	Storm Hardning a FPUA Water Pumping Facility	300,000.00	Huricanes/Tropical Storms	Fort Pierce St. Lucie County	Federal hazard mitigation grants	< 2 years	Ft. Pierce Utilities Authority	In Porogress
09-2	Mosquito Control Impoundment – Protect impoundment berms from erosion caused by storm surge by installing rip rap.	250,000.00	Erosion, epidemics	All	Mosquito Control District funds. State and federal hazard mitigation grants	< 2 years	St. Lucie County Mosquito Control District	Deferred Awaiting funding.
09-1	Wind Retrofit Four County Buildings – Logistics Center, Heavy Equipment Storage Building, Ave. C Health Dept. & Airport Administration Building	250,000.00	Hurricane	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants	< 2 years	St. Lucie County Central Services	Deferred. Awaiting funding.
09-4	Phase 1 STEP Tank Replacement – Replace 276 STEP systems for phase 1 in Section 30.	524,000.00	Flood	Port St. Lucie	Port St. Lucie. State and federal hazard mitigation grants	< 2 years	Port St. Lucie Utilities	Ongoing
09-5	Flood Proofing School District Administrative Office	2,600,000.00	Flood	All	Federal hazard mitigation grants	< 2 years	St. Lucie County School District	Deferred. Awaiting funding.
08-10	St. Lucie West Stormwater Improvements	195,000.00	Flood	Port St. Lucie	St. Lucie County. Section 319 grants. State and federal hazard mitigation grants.	< 2 years	St. Lucie West Service District	Deferred. Awaiting funding.
08-12	Provide wind storm mitigation for low income housing	1,000,000.00	Hurricane/ Tropical Storm, Tornado	All	State and federal hazard mitigation grants.	< 2 years	INTACT	Deferred. Awaiting funding.
08-5	Place a new roof on FPUA's Energy Service Center. The building serves as the EOC for FPUA.	500,000.00	Hurricane/ Tropical Storm, Tornado	Fort Pierce	Fort Pierce Utilities Authority. State and federal hazard mitigation grants.	< 6 months	Fort Pierce Utilities Authority	Deferred. Awaiting funding.
08-9	F1 - Install an electric motor on the "Gates Structure" on Canal 1 / Taylor Creek	250,000.00	Flood	St. Lucie County Fort Pierce	FPFWCD, State and federal hazard mitigation grants	< 6 months	Fort Pierce Farms Water Control District	Deferred. Awaiting funding.
08-8	Replace gate lifting shafts and repair the pump house and motors on the "Fittings Structure" on Ten Mile Creek.	225,000.00	Flood	St. Lucie County Fort Pierce Port St. Lucie	NSLRWCD, State and federal hazard mitigation grants.	< 6 months	North St. Lucie River Water Control District	Deferred. Awaiting funding. This project has been combined with project 07-13 and 07-45 in an effort to save money.
08-1	Replace sidelot pipes to reduce flooding.	1,200,000.00	Flood	Port St. Lucie	Port St. Lucie.State and federal hazard mitigation grants.	2–3 years	Port.St. Lucie Public Works	Deferred. Awaiting funding.
07-1	Virginia Avenue Basin (Mayflower Canal & U.S. Highway 1 crossing) – Upgrade/replace culvert crossing of the Mayflower Canal and U.S. Highway 1 drainage.	750,000.00	Flood	Fort Pierce St. Lucie County	Fort Pierce, State and federal hazard mitigation grants.	< 2 years	Fort Pierce Public Works	Will advise

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-2	St. Lucie Gardens Stormwater Improvements – Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	3,900,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding.
07-7	N-6 (Header Canal – Pump Station No. 2) – Install automatic operation controls on Pump Station No. 2 at the south end of Header Canal.	75,000.00	Flood	St. Lucie County	NSLRWCD. State and federal hazard mitigation grants.	< 2 years	North St. Lucie River Water Control District	Deferred. Awaiting funding.
07-8	N-5 (Header Canal – Pump Station No. 1) – Install automatic operation controls on Pump Station No. 1 at the north end of Header Canal.	75,000.00	Flood	St. Lucie County	NSLRWCD. State and federal hazard mitigation grants.	< 2 years	North St. Lucie River Water Control District	Deferred. Awaiting funding.
07-10	St. Lucie Plaza Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	3,000,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding.
07-11	Harmony Heights Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	3,000,000.00	Flood	St. Lucie County	St. Lucie County. Section 319. SLRIT Grant. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Phase 1- Complete. Subsequent phases deferred. Awaiting funding.
07-12	Sunland Gardens Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	4,250,000.00	Flood	St. Lucie County	St. Lucie County. Section 319. SLRIT Grant. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding.
07-13	N-4 (Fitting Structure Gates) – Install automatic controls on the "Fitting Structures" gates.	225,000.00	Flood	St. Lucie County	NSLRWCD. State and federal hazard mitigation grants.	< 2 years	North St. Lucie River Water Control District	Deferred. Awaiting funding. This project has been combined with project 08-8 and 07-45 in an effort to save money.
07-15	Emergency Communication Vehicle – Purchase and equip an emergency communication vehicle in order to provide continual broadcast on television during an emergency event.	300,000.00	All	All	St. Lucie County. State and federal hazard mitigation grants.	< 2 years	St. Lucie County Media	Deferred. Awaiting funding.
07-17	N-3 (Gordy Road Structure Gates) – Install automatic controls on the "Gordy Road Structure" gates.	200,000.00	Flood	St. Lucie County Port St. Lucie	NSLRWCD. State and federal hazard mitigation grants.	< 6 months	North St. Lucie River Water Control District	Deferred. Awaiting funding.

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-18	South 7th Street Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	250,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 2 years	St. Lucie County Public Works	In progress. Under design
07-19	Carlton Road Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	550,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding. Will check
07-20	Paradise Park Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	3,000,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	This is a 5-phase project. Phase 1 is completed. Phase 2 is in progress. Phase 3 completed phase 4 ip
07-21	Silver Lake Park Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project	1,000,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 2 years	St. Lucie County Public Works	Deferred. Awaiting funding.
07-22	Wilbure Subdivision Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	1,000,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding.
07-23	Bluefield Road Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	500,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Multi-phased project. Phase 1 is completed. Phase 2 is deferred. Awaiting funding. Will check
07-24	White City/Citrus Avenue Drainage Study - Drainage improvements for a severely flood prone subdivision of fifty homesites, on septic tank and well system.	1,500,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 2 years	St. Lucie County Public Works	IP completing in 2016.
07-25	Trowbridge Road Drainage Improvements - Design, permitting, land acquisition, and construction of stormwater project. Multi-phased project.	1,000,000.00	Flood	St. Lucie County	St. Lucie County. Section 319 grants. SLRIT Grants. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding. Checking
07-26	Westmoreland Blvd./Gatlin Culvert – Drainage improvements to a section of Westmoreland Blvd. that is subject to flooding during heavy rains	50,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants	< 4 years	St. Lucie County Public Works	Deferred. Awaiting funding. checking

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-27	Indian River Estates Drainage Improvements – Drainage improvements for a severely flood prone subdivision of 1,800 single family homesites, on septic tanks and wells.	4,800,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants	4+ years	St. Lucie County Public Works	This is a 2-phased project. Phase 1- pump station & treatment pond- completed. Phase 2 icomplete 2015 phase 3 in design
07-28	Ten Mile Creek (Regional Attenuation Facility) – joint project between St. Lucie County, U.S. Army Corps of Engineers, and South Florida Water Management District to construct a regional storage reservoir for stormwater within a flood prone river flood plain area affecting approximately 50 homesites.	30,000,000.00	Flood	St. Lucie County Fort Pierce Port St. Lucie	Army Corps of Engineers	N/A	St. Lucie County	In progress
07-134	Access Route Clearing Equipment – Hitch and light trailer equipped with items including but not limited to: hand tools, chain saws, ropes and tackle, to enable trained personnel to readily clear routes to critical facilities and neighborhoods	10,000.00	Flood, Hurricanes / Tropical Storm, Tornadoes, Severe Thunderstorm& Lightning, Seismic Hazards, Technological, Societal	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Deferred. Awaiting funding.
07-37	F-2 (Canal No. 21 culvert replacement) – Replace the existing 36-inch diameter gated culvert connection between Canal No. 21 and C-25 of the South Florida Water Management District with a 72-inch diameter weir-control gate.	300,000.00	Flood	St. Lucie County Fort Pierce	FPFWCD. State and federal hazard mitigation grants.	< 2 years	Fort Pierce Farms Water Control District	Deferred. Awaiting funding. Checking
07-39	Airoso Culverts at Eyerly – Replacement of culverts at Airoso & Eyerly to a larger sized culvert due to severe flood after heavy rains	300,000.00	Flood	Port St. Lucie	Port St. Lucie. State and federal hazard mitigation grants.	< 2 years	Port St. Lucie Public Works	Deferred. Awaiting funding. checking
07-42	Comprehensive Drainage Plan – Identify the sub-basin, determine necessary improvements, and long-term maintenance of stormwater within the Village.	100,000.00	Flood	St. Lucie Village	St. Lucie Village. State and federal hazard mitigation grants.	< 1 year	St. Lucie Village	Deferred. Awaiting funding.
07-45	N-7 (Radial Gates) – Replace the radial gates on the "Fitting Structure" with stainless steel gates.	225,000.00	Flood	St. Lucie County	FPFWCD. State and federal hazard mitigation grants	< 2 years	North St. Lucie River Water Control District	Deferred. Awaiting funding. This project has been combined with project 08-8 and 07-13 in an effort to save money. Checking

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-48	Easy Street – Replacement of all cross pipes at Buchanan Dr., Pinetree Dr., Palmetto Dr., Silver Oak Dr., Seagrape Dr., Myrtle Dr., Birch Dr., Hickory Dr., Raintree Trail, Tangelo Dr., Spruce Dr., Cassia Dr., Bamboo Dr., Balsam Dr., Papaya Dr., and Yucca Dr.	150,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants.	< 4 years	St. Lucie County Public Works	Phaes 3 of IRE 27, deferred phase 4
07-51	Road Restoration and Improvement - Initiation of a study to evaluate the condition of roads within the Village and then prioritize road restoration projects to ensure the most deteriorated facilities are brought into conformance.	Not Available	Floods. Hurricane / Tropical Storm, Technological	St. Lucie Village	St. Lucie Village	< 1 year	St. Lucie Village	Deferred. Awaiting funding.
07-55	Merritt Ditch & Sunrise Blvd. Crossing – Replacement of 60-inch pipe.	75,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants.	18 months	St. Lucie County Public Works	Deferred. Awaiting fun*ding.* Checking
07-56	Merritt Ditch & Elm Street Crossing – Replacement of 60-inch pipe.	75,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants.	18 months	St. Lucie County Public Works	Deferred. Awaiting funding.
07-58	Mariposa Ditch – Redesign and reroute of failing ditch.	750,000.00	Flood	St. Lucie County	St. Lucie County. State and federal hazard mitigation grants.	18 months	St. Lucie County Public Works	Deferred. Awaiting funding. checking
07-64	Municipal Water Service – Provide municipal water services to the residents of St. Lucie Village.	Not Available	Epidemic	St. Lucie Village	St. Lucie County. St. Lucie Village.	2 years	St. Lucie Village	Deferred. Awaiting funding.
07-68	National Register Properties Damage Assessment – Assess the exposure to damage by any type of disaster for properties located within the Village's Historic District.	Not Available	All	St. Lucie Village	St. Lucie Village	< 6 months	St. Lucie Village	Deferred. Awaiting funding.
07-69	Comprehensive Emergency Management Plan – Complete a study to determine the appropriate process to handle emergency management in the Village.	Not Available	All	St. Lucie Village	St. Lucie Village, DCA Grants.	1 year	St. Lucie Village	Deferred. Awaiting funding.
07-72	Right of Way Culvert Replacement Project – Replace drainage right-of-way culverts with corrugated metal pipes on failing cross roads.	2,800,000.00	Flood	Port St. Lucie	Port St. Lucie,State and federal hazard mitigation grants.	< 1 year	Port St. Lucie Public Works	In progress. Annual maintenance
07-73	Wildland Fire Mitigation Plan – Research and prepare a wildland fire mitigation plan.	Not Available	Wildland Fire	St. Lucie Village	St. Lucie Village, State and federal hazard mitigation grants.	< 1 year	St. Lucie Village	Deferred. Awaiting funding.

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-74	Wildland Fire Mitigation Plan – City of Port St. Lucie – Preparation of a Wildland Fire Mitigation Plan as part of the Comprehensive Emergency Operations Plan.	100,000.00	Wildland Fire	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	N/A	Port St. Lucie Emergency Management	Completed
07-75	Transfer of Public Records – Transfer of public records from paper to an optical disc.	40,000.00	Floods, Hurricanes / Tropical Storms, Tornadoes, Severe Thunderstorm & Lightning, Seismic, Technological, Societal	Fort Pierce	Fort Pierce, State and federal hazard mitigation grants.	1 – 2 years	Fort Pierce Public Works	In progress.
07-78	Pet/Small Animal Shelter – Design and construct a pet/small animal shelter.	1,500,000.00	Floods, Hurricanes / Tropical Storm, Severe Thunderstorm & Lightning, Wildland Fire, Extreme Temperature, Seismic, Epidemics, Technological, Societal	All	St. Lucie County, State and federal hazard mitigation grants.	2 years	St. Lucie County Central Services	Deferred. Awaiting funding.
07-79	Vital records protection facility.	600,000.00	Floods, Hurricanes / Tropical Storm, Severe Thunderstorm & Lightning, Wildland Fire, Extreme Temperature, Seismic, Epidemics, Technological, Societal	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	2 years	Port St. Lucie Public Works	Deferred. Awaiting funding.
07-80	Rivergate (Erosion Control Devices) – Develop and install erosion control barriers along the entire shore of Rivergate Waterway.	Not Available	Flood, Erosion.	Port St. Lucie	Port St. Lucie	2 years	Port St. Lucie Public Works	Deferred. Awaiting funding.
07-81	Recreation Building Upgrades – Retrofit current buildings in parks to current codes (garages, doors).	25,000 per site	Hurricane / Tropical Storm, Tornadoes	Port St. Lucie	Port St. Lucie. State and federal hazard mitigation grants	< 1 year	Port St. Lucie Public Works	Deferred. Awaiting funding.
07-85	Community Rating System Designation – Apply and establish the Village as a participant of the Community Rating System for insurance reductions.	0.00	Flood	St. Lucie Village	St. Lucie Village, State and federal hazard mitigation grants.	< 1 year	St. Lucie Village	In progress
07-88	Horizontal Wells – Provide horizontal wells throughout the County in order to provide access to water during emergencies.	500,000.00	Wildland Fire, Drought	All	St. Lucie County. State and federal hazard mitigation grants	4 + years	St. Lucie County Fire District	Deferred. Awaiting funding. checking

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-89	Acquire properties along the Indian River Lagoon, the St. Lucie River, Ten Mile Creek, Five Mile Creek, tributaries of these waters, the Atlantic Ocean and other flood plain areas to direct residential and commercial development away form coastal and flood plain and to restore the natural floodplain.	13,000,000.00	Flood	All	St. Lucie County, Florida Communities Trust Grants.	Ongoing	St. Lucie County Environmental Resources	In progress. Ongoing project.
07-90	Repetitive Loss Inventory Buyout – Acquire properties located on the repetitive loss inventory to eliminate future flooding of structure.	2,500,000.00	Flood	All	St. Lucie County. State and federal hazard mitigation grants	> 4 years	St. Lucie County Grants / Disaster Recovery	In progress. 7 properties are to be purchased in 2010. checking
07-91	Citrus Avenue Basin Retrofit – Construct a stormwater treatment facility for an 80-acre drainage basin.	1,500,000.00	Flood	Fort Pierce	Fort Pierce,Section 319, SLRIT Grant, State and federal hazard mitigation grants.	4+ years	Fort Pierce Public Works	Deferred. Awaiting funding.
07-94	Public Works Facility – Construct a new Public Works Facility adjacent to the Florida Turnpike.	3,500,000.00	Floods, Hurricanes / Tropical Storm, Severe Thunderstorm & Lightning, Wildland Fire, Extreme Temperature, Seismic, Epidemics, Technological, Societal	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	< 4 years	Port St. Lucie Public Works	Deferred. Awaiting funding.
07-96	Watershed "A" – West E-84 Improvements – Improvements to the E5 and E-84 drainage canals and E-84 drainage basin to reduce flooding hazard	1,210,000.00	Flood	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	18 months	Port St. Lucie Public Works	Deferred. Awaiting funding.
07-98	St. Lucie North – Construct improvements to the C-104, C-105, C106, C-107, and C-108 drainage canals to reduce flooding hazards	1,200,000.00	Flood	Port St Lucie	Port St. Lucie, State and federal hazard mitigation grants.	2 years	Port St. Lucie Public Works	Completed
07-99	Cameo Boulevard/Turtle Run Park Debris Storage Area – Develop/Identify an area for emergency management debris removal and storage, including construction of infrastructure to reach site and area for mass temporary housing.	500,000.00	Flood, Hurricane / Tropical Storm, Tornadoes	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	< 2 years	Port St. Lucie Public Works	Deferred. Awaiting funding.
07-100	Collect data for infrastructure and critical facilities	Not Available	All	All	St. Lucie County	Ongoing	St. Lucie County Public Safety	In progress. Project is considered to be ongoing.
07-101	Collect data to improve future loss estimation efforts.	Not Available	All	All	St. Lucie County	Ongoing	St. Lucie County Public Safety	In progress. Project is considered to be ongoing.

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-105	Identify areas that may require Flood Insurance Rate Map (FIRM) revisions or amendments due to mitigation or development.	Not Available	Flood	All	St. Lucie County	Ongoing	St. Lucie County Public Works	In progress. Project is considered to be ongoing.
07-107	Four-wheel drive Risk/Threat Assessment, Search and Rescue vehicles – Acquire 6 4-wheel drive vehicles for Police Department for risk/threat assessment, search and rescue and ability to deliver supplies and personnel to flooded or damaged areas.	184,200.00	Flood, Hurricane / Tropical Storm, Tornado	Fort Pierce	Fort Pierce, State and federal hazard mitigation grants.	< 2 years	Fort Pierce Police Department	Deferred. Awaiting funding.
07-111	Water Control Structure 53-4 Replacement and Canal Stabilization – Replace failed drainage connection to SFWMD C-25 Canal to enhance flood protection for the surrounding residential and agricultural area of roughly 4000 acres.	150,000.00	Flood	Fort Pierce, St. Lucie County	NSLRWCD,State and federal hazard mitigation grants.	1 year	North St. Lucie River Water Control District	Deferred. Awaiting funding.
07-112	Water Control Structure 33-2 Replacement and Canal Stabilization - Replace failed drainage connection to SFWMD C-25 Canal to enhance flood protection for the surrounding residential and agricultural area of roughly 4000 acres.	750,000.00	Flood	Fort Pierce St. Lucie County	NSLRWCD,State and federal hazard mitigation grants.	1 year	North St. Lucie River Water Control District	Deferred. Awaiting funding.
07-116	Reverse Osmosis Plant Shuttering	250,000.00	Hurricane / Tropical Storm, Tornadoes	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	< 1 year	Port St. Lucie Utilities	Deferred. Awaiting funding
07-117	Shuttering of Utilities Administration Building	330,000.00	Hurricane / Tropical Storm, Tornadoes	Port St. Lucie	Port St. Lucie, State and federal hazard mitigation grants.	< 1 year	Port St. Lucie Utilities	Deferred. Awaiting funding. checking
07-118	Provide windstorm damage mitigation and hurricane preparedness educational programming to the community and also to deliver information/resources regarding building codes, wind-load design and wind resistant technology to the building/construction industry.	400,000.00	Hurricane / Tropical Storm, Tornadoes	All	State and federal hazard mitigation grants	Ongoing	St. Lucie County Cooperative Extension Service – University of Florida	In progress. Project is considered to be ongoing.
07-123	Enhancement of Sheriff's Office Emergency Operations Center – Including but not limited to: additional phone line/jacks, dedicated computer, wall mounted map, fans, secure satellite dishes, wall mounted television, ceiling mounted projector	17,000,000.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	1 year	St. Lucie County Sheriff's Office	Deferred. Awaiting funding. checking

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-124	Camp – The administration bldg. is used as a "camp" as defined by ICS. Includes but not limited to: connecting existing generator to lift station; installing stainless double sink and additional kitchen appliance circuits; etc.	99,030.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Deferred. Awaiting funding.
07-125	Epix Digital Imaging System – Portable digital X-ray system to safely explore interior of a suspicious package. Team serves 3 counties and 2 RDSTF regions.	23,000.00	Technological,Societal	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	< 1year	St. Lucie County Sheriff's Office	Deferred. Awaiting funding.
07-127	Roadside Message Board Systems – One vehicle capable of towing 4,000 pound trailer, 2 trailers equipped with solar energy powered electronic message boards that can be transported to incident scenes to provide curfew, evacuation or other important information.	70,000.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	< 1 year	St. Lucie County Sheriff's Office	Received 2 message boards from FDOT. Deferred. Funding for two vehicle is still needed.
07-128	Six satellite phones to allow communications between key Sheriff's Office Emergency managers/commanders, when cellular and radio communications are overwhelmed during a disaster or major event	30,000.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Received 1 fixed and 2 mobile satellite phone. Deferred. Funding for the remaining equipment is still needed.
07-129	EOC Base Station – Need base station radio installed at EOC for Emergency Management use.	3,500.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Checking
07-130	Emergency Responders Assistance Equipment – Hitch, light trailer, equipment and supplies, including but not limited to: air compressor, nail gun, ladders, supply of tarps, etc. to mitigate further damage to the homes of first responders and 24/7 essential	7,000.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Deferred. Awaiting funding.
07-131	Electronic Security System – Install digital video security system where none currently exists and upgrade portal entry system to proximity card system that works in conjunction with video recording system, to be installed at Sheriff's Admin. Office	110,000.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Deferred. Awaiting funding.

Project Id. Nr.	Project Description	Project Cost ($)	Hazard Mitigated	Jurisdictions Benefitted	Potential Funding Source[1]	Timeframe to Complete Project	Implementation Responsibility	Project Status
07-132	Bi-Directional Amplifiers – Due to heavy construction of school buildings, Sheriff and PSLPD officers cannot communicate effectively with cellular or 800 Mhz radios.	320,000.00	All	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	In Progress. Partial funding has been received for this project.
07-134	Access Route Clearing Equipment – Hitch and light trailer equipped with items including but not limited to: hand tools, chain saws, ropes and tackle, to enable trained personnel to readily clear routes to critical facilities and neighborhoods	10,000.00	Floods, Hurricanes / Tropical Storm, Severe Thunderstorm & Lightning, Wildland Fire, Extreme Temperature, Seismic, Epidemics, Technological, Societal	All	St. Lucie County Sheriff's Office, Homeland Security Grants, State and federal hazard mitigation grants.	6 months	St. Lucie County Sheriff's Office	Deferred. Awaiting funding.
07-135	Construct safe spaces at Central Services Building and Road and Bridge Department so that first responders will be safe during storm events	100,000.00	Hurricane / Tropical Storms, Tornadoes	St. Lucie County	N/A	N/A	St. Lucie County Central Services	Deferred. Awaiting funding.
07-136	Relocate the wastewater treatment plant located immediately adjacent to the Indian River Lagoon in Fort Pierce. Shoreline erosion, which was severely aggravated by two recent hurricanes, is jeopardizing the plant.	60,000,000.00	Hurricane / Tropical Storm, Tornado, Epidemics, Technological, Societal	All	St. Lucie County, EPA /DEP grants, Legislative Earmark, State and federal hazard mitigation grants.	> 3 years	Fort Pierce Utilities Authority	Deferred. Awaiting funding.
07-137	Remove Australian pine and other woody invasive and exotic plant species along Highway A1A on South Hutchinson Island and create a water barrier to prevent their regeneration to reduce downed power lines and impeding traffic on Highway A1A.	1,000,000.00	Flood, Hurricane / Tropical Storms, Tornadoes	St. Lucie County	St. Lucie County, State and federal hazard mitigation grants.	1 year	St. Lucie County Mosquito Control	About 50% of the project has been completed. Deferred. The remainder of the project is still awaiting funding.
07-148	Emergency Access Bridge Connection – Design and construct a bridge over Five Mile Creek to allow emergency services unimpeded access to entire campus without delays for the benefit of those who use the campus	1,000,000.00	Floods, Tornadoes, Seismic Technological, Societal	All	Indian River State College, State and federal hazard mitigation grants.	< 2 years	Indian River State College	Deferred. Awaiting funding. checking
07-149	Marine Science Center Flood Protection – Waterproofing and stormwater removal measures to prevent flooding of college building on South Hutchinson Island	150,000.00	Flood	All	Indian River State College, State and federal hazard mitigation grants.	2 + years	Indian River State College	Deferred. Awaiting funding. checking
07-150	Campus drainage infrastructure refurbishment and maintenance – cleaning and replacement of Main Campus drainage infrastructure to significantly lessen the potential for severe flooding	175,000.00	Flood	All	Indian River State College, State and federal hazard mitigation grants.	< 4 years	Indian River State College	Deferred. Awaiting funding. checking

APPENDIX F
Adoption Resolutions

RESOLUTION 16–094

A RESOLUTION ADOPTING THE ST. LUCIE COUNTY LOCAL MITIGATION STRATEGY PLAN

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

1. The Disaster Mitigation Act of 2000 (DMA2K) requires that all communities, tribes, and states have a Federal Emergency Management Agency (FEMA) approved hazard mitigation plan, consistent with the DMA2K requirements, to retain eligibility for FEMA hazard mitigation grant funding.

2. A Florida Department of Emergency Management (FDEM) approved hazard mitigation plan is required for the purpose of certifying compliance with the requirements of the National Flood Insurance Rate Program.

3. On June 7, 2016, FDEM found the St. Lucie County Local Mitigation Strategy Plan compliant with federal standards subject to formal adoption.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie County, Florida that this Board does hereby adopt the St. Lucie County Local Mitigation Strategy Plan.

Commissioner Kim Johnson, Chairman	AYE
Commissioner Chris Dzadovsky, Vice Chairman	AYE
Commissioner Tod Mowery	AYE
Commissioner Paula A. Lewis	AYE
Commissioner Frannie Hutchinson	AYE

PASSED AND DULY ADOPTED this 7th day of June, 2016.

ATTEST:

DEPUTY CLERK

CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY

BOARD OF COUNTY COMMISSIONERS ST. LUCIE COUNTY, FLORIDA

BY: CHAIRMAN

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

COUNTY ATTORNEY

COUNCIL ITEM 11A
DATE 9/19/11

RESOLUTION 11-R63

A RESOLUTION PROVIDING FOR THE ADOPTION OF THE UNIFIED LOCAL MITIGATION STRATEGY PROGRAM FOR ST. LUCIE COUNTY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1999 the City of Port St. Lucie entered into an interlocal agreement with the St. Lucie County Board of County Commissioners to develop a Local Mitigation Strategy Program in conjunction with the Florida Department of Community Affairs; and

WHEREAS, pursuant to that interlocal agreement, city staff has actively participated in the development of a Unified Local Mitigation Strategy Program for St. Lucie County; and

WHEREAS, in 2000 the City of Port St. Lucie by Resolution 00-R-31, adopted on July 10, 2000, approved the Unified Local Mitigation Strategy Program for the City of Port St. Lucie; and

WHEREAS, the St. Lucie County Board of County Commissioners by Resolution 05-073, adopted on February 22, 2005, approved the Unified Local Mitigation Strategy Program for St. Lucie County; and

WHEREAS, the City of Port St. Lucie by Resolution 05-R53, adopted on July 25, 2005, approved the updated Unified Local Mitigation Strategy Program for St. Lucie County as approved by the St. Lucie County Board of County Commissioners by Resolution 05-073; and

WHEREAS, the St. Lucie County Board of County Commissioners by Resolution 10-299, adopted on November 23, 2010, adopted the St. Lucie County Local Mitigation Strategy Plan; and

RESOLUTION 11-R63

WHEREAS, the City Council of the City of Port St. Lucie deems it appropriate to approve and adopt the St. Lucie County Local Mitigation Strategy Plan (Unified Local Mitigation Strategy Program).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE AS FOLLOWS:

Section 1. The City of Port St. Lucie hereby approves and adopts the St. Lucie County Local Mitigation Strategy Plan, also referred to as the Unified Local Mitigation Strategy Program, as approved by the St. Lucie County Board of County Commissioners by Resolution 10-299, a copy of which is attached hereto as Exhibit "A" and incorporated herein.

Section 2. The Unified Local Mitigation Strategy Program is hereby incorporated as a part of the City of Port St. Lucie's Comprehensive Emergency Operations Plan.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 19th day of September, 2011.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
JoAnn M. Faiella, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Roger G. Orr, City Attorney

H:\denise\resos\resos - 11\unified local mitigation strategy - reso 08.31.11.doc

EXHIBIT A

RESOLUTION 10-299

A RESOLUTION ADOPTING THE ST. LUCIE COUNTY LOCAL MITIGATION STRATEGY PLAN

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

1. The Disaster Mitigation Act of 2000 (DMA2K) requires that all communities, tribes, and states have a Federal Emergency Management Agency (FEMA) approved hazard mitigation plan, consistent with the DMA2K requirements, to retain eligibility for FEMA hazard mitigation grant funding.

2. A FEMA approved hazard mitigation plan is required for the purpose of certifying compliance with the requirements of the National Flood Insurance Rate Program.

3. On August 20, 2010, FEMA found the St. Lucie County Local Mitigation Strategy Plan compliant with federal standards subject to formal adoption.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie County, Florida that this Board does hereby adopt the St. Lucie County Local Mitigation Strategy Plan.

Chris Craft, Chairman	AYE
Chris Dzadovsky, Vice Chairman	AYE
Commissioner Tod Mowery	AYE
Commissioner Paula A. Lewis	AYE
Commissioner Frannie Hutchinson	AYE

PASSED AND DULY ADOPTED this 23rd day of November, 2010.

ATTEST:

DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY: CHAIRMAN

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

COUNTY ATTORNEY

RESOLUTION NO. 11-08

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ADOPTING THE **ST. LUCIE COUNTY LOCAL MITIGATION STRATEGY.**

WHEREAS, Chapter 163, Florida Statutes, requires the City of Fort Pierce to plan for hazard mitigation, hurricane evacuation, post-disaster redevelopment, and to participate in a Local Mitigation Strategy; and

WHEREAS, the City of Fort Pierce is required to submit an annual report to the Community Ratings Service (CRS) for the purpose of certifying compliance with the requirements for the National Flood Insurance Rate Program; and

WHEREAS, The Community Rating Services (CRS) has advised the City of Fort Pierce that the St. Lucie County Local Mitigation Strategy would satisfy the requirements of a Floodplain Management Plan, resulting in a higher level of compliance with the National Flood Insurance Rate Program and a reduction in Flood Insurance premiums for the residents of the City of Fort Pierce; and

WHEREAS, on August 20, 2010, the Federal Emergency Management Agency found the St. Lucie County Local Mitigation Strategy compliant with Federal Standards, subject to formal adoption.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Fort Pierce, Florida, that this Commission does hereby adopt the St. Lucie County Local Mitigation Strategy.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 22nd day of February, 2011.

MAYOR COMMISSIONER

ATTEST:

CITY CLERK

(CITY SEAL)

RESOLUTION 10-299

A RESOLUTION ADOPTING THE ST. LUCIE COUNTY LOCAL MITIGATION STRATEGY PLAN

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

1. The Disaster Mitigation Act of 2000 (DMA2K) requires that all communities, tribes, and states have a Federal Emergency Management Agency (FEMA) approved hazard mitigation plan, consistent with the DMA2K requirements, to retain eligibility for FEMA hazard mitigation grant funding.

2. A FEMA approved hazard mitigation plan is required for the purpose of certifying compliance with the requirements of the National Flood Insurance Rate Program.

3. On August 20, 2010, FEMA found the St. Lucie County Local Mitigation Strategy Plan compliant with federal standards subject to formal adoption.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie County, Florida that this Board does hereby adopt the St. Lucie County Local Mitigation Strategy Plan.

Chris Craft, Chairman	AYE
Chris Dzadovsky, Vice Chairman	AYE
Commissioner Tod Mowery	AYE
Commissioner Paula A. Lewis	AYE
Commissioner Frannie Hutchinson	AYE

PASSED AND DULY ADOPTED this 23rd day of November, 2010.

ATTEST:

DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY: _____
CHAIRMAN

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

_____
COUNTY ATTORNEY

RESOLUTION 2011-1

A RESOLUTION OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA ADOPTING THE ST. LUCIE COUNTY LOCAL MITIGATION STRATEGY PLAN.

WHEREAS, the Board of Alderman of the Town of St. Lucie Village (the Village), Florida, has made the following determinations:

1. The Disaster Mitigation Act of 2000 requires that all communities, tribes, and states have a Federal Emergency Management Agency (FEMA) approved hazard mitigation plan, consistent with the Act's requirements, to retain eligibility for FEMA hazard mitigation grant funding.

2. A FEMA approved hazard mitigation plan is required for the purpose of certifying compliance with the requirements of the National Flood Insurance Rate Program.

3. On August 20, 2010, the Florida Department of Emergency Management, (FEMA), found the St. Lucie County Local Mitigation Strategy Plan compliant with Federal Standards subject to formal adoption.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of St. Lucie Village, Florida that this Board does hereby adopt the St. Lucie County Local Mitigation Strategy Plan.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 18th day of January, 2011.

APPROVED:
BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA

By: William G. Thiess
William G. Thiess, Mayor

ATTESTED:

By: Diane C. Orme
Diane C. Orme, Clerk

I, DIANE C. ORME, Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Resolution 2011-1 which was duly introduced, read and adopted at the regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this 18th day of January, 2011.

Diane C. Orme
DIANE C. ORME, CLERK

APPENDIX G
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City Commission Regular Meeting **Agenda Item # 13. b.**

Meeting Date: 11/07/2016

Re: TCRPC

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Appointment/Reappointment of a regular member and an alternate member to serve on the Treasure Coast Regional Planning Council for a one-year term.

SUMMARY:

The appointments of Commissioner Perona as a regular member of the Treasure Coast Regional Planning Council and Commissioner Sessions as an Alternate will expire on December 1, 2016.

It is necessary to recommend appointment or reappointment of a member to serve these one-year terms for approval by the Board of County Commissioners. Please see attached letter from the Treasure Coast Regional Planning Council.

RECOMMENDATION:

Appoint one regular and one alternate member to serve on the Treasure Coast Regional Planning Council for approval by the Board of County Commissioners.

ALTERNATIVES:

Do not appoint at this time.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

St. Lucie County

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

TCRPC

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/27/2016 09:47 AM

Form Started By: Linda Cox Started On: 10/20/2016 04:29 PM

Final Approval Date: 10/27/2016

TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER – ST. LUCIE – MARTIN – PALM BEACH

October 17, 2016

The Honorable Kim Johnson, Chairman
St. Lucie County Board of County Commissioners
2300 Virginia Avenue
Fort Pierce, FL 34982

Subject: Annual Appointment of Treasure Coast Regional Planning Council Members

Dear Chairman Johnson:

In accordance with Council's Rules of Organization, the December meeting is designated as the Annual Meeting, at which time the appointment of all members and alternates is to occur. It is therefore requested that the Board of County Commissioners take the necessary action to appoint members and alternates for the upcoming year. In the case of St. Lucie County, four members and four alternates need to be appointed (two county, two municipal). It should be noted that all alternates must be elected officials.

Additionally, the bylaws specifically indicate that municipal appointments must be either appointed or approved by the County. Each County is assigned the number of appointments and the method for making the appointments is left to the discretion and cooperation of the local governments in the area.

It would be appreciated if the County would notify the Council of appointments, including mailing addresses and telephone numbers, **by December 2, 2016**, so that the agenda packet for the December 9, 2016 meeting can be provided in a timely fashion.

Sincerely,

Michael J. Busha, AICP
Executive Director

MJB:lg

Attachment

cc: Mayor Linda Hudson, City of Fort Pierce
Mayor Gregory Oravec, City of Port St. Lucie
Mayor William Thiess, Town of St. Lucie Village
Kelly Phelan, St. Lucie County

City Commission Regular Meeting **Agenda Item # 15. a.**

Meeting Date: 11/07/2016

Re: City Manager's Report

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

City Manager's Report

Form Review

Form Started By: Jennifer Robinson Started On: 11/03/2016 11:30 AM

Final Approval Date: 11/03/2016