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

## CITY COMMISSION AGENDA

Regular Meeting - Tuesday, February 21, 2017 - 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 Crossings Community Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the February 6, 2017 meeting.

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

   a. Letter from Pamela E. Carithers, Executive Director, on behalf of the Lincoln Park Main Street Board of Directors expressing their gratitude for the City's continued support of their program activities.

   b. Email from Hans Kraaz commending Paul Thomas, Building Official, for his professionalism and diligence.

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.

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

10. **CONSENT AGENDA**

a. Request to reduce code enforcement fines in the amount of $3,200.00 against 1509 Faber Court, Ft. Pierce, FL, Parcel ID # 2401-605-0058-000-5 which was previously owned by Helen Hall, 1509 Faber Court, Ft. Pierce, FL and currently owned by Florida Beach & Golf Retreats LLC, 7128 Maidstone Drive, Port St. Lucie, FL 34986 to $1,600.00 payable in 30 days.

b. Approve request to submit and accept an award for the 2017-2018 VOCA Victim's Advocacy grant by the Fort Pierce Police Department.

c. Permission to submit grant application and receive grant award from Children Services Council of St. Lucie County to help fund 3rd Annual Summer Jam Basketball Camp.

d. Approve grant award for Ms. Sonja Johnson, owner of Massage Harmony by Sonja in the amount of $3,000 as an eligible recipient under the 2016-2017 CDBG Grant Award for Small Business. (Postponed from 2/6/2017 meeting)

11. **PUBLIC HEARINGS**

a. Public Hearing and approval of the sale of the following Fort Pierce Redevelopment Agency properties for less than fair value as required by Florida Statutes 163.380(2): 1401 N Second Street and 301 Florida Avenue.

b. Review and approve with conditions an application for Site Plan & Design Review submitted by Property Owner(s) S And S Land Company LLC, First Citizens Premises Co Inc, and Representative, Jason Gunther of Thomas Engineering to construct an Aldi Grocery Store at 1412 S US Highway 1, Fort Pierce, FL. The properties are zoned General Commercial (C-3). Parcel IDs: 2415-601-0454-010-5, 2415-601-0450-000-4, 2415-601-0449-000-4, & 2415-601-0448-000-7).

c. Review and approve with conditions an application for Conditional Use submitted by Property Owners, David and Tiffany Wood, to operate a Dwelling Rental, offering lodging for less than six months, at 1123 Hernando Street, Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2401-810-0017-000-6.

d. Ordinance 17-002 Amending Chapter 22-60 - Off-street Parking, creating an exemption and special area standard for the Peacock Arts District. SECOND READING

e. Ordinance 17-004 Modifying Chapter 9, Peddlers, Solicitors and Canvassers SECOND READING

f. Ordinance 17-005 Amending the Future Land Use Map of the Comprehensive Plan to change the designation of property located at 2496 Edwards Road from from RM, Medium Density Residential to GC, General Commercial. FIRST READING

g. Ordinance 17-006 Amending the Zoning Atlas to rezone property located at 2496 Edwards Road from Neighborhood Commercial (C-2) to General Commercial (C-3). FIRST READING

12. **MISCELLANEOUS REPORTS & REQUESTS**

a. St. Lucie County Public Schools Graduation Rate Update, Wayne Gent, Superintendent

b. Boys and Girls Clubs of St. Lucie County Annual Report and Strategic Plan presentation by Will Armstead, CEO, Boys and Girls Clubs of St. Lucie County

c. Monthly Financial Report for the Month ending January 31, 2017

13. **CITY COMMISSION**

a. Resolution 17-R03 authorizing the sale of 500 Orange Avenue in the amount of $139,000 to 4616 Investment LLC.

b. Resolution 17-R06 Certifying Appointments/Reappointments to the Planning Board following a vote.

c. Resolution 17-R07 Certifying Appointments/Reappointments to the Board of Adjustment following a vote.

d. Resolution 17-R08 Appointing Joseph Hayek to the Communitywide Council.

e. Appointment/Reappointment to the Construction Board of Adjustments and Appeals

f. Consider issuing a Letter of Support for the UDT - SEAL Museum in their efforts to secure $500,000.00 in state funding for a 20,000 square foot expansion of the museum.

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**

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:** 02/21/2017

**Re:**

**SUBJECT:**

Approval of minutes from the February 6, 2017 meeting.

**Attachments**

02.06.2017 Minutes

**Form Review**

Form Started By: Linda Cox Started On: 02/15/2017 04:07 PM

Final Approval Date: 02/15/2017

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE ST. LUCIE COUNTY COMMISSION CHAMBERS, 2300 VIRGINIA AVENUE, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, FEBRUARY 6, 2017.

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

**2. OPENING PRAYER** - Linda Cox, City Clerk, gave the opening prayer.

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL**

Present: Mayor Linda Hudson; Commissioner Rufus Alexander; Commissioner Jeremiah Johnson; 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 January 17, 2017 regular meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve minutes from the January 17, 2017 regular meeting.

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

Passed

6. **PROCLAMATIONS**

a. Mayor Hudson issued a proclamation recognizing February 6 - 12, 2017 as 2-1-1 Awareness Week.

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

a. Letter from Tom Perona, Race Director, thanking Sgt. Schramm, Officer John Fasanello, Officer Damian Spotts and Officer Daniela Dreizehnter for their professionalism, which contributed to the success of the Annual Bridge Buster 5K on January 7, 2017.

b. Letter from Annette Brown extending her heartfelt gratitude to the following Police Officers for their support, diligence and on the job responses: Jean Sena, James Ippolito, Mayes Costa and Carlos Velez.

c. Letter from Dan Lambe, President, Arbor Day Foundation, congratulating the City of Fort Pierce for being recognized as a 2016 Tree City USA.

d. The City Marina received a 5 star review from Captain Minke36 on Active Captain for awesome customer service, very clean facilities, being very protected and for its location within walking distance of downtown Fort Pierce.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS** - There were no comments from the public.

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

Item **11c** is being postponed until the February 21, 2017 regular meeting.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve the agenda as amended.

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

Passed

**10. CONSENT AGENDA**

a. Request for approval to submit grant application & receive grant award for marketing & promotion of tourism in Fort Pierce from Visit Florida.

b. Request for approval to submit grant application and receive grant award from Visit Florida to 1st Annual Minority Business Expo in Fort Pierce.

c. Approve grant award for Ola Moore, owner of Ola's Hair Parlor in the amount of $3,000 as an eligible recipient under the 2016-2017 CDBG Grant Award for Small Businesses.

d. Approve grant award for Ms. Sonja Johnson, owner of Massage Harmony by Sonja in the amount of $3,000 as an eligible recipient under the 2016-2017 CDBG Grant Award for Small Business.

Commissioner Johnson requested to pull item **10d.**

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve items **10a, 10b** and **10c**.

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

Passed

As to item **10d**, Commissioner Johnson inquired about the vehicle purchase being within the program's guidelines as well as business taking place at the applicant's home. This item will be postponed until the February 21, 2017 regular meeting and the applicant will be invited.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to postpone item **10d** to February 21, 2017 regular meeting.

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

Passed

## 11. PUBLIC HEARINGS

a. Review and approval for an application for Conditional Use with New Construction and Design Review, submitted by Property Owners, Paul D Mandel and Diane M Perkins, and representative, William P. Stoddard, Ph.D., P.E., are requesting approval of a Conditional Use with New Construction and Design Review for a single family home seaward of the Coastal Construction Control Line (CCCL), at 324 South Ocean Drive in Fort Pierce, Florida. The property is zoned Hutchinson Island Medium Density (R-4A). The Parcel ID is 2401-501-0026-000-3. (Postponed from January 3, 2017 and January 17, 2017 meetings)

Brandon Creagan, Planner, gave a brief presentation and was available for questions. The Coastal Construction Control Line (CCCL) is an invisible line that goes down the coast of Florida. Anything to the east of the line must receive City Commission and Florida Department of Environmental Protection (FDEP) approval. This item also requires a super-majority vote due to 25% of adjacent land-owner objections.

Mayor Hudson opened the public hearing.

William Stoddard, applicant representative, spoke on behalf of the client.
Paul Mandel, owner, supports modifications to make neighbors happy.
Rick Ross spoke in support.
Robert Zeist spoke in opposition.
Jane Peppers spoke in opposition of the design.
Raydell Whittenmeyer spoke in opposition of the design.
Bill Wink spoke in opposition of the design.
Fred Fickenwirth spoke in opposition of the design.
Sylvia Fickenwirth spoke in opposition of the design.
Harry Chase spoke in opposition.
Steve Tarr spoke in support.
William Stoddard, applicant representative, addressed some opposition.

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

Commission discussion included increasing property values, buffering properties and development history of the South Beach area.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve item **11a** with staff conditions.

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

Passed

b. Review and approval of an application for Waiver of Distance submitted by Applicant/Owner; Sodawing LLC, Wingstop to obtain a 2COP alcohol license for on-premise consumption, in the C-3 General Commercial district, located at 2575 S. US Highway 1, Fort Pierce, FL. The property is zoned C-3, General Commercial (Parcel ID 2422-602-0264-000-8).

Vennis Gilmore, Planner, gave a brief presentation and was available for questions. The distance from the church on Gardenia Avenue is 1487 feet.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve item **11b** with staff conditions.

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

Passed

c. Review and approve with conditions an application for Site Plan & Design Review submitted by Property Owner(s) S And S Land Company LLC, First Citizens Premises Co Inc, and Representative, Jason Gunther of Thomas Engineering to construct an Aldi Grocery Store at 1412 S US Highway 1, Fort Pierce, FL. The properties are zoned General Commercial (C-3). Parcel IDs: 2415-601-0454-010-5, 2415-601-0450-000-4, 2415-601-0449-000-4, & 2415-601-0448-000-7).

**This item is postponed until the February 21, 2017 regular meeting.**

d. Review and approve with conditions an application for Conditional Use submitted by Property Owner, Shawn Dufault, to operate a Dwelling Rental, offering lodging for less than six months, at 1138 Hernando Street, Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2401-810-0017-000-6.

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

Commission discussion included previous conditional use approvals and the impact it may have on attracting hotel/motel business.

Mayor Hudson opened the public hearing.

Shawn Dufault, applicant, spoke in support.
Rick Ross spoke in support.

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

Further Commission discussion included how the single-family vacation rental trend has grown and how many residents have been doing this for years and now trying to come into compliance. Commissioner Johnson would like to add a backup manager as part of the condition.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve item **11d** with the following conditions:

1) Registration of the property manager and a second contact, one of which is a resident of the City of Fort Pierce, accessible at all times available to resolve complaints;
2) Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;
3) Installation of a sidewalk connection, or payment in-lieu of construction, along the Hernando Property line;
4) Installation of a bicycle rack for guests; and
5) The applicant files for and obtains St. Lucie County and City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.

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

Passed

e. Ordinance 17-002 Amending Chapter 22-60 - Off-street Parking, creating an exemption and special area standard for the Peacock Arts District. FIRST READING (Postponed from January 17, 2017 meeting)

Linda Cox, City Clerk, read the Ordinance, by title only, into the record as follows.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 22, ARTICLE IV, SUPPLEMENTARY REGULATIONS, SECTION 22-60 – OFF-STREET PARKING AND LOADING; CREATING AN EXEMPTION AND SPECIAL AREA STANDARD FOR THE PEACOCK ARTS DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

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

Commission discussion included the City having to come up with parking structures, parking incentives, lack of parking detracting patrons from visiting the district and the need for defining what we are looking for in the district as a whole.

Mayor Hudson opened the public hearing.

Steve Tarr spoke in support of defining an overall plan for the district.

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

Further Commission discussion included developing a committee or a reporting structure so that the Commission can have input.

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

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

NAY: Commissioner Jeremiah Johnson

Passed

f. Ordinance No. 17-003 amending City Ordinance Chapter 4 - Animals; Article IV - Impoundment; Section 4-76 - Release of Impounded Animals. SECOND READING

Linda Cox, City Clerk, read the Ordinance, by title only, into the record as follows.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 4 – ANIMALS; ARTICLE IV – IMPOUNDMENT; SEC. 4-76 – RELEASE OF IMPOUNDED ANIMALS; REQUIREMENT AND FEES; PROVIDING FOR A SEVERABILITY CLAUSE; AND REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve item **11f.**

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

Passed

g. Ordinance 17-004 Modifying Chapter 9, Peddlers, Solicitors and Canvassers FIRST READING

Linda Cox, City Clerk, read the Ordinance, by title only, into the record as follows.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 9, ARTICLE IV, "PEDDLERS, SOLICITORS AND CANVASSERS"; AMENDING DIVISION 1, SEC. 9-76 MODIFYING DEFINITIONS AND SEC. 9-79 MODIFYING PROHIBITED ACTS, AND; AMENDING DIVISION 2, SEC. 9-91 MODIFYING PERMIT APPLICATION REQUIREMENTS AND REGULATIONS AND SEC. 9-97 MODIFYING REQUESTS FOR VARIANCES AND; AMENDING DIVISION 3, SEC. 9-111 MODIFYING GENERAL REGULATIONS, AND SEC. 9-114 MODIFYING TENTS FOR SEASONAL SALE VENDORS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Commission discussion included brick and mortar not being an option for everyone, the incentive for brick and mortar business to enhance their services with mobile vending units and being careful with making accommodations for these businesses.

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

Further Commission discussion included coming up with a time certain for removal of vending units, defining the changes for prohibitions on public property and the bidding process.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve item **11g** removing the prohibitions for waiver for public property use until further discussion and amending Sec. 9-111(n) to three consecutive days.

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

Passed

## 12. MISCELLANEOUS REPORTS & REQUESTS

a. First Quarter Financial Report

Johnna Morris, Finance Director, reported on the first quarter finances. All funds, with the exception of the golf course, are in stable financial position. At this time, there are no projections for overages and shortages.

**13. CITY COMMISSION** - Applications have been distributed and voting will take place at the next City Commission meeting.

a. Appointments/Reappointments to the Planning Board

b. Appointments/Reappointments to the Board of Adjustment

c. Appointments to Communitywide Council.

**14. COMMENTS FROM THE PUBLIC**

Ann Merithew

**15. COMMENTS FROM THE CITY MANAGER**

a. City Manager's Report

Nicholas Mimms, City Manager, plans to support and honor Khalil Mack for his NFL achievements. The 2nd Annual Job Fair on January 19, 2017 hopefully resulted in hiring. Matt Samuel has graciously loaned Highwaymen art for display throughout City Hall. Moore's Creek Clean Up on Saturday February 11. The 2nd Annual Highwaymen festival will be taking place on February 11. The Indian Hills Recreation Center Ribbon Cutting will take place on February 23. Conference Agenda will take place on February 13 with an interactive workshop on Effective Council Techniques.

James Messer, City Attorney, announced that the CIty Attorney's office has revised the contract for Marina customers.

**16. COMMENTS FROM THE COMMISSION**

Commissioner Alexander inquired about the Florida League of Cities awards. Mr. Mimms stated that we are applying for both the Environmental and Citizenship Awards.

Commissioner Perona stated that it was great to see how busy Fort Pierce was this weekend with the Pirate Fest. It is a great place to live, work and play.

Commissioner Sessions stated that the Dollar General on 17th and Orange Avenue is out of control with a lot of garbage.

Commissioner Johnson announced the Moore's Creek Clean Up and talked about the "water lettuce" growth around the 10th to 14th Street section of creek. Thanks in advance to City and County staff as well as volunteers. He was happy to see a sidewalk maintenance program to make the sidewalks more pedestrian friendly.

Mayor Hudson would like for someone to reach out to Ann Merithew for more information. This weekend was very busy and the pedestrian safety should be looked at around the roundabout on Avenue A. It has been 10 years since our concerted effort to reduce HIV/AIDS in our community and St. Lucie County will be recognized on Tuesday February 7.

**17. ADJOURNMENT** - There being no further business, Mayor Hudson declared the meeting adjourned at 10:56 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

**City Commission Regular Meeting** **Agenda Item # 7. a.**

**Meeting Date:** 02/21/2017

**Re:** Letter from Lincoln Park Main Street

**Submitted For:** Nick Mimms, City Manager, City Manager

**SUBJECT:**

Letter from Pamela E. Carithers, Executive Director, on behalf of the Lincoln Park Main Street Board of Directors expressing their gratitude for the City's continued support of their program activities.

## Attachments

Letter from Lincoln Park Main Street

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/13/2017 05:16 PM |
| City Manager | Jennifer Robinson | 02/14/2017 03:07 PM |

Form Started By: Jennifer Robinson Started On: 02/02/2017 12:45 PM

Final Approval Date: 02/14/2017

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

February 2, 2017

Honorable Mayor and City Commission
Nick Mimms, P.E., City Manager
City of Fort Pierce
100 North US Highway 1
Fort Pierce, Florida 34950

Dear Honorable Mayor and City Commission;

On behalf of the Lincoln Park Main Street (LPMS) Board of Directors would like to say "Thank You" to the City of Fort Pierce for your continued support for program activities with the beautiful lighted decorations along the Avenue D corridor; and at the Christmas on Moore's Creek event. The newly Christmas on Moore's Creek event held on Saturday, December 17, 2016 at the popular venue Moore's Creek Linear Park could not have experienced the success without the City of Fort Pierce as a title sponsor. The partnership with the City of Fort Pierce and Florida Health in St. Lucie County delivered a record breaking event for attendance and activities. Other strategic public entity partners included Fort Pierce Utilities Authority, St. Lucie County, Council on Aging, and the Housing Authority of City of Fort Pierce. Community partners included Jackson Hewitt, Allegany Franciscan Ministries, Friends of the St. Lucie County Public Health, Guys Quality Meats, Fort Pierce Shrine Club No. 69 Masud Temple, American Legion Post 171and Bounce World.

The first annual Christmas on Moore's Creek witnessed a record 1,039 attendees; which included 620 kids, 345 parents/adults, and 54 volunteers. Approximately 1,300 hotdogs were served along with buns and condiments; and 1,000 bottles of water and 2,000 bags of popcorn and cotton candy. Toys were collected from the City of Fort Pierce employees, Friends of St. Lucie County Public Health, and Lincoln Park Main Street. City Employee Dan Briganti and friends from a couple of Car Clubs from Port St. Lucie was instrumental in collecting toys for this event. The area was nicely decorated with a Christmas Tree and Lights hanging around the tree. On hand was a Santa for the kids and entertainment and a kids zone which included bounce houses, pony and hay rides, popcorn and cotton candy.

Again, Thank you for your continued support of program activities for Lincoln Park Main Street. If you have any questions or require additional information, please email or call me.

Sincerely

Pamela E. Carithers
Executive Director

**City Commission Regular Meeting** **Agenda Item # 7. b.**

**Meeting Date:** 02/21/2017

**Re:** Email from Hans Kraaz

**Submitted For:** Nick Mimms, City Manager, City Manager

**SUBJECT:**

Email from Hans Kraaz commending Paul Thomas, Building Official, for his professionalism and diligence.

## Attachments

Email from Hans Kraaz

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/13/2017 05:16 PM |
| City Manager | Nick Mimms | 02/14/2017 11:20 AM |

Form Started By: Jennifer Robinson Started On: 02/02/2017 12:55 PM

Final Approval Date: 02/14/2017

To: Jennifer D Robinson/cfp@cfp,
Cc: Linda Cox/cfp@cfp,
Bcc:
Subject: Fw: Down town/sailfish brewery
From: Nicholas Mimms/cfp - Wednesday 02/01/2017 10:15 AM

History: This message has been replied to.

## Hans Kraaz --- Down town/sailfish brewery ---

Fro "Hans Kraaz" <HKraaz@boatloan.com>
m:
To: "Tom Perona" <tperona@city-ftpierce.com>, "Reggie Sessions" <In2lawfl@aol.com>, "Rebecca Grohall" <rgrohall@city-ftpierce.com>, "Linda Hudson" <lhudson@city-ftpierce.com>, "Butch Alexander" <ralexander@city-ftpierce.com>, NMimms@City-FtPierce.Com, "Jeremiah Johnson" <jeremiah@jbrexteriors.com>
Dat Wed, Feb 1, 2017 8:56 AM
e:
Su Down town/sailfish brewery
bje
ct:

I want to reach out and tell you what a pleasure it was working with Paul Thomas and Mr. Fox from the fire department. These gentlemen know the complexities that our downtown faces and have worked diligently to find solutions. Please let them know how much I appreciate them going the extra mile for Ft. Pierce.

Thanks,

Hans Kraaz

Sent from my iPhone

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

**Meeting Date:** 02/21/2017

**Re:** Case #02-8950 - 1509 Faber Court

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

**SUBJECT:**

Request to reduce code enforcement fines in the amount of $3,200.00 against 1509 Faber Court, Ft. Pierce, FL, Parcel ID # 2401-605-0058-000-5 which was previously owned by Helen Hall, 1509 Faber Court, Ft. Pierce, FL and currently owned by Florida Beach & Golf Retreats LLC, 7128 Maidstone Drive, Port St. Lucie, FL 34986 to $1,600.00 payable in 30 days.

**SUMMARY:**

The violations and lien were issued against the former owner, Helen Hunt in 2002. Upon her death, the property was inherited by her two children but the matter of the lien was never addressed. The property was sold in 2016 to Florida Beach and Golf Retreats, LLC. The reduction request is being presented by Mr. Sneed, representative of Ms. Hall's heirs.

**RECOMMENDATION:**

The Special Magistrate heard the request and recommends to the City Commission to reduce the lien of $3,200.00 to $1,600.00 payable 30 days.

**ALTERNATIVES:**

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

**RESPONSIBLE STAFF:**

Colleen Greer, Code Enforcement Clerk

**COORDINATED WITH:**

Margaret Arraiz, Code Compliance Manager.

**Fiscal Impact**

**Budgeted Y/N:** 2017

**Amount:** 1,600.00

**OTHER INFORMATION:**

$1,600.00 to the general fund.

**Attachments**

Request Form

Tax Card

Breakdown

**Form Review**

| Inbox | Reviewed By | Date |
| --- | --- | --- |
| City Manager | Nick Mimms | 02/13/2017 05:16 PM |

Form Started By: Collen Greer
Started On: 02/07/2017 08:53 AM
Final Approval Date: 02/13/2017

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

| | | | | | |
|---|---|---|---|---|---|
| Date: | 1.24.17 | | | | |
| Property address: | 1509 Faber Court | | | | |
| Owner(s) of record: | Helen Hall as trustee was owner at all time material to the matter, See Explanation In Request for Reduction of Penalty. | | | | |
| Mailing address: | c/o Richard D. Sneed, Jr. P.A. 1905 South 25th Street Suite 206 Mardi Executive Cente Fort Pierce, Florida 34947 | | | | |
| Property tax ID #: | 2401-605-0058-000/5 | | | | |
| Original purchase date: | 8.19.71 | Original purchase price: | unknown | | |
| Property is used for: | ☐ Single Family | ☐ Multi-family | ☐ Commercial | ☐ Industrial | ☐ Vacant Lot |
| Name of person requesti reduction: | Successors in Interest to Helen Hall | Relationship to owner(s) | Children | | |
| Telephone #: | 772-465-2330 | Mobile phone #: | 772-971-9830 | | |
| E-mail: | rdsjrpa@bellsouth.net Kellieann@bellsouth.net | Preferred contact method: | Phone | | |
| What are owner(s) intentions for property: | Property continues as residential | | | | |
| Are there current code violations? | ☒ No * | ☐ Yes | Explain: (please attached notice) *to our knowledge | | |
| 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? | | |

AMOUNT OF FINE / LIEN $3,200

DOLLAR AMOUNT REQUESTING TO BE WAIVED $3,200.00

DOLLAR AMOUNT I AGREE TO PAY $ seeking reduction.

Signature of Owner or Representative Date 1.24.17 Printed Name Richard D. Sneed, Jr., Esquire

## OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

| Property Address: | 1509 Faber Court |
|---|---|

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

☐ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

☑ I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(c), I understand the requirements to be met and that my request will be heard and determination made by either the Special Magistrate or Code Enforcement Board that authorized Order Assessing Fine and Imposing Lien.

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

Signature of Owner or Representative Date 1.24.17 Printed Name Richard D. Sneed, Jr. Esq.

---

## COFP – APPLICATION PROCESS DETERMINATION

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

☑ Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party.

Comments: Requesting party is asking for a full waiver and must be heard by the City Commission

Margaret M Arriaz 1/25/17 MARGARET M ARRIAZ

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

## 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 the appropriate application for lien reduction / rescindment.
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 Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1509 Faber Court

Property Owner: Helen Hall was property owner, now deceased. See, Explanation below .

Mailing Address: c/o Richard D. Sneed, Jr. P.A. 2001 9th Avenue Suite 114 Vero Beach, Florida 32960

Telephone #: 465-2330 Cell Phone #: 772-971-9830

E-Mail Address: Richard @sneedlawfirm.com

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

I, Richard D. Sneed, Jr., 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:

Helen Hall lived on the property in question with her son John Arena. Helen Hall was elderly. Her son handled her affairs. Helen Hall died on October 4, 2004. The title to the Property at all time relevant to the Special Master's order dated August 6th 2002 [ copy attached] was held in Helen Hall's revocable trust [ see quit claim deed recorded April 5, 1996 in OR BK 1007, Pg. 2574. Upon her death the Property passed in equal shares to her children: Anne Arena Willems and John Arena.

Apparently, there was a maintenance issue with regard to the Property in 2002, and the City of Fort Pierce imposed and Order assessing fine and imposing lien dated August 6th, 2002. Given her age and condition Helen Hall was upon information and belief unaware of the situation, probably never saw the Order, or the eventual disposition of the Order, and her son, somewhat of an eccentric probably did not represent his mother's interest. The Circuit Court of the Nineteenth Judicial Circuit , case no. had to intervene as to the interest of John Arena in the Property. 20124CA001826.

I, Richard D. Sneed, Jr., was appointed Special Master of John Arena's interest in the Property by Amended Final Judgment dated April 21, 2015 as recorded in OR BK 3738, Pg. 439. I also represented the interest of Anne Arena Willem in the Property. The Property was sold to Florida Beach and Golf Retreats, LLC on March 4th, 2016.

On the date of the sale, there was of record an acknowledgement of Compliance with the Order dated September 6, 2002, that Order has been complied with as of August 30, 2002. The matter has remained dormant since 2002.

It is respectfully submitted that the sum assessed is excess under the circumstances, and should be abated I whole or in part.

Date: 01.24.17

Signed:

Print Name: Richard D. Sneed, JR.

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

PERSONALLY APPEARED before me, the undersigned authority Richard D. Sneed, Jr. who acknowledged before me that the information contained herein is true and correct. He is [X] is not [ ] personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 24th day of Jnauary, 2017.

Notary Public, State of Florida

Notary Public State of Florida
Michele A Timblin
My Commission FF 146855
Expires 08/06/2018

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2077072 OR BOOK 1565 PAGE 431
Recorded:08/09/02 13:59

# SPECIAL MASTER
# CITY OF FORT PIERCE

SM Case # 2-116

RE: Violation of Section(s) 16-48(1)(5) and 5-368

Violator: Helen Hall
1509 Faber Ct.
Ft Pierce, FL 34949

Property Address: 1509 Faber Ct.

Tax ID # 2401-605-0058-000/5

Legal Description: Thumb Point
Blk 2 Beg At Northern Most Cor Of Lot
18, Run SWLY Alg SLY R/W Faber Ct. 30
Ft, Thn SELY To

## ORDER ASSESSING FINE AND IMPOSING LIEN

**THIS CAUSE** having come before the Special Master pursuant to Florida Statute 162.09 on 7-17-02 upon notification by the Community Response Officer that the Special Master's Order herein dated 7-17-02 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

**ORDERED AND ADJUDGED** that the violator shall pay a daily fine as provided in such order in the sum of $ 100 from 7-20-02 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction or release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

**DONE AND ORDERED** this 6th day of August, 20 02.

Frank Blandino

FRANK BLANDINO, ESQ.
SPECIAL MASTER

ATTEST:

CITY CLERK

DATED: 8-6-02

Mail to: Community Response
P.O. Box 1480
Ft Pierce, FL 34954

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE.

CITY CLERK

BY DEPUTY CLERK

DATE 8-6-02

(CITY SEAL)

# SPECIAL MASTER
# CITY OF FORT PIERCE, FLORIDA

SM CASE NO. 2-116

BOOK # 1565

RE: 1509 Faber Court

PAGE # 431

VIOLATOR(S): Helen Hall
1509 Faber Ct.
Ft Pierce, FL 34949

LEGAL DESCRIPTION: Thumb Point
Blk 2 Beg AT Northern Most Cor Of
Lot 18, Run SWLY Alg SLY R/W Faber
Ct. 30 Ft., TH SELY TO

## ACKNOWLEDGMENT OF COMPLIANCE

Pursuant to Florida Statues 162.07 (4), the Special Master acknowledges that the violator(s), Helen Hall, did comply with the terms of that certain Order entered in the above styled cause on August 30, 2002.

DONE AND ORDERED this 6th day of September, 2002.

SPECIAL MASTER

ATTEST:

City Clerk

Dated: 9-6-02

Mail to: Community Response
P.O. Box 1480
Fort Pierce, FL 34954

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE.

CITY CLERK

BY: DEPUTY CLERK

DATE

(CITY SEAL)

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2091352 OR BOOK 1580 PAGE 1864
Recorded:09/13/02 10:41

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

## Property Identification

| | | | |
|---|---|---|---|
| Site Address: 1509 FABER CT | Parcel ID: 2401-605-0058-000-5 | Account #: 15239 | Sec/Town/Range: 01/35S/40E |
| Map ID: 24/01E | Zoning: R2 | Use Type: 0100 | Jurisdiction: Fort Pierce |

## Ownership

Florida Beach and Golf Retreats LLC

7128 Maidstone Dr
Port St Lucie, FL 34986

## Legal Description

THUMB POINT BLK 2 BEG AT NORTHERNMOST COR OF LOT 18 RUN SWLY ALG SLY R/W FABER CT 30 FT, TH SELY TO PT ON LI DIVIDING LOTS 18 AND 2 48 FT FROM SOUTHERNMOST COR LOT 18, TH NELY ALG LI DIVIDING LOT 18 AND LOTS 1 AND 2 TO ELY LI OF LOT 18, TH NWLY TO POB BEING ELY PART OF LOT 18 AND ALL LOT 19 (OR 3843-687)

## Current Values

| | | | |
|---|---|---|---|
| Just/Market: | $181,200 | Assessed: | $158,461 |
| Exemptions: | $67,861 | Taxable: | $90,600 |

## Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2016 | $181,200 | $158,461 | $67,861 | $90,600 |
| 2015 | $185,200 | $158,030 | $67,390 | $90,640 |
| 2014 | $164,800 | $149,255 | $66,855 | $82,400 |

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| 03-04-2016 | 3843 / 0687 | 0001 | SP | Willem (TR) Ann A | $185,000 |
| 05-20-2008 | 2976 / 1382 | XX01 | QC | Willem,Ann A | $100 |
| 07-21-2005 | 2317 / 1853 | XX01 | QC | Arena (TR) ,Ann | $100 |

## Primary Building Information

Finished Area of this building: 1,164 SF
Gross Area of this building: 1,985 SF

Exterior Data

| | | | |
|---|---|---|---|
| View: | Roof Cover: Fibrglss Shg | Roof Structure: Gable | Building Type: HC- |
| Year Built: 1972 | Frame: | Grade: C- | Effective Year: 1972 |
| Primary Wall: CB Stucco | Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | | |
|---|---|---|---|
| Bedrooms: 2 | A/C %: 100% | Electric: MAXIMUM | Primary Int Wall: |
| Full Baths: 1 | Heated %: 100% | Heat Type: FrcdHotAir | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Sprinkled %: 0% | Heat Fuel: ELEC | Primary Floors: Terrazo |

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 1,164 |
| Gross Area (SF): | 1,985 |
| Land Size (acres): | 0.37 |
| Land Size (SF): | 16,185 |
| Total Building Count: | 1 |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|
| Driv-Concret | 1 | 500 | 1972 |
| UTILITY AVG | 1 | 48 | 1999 |

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: Nick Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

**SUBJECT:** **CODE ENFORCEMENT LIEN REDUCTION**
1509 Faber Court

DATE: February 21, 2017

---

The following is a breakdown of the above property:

| | Costs (General Fund) | Interest & Penalties | Administrative Fees |
|---|---|---|---|
| CASE # 02-8950 | $3,200.00 | $.00 | $.00 |
| | | | |
| | | | |
| TOTAL | $3,200.00 | $.00 | $.00 |

CAN BE WAIVED (ALL COSTS) $3,200.00

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

**Meeting Date:** 02/21/2017

**Re:** Request to submit and accept a 2017 VOCA grant award.

**Submitted For:** Kenny Norris, Interim Chief of Police, Police Department

---

**SUBJECT:**

Approve request to submit and accept an award for the 2017-2018 VOCA Victim's Advocacy grant by the Fort Pierce Police Department.

**SUMMARY:**

The Fort Pierce Police Department requests approval to submit for and accept an award for the 2017-2018 VOCA Victim's Advocacy grant. This is an award the Police Department has received for the past several years, and it allows for a full time Victim's Advocate to be part of the FPPD staff, and respond directly to the victims of various types of crime.

The VOCA award is given by the Florida Department of Legal Affairs and the Office of the Attourney General. This years budget will provide salary and benefits that are not to exceed $55,000, and will require a match from the general fund that is not to exceed $17,000.

VOCA funds will cover 75% of the grant budget, and the City match will cover the remaining 25%.

**RECOMMENDATION:**

The recommendation is that this request is approved and the VOCA application is submitted and accepted.

**ALTERNATIVES:**

Proceed as directed by the Commission.

**RESPONSIBLE STAFF:**

Deputy Chief Kenny Norris

**COORDINATED WITH:**

Anthony Maynard - Grant Coordinator

---

**Fiscal Impact**

| | |
|---|---|
| **Budgeted Y/N:** | N |
| **Fiscal Year:** | 2018 |
| **Account:** | 10130055211010 |
| **Amount:** | 17,000 |

**FISCAL IMPACT:**

This award requires a match from general funds, not to exceed $17,000

---

# Form Review

| Inbox | Reviewed By | Date |
| --- | --- | --- |
| Finance Department | Anthony Maynard | 02/14/2017 03:12 PM |
| City Manager | Nick Mimms | 02/15/2017 03:03 PM |
| Form Started By: Anthony Maynard | | Started On: 02/08/2017 02:58 PM |
| Final Approval Date: 02/15/2017 | | |

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

**Meeting Date:** 02/21/2017

**Re:** Submit Grant Application & Receive Grant Award for 2017 Summer Jam Basketball Camp

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

---

**SUBJECT:**

Permission to submit grant application and receive grant award from Children Services Council of St. Lucie County to help fund 3rd Annual Summer Jam Basketball Camp.

**SUMMARY:**

The Dept of Urban Redevelopment is seeking to expand our annual Summer Jam Basketball Camp at the Percy Peek gym. This grant application to the Children's Services Council and our partnership with Treasure Coast Food Bank will help offset costs associated with expanding this free summer program.

**RECOMMENDATION:**

Approve the submittal of the grant application and receipt of the grant award from the Children's Services Council of St. Lucie County for the 2017 Summer Jam Basketball Camp.

**ALTERNATIVES:**

Do not approve the submittal of the grant application or receipt of the grant award.

**RESPONSIBLE STAFF:**

Libby Woodruff, Manager, Urban Redevelopment

**COORDINATED WITH:**

Rebecca Grohall, Planning Department Director

---

**Fiscal Impact**

| | |
|---|---|
| **Budgeted Y/N:** | Y |
| **Fiscal Year:** | 2016 |
| **Account:** | 10390025548415 |
| **Amount:** | 17060.00 |

**FISCAL IMPACT:**

This expenditure will be reimbursed to the City via:
- $10,000 allocated for 2017 Summer Jam Basketball Camp - 2016-2017 CDBG Action Plan
- $3,100 left over from funds allocated for 2016 Summer Jam Basketball Camp in 2015-2016 CDBG Action Plan
- $1,500 Public Service grant funds not expended for program year 2015
- $2,500 allocated for summer camp scholarships from Fort Pierce Authentic Tours Program by FPAT Advisory Board

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## Attachments

Draft - CSC Grant App

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| Finance Department | Johnna Morris | 02/15/2017 01:55 PM |
| City Manager | Nick Mimms | 02/15/2017 03:03 PM |
| Form Started By: Libby Woodruff | | Started On: 02/10/2017 02:41 PM |
| Final Approval Date: 02/15/2017 | | |

## Children's Services Council of St. Lucie County

## 2016-17 - Summer 2017

## City of Fort Pierce

**Application Status:** In Progress

## City of Fort Pierce

## Organization Overview

| | |
|---|---|
| **Name of Organization** | City of Fort Pierce |
| **Executive Director** | Libby Woodruff, phone: (772) 467-3169, email: ewoodruff@city-ftpierce.com |
| **Agency Address** | Fort Pierce City Hall, 100 N US Hwy. 1, FORT PIERCE, Florida, 34950, U.S.A. |
| **Telephone** | (772) 467-3169 |
| **Fax** | (772) 466-5808 |

## City of Fort Pierce - 2017 Summer Jam Basketball Camp

## Program Services

**Provide a brief summary of the summer learning program and include how the program will mitigate summer learning loss.**

Research indicates that, on average, lower-income students lose substantial ground in reading skills during the summer. Summer programs that encourage students to read provide positive effects on student achievement. The 2017 Summer Jam Basketball program will provide 'reading clinics' where attendees, divided into age groups, will visit St. Lucie County's Zora Neale Hurston Branch Library each week for at least one hour per visit. The library is within walk-able distance for camp attendees, as it is located only one block west of the Percy Peek gymnasium, the site of 2017 Summer Jam Basketball Camp.

Summer Jam employees will provide attendees with applications for Hurston Library Youth Borrower's Cards to take home for their parents/guardians to sign, then return to the Summer Jam staff. Staff will submit these to the Hurston Branch Library and distribute new Borrower’s Cards to the applying attendees. Attendees with Borrower's Cards will be allowed to check out books from the Library during the camp.

In addition to the regular visits to the Hurston Branch Library, staff will hold daily 'Reading Clinics' where attendees can read from their library books, or other books available at the gymnasium, out loud, or in private. Attendees will be encouraged to talk about the stories they are reading and answer questions pertaining to the stories. Students will also be encouraged to write short stories and share them with the other camp attendees.

Summer Jam’s activities are also designed to divert negative and angry behavior by way of a series of activities which are incorporated into basketball. This provides the opportunity to teach attendees about themselves and the importance of respecting their peers, teachers and parents.

Attendees' individual basketball skill levels will be assessed during the camp. Exercises designed to strengthen their basketball skills, build confidence, promote team work, develop anger management and self-control is also an intricate part of the camp.

Attendees will also receive instruction about the importance of proper hygiene and will be given examples of oral health, hair and nail maintenance, and body cleanliness. Attendees will receive toothbrushes, washcloths and deodorant, as needed.

**Please detail the need for the program/service in the identified area.**

It is no secret that today's economically and socially at-risk urban teenagers — especially boys — are just as likely to get involved in criminal behaviors and go to jail as they are to graduate from high school and become productive adults. However, recent findings show that juvenile crime rates are consistently reduced in neighborhoods where sports-based youth programs are improving the leadership, teamwork and self-governance skills of at-risk teens.

The City of Fort Pierce annual Summer Jam Basketball Camp is held at the Percy Peek gymnasium in the Lincoln Park neighborhood.

The Lincoln Park neighborhood is among the lowest income neighborhoods in America. This neighborhood has an income lower than 88.8% of U.S. neighborhoods. With 62.1% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 96.0% of U.S. neighborhoods.

With 62.1% of the children in Lincoln Park living in poverty, this makes an extraordinarily high percentage compared to other neighborhoods in the nation, where approximately one in four children grows up in poverty.

The Summer Jam Basketball Camp program began in 2015 after several supportive service organizations and concerned citizens contacted the City of Fort Pierce Department of Urban Redevelopment (URD) saying that there were not enough affordable, constructive summer activities for at-risk Fort Pierce youth located in the Lincoln Park neighborhood. Even though the URD provides grants to nonprofit organizations for after school and summer activities for at-risk youth, Lincoln Park was still lacking free summer activities, meaning a lot of at-risk youth would be left unattended for the entire summer.

With summer break just around the corner, the URD utilized the City's Percy Peek gymnasium, located in the heart of the Lincoln Park neighborhood for the 1st Annual Summer Jam Basketball Camp. The first camp lasted five weeks and was filled with 40-50 at-risk youth daily who enjoyed basketball, guest speakers, movies, lunch and snacks. The entire staff for the 1st annual event was comprised of City employees and volunteers.

The 2nd annual program, held during the summer of 2016 was a 5-hour per day, 4-day per week, 10-week action-packed program that created 3 jobs for Lincoln Park neighborhood college students. The program included guest speakers, interactive basketball competition with camp attendees and our local law enforcement officers, IRSC and Career Source presentations to the attendees, their families and friends, and always - lunch and snacks every day.

Realizing the need to expand the program to 8 hours a day, 5 days a week, the URD is collaborating with the Florida Arts and Athletics Preparatory Academy (AllFlorida.com) to incorporate basketball, tutoring, college preparedness, behavioral therapy and intervention, healthy cooking and eating activities, and fun, educational field trips into the program. Staffing for the program will include All Florida's youth therapist and behavioral counselor and the director of the All Florida organization, who will oversee the day-to-day operations of the Summer Jam program. Staffing will also include two Lincoln Park neighborhood college students. All staff and volunteers will undergo background verifications in accordance with Florida Statutes 425.04 Level 2 Screening Standards.

Extending the number of days and hours this year has significantly increased the program's budget. With the City's Community Development Block Grant (CDBG) funds in short supply, we are unable to cover the additional costs associated with the extended days and hours. We are collaborating with the Treasure Coast Food Bank who will provide, through their Summer Feeding Program, daily breakfast and lunch. The City will provide daily nutritious snacks. We are applying to the CSC-SLC for funding to help cover the other costs associated with extending the hours for this year's program.

**Please detail the educational components and structure, including student assessment and curricula being utilized, and/or career exploration and job readiness skill development.**

Educational components will include weekly trips to the St. Lucie County Hurston Library. Research shows that reading actually aids in brain development. Reading is also one of the best activities to provide the foundational language and literacy skills youth need to succeed. And, reading aloud connects us — the reader and the listener.

Attendees will be given the opportunity to receive a Youth Library Card, where they can check out books to take home and to read at scheduled times during the Summer Jam program. Books will also be available at the gym and attendees will be encouraged to read every day and also to write short stories using their imaginations then share what they have written with other attendees.

A typical day for the 3rd Annual Summer Jam Basketball Camp will entail: Registration/Breakfast; Welcome and Motivational Message; Exercise warm ups / stretches; Conditioning Exercises and Encouragement; water breaks; Basketball Drill 1: Lay-ups; Behavioral Enrichment Therapy: Your Tone and Mannerism – (On and off court – being considerate to others when speaking to parents and in school. Don’t be so loud. Manners. How to respond. Help your teammates / classmates / parents; Picking, Assigning and Understanding Basketball Positions; Active Basketball Court Etiquette & Character Building – (getting low, sliding, talking, ball recognition, communication); Practice Basketball Game: Court Etiquette Test; Biomechanics 1: Big 5 Series; Behavioral Enrichment Therapy: Practicing Patience: Teamwork Works (3-man weave-group b) (dribble/pass- group a); Squad Game; Cool Down / Stretch; Seminar: Self Talk / Review / Snack Time – What are you telling yourself, perception, being a leader; Questionnaire; Recap, Group Quiz, Reading Time – alone or in groups until Parents arrive.

The Department of Urban Redevelopment (URD) will provide promotional information for attendees to take home advertising the availability of free tuition for job training opportunities at Indian River State College for the under and unemployed. The URD will provide guest speakers for the attendees' adult family members and friends to enlighten them on these opportunities. Representatives assisting with expunging criminal records will also be onsite to provide assistance, as needed.

The URD will also provide guest speakers to talk to the attendees about various career choices. Representatives from Career Source Research Coast will present information on educational and employment opportunities for youth.

**Please detail the physical/recreational activities that will attract participants and encourage high attendance rates. Include frequency and duration of activities.**

The 3rd Annual Summer Jam Basketball Camp will provide physical/recreational activities including: intensive basketball skills training and conditioning and basketball practice drills: dribble/passing exercises, 3-man weave exercises. Each day will include running, bending, stooping, reaching, and jumping exercises that are incorporated into basketball games and general field day games and activities. Each day starts with general warm-ups, stretching and conditioning and ends with stretching and cool-down activities.

Additionally, the Camp will also include weekly field trips and outings: picnics at parks with field activities, roller skating, bowling, a tour of Indian River State College, a trip to the bank to speak with bankers and financial advisers, etc., and even a trip to the famous Lion Country Safari.

In addition to the daily physical activities, each day will include a 2-3 of the following: learn to stitch, dining etiquette, grooming 101, life skills education, classical music education, pastry decorating, nutritional cooking and healthy eating, banking activities, anger management and breathing therapy, science and math labs, reading and writing labs, drama activities, sign-language corner, Arts & Crafts, Health/Wellness, Hurston Library visits and College Career Day. Two reading segments lasting 15-20 minutes each will be incorporated into the schedule each day. Additionally, while on field trips, the participants will be encouraged to read on the bus for approximately 15 minutes.

During the last 2 weeks of camp, there will be a Talent Show and parents will be encouraged to attend. Camp attendees will be allowed to practice their “talents” during a segment of the camp. We encourage musical acts, comedy, poetry, and anything creative and positive.

There will be a camp election at the end of June where the attendees can run for Camp President, etc. They will be able to create and hang posters and campaign, and their peers will vote for the officers. Only camp participants with good attendance may run for an office, however, all attendees may participate in some fashion.

There will be a perfect attendance ceremony every 15 days; the attendees will receive a certificate, verbal recognition, camp bucks that may be redeemed for additional snacks.

The Summer Jam Basketball Camp will help reduce criminal activity and antisocial behavior by engaging at-risk youth, rather than leaving them to their own devices. Research indicates that when youth are involved in summer sports-related programs, there is a reduction in the crime rate. And, at-risk youth participating in sports will develop better problem-solving skills as well and learn how to work cooperatively with peers as a member of a team. The Summer Jam Basketball Camp is all about promoting physical activities that incorporate literacy which produces healthy lifestyles and strengthened communities.

**Please detail the nutritional component of the program and whether the program anticipates participating in the Summer Food Service Program.**

The nutritional component of the Summer Jam Basketball Camp will include hands-on exercises to teach the attendees about healthy eating and cooking. Some of these resources are located on the USDA website – Nutrition Education for Middle and High School (https://healthymeals.fns.usda.gov/nutrition-education/nutrition-education-resources-middle-and-high-school). These resources include, but are not limited to: Integrating Concepts about Food, Nutrition and Physical Activity into Middle School Curriculum; Power Up! Curriculum (Grades 6-8); and Healthalicious Cooking: Learning about Food and Physical Activity.

The 2017 Summer Jam camp will also provide a nutritious breakfast, lunch and snacks each day. Some snacks will be prepared in a food truck parked outside the Percy Peek gym, following a healthy food presentation and Q&A to the attendees. Attendees will be included in the discussion and selection of the types of healthy foods that will be prepared. The nutritional component will also include presentations on purchasing healthy foods on a limited budget as well as information on the types of foods to try to avoid.

The City is collaborating with Treasure Coast Food Bank who will provide breakfast and lunch each day for the entire 8-week camp. The City will provide nutritious snacks for the attendees each day.

**Please detail any planned field trips including plan for adequate insurance coverage, use of safe transportation, and appropriately licensed and trained drivers.**

Planned field trips may include, but will not be limited to: picnics in the beautiful parks located in Fort Pierce, roller skating at SkateTown USA in Fort Pierce, weekly trips to the Hurston Branch Library, SuperPlay, USA in Port St. Lucie, a trip with Fort Pierce's Indian River Lagoon Boat Tours, as well as tours of Indian River State College and Waste Pro Recycle.

The 2017 Summer Jam Basketball Camp is sponsored by the City of Fort Pierce, Department of Urban Redevelopment, using a City-owned facility – the Percy Peek gymnasium. The City’s insurance covers all camp activities and registered camp attendees. This includes field trips.

Safe transportation will be provided using the City’s trolley, or donated multi-seat vans. Camp Co-Director Antonio Jones has a valid CDL license. Additional drivers, as needed, will be evaluated prior to every trip to ensure they are licensed, qualified and experienced.

**Please detail the proposed staffing pattern for summer learning program and include qualifications required for all staff. In addition, please provide the Staff to Child ratio.**

2017 Summer Jam Basketball Camp – Staff

Camp Director – Denise Jones – Registered Agent for All Florida Arts and Athletic Preparatory Academy.
Denise Jones, a Fort Pierce native, studied business management at Florida A & M University then proceeded to work in retail management and later to self publishing a book of inspirational poetry and published short stories. A short visit from her VA home persuaded her to move back to Fort Pierce to see if she could give a helping hand to misguided youth. Denise worked as a substitute teacher and prided herself on adding Yoga to help control the student's behavior. After owning and operating a local restaurant, Denise decided to operate a mobile food dispensing vehicle to allow flexibility with family and her non-profit organization, All Florida Arts & Athletics Preparatory Academy. Denise is dedicated to the cause of creating positive attitudes and behaviors in youth – particularly disadvantaged, underprivileged and troubled youth. Mrs. Jones inspires youth by coaching them into taking positive actions and developing self-encouragement. In 2016 Denise directed a weekend summer camp that parents and students both proclaim to be a huge success. Denise believes that, with proper education and mentorship, all students can be successful, despite their environment.

Camp Co-Director – Antonio Jones – Registered Agent for All Florida Arts and Athletic Preparatory Academy; Licensed Youth Therapist and Behavioral Counselor

Camp Staff – TBD – College Student from the Lincoln Park neighborhood
Camp Staff – TBD – College Student from the Lincoln Park neighborhood
Camp Director and Co-Director will train and coach new staff at pre-camp orientation workshops using professional development training tools developed by the American Camp Association to improve instruction and mentoring offerings at the 2017 Summer Jam Basketball Camp.
The Camp Director and Co-Director will hold orientation to teach the new camp staff to 'facilitate' – or to help things go easier using patience, collaboration and by assisting others. This can be challenging to teach, however the results can be incredible. When Staff facilitates, it helps create an atmosphere where campers are encouraged to process feelings and behavior; resolve conflict; and gain both confidence and skill in decision making. Additionally, this will help attendees develop a sense of belonging. The Summer Jam will provide the ideal setting for active hands-on learning experiences in several areas, including anger management, life skills, hygiene, healthy eating, reading comprehension, career planning and more.

Volunteer Staff – 2-3 Adult volunteers at all times to assist, as needed.
Staff to Child Ratio – Up to 50 youth will participate in the 2017 Summer Jam Basketball Camp each day, making the Staff to Child ratio 1:8.34 (with 2 volunteers) or 1:6.25 (with 3 volunteers)

**Please detail the background screening procedure for employees and volunteers (at a minimum must comply with Level 2 screening standards as outlined in Florida Statutes 425.04.**

The City of Fort Pierce URD will follow Florida Statute 425.04 Level 2 Screening Standards for 2017 Summer Jam employees and volunteers, that states, in part: "All employees required by law to be screened pursuant to this section must undergo security background investigations as a condition of employment and continued employment which includes, but need not be limited to, fingerprinting for statewide criminal history records checks through the Department of Law Enforcement, and national criminal history records checks through the Federal Bureau of Investigation, and may include local criminal records checks through local law enforcement agencies."

The City of Fort Pierce URD will collaborate with the St. Lucie County Sheriff's Department who will provide: fingerprinting and local, state and federal background checks for all Camp staff, including volunteers, to ensure the safety and well-being of all Camp attendees.

**Please describe the program's plans for identifying, recruiting, retaining, and following up (tracking) the target population.**

Identifying/Recruiting Camp Participants – Although this camp is available to any child, ages 8-18 within St. Lucie County, according to the attendance by zip code data from 2016, most participants will live within the Lincoln Park community area with zip codes 34950 and 34947. The City of Fort Pierce URD will use social media, flyers, radio advertising and word of mouth to promote the Camp to our target population.

Additionally, All Florida Sports organization will reach out to more than 70 youth who attended last year's weekend summer camp at the Percy Peek gymnasium. They will target these youth through voice calls, text messages and emails.

Also, Antonio Jones, the co-director, is currently employed as an out-reach worker for St. Lucie County Public Schools and will personally inform the students that he comes in contact with about the camp.

Retaining Camp Participants – We know that attendees will continue to participate in this fun-filled, action-oriented, free summer camp experience. Last year proved a solid attendance which visitors from CSC-SLC can attest to.

Students will be encouraged to attend and will receive recognition for perfect attendance. Last year, we were able to award 23 attendees with “total perfect attendance” awards, back packs and gift cards. If attendance shows to be unsteady, the Camp Director, Co-Director and the Manager of the Department of Urban Redevelopment will personally reach out to attendees and parents to identify any issues and encourage them to return to the camp.

Following-Up on Camp Participants – Camp staff will contact participants and their parents/guardians periodically throughout the year to follow up on any issues that former participants may have had that was a concern during summer camp. During our contact, we will recommend other youth activities, events and programs that the participants and their families may benefit from. We will also send out voice calls and messages to let them know about the dates/times of the planned 2018 Summer Jam Camp. Also, while the co-director is working throughout the St. Lucie County school district, he regularly encourages and motivates previous camp attendees when he sees them in passing.

The All Florida organization will use its social media page facebook.com/FloridaPrep to attract and recruit participants as well as to display to the parents the productive fun their children are having at the camp which makes them eager to bring the attendees back each day.

**Please tell us you are not charging families! If your program intends to charge any family or individual fees for this program, please provide the fee structure required for participation. What fees are charged, if any, including registration per child? If using a sliding fee schedule, be specific in detailing the criteria and the amount to be paid by families for their child's enrollment and any provisions for sibling groups or families with inability to pay.**

The 2017 Summer Jam Basketball Camp is FREE, absolutely NO charge for the families or participants.

**Hours of Operation**

The 2017 Summer Jam Basketball Camp will operate 8 weeks: (5 days a week for 8 hours each day. Hours of operation: Monday-Friday, 9am-5pm. The Camp will begin Monday, June 12 and end Friday, August 4.

**June**

Monday, June12 - 9am-5pm
Tuesday, June 13 - 9am-5pm
Wednesday, June 14 - 9am-5pm
Thursday, June 15 - 9am-5pm
Friday, June 16 - 9am-5pm
Monday, June 19 - 9am-5pm
Tuesday – June 20 - 9am-5pm
Wednesday – June 21 - 9am-5pm
Thursday – June 22 - 9am-5pm
Friday – June 23 - 9am-5pm
Monday, June 26 - 9am-5pm
Tuesday, June 27 - 9am-5pm
Wednesday – June 28 - 9am-5pm
Thursday, June 29 - 9am-5pm
Friday, June 30 - 9am-5pm

**July**

Monday, July 3 - 9am-5pm
Tuesday, July 4 – 9am-5pm
Wednesday, July 5 - 9am-5pm
Thursday, July 6 - 9am-5pm
Friday, July 7 - 9am-5pm
Monday, July 10 - 9am-5pm
Tuesday, July 11 - 9am-5pm
Wednesday, July 12 - 9am-5pm
Thursday, July 13 - 9am-5pm
Friday, July 14 - 9am-5pm
Monday, July 17 - 9am-5pm
Tuesday, July 18 - 9am-5pm
Wednesday, July 19 - 9am-5pm
Thursday, July 20 - 9am-5pm
Friday, July 21 - 9am-5pm
Monday, July 24 - 9am-5pm
Tuesday, July 25 - 9am-5pm
Wednesday, July 26 - 9am-5pm
Thursday, July 27 - 9am-5pm
Friday, July 28 - 9am-5pm

**August**

Tuesday, August 1 - 9am-5pm
Wednesday, August 2 - 9am-5pm
Thursday, August 3 - 9am-5pm
Friday, August 4 - 9am-5pm

## City of Fort Pierce - 2017 Summer Jam Basketball Camp

### Total Summer Program Budget

### Revenues

| | Total Summer Program Budget |
|---|---|
| Children's Services Council-St. Lucie | 10,560.00 |

| | Total Summer Program Budget |
|---|---|
| Funds from Other Sources | 16,500.00 |
| In-Kind Donations (Not included in total) | 21,540.00 |
| Total | 27,060.00 |

### Expenditures

| | Total Summer Program Budget |
|---|---|
| Program Salaries | 18,560.00 |
| Books/Educational Materials | 2,000.00 |
| Food & Nutrition | 2,000.00 |
| Other/Miscellaneous | 4,500.00 |
| Total | 27,060.00 |

### Net Income

| | Total Summer Program Budget |
|---|---|
| REVENUES OVER/UNDER EXPENDITURES | 0.00 |

## City of Fort Pierce - 2017 Summer Jam Basketball Camp

## Program Expenses

### Salaries - Administrative Positions

| | Total Summer Program Budget | Requested CSCSLC Budget | % of Total vs. CSCSLC Request |
|---|---|---|---|
| Chief Executive Officer | 0.00 | 0.00 | 0.00 |
| Executive Director | 0.00 | 0.00 | 0.00 |
| Chief Financial Officer | 0.00 | 0.00 | 0.00 |
| Chief Operating Officer | 0.00 | 0.00 | 0.00 |
| Finance Director | 0.00 | 0.00 | 0.00 |
| Finance Staff | 0.00 | 0.00 | 0.00 |
| Administrative Staff | 0.00 | 0.00 | 0.00 |
| Database Administrator/IT | 0.00 | 0.00 | 0.00 |
| Development Director | 0.00 | 0.00 | 0.00 |
| Grants Administrator/Writer | 0.00 | 0.00 | 0.00 |

| | Total Summer Program Budget | Requested CSCSLC Budget | % of Total vs. CSCSLC Request |
|---|---|---|---|
| Other Administrative Staff | 0.00 | 0.00 | 0.00 |
| Total | 0.00 | 0.00 | 0.00 |

## Salaries - Program Positions

| | Total Summer Program Budget | Requested CSCSLC Budget | % of Total vs. CSCSLC Request |
|---|---|---|---|
| Case Manager | 0.00 | 0.00 | 0.00 |
| Communications/Marketing/ Public Relations Staff | 0.00 | 0.00 | 0.00 |
| Counselor | 0.00 | 0.00 | 0.00 |
| Data Entry Clerk | 0.00 | 0.00 | 0.00 |
| Driver | 0.00 | 0.00 | 0.00 |
| Educator/Instructor/Facilitator | 9,280.00 | 9,280.00 | 100.00 |
| Denise Jones-Co-Director | 4,640.00 | 4,640.00 | |
| Antonio Jones-Co-Director | 4,640.00 | 4,640.00 | |
| Family Advocate/Assessment Worker | 0.00 | 0.00 | 0.00 |
| Nurse | 0.00 | 0.00 | 0.00 |
| Program Manager/Director | 0.00 | 0.00 | 0.00 |
| Program Specialist/Staff | 9,280.00 | 1,280.00 | 13.79 |
| Staff #1 - TBD | 4,640.00 | 1,280.00 | |
| Staff #2 - TBD | 4,640.00 | 0.00 | |
| Site Director | 0.00 | 0.00 | 0.00 |
| Therapist/Social Worker | 0.00 | 0.00 | 0.00 |
| Tutor/Teacher | 0.00 | 0.00 | 0.00 |
| Other Program Staff | 0.00 | 0.00 | 0.00 |
| Total | 18,560.00 | 10,560.00 | 56.90 |

## Expenditures

| | Total Summer Program Budget | Requested CSCSLC Budget | % of Total vs. CSCSLC Request |
|---|---|---|---|
| Program Salaries | 18,560.00 | 10,560.00 | 56.90 |
| FICA | | | 0.00 |
| Retirement | | | 0.00 |
| Life/Health | | | 0.00 |

| | Total Summer Program Budget | Requested CSCSLC Budget | % of Total vs. CSCSLC Request |
|---|---|---|---|
| Workers Compensation | | | 0.00 |
| Re-Employment | | | 0.00 |
| Travel-Daily | | | 0.00 |
| Travel/Conferences/Training | | | 0.00 |
| Office Supplies | | | 0.00 |
| Telephone | | | 0.00 |
| Postage/Shipping | | | 0.00 |
| Utilities | | | 0.00 |
| Occupancy (Building & Grounds) | | | 0.00 |
| Printing & Publications | | | 0.00 |
| Subscription/Dues/Memberships | | | 0.00 |
| Insurance | | | 0.00 |
| Equipment: Rental & Maintenance | | | 0.00 |
| Advertising | | | 0.00 |
| Equipment Purchases: Capital Expense | | | 0.00 |
| Professional Fees (Legal, Consulting) | | | 0.00 |
| Books/Educational Materials | 2,000.00 | 0.00 | 0.00 |
| Food & Nutrition | 2,000.00 | 0.00 | 0.00 |
| Administrative Salaries | 0.00 | 0.00 | 0.00 |
| Audit Expense | | | 0.00 |
| Specific Assistance to Individuals | | | 0.00 |
| Other/Miscellaneous | 4,500.00 | 0.00 | 0.00 |
| Field Trips | 2,500.00 | 0.00 | |
| Craft Supplies | 1,500.00 | 0.00 | |
| Background Checks | 500.00 | 0.00 | |
| Other/Contract | 0.00 | 0.00 | 0.00 |
| Total | 27,060.00 | 10,560.00 | 39.02 |

## City of Fort Pierce - 2017 Summer Jam Basketball Camp

## Outcomes / Activities Matrix

## Outcome

**Outcome:**
**Maintain regular attendance of 75% of registered youth from the Lincoln Park neighborhood for a minimum of 3 days/week during the 8-week Summer Jam Basketball Camp. This will be documented by daily attendance records/sign in sheets.**

### Activities

Activities will include exercise, basketball instruction and scrimmages, reading and writing activities, weekly visits to Hurston Branch Library, field trips, tours of Indian River State College, parents/guardian participation with their children with arts and crafts, instruction and hands-on activities related to dining etiquette, grooming, pastry decorating, life skills, anger management, problem solving, etc.

### Frequency (how often)

Basketball Instructional, scrimmage games and related activates - Daily during 8 week summer camp
Reading/Writing Activities - Daily during 8 week summer camp
Hurston Library Trips - weekly - during 8 week summer camp
Field Trips/Outings - Weekly during 8 week summer camp
Hands On Activities involving parents/guardians - related to dining etiquette, grooming, pastry decorating, life skills, anger management, drug abuse, problem solving, etc. - Daily during 8-week
Talent Show- Once during 8-week summer camp
Fathers day Craft- Once during 8-week camp
Student election -Once during 8-week camp
Career Day Roles and Dress - Biweekly during 8-week summer camp
American History Day- Once during 8-week camp

### Responsible Parties (who)

Denise Jones
Antonio Jones
Staff #1 - TBD
Staff #2 - TBD
Libby Woodruff, Manager, Urban Redevelopment, City of Fort Pierce

### Expected Outcomes / Change (why)

We expect the outcomes of the 2017 Summer Jam Basketball Camp will include improved parent/guardian relationships with camp attendees; increased reading and reading comprehensive skills; improved anger management skills, an increase in the amount of respect, compassion, courtesy and politeness displayed by attendees; and improved nutritional eating habits... Why? This in depth 8-week summer program will provide opportunities for camp attendees to receive fresh air, exercise, basketball instruction, and much more - including first hand knowledge of many topics to carry them into their adulthood, including nutritional eating, respect for others including their parents and guardians, controlling their tempers, the dangers of illegal drugs, the benefits of a good education and job training, etc.

**Which Community Indicator does this outcome address?** Youth Substance Use/Abuse

### Measurement (evidence)

We really would like to be able to select more than one 'Community Indicator' that this outcome will address. If possible, we would like to have also selected "Juvenile Delinquency", "Academic Achievement", because we believe that these indicators will also be addressed during the 2017 camp.

Summer Jam Basketball Camp 2017 will provide a safe place where participants are encouraged to be physically active, responsible, positive, and educational sound. The camp offers academic and recreational programs for students with a primary focus of keeping them off and away from drugs, alcohol and other risky behavior. The program will teach students about the dangers of binge drinking, smoking and pre-marital sex. The program encourages school attendance and parent/guardian participation.

**Data Source (where)**

The Data Source for the measurement will be the parents/guardians of the camp attendees and the camp attendees themselves. Written surveys and questionnaires will be kept on file with All Florida organization. Attendance will be recorded has a sign-in sheet and will also be converted to an electronic attendance file.

**Time of Measurement**

At the introduction of an activity, the attendee will be questioned on his knowledge; and again mid-way through the project to ensure the expected outcomes, and then a final analysis to measure if the attendee learned and return adequate information on the subject/topic.

Other measurements will be taken periodically throughout the year following the 2017 Summer Jam Basketball Camp, averaging once each quarter. The Director of the Camp will reach out to camp attendees and their parents/guardians for updates on how school is going, to help identify any behavioral or academic issues the attendee is having and to encourage the attendees to follow their dreams toward success.

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

**Meeting Date:** 02/21/2017

**Re:** Grant Award for Small Business

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

**SUBJECT:**

Approve grant award for Ms. Sonja Johnson, owner of Massage Harmony by Sonja in the amount of $3,000 as an eligible recipient under the 2016-2017 CDBG Grant Award for Small Business. (Postponed from 2/6/2017 meeting)

**SUMMARY:**

2016-17 CDBG allocates funds for small businesses that attend two educational workshops for items to improve their capacity and sustainability. Ms. Johnson attended workshops 5/18 & 8/1816 and has applied for a grant to help cover the costs for a vehicle needed for her mobile business.

**RECOMMENDATION:**

Approve grant award for Ms. Sonja Johnson to help cover the costs of a vehicle, needed for her business.

**ALTERNATIVES:**

Do not approve this grant award.

**RESPONSIBLE STAFF:**

Libby Woodruff, Urban Redevelopment Manager

**COORDINATED WITH:**

Rebecca Grohall, Director, Planning Department

**Fiscal Impact**

| | |
|---|---|
| **Budgeted Y/N:** | Y |
| **Fiscal Year:** | 2016-2017 |
| **Account:** | 10390025548410 |
| **Amount:** | 3000.00 |

**OTHER INFORMATION:**

This expenditure will be reimbursed to the City via 2016-2017 CDBG funds.

**Attachments**

Massage by Sonja Grant App

Revised Contract

**Form Review**

| Inbox | Reviewed By | Date |
| --- | --- | --- |
| City Manager | Nick Mimms | 01/31/2017 03:44 PM |

Form Started By: Libby Woodruff
Started On: 01/27/2017 11:09 AM
Final Approval Date: 02/15/2017

**EXHIBIT A**

1/27/2017

# 2016-2017 SMALL BUSINESS GRANT APPLICATION

## ABOUT YOUR BUSINESS:

Business Name: Massage Harmony by Sonja

Physical Address: _____

Mailing Address: 1821 North 17th Street

Website Address: N/A

Contact Person: Sonja Johnson Title: Massage Therapist

Best Contact Telephone Number # 772-475-1166

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

==========

Business Owner Signature: Sonja Johnson

Printed Name of Business Owner: Sonja Johnson

Owner Telephone Number: 772-475-1166 Email: Kelas@aol.com

==========

**1.** Please describe what would you like to purchase with the grant funds. A vehical

**2.** Please explain why you feel this purchase will help your business. A vehical will insure adequate transportation to service clients

**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 correctly registered with the Florida Division of Corporations.

c. Copies of "Certificates of Completion" from at least two (2) different Small Business Educational Workshops, sponsored by the City of Fort Pierce;

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.;

e. Statement from business owner that the small business includes five or fewer employees – this includes part time employees;

f. Statement from business owner that the business is NOT under a nuisance abatement investigation and/or Code Enforcement action; and

g. Written Permission from the Property Owner - if you are applying for funding to update signage, paint, grease trap or other improvements to a structure that you are renting for your business.

**Complete the Checklist below and submit it with your 1-Page Grant application.**

# 2016-2017 Small Business Grant Opportunity

## II. APPLICATION CHEKLIST

Use this checklist to ensure to help ensure your application is complete.

**Check (✓):**

- [x] You have read the Grant Guidelines carefully and have complied with each provision.
- [x] Your application is dated.
- [x] You either typed the application, or you printed legibly.
- [x] The person listed as the "Contact Person" on the application is knowledgeable about the grant application and is aware that they are listed as the "Contact Person".
- [x] You listed reliable telephone numbers and email addresses.
- [x] You included the correct mailing address for correspondence and grant payments.
- [x] You have rounded your grant funding request to the nearest dollar.
- [x] Your application includes this essential information:
  - [x] Description of what you would like to purchase with the grant funds.
  - [x] Explanation of why you feel the purchase will help your business.
- [ ] The following items **MUST** be included with your grant application:
  - [x] A copy of your current City of Fort Pierce Business Tax Receipt;
  - [x] A copy of proof that your business is correctly registered through the State of Florida;
  - [x] Copies of "Certificates of Completion" from at least two (2) different Small Business Educational Workshops;
  - [ ] A statement from business owner that the small business includes five or fewer employees – this includes part time employees; I have no employees – BF
  - [ ] A statement from business owner that the business is NOT under a nuisance abatement investigation and/or Code Enforcement action; N/A
  - [x] At least ONE estimate for the item(s) you wish to purchase with a grant. Please Note: Your estimate MUST be provided on a contractor's letterhead, marked as "Estimate", or on a printout from internet website, catalog, etc.;
  - [ ] If you are looking at adding signage, new paint, a grease trap, or other improvements to a structure that you are renting for your business, **be sure** to provide a letter from the owner of the property stating that you have permission to do so; and
- [x] The Grant Application is signed by the owner of the business.

# City of Fort Pierce

## BUSINESS TAX RECEIPT

*Please post in a conspicuous place or keep on person.*

| Business Name / Mailing Address: | Owner: |
|---|---|
| MASSAGE HARMONY BY SONJA T JOHNSON<br>1821 N 17TH ST<br>FT PIERCE FL 34950 | JOHNSON, SONJA T. |

**Business Location*:** 1821 N 17TH ST

***This business tax receipt is valid at this location only.**

| Date Issued | Expiration Date | Control Number |
|---|---|---|
| September 27, 2016 | September 30, 2017 | 0011852 |

**The business stated above may be engaged in the following business, profession or occupation at the location above-described.**

| BTR # | Classification | Restrictions |
|---|---|---|
| 17-00013620 | MASSEURS | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

CITY OF FORT PIERCE CORPORATE SEAL ST. LUCIE COUNTY, FLORIDA

| | |
|---|---|
| **Tax Amount** | $63.67 |
| **New/Renewal Fee** | $5.00 |
| **Penalty** | $0.00 |
| **Total** | $0.00 |

Linda W. Cox

Linda W. Cox, City Clerk (SEAL)

THIS IS A RECEIPT FOR TAX PAID AND IS NOT REGULATORY IN NATURE. This receipt does not warrant that the receipt holder is competent to perform in the business, but that the hold has paid the required tax and provided the necessary documentation (if required) for this business. Valid only when all state and local regulated trade licenses/competency cards are valid. for the current fiscal year as required by law. This receipt becomes null and void if business name, classification, ownership or address is changed.

THE SUNRISE CITY FORT PIERCE Florida

Florida Department of State

DIVISION OF CORPORATIONS

Sunbiz.org Division of Corporations an official State of Florida website

# Corporate Filing Payment

**Thank you for filing your Corporate document online.**
**Your confirmation number is 100294750341.**
**Your charge amount is $125.00.**

Florida Department of State, Division of Corporations

Florida Department of State

DIVISION OF CORPORATIONS

# Filing Information

**Please review the filing for accuracy. If you need to make corrections, do so at this time. The filing information will be added/edited exactly as you have entered it. Once you have submitted the information, your filing cannot be updated, removed, cancelled or refunded.**

**Effective date for this filing** 01/25/2017

**Certificate of Status Requested** No
**Certified Copy Requested** No

**Limited Liability Company Name** MASSAGE HARMONY BY SONJA LLC

## Principal Place of Business

**Address** 1821 NORTH 17TH STREET
**Suite, Apt. #, etc.**
**City, State** FORT PIERCE, FL
**Zip Code & Country** 34950, US

## Mailing Address

LIMITED LIABILITY COMPANY MAILING ADDRESS SAME AS PRINCIPAL ADDRESS.

## Name and Address of Registered Agent

**Name (Last, First, Middle, Title)** JOHNSON, SONJA, ,
**Address** 1821 NORTH 17TH STREET
**Suite, Apt. #, etc.**
**City, State** FORT PIERCE, FL
**Zip Code & Country** 34950, US

**Registered Agent Signature** SONJA JOHNSON

## Any Other Provision(s) - Optional (Purpose, Statements, etc.)

## Correspondence Name And E-mail Address

**Name and e-mail address to whom correspondence should be e-mailed**

**Name** SONJA JOHNSON
**E-mail Address** KELAS@AOL.COM

## Signature of a member or an authorized representative.

**Signature** SONJA JOHNSON

## Name And Address of Person(s) Authorized to Manage LLC

**Name And Address #1**

| | |
|---|---|
| **Title** | MGR |
| **Name (Last, First, Middle, Title)** | JOHNSON, SONJA |
| **Street Address** | 1821 NORTH 17TH STREET |
| **City, State** | FORT PIERCE, FL |
| **Zip Code & Country** | 34950, US |

Continue

Florida Department of State, Division of Corporations

# Certificate of Completion

## This Certificate is Presented to:

SONJA JOHNSON
(Attendee Name)

MASSAGE HARMONY BY SONJA
(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

# Certificate of Completion

## This Certificate is Presented to:

Sonja Johnson
(Attendee Name)

Massage Harmony
(Business Name)

*For Successfully Completing the Small BusinessWorkshop Entitled*

## "Business Law for Small Business Owners"

**August 18, 2016**

*An economic development initiative funded by:*

FORT PIERCE, FL · THE SUNRISE CITY

SCORE Workshop Instructor

*In collaboration with:*

SCORE™

*FOR THE LIFE OF YOUR BUSINESS*

- Acura
- Alfa Romeo
- AMC
- Aston Martin
- Audi
- Bentley
- BMW
- Buick
- Cadillac
- Mercury

See all

**Mercury Models**

- Capri
- Cougar
- Grand Marquis
- LN7
- Lynx
- Marauder
- Mariner
- Marquis
- Milan
- Sable

See all

**Sable Trims**

- G
- GS
- LS
- LS Premium
- Premier

**Type**

- New
- Used
- Certified

**Exterior Color**

- Beige
- Black
- Blue
- Burgundy
- Gray
- Green
- Red
- Silver
- Tan
- White

See all

**Engine**

SHOW ME THE CARFAX

Stivers Ford Lincoln
1-866-803-6452

28

## Used 2008 Mercury Sable Sedan

☆ Save | Compare

$3,486 — 163,372 miles — Black

LEATHER FRONT BUCKET SEATS,Leather Seats,INTERIOR CONVENIENCE PKG,3.5L 24-VALVE V6 DURATEC ENGINE,6-SPEED AUTOMATIC TRANSMISSION This vehic...

SHOW ME THE CARFAX

AutoNation

AutoNation Toyota Scion Libertyville
1-877-307-4085

24

## Used 2008 Mercury Sable Premier Sedan

☆ Save | Compare

$3,995 — 160,440 miles — Tan

Stop in Soon to Test Drive this 2008 Mercury SABLE. It will not last long as our pricing on this vehicle shows. This nicely equipped 4dr Sdn...

Get AutoCheck Vehicle History

CAR SOURCE LLC

Car Source LLC
1-866-664-8115

24 1

## Used 2008 Mercury Sable Premier Sedan

☆ Save | Compare

$3,995 — 109,634 miles — Silver

OVERVIEW This 2008 Mercury Sable 4dr 4dr Sedan Premier FWD features a 3.5L V6 CYLINDER 6cyl Gasoline engine. It is equipped with a 6 Speed A...

SHOW ME THE CARFAX

Tom Masano Auto Group

Tom Masano Auto Group
1-866-603-3652

9 1

## Used 2008 Mercury Sable Premier Sedan

☆ Save | Compare

$3,999
Newly Listed

147,346 miles

We are excited to offer this 2008 Mercury Sable. When you purchase a vehicle with the CARFAX Buyback Guarantee, you're getting what you paid...

SHOW ME THE CARFAX

SOUTH POINTE CHRYSLER JEEP DODGE

South Pointe Chrysler Jeep Dodge
1-866-959-7135

Advertisement

See Special Offer

37

## Used 2008 Mercury Sable Premier Sedan

☆ Save | Compare

$4,500
Reduced!

131,595 miles — Green

LEATHER INTERIOR...HEATED SEATS...POWER DRIVER SEAT...DEALER MAINTAINED...LOCAL TRADE IN!!! ***PLEASE CONTACT JAISON 'NIGBY' BRANT, INTERNET...

SHOW ME THE CARFAX

FAIRWAY Ford

Fairway Ford
1-855-484-8168

## Used 2008 Mercury Sable Sedan

☆ Save | Compare

$4,694 — 148,625 miles — White

AutoNation

SABLE

SABLE

# A G R E E M E N T

**THIS AGREEMENT** made and entered into this __ day of _____ **2017**, by and between the **CITY OF FORT PIERCE**, a Municipal Corporation having its territorial limits within St. Lucie County, Florida, hereinafter referred to as **GRANTOR** and **MASSAGE HARMONY BY SONJA, LLC,** a Florida for-profit corporation, hereinafter referred to as the **SUBRECIPIENT**.

## W I T N E S S E T H

**WHEREAS**, the City of Fort Pierce has been awarded a Federal Community Development Block Grant (CDBG) under Title 1 of the Housing and Community Development Act of 1974, as amended (42 USC 5301 et seq.) (the Act); and

**WHEREAS**, the Fort Pierce City Commission, on July 20, 2015 approved the 2015-2016 CDBG Action Plan which allocates funding for Micro Enterprise Assistance for small businesses to receive educational information and small grants to purchase items to increase their capacity and sustainability; and

**WHEREAS**, the **City of Fort Pierce has** determined that a valid public purpose will be served, and it is in the best interest of Fort Pierce to support the purchases described in the recipients' mini-grant application;

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

**1**. The specific project to be provided, including intended uses for the Grant funds by **Recipient** are set forth in **Exhibit "A"** to this Agreement.

**2.** This Agreement shall take effect on the date executed by the **Grantor.**

**3. Grantor** agrees to pay invoices for approved expenditures, as specified in the Agreement and Exhibits thereto, of **Recipient,** up to the agreed amount of **$3,000** (Three Thousand Dollars). The Grantor shall be notified in writing of all authorized persons, with their addresses, who are empowered to file requests for payment pursuant to this Agreement. Reimbursement shall not be sought pursuant to this Agreement for any expenses or costs which are to be paid from another source of revenue.

**4.** All funds from **Grantor** to **Recipient** being donated under the terms of this Agreement shall be used solely for the purpose of those specified in Attachment/Exhibit A. The project and any use of the Grant funds must comply with the City of Fort Pierce 2015-2016 Community Development Block Grant Action Plan. **Recipient** shall not use Grant funds provided herein for political activities, sectarian or religious activities, or lobbying activities.

**5.** Publications, press releases, media productions and exhibit graphics produced by the **Recipient** shall include the following statement:

**Sponsored in part by the City of Fort Pierce Small Business Grant Program**.

**6.** Recipient agrees to submit to **Grantor, through the Department of Urban Redevelopment,** a written Final Completion Report, with photographs of purchased items as well as other monthly Project Status Reports as may be reasonably requested by **Grantor**, including, but not limited to such reports which provide a detailed and itemized list of all expenditures for the project, including proofs of payment.

**7. Term of Contract**: This Agreement shall take effect on the day the Grantor executes the agreement and terminate on **September 30, 2017.**

8. In every case, payment will be made subject to receipt of a requisition for payment from the Subrecipient specifying and certifying that such expenses have been incurred and expended in conformance with this Contract and that the Subrecipient is entitled to receive the amount requisitioned under the terms of this Contract.

The Subrecipient shall not claim reimbursement from the Grantor for that portion of its obligations which have been paid by another source of revenue.

The Subrecipient shall notify the Grantor in writing of all authorized personnel who shall be empowered to file requests for payment pursuant to this Agreement.

9. Use of Funds: Use of funds received pursuant to this Agreement shall be in accordance with the requirements of the Housing and Community Development Act of 1974 (as amended), 24 CFR Part 570 and other regulations governing the Community Development Block Grant program, and any amendments or policy revisions thereto which shall become effective during the term of this Agreement.

A copy of said regulations is incorporated by reference. In addition, the Subrecipient agrees to comply with other applicable laws, including the National Environmental Policy Act of 1969 (and the implementing regulations at 24 CFR 58), the National Historic Preservation Act of 1966 as amended (16 USC 470), Section 504 of the Rehabilitation Act of 1973 (29 USC 794)(and the implementing regulations at 24 CFR 8), the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975 (42 USC 6101)(and the implementing regulations at 24 CFR 146), the prohibition against using debarred contractors at 24 CFR 570.609, and Executive orders 11063, 11246, 11375, 12086, and 12259.

The Subrecipient agrees to comply with the uniform administrative requirements specified at 24 CFR 570.502 and 24 CFR 570.610, including: If the Subrecipient is a government agency, OBM Circular A-87, "Principles for Determining Costs Applicable to Grants and Contracts with State, Local and Federally Recognized Indian Tribal Governments;" OMB Circular A-128, "Audits of State and Local Governments" (implemented at 24 CFR 44); and the sections of 24 CFR 85, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments," specified at 24 CFR 570.502(a). If the Operating Agency is not a government agency, OMB Circular A-122, "Cost Principles for Non-Profit Organizations," or OMB Circular A-21, "Cost Principles for Educational Institutions," as applicable; and Attachments A,B,C,F,H,N, and O to OMB Circular A-110, as specified at 24 CFR 570.502(b).

Any equipment purchases over $5,000 (five thousand dollars) must be maintained, and available for on-site monitoring, if requested, for a minimum of five (5) years. Property Management Standards - 24 CFR 84.30 through 84.37 Summary requires recipients to follow uniform standards for using and disposing of real property and equipment. Equipment is defined as having a useful life of one year and a per unit value of $5,000 or more.

When equipment is no longer needed in the same project and it cannot be used in any other Federally-assisted project of the recipient, and the value of the property in question is less than $5,000, the recipient may dispose of the equipment and retain the proceeds as miscellaneous revenue. When equipment is no longer needed in the same project, cannot be used in any other Federally-assisted project of the recipient, and the value of the property in question is $5,000 or more, disposition instructions should be requested from HUD.

**The Subrecipient is prohibited from using funds provided herein for political activities, sectarian or religious activities, or lobbying activities.**

10. Assignment: Without written consent of the Grantor, this Agreement is not assignable by the Subrecipient, either in whole or in part.

11. Alteration: No alteration or variation in the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto.

12. General Terms and Conditions:

A. The Subrecipient agrees to submit project status reports to the Grantor on a monthly basis and other reports, as may be required, until project is completed. A standard reporting form will be provided by the Grantor.

B. The Subrecipient agrees to keep all necessary books and records, including property, personnel and financial records, in connection with the operations and services performed under this Agreement, and shall document all transactions so that all expenditures may be properly audited. Non-federal entities that expend $300,000 or more in a year in Federal awards shall have a single or program-specific audit conducted for that year in accordance with the provisions

of 24 CFR Part 84, Subpart B. A Subrecipient is exempt from Federal audit requirements if it receives less than $300,000 in combined Federal assistance during its fiscal year, but records must be available for review or audit by appropriate officials of the Federal agency, pass-through entity, and General Accounting Office**.**

C. The Subrecipient agrees that the Grantor or any authorized representative has access to and the right to examine all records, books, papers or documents related to the project.

D. The Subrecipient hereby severally warrants that all project records, books, papers and documents will be retained for a period of not less than five (5) years after the project terminates and grants the Grantor the option of retention of the project records, books, papers and documents.

E. The Subrecipient agrees to obtain all necessary permits for intended improvements or activities.

F. The Subrecipient agrees to purchase necessary flood insurance if its project is located in a flood hazard area and the nature of the project requires such insurance.

G. The Subrecipient, if its program involves housing, agrees to affirmatively further fair housing.

H. The Subrecipient hereby severally warrants that it will establish and adopt safeguards to prohibit members, officers, and employees from using positions for a purpose that is or gives the appearance of being motivated by a desire to private gain for themselves or others, particularly those with whom they have family, business, or other ties. Further, no member, officer, or employee of the Subrecipient who exercises any functions or responsibility with respect to the program during his or her tenure or for one year thereafter, shall have any financial interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, either for themselves or those with whom they have family or business ties, for work to be performed in connection with the program assisted under this Agreement.

I. The undersigned person signing as an officer on behalf of the Subrecipient, a party to this Agreement, hereby severally warrants and represents that said person has authority to enter into this agreement on behalf of said Subrecipient and to bind the same to this Agreement, and, further that said Subrecipient has authority to enter into this Agreement and that there are no restrictions or prohibitions contained in any article of incorporation or bylaw against entering into this Agreement.

J. The Grantor shall not be responsible or liable for any debts, actions, obligations, negligence, or liabilities committed or incurred by the Subrecipient, its staff or clientele; and the Subrecipient hereby agrees to defend, hold harmless and indemnify the Grantor from and against any and all liabilities for debts, obligations, and negligence. No payment, however, final or otherwise, shall operate to release the Subrecipient from any obligations under this Contract.

K. The Subrecipient hereby certifies that, in the implementation of projects funded by this Agreement and in all of its other operations, it will comply with all requirements of Section 504 of the Rehabilitation Act of 1973 (29 USC 794) (and the implementing regulations at 24 CFR 8), the Americans with Disabilities Act of 1990 (PL 101-336), and all state and local laws requiring physical and program accessibility to people with disabilities, and agrees to defend, hold harmless, and indemnify the Grantor from and against any and all liability for any noncompliance on the part of the Subrecipient.

L. Nothing contained in this Agreement is intended to, or shall be construed in any manner to, create or establish an employer-employee relationship between the parties, nor shall any

employee of the Subrecipient by virtue of this Contract be an employee of the Grantor for any purpose whatsoever, nor shall any employee of the Subrecipient be entitled to any of the rights, privileges, or benefits of Grantor's employees. The Subrecipient shall be deemed at all times an independent contractor and shall be wholly responsible for the manner in which it performs the services required of it by the terms of this contract. The Subrecipient assumes exclusively the responsibility for the acts of its employees as they relate to the services to be provided during the course and scope of their employment.

M. The Subrecipient agrees to participate in training to become informed about the regulations governing the Community Development Block Grant Program, especially with regard to changes in the regulations, provisions requiring nondiscrimination on the basis of disability, and provisions regarding relocation.

13. Special Terms and Conditions

A. It is expressly understood and agreed that either party shall have the right to terminate this Agreement or reduce the compensation amount upon 15 days written notice to the other party. However, the Subrecipient may not terminate its obligations under Section 5 (Program Income) and may not terminate an Assignment of Proceeds and Grant of Lien without written consent from the Grantor. All reports or accounting provided for herein shall be rendered whether or not falling due within the contract period.

B. Further, the Grantor reserves the right to terminate this contract upon written notification to the Subrecipient under any of the following conditions:

1) Notification by HUD to the Grantor that said project is ineligible because of project location, services provided, or any other reason cited by HUD;

2) Notification by HUD to the Grantor that said project is deficient and that continued support of the project is not providing an adequate level of services to low income and minority people; or

3) Written notification from HUD to the Grantor that the program funds made available to the Grantor are being curtailed, withdrawn, or otherwise restricted.

C. The Grantor also reserves the right to terminate this Contract or to reduce the contract compensation amount if the Subrecipient:

1) Fails to file required reports or to meet project progress or completion deadlines;

2) Materially fails to comply with any provision of this Agreement (which may result in suspension or termination in accordance with 24 CFR 85.43 or OMB Circular A-110, Attachment L);

3) Expends funds under this Agreement for ineligible activities, services or items;

4) Implements the project prior to the notification from the Grantor that the federal environmental review process has been completed;

5) Violates Labor Standards requirements, or

6) Fails to comply with written notice from the Grantor of substandard performance under the terms of this Agreement.

14. Other Provisions

A. Equal Employment Opportunity

During the performance of this contract, the Subrecipient agrees as follows:

1) The Subrecipient shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, age, handicap, disability, sexual orientation, ancestry, national origin, marital status, familial status, or any other basis prohibited by applicable law. The Subrecipient shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, age, handicap, disability, sexual orientation, ancestry, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms or compensation, and selection for training including apprenticeship. The Subrecipient agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

2) The Subrecipient will, in all solicitations of advertisements for employees placed by on or behalf of the Subrecipient, state that all qualified applicants will receive consideration for employment without regard to race, color, creed, religion, sex, age, handicap, disability, sexual orientation, ancestry, national origin, marital status, or any other basis prohibited by applicable law.

3) The Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided advertising the said labor union or workers' representatives of the Subrecipient's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

4) The Subrecipient will comply with all provisions of Executive Order 11246, Equal Employment Opportunity, of September 24, 1965, as amended by Executive Orders 11375 and 12086, copies of which are on file and available at the Grantor's office, and of the rules, regulations, and relevant orders of the Secretary of Labor.

5) The Subrecipient will furnish all information and reports required by Executive Order 11246 of September 24, 1965, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by HUD and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

6) In the event of the Subrecipient's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Subrecipient may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, as amended, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, as amended, or as otherwise provided by law.

7) The Subrecipient will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor, issued pursuant to Section 204 of Executive order 11246 of September 24, 1965, as amended, so that such provisions will

be binding upon each subcontractor or vendor. The Subrecipient will take such action with respect to any subcontract or purchase order as HUD may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the event a Subrecipient becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by HUD, the Subrecipient may request the United States to enter into such litigation to protect the interest of the United States.

B. Equal Opportunity in Participation

Under the terms of Section 109 of the Housing and Community Development Act of 1974, and in conformance with Grantor's policy and all requirements imposed by or pursuant to the Regulation of HUD (24 CFR Part 570.601 and 570.602) issued pursuant to Section 109, no person in the United States shall on the ground of race, color, creed, religion, sex, age, handicap, disability, ancestry, national origin, marital status, familial status, or any other basis prohibited by applicable law be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with Community Development Block Grant Program funds.

Specific (not exclusive) Discriminatory Actions Prohibited:

The Subrecipient may not directly or through contractual or other arrangements, on the ground of race color, creed, religion, sex, ancestry, national origin, marital status, familial status, or any other basis prohibited by applicable law:

1) Deny any facilities, services, financial aid, or other benefits provided under the program or activity.
2) Provide any facilities, services, financial aid, or other benefits which are different, or are provided in a different form from that provided to others under the program or activity.
3) Subject to segregated or separate treatment in any facility, or in any matter or process related to receipt of any service or benefit under the program or activity.
4) Restrict in any way access to, or the enjoyment of any advantage or privilege enjoyed by others in connection with facilities, services, financial aid or other benefits under the program or activity.
5) Treat an individual differently from others in determining whether the individual satisfies an admission, enrollment, eligibility, membership, or other requirement or condition which the individual must meet in order to be provided any facilities, services, or other benefit provided under the program or activity.
6) Deny any person with the legal right to work an opportunity to participate in a program or activity as an employee.

C. Business and Employment Opportunities for Lower Income Residents, Women-Owned Business Enterprises, and Minority-Owned Business Enterprises.

1) The Subrecipient will conform with the rules and regulations set forth under Section 3 of the Housing and Urban Development Act of 1968, (12 USC 1701u), as amended, and the HUD regulations issued pursuant thereto at 24 CFR Part 135. This Act requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area, and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by, persons residing in the area of

the project. In all solicitations for bids, the contractor must, before signing the contract, provide a preliminary statement of the work force needs and plans for possible training and employment of lower income persons. When a Subrecipient utilizes the bidding procedures to let a bid, the invitation or solicitation for bids shall advise prospective contractors of the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, and the clause shall be inserted as a component part of any contract or subcontract.

2) If a Subrecipient solicits or requests an invitation for bids, every effort feasible will be made to contact minority-owned and women-owned business enterprises for a response to the solicitation or invitation for bidders.

D. Nondiscrimination in Federally-Assisted Programs.

The Subrecipient will comply with Title VI of the Civil Rights Act of 1964 (PL 88-352, 42 USC 2000d et seq.) and the Fair Housing Act (42 USC 3601-20). In accordance with City policy and Title VI of the Civil Rights Act of 1964 (PL 88-352), in the sale, lease or other transfer of land acquired, leased or improved with assistance provided under this Agreement, the deed or lease for such transfer shall contain a covenant prohibiting discrimination upon the basis of race, color, creed, religion, sex, handicap, disability, ancestry, national origin, material status, or familial status, in the sale, lease or rental, or in the use or occupancy of such land or any improvements erected or to be erected thereon. The Subrecipient will comply with Title VIII of the Civil Rights Act of 1968 (PL 90-284) as amended and will administer all programs and activities related to housing and community development in a manner to affirmatively further fair housing.

E. Labor Standards.

The Subrecipient and all subcontractors engaged in contracts in excess of $2,000 to which the United States is a party for the construction, completion, rehabilitation, alteration, and/or repair, including painting and decorating, of public buildings or public works, financed in whole or in part with assistance provided under this Agreement are subject to the federal labor standards provisions which govern the payment of wages and the ratio of apprentices and trainees to journey workers. Under the terms of the Davis-Bacon Act, as amended, the Subrecipient is required to pay all laborers and mechanics employed on construction work wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor, and shall pay overtime compensation in accordance with the subject to the provisions of the Contract Work Hours and Safety Standards Act (40 USC 327-332), and the Subrecipient shall comply with all regulations issued pursuant to these Acts and with other applicable Federal laws and regulations pertaining to labor standards, including the Copeland "Anti-Kickback" Act. Provided, that if wage rates higher than those required under the regulations are imposed by State or local laws, nothing hereunder is intended to relieve the Subrecipient of its obligation, if any, to require payment of the higher rates.

F. Flood Disaster Protection.

This Agreement is subject to the requirements of the Flood Disaster Protection Act of 1973 (PL 93-235). Use of any assistance provided under this Agreement for acquisition or construction in an area identified as having special flood hazards shall be subject to the mandatory purchase of flood insurance in accordance with the requirements of Section 102(a) of said Act.

G. Clean Air Act and Federal Water Pollution Control Act (Applicable to Contracts and Subcontracts Which Exceed $100,000).

The Subrecipient shall comply with and require each subcontractor to comply with all applicable standards of the Clean Air Act of 1970 (42 USC 1857 et seq.), as amended, the Clean Air Act of 1990, the Federal Water Pollution Control Act (33 USC 1251 et seq.), as amended, and the regulations of the Environmental Protection Agency with respect thereto, at 40 CFR Part 15, as amended from time to time.

H. Provision of the Hatch Act.

Neither the Subrecipient program nor the funds provided therefore, nor the personnel employed in the administration of the program shall be in any way or to any extent engaged in the conduct of political activities in contravention of Chapter 15 of Title 5, United States Code.

I. Lead-Based Paint.

Any grants or loans made by the Subrecipient for the rehabilitation of residential structures with assistance provided under this Agreement shall be made subject to the provisions for the elimination of lead-based paint hazards under 24 CFR Part 35. The Subrecipient will comply with the requirements of 24 CFR 570.608 for notification, inspection, testing, and abatement procedures concerning lead-based paint. Such regulations require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may contain lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment, and precautions that should be taken when dealing with lead-based paint poisoning.

J. Special Assessments.

The Subrecipient will not attempt to recover any capital costs of public improvements assisted in whole or in part with funds provided under Section 106 of the Act or with amounts resulting from a guarantee under Section 108 of the Act by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless: (1) funds received under Section 106 of the Act are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Title 1 of the Act; or (2) for purposes of assessing any amount against properties owned and occupied by persons of moderate income, the grantee certifies to the Secretary of HUD that it lacks sufficient funds received under Section 106 of the Act to comply with the requirements of subparagraph (1).

K. Acquisition, Rehabilitation, and Demolition of Real Property and Displacement of Persons and Businesses.

The Subrecipient will comply with the "City of Fort Pierce Community Development Block Grant Program Plan for Minimizing the Displacement of Persons as a result of Community Development Block Grant Funded Activities". The Subrecipient will conduct any acquisition, rehabilitation, or demolition of real property, and any negotiations for acquisition, rehabilitation, or demolition of real property in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, Section 104(d) of the Act, and the implementing regulations at 49 CFR 24 and 24 CFR 570.606. Unless specifically permitted in Appendix B or Appendix C, the Subrecipient will not cause either temporary or permanent involuntary displacement of persons or businesses. If the Subrecipient causes the involuntary temporary or permanent displacement of any person or business as a result of Community Development Block Grant activities, it shall comply with

the Grantor's "Plan to Assist Persons Actually Displaced By Community Development Block Grant Activities," and the Subrecipient shall provide all notices, advisory assistance, relocation benefits, and replacement dwelling units as required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, Section 104(d) of the Act, and the implementing regulations at 49 CFR 24 and 24 CFR 570.606. The Subrecipient hereby agrees to defend, to pay, and to indemnify the City from and against, any and all claims and liabilities for relocation benefits or the provision of replacement dwelling units required by federal statutes and regulations in connection with activities undertaken pursuant to this Agreement.

L. Reversion of Assets.
Upon expiration of this Agreement, the Subrecipient shall transfer to the Grantor or its designee any CDBG funds on hand at the time of expiration.

M. Lobbying Restrictions.
1) No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3) It will require that the language of this paragraph L be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, and United States Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

N. Provisions Required by Law Deemed Inserted.

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

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

| | |
|---|---|
| | GRANTOR: |
| ATTEST: | CITY OF FORT PIERCE |
| _____ | _____ |
| Linda Cox, City Clerk | Linda Hudson, Mayor |

APPROVED AS TO FORM CORRECTNESS:

By: _____
James Messer, City Attorney

SUBRECIPIENT: **MASSAGE HARMONY BY SONJA, LLC**

By: _____
**Sonja Johnson**

Print: _____

Title: **Owner**

Today's Date: _____

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

**Meeting Date:** 02/21/2017

**Re:** Sale of FPRA Properties

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

---

**SUBJECT:**

Public Hearing and approval of the sale of the following Fort Pierce Redevelopment Agency properties for less than fair value as required by Florida Statutes 163.380(2): 1401 N Second Street and 301 Florida Avenue.

**SUMMARY:**

The City Commission of the City of Fort Pierce, Florida, is required under Florida Statutes 163.380(2) to approve any property disposition for less than fair value by the Fort Pierce Redevelopment Agency. The following properties are anticipated to be approved for disposition by the Fort Pierce Redevelopment Agency as viable community redevelopment projects as follows:
FPRA Resolution 17-01 conveying by fee simple deed, 1401 N Second Street to Lotus Asset Management, LLC in the amount of $1,000,000.00.
FPRA Resolution 17-02 conveying by fee simple deed, 301 Florida Avenue to Costa Seafood and Grill, LLC in the amount of $30,000.00.
FPRA Resolution 17-03 conveying by fee simple deed, 414 Avenue D to M.K.C. Investment Group Corp. in the amount of $46,000.00.

**RECOMMENDATION:**

Approve the sale of the two properties as viable community redevelopment projects.

**ALTERNATIVES:**

Do not approve any or choose which sales to approve.

**RESPONSIBLE STAFF:**

Rebecca Grohall, Planning & Urban Redevelopment Director

**COORDINATED WITH:**

Linda W. Cox, City Clerk
James Messer, City Attorney

---

**Fiscal Impact**

**OTHER INFORMATION:**

These properties will go back on the tax rolls and when redeveloped, will create jobs, community investment and additional value to the community.

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**Form Review**

| Inbox | Reviewed By | Date |
| --- | --- | --- |
| City Manager | Nick Mimms | 02/14/2017 11:20 AM |

Form Started By: Linda Cox Started On: 01/26/2017 09:53 AM

Final Approval Date: 02/14/2017

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

**Meeting Date:** 02/21/2017

**Re:** Site Plan & Design Review - Aldi Grocery Store -1412 S US Highway 1

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

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**SUBJECT:**

Review and approve with conditions an application for Site Plan & Design Review submitted by Property Owner(s) S And S Land Company LLC, First Citizens Premises Co Inc, and Representative, Jason Gunther of Thomas Engineering to construct an Aldi Grocery Store at 1412 S US Highway 1, Fort Pierce, FL. The properties are zoned General Commercial (C-3). Parcel IDs: 2415-601-0454-010-5, 2415-601-0450-000-4, 2415-601-0449-000-4, & 2415-601-0448-000-7).

**SUMMARY:**

- The applicant is requesting the review and approval of a Site Plan and Design Review application to construct a new retail grocery store at 1412 S US Highway 1.
- The proposed Site Plan for an Aldi grocery store includes a 19,787 S.F. structure, support access, parking, lighting, landscaping, storm water, and pedestrian improvements.
- Vehicular access to the site is provided via US Highway 1, Ohio Avenue, and South 3rd Street. The US 1 access is enhanced with the addition of a designated turn lane. A total of ninety-five (95) parking spaces (five of which are handicapped-accessible) will be provided with the new construction, in addition to stormwater drainage, lighting, and landscaping pursuant to City land development regulations.
- The application includes the offering of a corner clip of right-of-way at the southwest corner of their property to assist with the future reconstruction and realignment of the Ohio Avenue intersection, a ten (10) ft. easement dedication along South 3rd Street, and a preliminary design to assist in the City's effort to advance realignment of the Ohio Avenue & US Highway 1 intersection.
- This redevelopment project has guided a re-prioritization of the reconfiguration and improvement of the S Highway 1 and Ohio Avenue intersection, as there's a longstanding misalignment and deficient capacity for necessary turn movements. Updates regarding this initiative will be provided to the Commission as progress is made.
- The Planning Board, at their January 10th meeting, voted unanimously to recommend approval of the request with the conditions guided by staff.

**RECOMMENDATION:**

Approval with the following conditions: 1.) The applicant enhances the design of the southern facade elevation to include integration of additional enhancements such as shutters, metal awnings, landscape plantings, or other articulation to punctuate this primary elevation pursuant to City Code Section 22-59 – Design Review, (g) – Design Guidelines;
2.) The applicant shall record and provide a recorded copy of a Unity of Title combining the subject parcels prior to issuance of a building permit;
3.) The applicant shall provide an Owner and Encumbrances title search for the easement dedication and right-of-way presented prior to the issuance of building permit; and
4.) The applicant shall record and provide a recorded copy of said dedications prior to the

issuance of a Certificate of Occupancy.
5.) The developer completes a deceleration turn lane entering the site, pending review and permitting by the Florida Department of Transportation (FDOT).?
6.) The developer provides a written letter waiving any impact fee credits which may be associated with the subject site(s). ?
7.) The developer continues coordination with the City of Fort Pierce and FDOT in the joint effort to reconfigure the intersection of Ohio Avenue and US Highway 1.

**ALTERNATIVES:**

Approval with alternative conditions
Denial

**RESPONSIBLE STAFF:**

Kori Benton, Senior Planner

**COORDINATED WITH:**

Technical Review Committee
St. Lucie County TPO & Florida Department of Transportation (FDOT)

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## Fiscal Impact

**OTHER INFORMATION:**

Increased Ad-Valorem tax revenue.

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## Attachments

Updated Staff Report
4267_Aerial & Zoning Map - 1412 S US 1
Application & Support
Elevations
Site & Landscape Plan
Trip Generation Analysis
Planning Board Minutes 1.10.17 - ALDI
Proof of Publication

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## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 01/31/2017 03:44 PM |
| Form Started By: Kori Benton | | Started On: 01/27/2017 03:40 PM |
| Final Approval Date: 02/07/2017 | | |

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
Aldi Grocery Store
1412 S US Highway 1

DATE: January 27, 2017

## STAFF REPORT

**Owner/Applicant:**

S And S Land Company LLC
16 Castle Ct
Fort Pierce, FL 34949

First Citizens Premises Co Inc
TD Bank
380 Wellington Str Tower B, 12th Floor
London, ON N6A 4S4

**Requested Action:** Approval of a Site Plan & Design Review request to construct a new grocery story.

**Location:** 1412 S US Highway 1

**Parcel ID:** 2415-601-0454-010-5, 2415-601-0450-000-4, 2415-601-0449-000-4, & 2415-601-0448-000-7

**Current Zoning:** General Commercial (C-3)

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

**Surrounding Zoning:**

| North | East | South | West |
|---|---|---|---|
| C-3 | OS-1 | C-3 | C-3 |

**Site Size:** 3.57 acres*

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

**Staff Analysis:**

In accordance with Sections 22-39, 22-58, and 22-59 of the City Code, the applicant is requesting the review and approval of a Site Plan and Design Review application to construct a new retail grocery store at 1412 S US Highway 1.

The proposed Site Plan for an Aldi grocery store includes a 19,787 S.F. structure, support access, parking, lighting, landscaping, storm water, and pedestrian improvements.

*Design*

The presented structure offers an efficient contemporary styling typified by a flat roof, parapet extensions, and accenting cornices. Architectural features include canopy extensions at the building entrance, transom windows, and wall breaks in the expansive split-face CMU wall fabric. The applicant has incorporated staff's guidance to integrate additional enhancements such as shutters, metal awnings, landscape plantings, and lights to punctuate the presented elevations on the front façade (US Highway 1), however enhancement to the southern façade is pending. Said features would augment the simplistic style utilized, adding breaks in material and color.

Vehicular access to the site is provided via a restricted access two-way driveway located on US Highway 1, and a full-access two-way driveway on Ohio Avenue and South 3rd Street. The US 1 access is enhanced with the addition of a designated turn lane. A total of ninety-five (95) parking spaces (five of which are handicapped-accessible), and a bicycle rack will be provided. A rear loading zoning is provided to accommodate delivery vehicle access and staging. Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements.

The applicant is offering to dedicate a corner clip of right-of-way at the southwest corner of their property to assist with the future reconstruction and realignment of the Ohio Avenue intersection. A ten (10) ft. easement dedication is sought for South 3rd Street to improve the existing right-of-way width deficiency, based upon an existing thirty (30) feet R.O.W. width for each local road. A five (5) ft. wide sidewalk is proposed along the 3rd Street boundary, with reconstruction of the US Highway 1 sidewalk to accommodate the new turn lane. These sidewalks will connect to the existing sidewalk located along Ohio Avenue.

Stormwater pretreatment will be provided in the form of minor dry retention areas located at the northeastern portion of the property.

The presented landscape plan couples the retention of two (2) live Oak trees and collection of palms, with landscaping and required vegetation for augmentation of the site in accordance with Section 22-187 of the City Code. A total of 64 new trees will be planted on-site in order to enhance the site and shade the proposed pedestrian pathways. The applicant is encouraged to integrate foundation plantings along the building façade to enhance the appearance and temper the expansive block walls.

*Traffic*

The traffic impact study provided by the applicant determined that a total of 842 additional daily trips will be generated by the proposed project. Of these trips, 28 AM peak hour and 98 PM peak hour trips will be dispersed onto the surrounding roadway network. All of the surrounding roadway segments are expected to operate at their current level of service (LOS) with the additional trips, acknowledging the substandard level of service existing along US Highway 1 from Virginia Avenue to Orange Avenue.

The redevelopment has guided the reprioritization of reconfiguring and improvement the intersection of US Highway 1 and Ohio Avenue, based upon a longstanding misalignment and deficient capacity for necessary turn movements. In 2008, the City of Fort Pierce acquired the necessary right-of-way along the southern boundary of the development in hopes of advancing the reconfiguration many years ago. The absence of funding, necessity to couple the realignment

with new FDOT mast arm signalization, and limited redevelopment in the area stalled the effort. The presented development seeks to be the catalyst to advance this transportation enhancement. The applicant has assisted staff in preparing preliminary engineering design work to advance the project, further suggesting a waiver of transportation impact fee credits, from previous development on-site, to support this joint effort. Staff will advance coordination with St. Lucie County, the Transportation Planning Organization and FDOT to pursue this capital improvement.

## Technical Review Committee

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

## Planning Board

The Planning Board, at their January 10th meeting, voted unanimously to recommend approval of the request with the conditions guided by staff.

## Staff Recommendation:

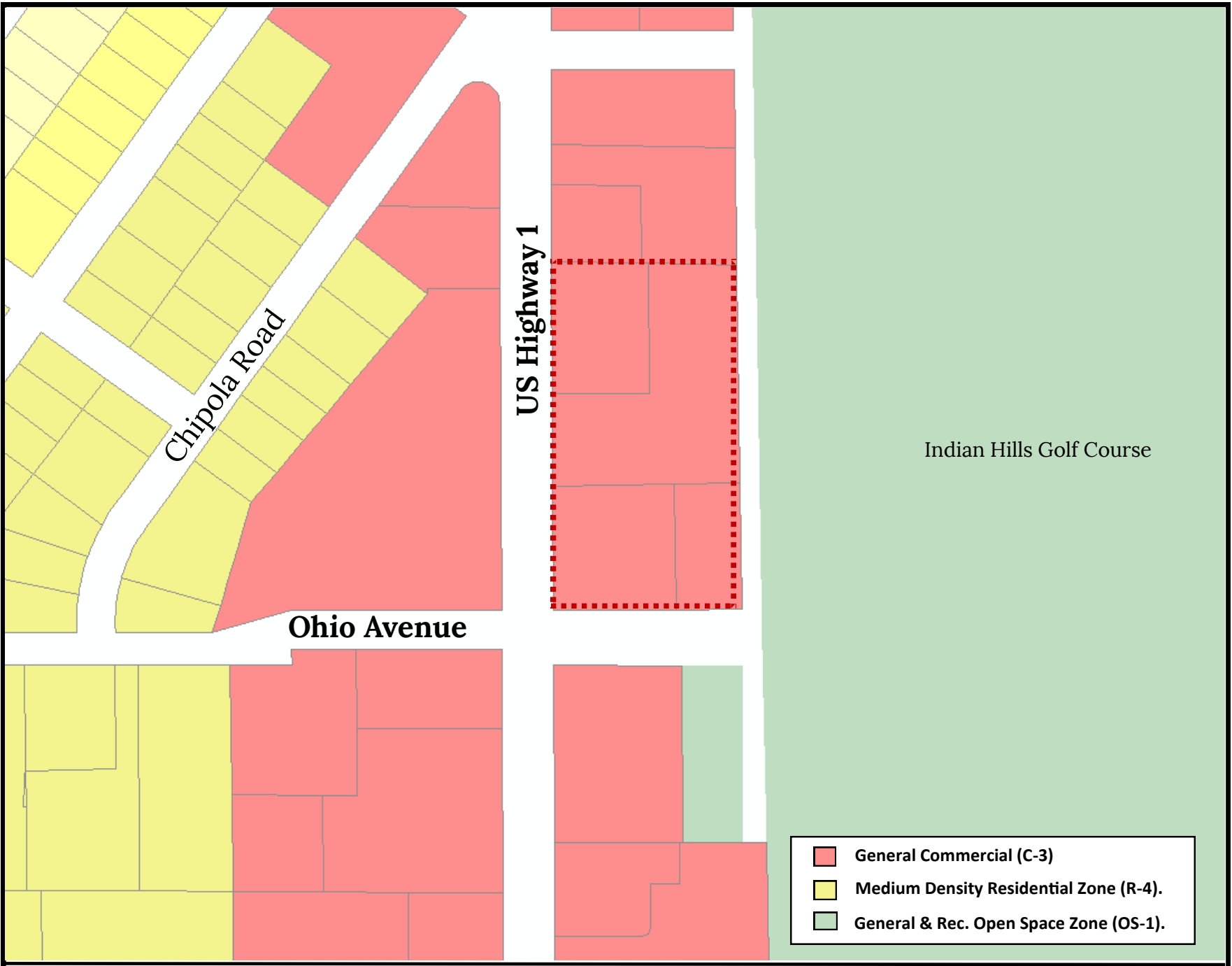
The proposed Site Plan and Design Review generally meets the requirements of the City Code, with minor exception to the design, and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends approval with the following conditions:

1.) The applicant enhances the design of the southern facade elevation to include integration of additional enhancements such as shutters, metal awnings, landscape plantings, or other articulation to punctuate this primary elevation pursuant to City Code Section 22-59 – Design Review, (g) – Design Guidelines;
2.) The applicant shall record and provide a recorded copy of a Unity of Title combining the subject parcels prior to issuance of a building permit;
3.) The applicant shall provide an Owner and Encumbrances title search for the easement dedication and right-of-way presented prior to the issuance of building permit; and
4.) The applicant shall record and provide a recorded copy of said dedications prior to the issuance of a Certificate of Occupancy.
5.) The developer completes a deceleration turn lane entering the site, pending review and permitting by the Florida Department of Transportation (FDOT).
6.) The developer provides a written letter waiving any impact fee credits which may be associated with the subject site(s).
7.) The developer continues coordination with the City of Fort Pierce and FDOT in the joint effort to reconfigure the intersection of Ohio Avenue and US Highway 1.

THE SUNRISE CITY FORT PIERCE Florida

# Aldi - Aerial

1412 S US Highway 1




THE SUNRISE CITY FORT PIERCE Florida

# Aldi - Zoning Map

1412 S US Highway 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# DEVELOPMENT REVIEW

Property address or Location 1412 S. US Hwy 1 Fort Pierce

Parcel ID #(s) 2415-601-0449-000-4 and 2415-601-0448-000-7

Project description Vacant Lots just North of Ohio Ave on US1

| | |
|---|---|
| First Citizens Premises. Co. Inc | Jason Gunther, Thomas Engineering Group, LLC |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| P.O. Box 9540 | 125 W Inidiantown Rd Suite 206 |
| Street Address | Street Address |
| Portland, ME 04112-9540 | Jupiter FL 33458 |
| City State Zip | City State Zip |
| | 561-203-7503 |
| Phone Number | Phone Number |
| | jgunther@thomaseg.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. 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.*

*Property Owner(s) Signature(s)*

STATE OF FLORIDA -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 30 day of Nov., 20 16, by Jason Gunther who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

CHRISTINA N MARSH
MY COMMISSION # FF223327
EXPIRES April 22, 2019
(407) 398-0153 FloridaNotaryService.com

***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<br>Non-Contributing None |

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

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

Intake Date Stamp

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# DEVELOPMENT REVIEW

Property address or Location 1412 S. US Hwy 1 Fort Pierce

Parcel ID #(s) 2415-601-0450-000-4 and 2415-601-0454-010-5

Project description Vacant Lots just North of Ohio Ave on US1

| | |
|---|---|
| Sand S Land Company, LLC | Jason Gunther, Thomas Engineering Group, LLC |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 315 Ave A | 125 W Inidiantown Rd Suite 206 |
| Street Address | Street Address |
| Fort Pierce, FL 34948 | Jupiter FL 33458 |
| City State Zip | City State Zip |
| | 561-203-7503 |
| Phone Number | Phone Number |
| | jgunther@thomaseg.com |
| Email Address | Email Address |

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*Property Owner(s) Signature(s)*

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who is personally known to me or has produced as identification.

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## TO BE COMPLETED BY STAFF

| Zoning | Future Land Use | Total Acres | Historic District | Historic Designation |
|---|---|---|---|---|
| | | | | Contributing Individual<br>Non-Contributing None |

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

Fees_____Control #_____B. Permit #_____

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 |

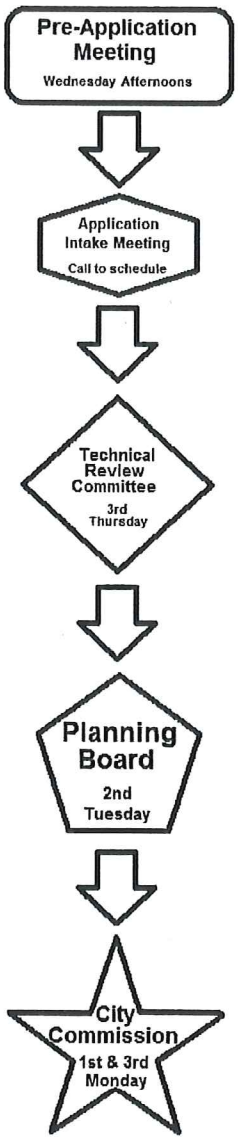
*Site Information:*

Non-Residential: Proposed Sq. Ft.: 19,054 Residential: Proposed Units:_____

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

| North | South | East | West |
|---|---|---|---|
| Retail | Retail/Office | Golf | Retail |

**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)

## PERMITTING AUTHORIZATION

TO THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, STATE FLORIDA AND/OR OTHER GOVERNMENTAL AGENCIES AND SUBDIVISIONS AND DEPARTMENTS OF SAME AND PUBLIC UTILITIES.

For the properties identified as: (1) 1412 S. US Highway 1 PCN 2415-601-0449-000-4 and (2) 1413 S. 3rd Street PCN 2415-601-0448-000-7, Fort Pierce, Florida, which are more particularly described upon **Exhibit "A"** attached hereto and made a part hereof (**"Property"**), I, Jason Lavegila, the Senior Vice President of **First Citizens Premises Co Inc**, a Florida Corporation (**"Owner"**), hereby authorize **JASON GUNTHER, P.E. Thomas Engineering Group, c/o 125 W Indiantown Road, Suite 206, Jupiter, FL 33458**, to submit development review and other permit applications and plans and specifications in order to obtain governmental and quasi-governmental permits and approvals pertinent to the development of the Property. The foregoing authorization shall permit the authorized individual and company to submit applications and related materials related to the permits and approvals required for the referenced development of the Property and to obtain such permits and approvals (including without limitation, development review and site plan approval, but not including a building permit), but the authorized individual shall not be authorized to obtain any permit, approval or other similar matter or to enter into any agreement on behalf of Owner which is either binding on the Property or which changes the uses permitted for the Property as of the date of this instrument.

Date: ~~October~~ November 11, 2016

OWNER:

**First Citizens Premises Co Inc**
By: _____
Name: Jason Lavegila
Title: Senior Vice President

STATE OF New Jersey
COUNTY OF Burlington

The foregoing instrument was acknowledged before me this 14th day of ~~October~~ November, 2016, by Jason LaVegila as Senior Vice President of **First Citizens Premises Co Inc** a Florida Corporation. He or she is personally known to me or has produced _____ as identification.

_____
Notary Public Signature
Print Name:
My Commission Expires:

WENDY R. BYRNE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/7/2020

**EXHIBIT A**

**Property**

**Parcel 1**
**Site Address:**
**1412 S US HWY 1**

**Parcel ID: 2415-601-0449-000-4**

**Legal Description:**
**PINEWOOD S/D BLK 30 LOTS 1, 2, 3 AND 4-LESS E 100 FT- AND ALL LOTS 27,27A, 28,28A, 29,29A AND 30 AND THAT PART OF ALLEY LYG BTWN SD LOTS-LESS S 30 FT FOR ADDN RD R/W- (0.89 AC) (OR 878-2765)**

**Parcel 2**
**Site Address:**
**1413 S 3rd ST**

**Parcel ID: 2415-601-0448-000-7**

**Legal Description:**
**PINEWOOD S/D BLK 30 E 100 FT OF LOTS 1 TO 4-LESS S 30 FT OF LOT 1 FOR ADD RD R/W AS IN OR 2863-832- (OR 2863-830)**

## PERMITTING AUTHORIZATION

TO THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, STATE FLORIDA AND/OR OTHER GOVERNMENTAL AGENCIES AND SUBDIVISIONS AND DEPARTMENTS OF SAME AND PUBLIC UTILITIES.

For the properties identified as: (1) 1412 S. US Highway 1 PCN 2415-601-0450-000-4 and (2) 1150 S US HWY 1 PCN 2415-601-0454-010-5, Fort Pierce, Florida, which are more particularly described upon **Exhibit "A"** attached hereto and made a part hereof ("**Property**"), I, Scott Cripper, the Manager of **S And S Land Company LLC**, a Florida Limited Liability Corporation ("**Owner**"), hereby authorize **JASON GUNTHER, P.E. Thomas Engineering Group, c/o 125 W Indiantown Road, Suite 206, Jupiter, FL 33458**, to submit development review and other permit applications and plans and specifications in order to obtain governmental and quasi-governmental permits and approvals pertinent to the development of the Property. The foregoing authorization shall permit the authorized individual and company to submit applications and related materials related to the permits and approvals required for the referenced development of the Property and to obtain such permits and approvals (including without limitation, development review and site plan approval, but not including a building permit), but the authorized individual shall not be authorized to obtain any permit, approval or other similar matter or to enter into any agreement on behalf of Owner which is either binding on the Property or which changes the uses permitted for the Property as of the date of this instrument.

Date: October 31, 2016

OWNER:

**S And S Land Company LLC**
By: _____
Name: Scott S. Cripper
Title: Manager

STATE OF Florida
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me this 31st day of October, 2016, by Scott Cripper as Manager of **S And S Land Company LLC, a Florida Limited Liability Corporation**. He or she is personally known to me or has produced PR DL as identification.

_____
Notary Public - Signature
Print Name: Jeff Simon
My Commission Expires: 03/11/2018

Jeff Simon
State of Florida
My Commission Expires 03/11/2018
Commission No. FF 100532

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# Design Review

Property address or Location 1412 S US HWY 1 For Pierce
Parcel ID #(s) 2415-601-0450-000-4 and 2415-601-0454-010-5
Project Description Vacant Lots just North of Ohio Ave on US 1

Sand S Land Company, LLC
Property Owner(s)

315 Ave A
Street Address

Fort Pierce, FL 34948
City State Zip

Phone Number

Email Address

Jason Gunther, Thomas Engineeering Group , LLC
Applicant/Representative, Title, Company

125 W indiantown Rd Suite 206
Street Address

Jupiter FL 33458
City State Zip

561-203-7503
Phone Number

jgunther@thomaseg.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 Application (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 30 day of NOV, 2016, by Jason Gunther who is personally known to me or has produced _____ as identification.

CHRISTINA N MARSH
MY COMMISSION # FF223327
EXPIRES April 22. 2019
(407) 398-0153 FloridaNotaryService.com
(seal)

Signature of Notary

**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic Districts | Historic Designation |
|---|---|---|---|---|
| | | | | |

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# Design Review

Property address or Location 1412 S US HWY 1 For Pierce
Parcel ID #(s) 2415-601-0449-000-4 and 2415-601-0448-000-7
Project Description Vacant Lots just North of Ohio Ave on US 1

First Citizens Premises. Co. Inc.
Property Owner(s)
P.O Box 9540
Street Address
Portland, ME 04112-9540
City State Zip
Phone Number
Email Address

Jason Gunther, Thomas Engineeering Group , LLC
Applicant/Representative, Title, Company
125 W inidiantown Rd Suite 206
Street Address
Jupiter FL 33458
City State Zip
561-203-7503
Phone Number
jgunther@thomaseg.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 Application (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 Nov, 2016, by
Jason Gunther who is personally known to me or has produced
as identification.

Signature of Notary

CHRISTINA N MARSH
MY COMMISSION # FF223327
EXPIRES April 22, 2019
(407) 398-0153 FloridaNotaryService.com

**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic Districts | Historic Designation |
|---|---|---|---|---|
| | | | | |

Pre-Application Meeting Date
Intake Planner
Planner Assigned
Approved Date
Comments

Fees Control # B. Permit

Intake Date Stamp

# Design Review Application Checklist
## (City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THOMAS
ENGINEERING GROUP

December 1, 2016

**ALDI – Fort Pierce**

## Statement of Intended Use

The property included in this application is currently 4 parcels of land with 2 separate property owners. There is a contract to purchase all 4 parcels to bring under single ownership contingent on City of Fort Pierce approval of the proposed development.

The proposed development is a 19,000+ square foot retail use; specifically an ALDI grocery store. This store and supporting parking facilities are proposed on the south portion of the land, the remaining land is anticipated to be developed in the future with additional commercial use but at this time an appropriate user has not been identified. For the purposes of this application the northern 1.29+/- acres of this 3.67 acre project will remain undisturbed.

The parking facility provides the required 95 parking stalls, in addition a bike rack and sidewalk connection to US1 is provided for convenient access to the site. A deceleration lane is proposed into the site from US1 with applicable R/W dedication to FDOT. Provisions are made to connect this driveway location to the undeveloped portion of the property for future cross connection.

## Property Identification

Site Address: 1150 S US HWY 1
Sec/Town/Range: 15/35S/40E
Map ID: 24/15N
Zoning: C3

Parcel ID: 2415-601-0454-010-5
Account #: 24872
Use Type: 1000
Jurisdiction: Fort Pierce

### Ownership

S And S Land Company LLC
16 Castle Ct
Fort Pierce, FL 34949

### Legal Description

PINEWOOD S/D BLK 30 LOTS 21, 21A, 22, 22A, 23, 23A AND 24 AND THATPART OF CLOSED 20 FT ALLEY LYG BTWN SD LOTS-LESS US 1 (4) (OR 2822-2521)

### Current Values

| | |
|---|---|
| Just/Market Value: | $69,200 |
| Assessed Value: | $69,200 |
| Exemptions: | $0 |
| Taxable Value: | $69,200 |

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

### Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Area (SF): | 0 |
| Land Size (acres): | 0.71 |
| Land Size (SF): | 30,736 |

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

Site Address: 1412 S US HWY 1
Sec/Town/Range: 15/35S/40E
Map ID: 24/15N
Zoning: C3

Parcel ID: 2415-601-0450-000-4
Account #: 24868
Use Type: 1000
Jurisdiction: Fort Pierce

### Ownership

S And S Land Co
16 Castle Ct
Fort Pierce, FL 34949

### Legal Description

PINEWOOD S/D BLK 30 LOTS 5 THRU 10 AND ALL LOTS 24-A, 25, 25-A, 26 AND 26-A AND THAT PART OF VAC 20 FT ALLEY LYG BTWN SD LOTS-LESS US 1R/W- (OR 2817-2160, 2164)

### Current Values

| | |
|---|---|
| Just/Market Value: | $158,300 |
| Assessed Value: | $158,300 |
| Exemptions: | $0 |
| Taxable Value: | $158,300 |

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

### Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Area (SF): | 0 |
| Land Size (acres): | 1.62 |
| Land Size (SF): | 70,354 |

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

Site Address: 1412 S US HWY 1
Sec/Town/Range: 15/35S/40E
Map ID: 24/15N
Zoning: C3

Parcel ID: 2415-601-0449-000-4
Account #: 24867
Use Type: 1000
Jurisdiction: Fort Pierce

### Ownership

First Citizens Premises Co Inc

2211 Okeechobee Rd
Attn: Accounts Payable
Fort Pierce, FL 34950

### Legal Description

PINEWOOD S/D BLK 30 LOTS 1, 2, 3 AND 4-LESS E 100 FT-AND ALL LOTS 27,27A, 28,28A, 29,29A AND 30 AND THAT PART OF ALLEY LYG BTWN SD LOTS-LESS S 30 FT FOR ADDN RD R/W- (0.89 AC) (OR 878-2765)

### Current Values

| | |
|---|---|
| Just/Market Value: | $191,600 |
| Assessed Value: | $191,600 |
| Exemptions: | $0 |
| Taxable Value: | $191,600 |

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

### Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Area (SF): | 0 |
| Land Size (acres): | 0.89 |
| Land Size (SF): | 38,956 |

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

Site Address: 1413 S 3rd ST
Sec/Town/Range: 15/35S/40E
Map ID: 24/15N
Zoning: C3

Parcel ID: 2415-601-0448-000-7
Account #: 24866
Use Type: 1000
Jurisdiction: Fort Pierce

### Ownership

First Citizens Premises Co Inc
PO Box 370 Attn:Accounting
Fort Pierce, FL 34954

### Legal Description

PINEWOOD S/D BLK 30 E 100 FT OF LOTS 1 TO 4-LESS S 30 FT OF LOT 1 FOR ADD RD R/W AS IN OR 2863-832- (OR 2863-830)

### Current Values

| | |
|---|---|
| Just/Market Value: | $63,700 |
| Assessed Value: | $63,700 |
| Exemptions: | $0 |
| Taxable Value: | $63,700 |

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

### Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Area (SF): | 0 |
| Land Size (acres): | 0.46 |
| Land Size (SF): | 20,220 |

This information is believed to be correct at this time but it is subject to change and is not warranted.
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This Instrument Prepared By:

Roger M. Pomerance, Esq.
Roger M. Pomerance, P.A.
1900 Corporate Blvd., NW
Suite 201A, East Building
Boca Raton, Florida 33431

Property Appraisers Parcel
Identification (Folio) Number(s): 2415-601-0049-000/4

Grantee TIN: _____

* Doc Assump: $ 0.00
* Doc Tax : $ 1925.00
* Int Tax : $ 0.00

# Warranty Deed

This Warranty Deed, made the 16th day of December 1993, by CHEVRON U.S.A. INC., a Pennsylvania corporation, having a mailing address of P.O. Box 1706, Atlanta, GA 30301 (hereinafter called the "Grantor"), to FIRST CITIZENS PREMISES COMPANY, INC., a Florida corporation, having a mailing address of P.O. Box 370, Fort Pierce, Florida 34954-0370 (hereinafter called the "Grantee").

*(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument defined above and each of their respective successors and assigns.)*

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain real property lying, situate and being in St. Lucie County, Florida and more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN
(hereinafter called the "Property")

The Property is conveyed subject to the following:

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that, except as noted on Exhibit "B", at the time of delivery of this Warranty Deed, Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend same against the lawful claims of all persons whomsoever.

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1297122 OR BOOK 0878 PAGE 2765
Recorded: 01-07-94 08:33 A.M.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3055585 OR BOOK 2817 PAGE 2164, Recorded 05/16/2007 at 10:36 AM
Doc Tax: $2303.00

This Instrument Prepared by and Return to:
**John J. Raymond, Jr., Esq.**
Butzel Long
1200 North Federal Hwy., Suite 420
Boca Raton, FL 33432

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 11 day of May, **A.D. 2007** by **NORMAN ZLINKOFF, an unremarried widower, as to an undivided 17.315% interest, and KEVIN KLIER, an unmarried man, as to an undivided 17.315% interest**, herein called the grantor, whose post office address is 4521 SW Bimini Circle North, Palm City, Florida 34990, to **S & S LAND COMPANY, LLC, a Florida limited liability company,** whose post office address is **16 Castle Court, Fort Pierce, Florida 34949,** hereinafter called the Grantee.

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

**WITNESSETH:** That the grantors, for and in consideration of the sum of TEN AND 00/100's ($10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situated in **ST. LUCIE** County, State of Florida, viz:

**Lots 5, 6, 7, 8, 9, 10, 24A, 25, 25A, 26, and 26A, Block 30, Pinewood Subdivision, according to the map or plat thereof as recorded in Plat Book 5, Page(s) 24, Public Records of St. Lucie County, Florida.**

**Together with that portion of vacated alley contiguous to above described parcel, as described in Ordinance No. C-118 recorded in O.R. Book 1114, Page 2037, Public Records of St. Lucie County, Florida.**

**Property Parcel Identification (Folio) Number: 2415-601-0450-000/4.**

Subject to easements, restrictions and reservations of record, which reference shall not reimpose the same, and taxes for the year 2007 and thereafter.

**TOGETHER**, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same is fee simple forever.

**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3059639 OR BOOK 2822 PAGE 2521, Recorded 05/24/2007 at 02:26 PM
Doc Tax: $4865.00

This Document Prepared By :
Luis Perez, Esq.
Rasco Reininger Perez Esquenazi & Vigil PL
283 Catalonia Avenue, 2nd Floor
Coral Gables, Florida 33134

Parcel ID Number: 2415-601-0454-010/5

# Warranty Deed

**This Indenture,** Made this 15th day of May , 2007 A.D., **Between**
GEC Fl Sarasota 2, L.L.C., a Florida limited liability company

of the County of BROWARD , State of Florida , **grantor,** and
S&S Land Company, LLC, a Florida limited liability company

whose address is: 16 Castle Court, Fort Pierce, FL 34949

of the County of St. Lucie , State of Florida , **grantee.**

**Witnesseth** that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to 2007 real property taxes, reservations, easements and restrictions of record, not intending to reimpose the same.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof,** the grantor has hereunto set its hand and seal the day and year first above written.

**Signed, sealed and delivered in our presence:**

GEC Fl Sarasota 2, L.L.C., a Florida limited liability company

Witness Printed Name: ENRIQUE RANACH

By: _____ (Seal)
Hector Vinas, Manager
P.O. Address: 2760 N. Pines Blvd., DAVIE, FL 33024

Witness Printed Name: Michael Stern

STATE OF Florida
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15th day of May , 2007 by Hector Vinas, Manager of GEC Fl Sarasota 2, L.L.C., a Florida limited liability company
he is personally known to me or he has produced his Florida driver's license as identification.

Printed Name:
Notary Public
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Robin Weiner
Commission # DD395214
Expires: FEB. 09, 2009
Bonded Thru Atlantic Bonding Co., Inc.

3216-32

Laser Generated by O Display Systems, Inc., 2007 (863) 763-5555 Form FLWD-1

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3092934 OR BOOK 2863 PAGE 830, Recorded 08/08/2007 at 02:33 PM
Doc Tax: $2572.50

Prepared By and Return to:
David N. Sowerby, Esquire
MELVILLE, SOWERBY & MCCARTY, P.L.
2490 South 25th Street
Fort Pierce, Florida 34981

PARCEL I.D. NOS. 241513300010006 & 241560104480007

[Space Above This Line For Recording Data]

# SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made this 7th day of August, 2007, between the **CITY OF FORT PIERCE, FLORIDA,** a Florida municipal corporation, whose post office address is 100 North U.S. Highway One, Fort Pierce, Florida 34950, (hereinafter "Grantor"), and **FIRST CITIZENS PREMISES COMPANY, INC.,** a Florida corporation, whose post office address is Post Office Box 370, Fort Pierce, Florida 34954, (hereinafter "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the exchange of other real property, the receipt whereof is hereby acknowledged, has granted and conveyed to the said Grantee and Grantee's successors and assigns forever, the following described land, (hereinafter "Property") situate, lying and being in the County of St. Lucie, State of Florida, to wit:

**Parcel 1:** The East 100 feet of Lots 1, 2, 3 and 4, Less and Except the South 30 feet of Lot 1, Block 30, PINEWOOD SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 5, Page 24, Public Records of St. Lucie County, Florida.

**Parcel 2:** Section 15, Township 35 South, Range 40 East, that part of the South ¾ of the East ½ of the Section lying West of the Westerly right of way of FEC Railroad, less Indian Hills Estates and less the East ½ of the Southeast ¼, and that part of the North 300 feet of the Northeast ¼ of the Southwest ¼ lying East of U.S. 1 - less the West 200 feet as described in O.R. Book 41, Page 21, and less an "L" shaped parcel of land that is the 300 feet long by 30 feet extension of S. 3rd Street and the 25 feet by 96.27 feet long extension of Ohio Avenue. All lying and being in St. Lucie County, Florida.

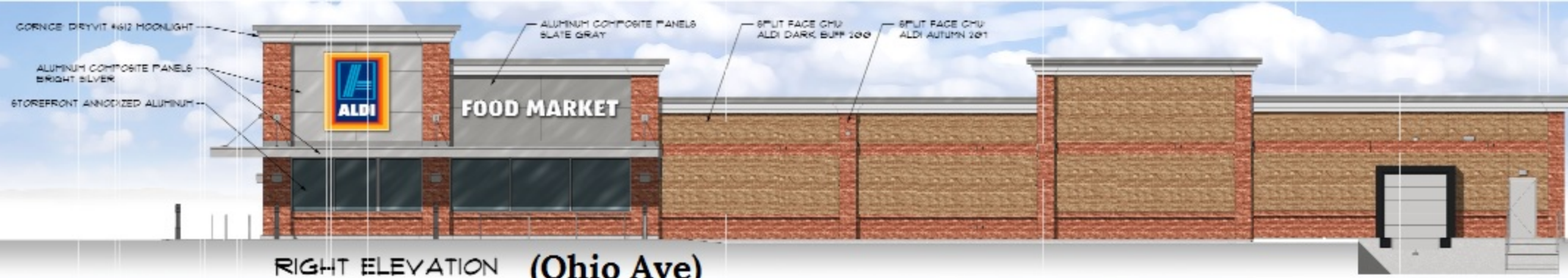
**RESERVING** unto Grantor the following Temporary Parking Easements:

**Parcel 1 Easement:** A temporary parking easement upon Parcel 1 for the use and benefit of the employees and staff of the Grantor's Municipal Golf Course. The temporary parking easement shall terminate upon the earlier of (a) one year from the date of this deed, or (b) the completion of the new golf course maintenance facility. Provided, however, if construction of the new golf course maintenance facility has commenced within one year from the date of the deed, and completion is delayed by strike, act of God, or other occurrence beyond the control of the Grantor, then the term of the temporary parking easement may be extended by written notice from the Grantor, but under no circumstances shall the temporary parking easement extend beyond two years from the date of this deed except by recording in the Public Records of an extension executed by the Grantee.

**Parcel 2 Easement:** A temporary parking easement upon Parcel 2 for the use and benefit of the patrons of the Grantor's Municipal Golf Course. The temporary parking easement shall terminate upon the earlier of (a) two years from the date of this deed, or (b) the completion of the new golf course club house. Provided, however, if construction of the new golf course club house has commenced within one year from the date of this deed, and completion is delayed by strike, act of God, or other occurrence beyond the control of the Grantor, then the term of the temporary parking easement may be extended by written notice from the Grantor, but under no circumstances shall the temporary parking easement extend beyond thirty months from the date of this deed except by recording in the Public Records of an extension executed by the Grantee.

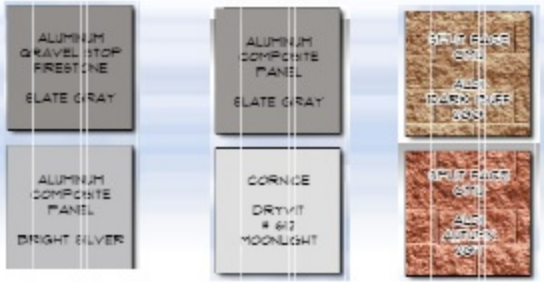
**SUBJECT TO** the following Covenants:

The Property is currently zoned General Commercial (C-3). Development of the Property shall be in accordance with the zoning provisions of the Code of Ordinances for the City of Fort Pierce, as they apply to General Commercial (C-3) real property, (or such future designation as may supercede the C-3 designation in the Code of Ordinances), and parking ancillary to the use of adjacent property (including property located opposite the right-of-way for Ohio Avenue). However, development and use of the Property for the following purposes, as such terms are defined or commonly




RIGHT ELEVATION **(Ohio Ave)**

FRONT ELEVATION **(US Highway 1)**



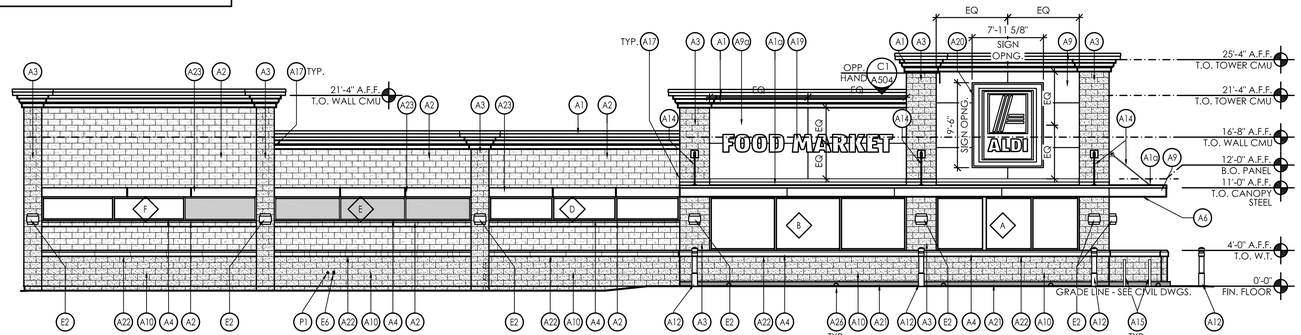
## EXTERIOR FINISH SCHEDULE

| KEY | MATERIAL / MFG. | COLOR / NO. | NOTES |
|---|---|---|---|
| A1 | EDGE METAL BY FIRESTONE | A1 - SLATE GRAY<br>A1a - SILVER METALLIC | SEE SPECIFICATIONS APPENDIX 'B' |
| A2 | SPLIT FACE CMU | INTERGRAL COLOR- ALDI DARK BUFF (20 DB, 1/2" JET) BY A-1 BLOCK W/ INTERGRAL DRY BLOCK OR APPROVED EQUAL | FIELD AND TRANSOM WINDOW SILLS |
| A3 | SPLIT FACE CMU | INTERGAL COLOR- ALDI AUTUMN (20 AUTUMN 1/2" JET) BY A-1 BLOCK (SHADED ON ELEV.) W/ INTERGRAL DRYBLOCK OR APPROVED EQUAL | PILASTERS |
| A4 | STOREFRONT | ANODIZED ALUM. | RE: DWG. A602 |
| A5 | MEMBRANE ROOFING | GRAY | AT BACK OF ALDI LOGO SIGN TOWER, FOOD MARKET SIGN TOWER AND CANOPY ROOF - SEE SPECIFICATIONS APPENDIX 'B' |
| A6 | METAL SOFFIT PANELS | SOLID PANELS - SEE SPEC | RE: DWG. A301-A304 |
| A7 | EXTERIOR PAINT | PT-19 / CL-5 | RE: DWG. A603 |
| A8 | ACCENT BLOCK | INTERGAL COLOR- ALDI AUTUMN (20 AUTUMN 1/2" JET) BY A-1 BLOCK (SHADED ON ELEV.) W/ INTERGRAL DRYBLOCK OR APPROVED EQUAL | 2 BANDS OF ACCENT BLOCK AROUND BUILDING, CORBELED 1" |
| A9 | ALUMINUM COMPOSITE PANEL | A9 - BRIGHT SILVER<br>A9a - SLATE GRAY | PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES. |
| A10 | SPLIT-FACE CMU | INTERGAL COLOR- ALDI AUTUMN (20 AUTUMN 1/2" JET) BY A-1 BLOCK (SHADED ON ELEV.) W/ INTERGRAL DRYBLOCK OR APPROVED EQUAL | WATER TABLE FIELD - USE SMOOTH FACE BEHIND TRUCK DOCK SEAL. |
| A11 | BLRD-2 | PT-19 / CL-4 | RE: DWG A603 |
| A12 | BLRD-4 | FACTORY FINISH - CHARCOAL | RE: DWG A603 |
| A13 | GUARD RAIL | PT-19 / CL-5 | RE: DWG A3/A503, A603 |
| A14 | HANGER ROD | STAINLESS STEEL ROD AND TURNBUCKLE.<br>PT-19 / CL-5 CLEVIS, KNIFE PL AND END PL | RE: DWG A3/A503, A603 |
| A15 | STARTER POST | GALVANIZED | |
| A16 | DOCK LEVELER / SEAL AND BUMPERS | LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK | PROVIDE BRICK BEHIND DOCK SEAL IN LIEU OF CAST STONE SILL |
| A17 | CONTROL JOINT | | MAX 30' OC RE: DWG. A504 |
| A18 | OVERFLOW SCUPPER | PT-19 / CL-5 | RE: DWG C3/A503 |
| A19 | FOOD MARKET SIGNAGE | BY SIGN VENDOR | 19'-0 3/8"w. x 2'-0"h. |
| A20 | ALDI TOWER SIGN | BY SIGN VENDOR | 7'-11 1/8" w. x 9'-5 1/2" h. SEE DETAIL D1/A504; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING |
| A21 | CRTB | NATURAL | RE: DWG A603 - SEE STRUCTURAL DWGS |
| A22 | CAST STONE SILL | SEE SPEC | WATER TABLE TRIM/MATCH DARK BUFF CMU |
| A23 | PREFABRICATED SUN SHADE | SILVER POWDER COAT | MANUFACTURED BY C. R. LAURENCE; RE: DWGS A306, A505 |
| A24 | KNOX BOX | FACTORY FINISH | CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL |
| A25 | STUCCO CORNICE | DRYVIT MANOR WHITE | CORNICE |
| A26 | 3" PVC PIPE DRAIN | | CUT PIPE IN HALF AND RUN CONTINOUS THRU THE CMU CART WALL AND CONCRETE CURBS SO WATER CAN DRAIN OUT FROM BEHIND THE CAR WALL. |
| E1 | EXIT DISCHARGE LIGHT | FACTORY FINISH | MOUNT @ 8'-0" A.F.F. |
| E2 | WALL SCONCE | FACTORY FINISH | MOUNT @ 7'-6" A.F.F. |
| E3 | NOT USED | | |
| E4 | UTILITY METERING & C.T. | FACTORY FINISH | SEE ELECTRICAL DWGS |
| E5 | EXTERIOR WALL PACK | FACTORY FINISH | MOUNT @ 12'-0" A.F.F. |
| E6 | EXTERIOR DUPLEX RECEPTACLE | FACTORY FINISH | MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX |
| F1 | FIRE DEPT. CONNECTION | FACTORY FINISH | SEE FIRE PROTECTION DWGS |
| P2 | MOTOR GONG | FACTORY FINISH | SEE FIRE PROTECTION DWGS |
| P1 | HOSE BIB | FACTORY FINISH | SEE PLUMBING DWGS |
| P2 | RPZ DISCHARGE | FACTORY FINISH | SEE PLUMBING DWGS |
| XX | STOREFRONT KEY | ANODIZED ALUMINUM | SHADED WINDOWS ARE SPANDREL - RE: DWG A602 |

**SIGNAGE**

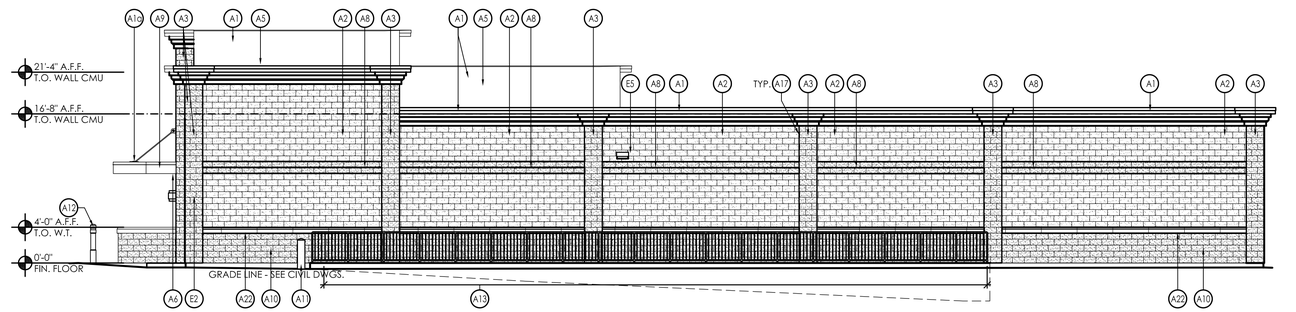
| DESCRIPTION | QUANTITY | SQ. FT. PER SIGN | TOTALS |
|---|---|---|---|
| TOWER SIGN | 2 | 74.9 | 149.8 |
| FOOD MARKET SIGN | 2 | 38.1 | 76.2 |
| TOTAL SIGNAGE | | | 226.0 |

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL



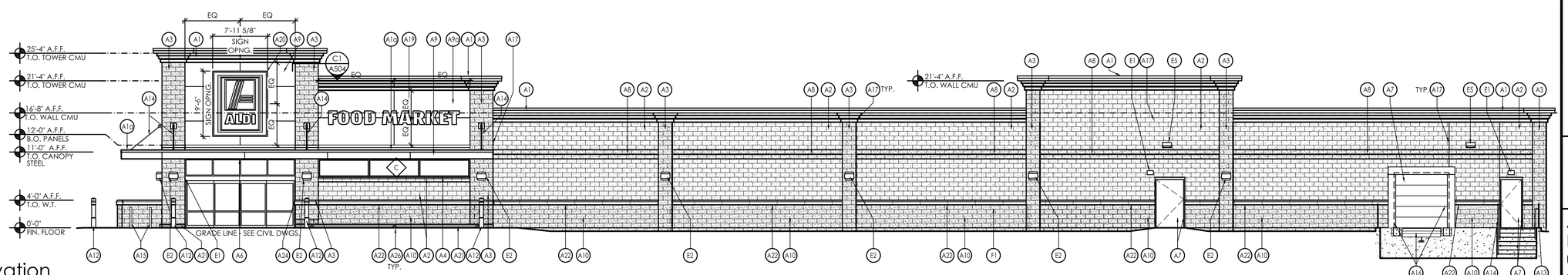

4 Side Elevation

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



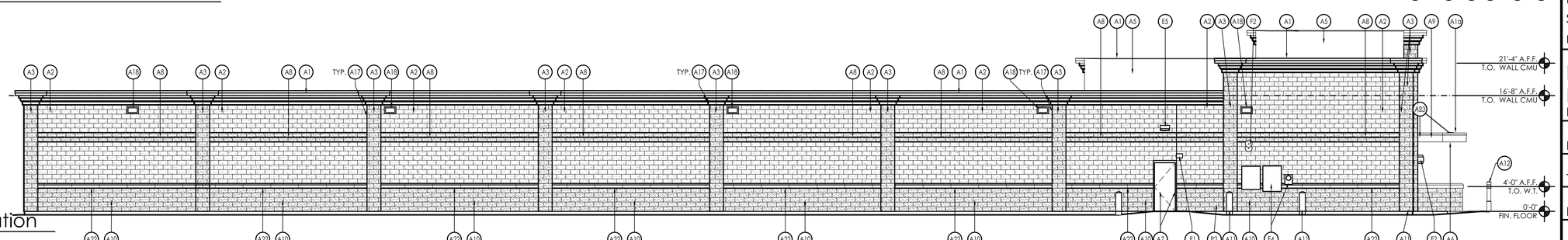

3 Side Elevation

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




2 Front Elevation

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




1 Rear Elevation

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

| Issued: | Date: |
|---|---|
| A | |
| B | |
| C | |
| D | |
| E | |

| Revisions: | Date: |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |

Seal
MICHAEL E. LYNCH
FL # 10661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Architects Engineers Planners

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Haines City, FL 33844
(863) 353-4919
(863) 353-4939 fax

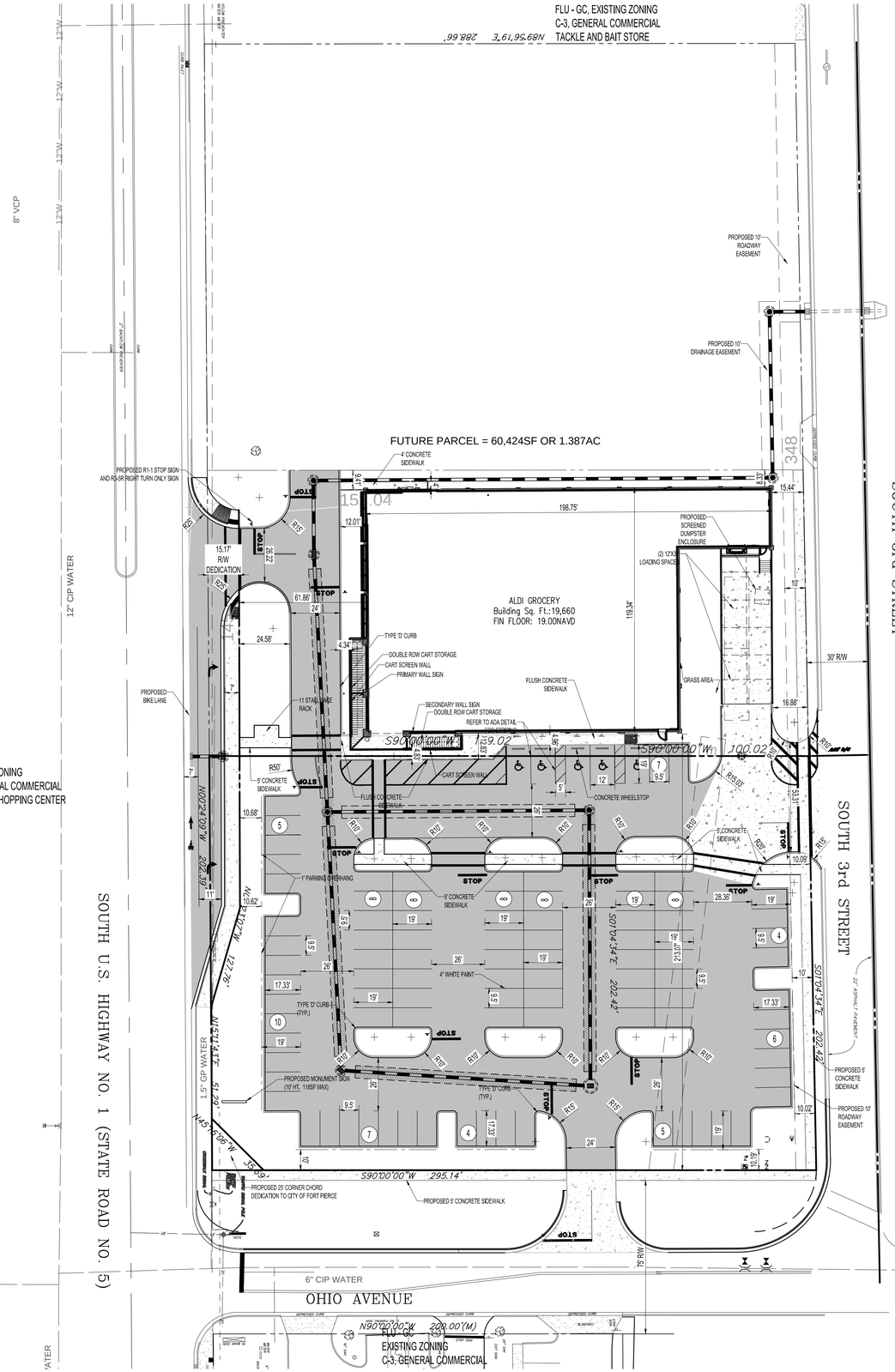

ALDI Inc. Store #:##
Ft. Pierce, FL
US Highway 1 & Ohio Avenue
Ft Pierce, FL 34950
St. Lucie County

Project Name & Location:

Exterior Elevations

Drawing Name:

| | |
|---|---|
| Date: 10/27/16 | Project No. 2160226 |
| Type: LHSD-V7 | |
| Drawn By: JOM | A-201 |
| Scale: As Noted | Drawing No. |




Printed on Wednesday, January 25, 2017, 11:59 AM by Jason Gunther ...\APPS_C-02 SITE PLAN

# LOCATION MAP

SCALE: 1" = 500'

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## DISTRICT REQUIREMENTS & GENERAL NOTES

APPLICANT/OWNER: LG INVESTMENTS, LLC
7307 NW 122ND AVENUE
PARKLAND, FL 33076

PARCEL NO. 2415-601-0449-000-4, 2415-601-0448-000-7

FEMA FLOOD ZONE: ZONE X PER FLOOD PANEL 120286-0187-J, DATED FEB. 16, 2012

LAND USE INFORMATION:

| | |
|---|---|
| CURRENT USE: | VACANT |
| PROPOSED USE: | RETAIL |
| FUTURE LAND USE DESIGNATION: | COMMERCIAL |
| ZONING DESIGNATION: | C3 – GENERAL COMMERCIAL |

| DEVELOPMENT STANDARDS: | REQUIRED | PROPOSED |
|---|---|---|
| MIN. LOT AREA (S.F.) | 10,000 | 96,672 |
| MIN. LOT FRONTAGE (FEET): | 50 | 208.35 (FUTURE PARCEL) |
| MIN. LOT DEPTH (FEET): | 90 | 295.14 |
| MIN. SET BACKS: | | |
| FRONT – WEST (FEET): | 25 | 61 |
| SIDE – NORTH (FEET): | 0 | 8 |
| SIDE – SOUTH (FEET): | 15 | 213 |
| REAR – EAST (FEET): | 15 | 15 |
| MAX. HEIGHT (FEET): | 65' | 35' |
| MAX. FAR (RATIO): | 0.60 | 0.209 |
| MIN. PERVIOUS AREA (%) | 20 | 20.6 |
| MIN. OPEN SPACE (RATIO): | 25 | 25.0 |

SITE AREA:

| | EXISTING | | | PROPOSED | | | CHANGE | |
|---|---|---|---|---|---|---|---|---|
| IMPERVIOUS: | S.F. | ACRES | % | S.F. | ACRES | % | S.F. | ACRES |
| BUILDING | 0 | 0.00 | 0.0% | 19,660 | 0.451 | 20.3% | (+)19,660 | (+)0.463 |
| PAVEMENT / WALKS | 37,772 | 0.87 | 39.1% | 56,565 | 1.298 | 58.5% | (+)18,793 | (+)0.431 |
| TOTAL | 37,772 | 0.87 | 39.1% | 76,225 | 1.749 | 78.8% | (+)38,453 | (+)0.883 |
| PERVIOUS: | 58,900 | 1.352 | 60.9% | 20,447 | 0.469 | 21.2% | (–)38,453 | (–)0.883 |

PARKING DATA

REQUIRED:

| USE | AREA | RATIO | AMOUNT |
|---|---|---|---|
| RETAIL | 19,660 S.F. | 1 SPACE/ 200 S.F.* | 92 SPACES |

* ACCOUNTS FOR A PARKING CREDIT FOR THE 1ST 1,200SF OF RETAIL

| PROVIDED: | SPACES |
|---|---|
| STANDARD SPACES (MIN. 9.5' X 19') | 91 (9.5' X 19') |
| ACCESSIBLE SPACES (MIN. 12' X 19') | 5 (12' X 19') |
| TOTAL SPACES | 96 |

LOADING ZONE:

REQUIRED:

GROSS FLOOR AREA 19,660 S.F. – 1 REQUIRED

BICYCLE PARKING:

REQUIRED: 1 SPACE PER 10 MOTOR VEHICLE SPACES; 2 MINIMUM – 10 REQUIRED

PROVIDED: 11 SPACES

NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
2. ALL TRUNCATED DECTABLE SURFACES SHALL BE CAST IN PLACE (ADHESIVE NOT PERMITTED) AND BE BRICK RED IN COLOR. ALL RAMPS AND FLUSH CONNECTIONS WITHIN PUBLIC RIGHT-OF-WAY OR ROAD EASEMENTS SHALL INCLUDE TRUNCATED DETECTABLE SURFACE 24" IN DEPTH CONSISTENT WITH FDOT INDEX #304.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT LAUDERDALE, FL 33334 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REVISIONS:

| REV: | DATE: | COMMENT: | BY: |
|---|---|---|---|
| | | | |

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PROJECT No.: -
DRAWN BY: JMG
CHECKED BY: JMG
CAD I.D.: 160022-SITE PLAN

PROJECT:

**ALDI #**
**FORT PIERCE**

FOR

**ALDI, INC**

1412 U.S. HIGHWAY 1
CITY OF FT. PIERCE
ST. LUCIE COUNTY, FLORIDA

THOMAS ENGINEERING GROUP
RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
PROFESSIONAL ENGINEER
January 25, 2017
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

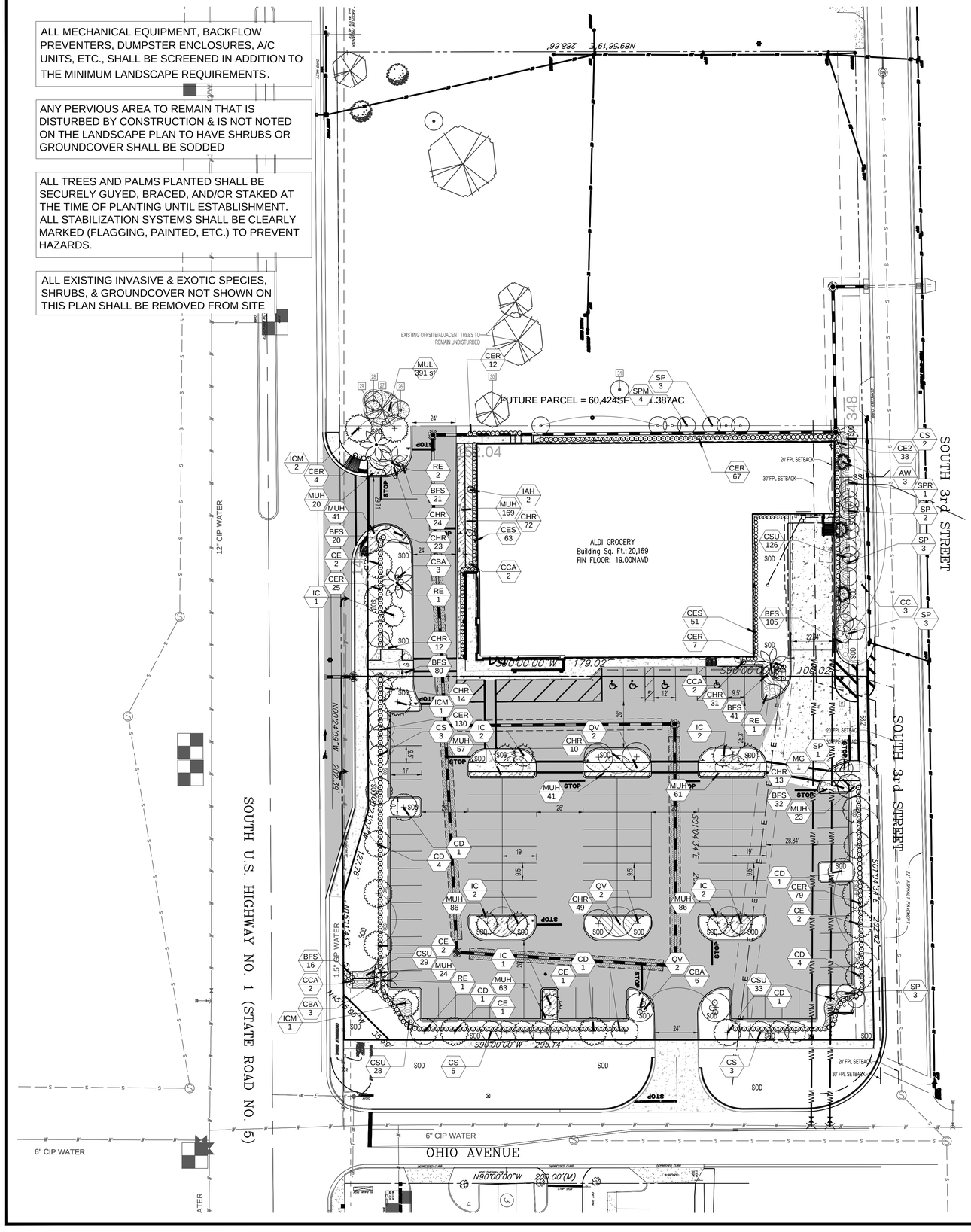
**C-02**

ALL MECHANICAL EQUIPMENT, BACKFLOW PREVENTERS, DUMPSTER ENCLOSURES, A/C UNITS, ETC., SHALL BE SCREENED IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS.

ANY PERVIOUS AREA TO REMAIN THAT IS DISTURBED BY CONSTRUCTION & IS NOT NOTED ON THE LANDSCAPE PLAN TO HAVE SHRUBS OR GROUNDCOVER SHALL BE SODDED

ALL TREES AND PALMS PLANTED SHALL BE SECURELY GUYED, BRACED, AND/OR STAKED AT THE TIME OF PLANTING UNTIL ESTABLISHMENT. ALL STABILIZATION SYSTEMS SHALL BE CLEARLY MARKED (FLAGGING, PAINTED, ETC.) TO PREVENT HAZARDS.

ALL EXISTING INVASIVE & EXOTIC SPECIES, SHRUBS, & GROUNDCOVER NOT SHOWN ON THIS PLAN SHALL BE REMOVED FROM SITE



## LANDSCAPE CODE COMPLIANCE CHART

**FORT PIERCE - CODE OF ORDINANCES; CH. 22; ART XII**

**ALDI**

TOTAL SITE AREA: 96,672 sq.ft.
TOTAL VUA: 49,293.25 sq.ft.
TOTAL LANDSCAPE AREA: 20,149 sq.ft. (0.459 AC.) (20.8%)

**SEC. 22-187 - GENERAL LANDSCAPE REQUIREMENTS**

1 - Requirements for Plant Materials
Trees: Minimum 12' height x 5' width, 5' clear trunk, 2.5" dbh
Palms: 3 Palms = 1 Tree (50% MAX)
Shrubs: Min. 24" height at time of Installation

4 - Landscape Strips

| Between Street R/O.W and VUA Use, Building and/or Retention Areas | | REQUIRED | PROVIDED |
|---|---|---|---|
| 10' width minimum Landscape Strip | | 10' | 10' |
| 1 Tree/300 sq.ft. (863.81 lf x 10' = 8638.1 sq.ft.) | | 29 TREES | 29 TREES |
| 36" ht. Continuous Visual Screen | | | |
| 6 - Vehicular Use, Building, Retention/Detention Areas Adjacent to Other Property | | | |
| 10' width minimum Landscape Strip | | | |
| 1 Tree/200 sq.ft. (XX lf x 10' = XX sq.ft.) | N/A - OUTPARCEL | N/A | N/A |
| 6' Continuous Visual Screen | | | |
| 7 - Interior Vehicular Use Areas | | | |
| 1 sq.ft. of Interior Landscape Area/15 sq.ft. of VUA | | 3,286.22 sq.ft. | 8,352.76 sq.ft. |
| 1 Tree/100 sq.ft. of Required Interior Landscape Area | | 33 TREES | 33 TREES |
| | TOTAL | 62 TREES | 62 TREES |

**SEC 22-194 - TREE PROTECTION AND MITIGATION**

| | |
|---|---|
| (d)(2) *Native Trees with a DBH of 14" or greater Shall be Mitigated Inch:Inch* | 16" Removed |
| *Trees Preserved on-site, which exceed minimum code, count towards mitigation* | 0" Preserved |
| Deficit Inches: | 16" |
| Planted Trees in Excess of Code Count at 50% towards mitigation: | |
| Trees Over Code Minimum: | 4 |
| Total DBH over Code Minimum: | 16" |
| Total Mitigation Required: | 0 |

## PLANT SCHEDULE

| TREES | CODE | QTY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS | CAL/DBH | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | CC | 3 | Silver Button Wood | Conocarpus erectus sericeus | B & B | 2.5" DBH | 12` Ht | 5` | Yes | Medium | |
| | CD | 13 | Pigeon Plum | Cocoloba diversifolia | B & B | 2.5" DBH | 12` Ht | 5` | Yes | High | 5` CT |
| | CE | 8 | Green Buttonwood | Conocarpus erectus | B & B | 2.5" DBH | 12` Ht | 5-6` | Yes | High | 5` CT |
| | CS | 13 | Orange Geiger Tree | Cordia sebestena | NA | 2.5" DBH | 12` Ht | 5` | Yes | High | 5` CT |
| | IC | 10 | Dahoon Holly | Ilex cassine | B & B | 2.5" DBH | 12` Ht | 5-6` | Yes | High | 5` CT |
| | ICM | 4 | Dahoon Holly | Ilex cassine | B & B | 4" DBH | 16` Ht | 5-6` | Yes | High | 6` CT |
| | MG | 1 | Magnolia "Blanchard" | Magnolia grandiflora | B & B | 2.5" DBH | 12` Ht | 5-6` | Yes | High | 6` CT |
| | QV | 6 | Southern Live Oak | Quercus virginiana | B & B | 2.5" DBH | 12` Ht | 5-6` | Yes | High | 5.5` CT |
| MITIGATION PALMS | CODE | QTY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS | CAL/DBH | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
| | SPM | 4 | Cabbage Palmetto | Sabal palmetto | B & B | | 18-22` oa | 10` | Yes | High | For 1:1 Palm Mitigation |
| PALM TREES | CODE | QTY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS | CAL/DBH | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
| | AW | 3 | Paurotis Palm | Acoeloeehaphe wrighti | B & B | | 12-14` ht. | 10` | Yes | High | 5-7 canes minimum |
| | RE | 5 | Florida Royal Palm | Roystonea elata | B & B | | 14`gw | 14` | Yes | High | |
| | SP | 15 | Cabbage Palmetto | Sabal palmetto | B & B | | 18-22` oa | 10` | Yes | High | |
| | SPR | 1 | Cabbage Palmetto | Sabal palmetto | B & B | | As Noted on Sheet L-1 | 8-10` | Yes | High | Relocated |
| SHRUBS | CODE | QTY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS | SPACING | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
| | CBA | 12 | American Beautyberry | Callicarpa americana | NA | 30" | 30-36" | 30" | Yes | Medium | |
| | CCA | 6 | Jamaica Caper | Capparis cynophallophora | NA | As Shown | 48" | 24" | Yes | High | |
| | CE2 | 38 | Silver Button Wood | Conocarpus erectus sericeus | NA | 30" | 72" | 24-30" | Yes | High | full to base |
| | CER | 324 | Buttonwood | Conocarpus erectus | NA | 30" | 36" | 24-30" | Yes | High | |
| | CES | 114 | Silver Button Wood | Conocarpus erectus sericeus | NA | 24" | 36" | 24" | Yes | High | full to base |
| | IAH | 2 | East Palatka Holly | Ilex attenuata | 7 gal | 30" | 48" | 30" | Yes | High | Full to base; Pyramidal |
| SHRUB AREAS | CODE | QTY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS | SPACING | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
| | CHR | 248 | Red Tip Cocoplum | Chrysobalanus icaco `Red Tip` | n/a | 24" | 18" | 18" | Yes | High | Full to base |
| | CSU | 216 | Small-Leaf Clusia | Clusia guttifera | n/a | 24" | 18"-24 | 18" | Yes | High | Full |
| | MUH | 671 | Pink Muhly Grass | Muhlenbergia capillaris | n/a | 18" | 14-16" | 14-16" | Yes | High | |
| GROUND COVERS | CODE | QTY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS | SPACING | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
| | BFS | 315 | Bush Seaside Tansy | Borrichia frutescens | n/a | 16" | 16"-18" | 18" | Yes | High | |
| | MUL | 391 sf | | MULCH | mulch | | | | Yes | | |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PROJECT No.: -
DRAWN BY: RJK
CHECKED BY: MDG
CAD I.D.: LANDSCAPE PLAN

PROJECT:

**ALDI**
**US HGWY 1 AND OHIO AVENUE**

FOR

**ALDI**

CITY OF FT. PIERCE
ST. LUCIE COUNTY, FLORIDA


THOMAS ENGINEERING GROUP
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1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
FX: (954) 202-7070
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MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
January 24, 2017
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528


SHEET TITLE:

**LANDSCAPE PLAN**

SHEET NUMBER:

**L-2**


Printed on Tuesday, January 24, 2017, 3:51 PM by Ryan King
J:\PROJECTS\ALDI\LANDSCAPE PLAN\-------\ALDI L-2 LANDSCAPE PLAN.dwg

THOMAS
ENGINEERING GROUP

# Table 1
## Trip Generation Analysis
## ALDI - Fort Pierce - US 1 & Ohio Avenue

**DAILY:**

| Land Use | Intensity | In | Out | Total Trips[1] | | | Pass-By[2] | | New Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | In | Out | Total | Rate | Trips | In | Out | Total |
| **Proposed Uses:** | | | | | | | | | | | |
| Supermarket | 19,054 s.f. | 50% | 50% | 974 | 974 | 1,948 | 56.8% | 1,106 | 421 | 421 | 842 |

**AM PEAK HOUR:**

| Land Use | Intensity | In | Out | Total Trips[1] | | | Pass-By[2] | | New Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | In | Out | Total | Rate | Trips | In | Out | Total |
| **Proposed Uses:** | | | | | | | | | | | |
| Supermarket | 19,054 s.f. | 62% | 38% | 40 | 25 | 65 | 56.8% | 37 | 17 | 11 | 28 |

**PM PEAK HOUR:**

| Land Use | Intensity | In | Out | Total Trips[1] | | | Pass-By[2] | | New Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | In | Out | Total | Rate | Trips | In | Out | Total |
| **Proposed Uses:** | | | | | | | | | | | |
| Supermarket | 19,054 s.f. | 51% | 49% | 116 | 112 | 228 | 56.8% | 130 | 50 | 48 | 98 |

**Notes:**

(1) ITE Trip Generation Manual 9th Edition

Supermarket (ITE 850):

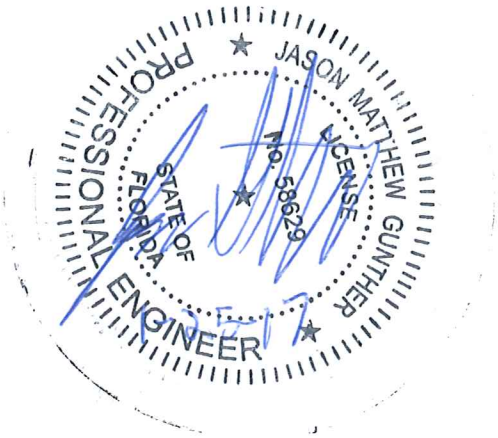
Daily: T = 102.24 trips per thousand s.f. [50% In, 50% Out]

AM peak-hour: T = 3.40 trips per thousand s.f. [62% In, 38% Out]

PM peak hour: Ln(T) = 0.74 Ln (X) + 3.25 [51% In, 49% Out]

(2) Pass-by from ITE Trip Generation Manual 9th Edition

Pass-by Rate = 83.18 - 9.3 * Ln ( Area )



# D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

**Planning Board Minutes**

**OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, JANUARY 10, 2017, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: **Tim O'Connell**; **Robert Poitier**; **Al Bernetti**; **Charles Hayek**; **Eloise Cumings**; **Mike Dahan**; **Marcia Baker**; **Frank Creyaufmiller**; **John George**; **Steve Weaver**; **Bob Burdge**, **Chairman**

Absent: **Brian Paul**

Staff Present: **Jim Messer**, **City Attorney**
**Rebecca Grohall**, **Planning Director**
**Kori Benton**, **Senior Planner**
**Vennis Gilmore**, **Planning Analyst**
**Alicia Rosenthal**, **Administrative Assistant**

**4. CONSIDERATION OF ABSENCES**

Mr. Paul was unexcused.

**5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

Mr. Bernetti was made a voting member for the meeting.

**6. APPROVAL OF MINUTES**

a. Minutes from the December 13, 2016 meeting

**Motion was made by Robert Poitier, and seconded by John George to approve the minutes from the December 13, 2016 meeting.**

AYE: **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Tim O'Connell**, **Robert Poitier**, **Al Bernetti**, **Charles Hayek**, **Eloise Cumings**, **Chairman Bob Burdge**

Passed

7. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Comprehensive Plan Future Land Use Map Amendment - Collins Corner - 2496 Edwards Road**

Mr. Benton gave an overview of the application and answered questions from the Board. No one spoke for or against the application.

**Motion was made by Al Bernetti**, **and seconded by John George to forward a recommendation of approval to the City Commission.**

AYE: **John George**, **Frank Creyaufmiller**, **Marcia Baker**, **Mike Dahan**, **Eloise Cumings**, **Charles Hayek**, **Al Bernetti**, **Robert Poitier**, **Tim O'Connell**, **Chairman Bob Burdge**

Passed

**8. NEW BUSINESS**

a. **Conditional Use - Dufault Dwelling Rental - 1138 Hernando Street**

Mr. Benton gave an overview of the application and answered questions from the Board.

Mike McCarty, Attorney for the Applicant, and Shawn Dufault, Owner, provided additional information and answered questions from the Board.

Diane Jennings, Property Manager in absence of Ms. Dufault, and Rick Ross spoke in favor of the application.

Charlene Adair provided a list of policies to adapt for all dwelling rentals.

Mr. Broderick spoke against the application.

Mr. Messer stated if policies are going to be promulgated, they should originate in the Planning department and staffed through the legal department and then turned into an ordinance and presented to the City Commission for a public hearing. Mr. Messer expounded by saying general policies cannot be developed at the meeting and the Planning Board is not a policy making Board. Mr. Messer went on to say that each case has to be decided on its own merits and the Planning Board should not put restrictions on one applicant that are not going to be put on another applicant. Mr. Messer explained that the general law is that the city cannot regulate the duration and frequency of dwelling rental situations.

Ms. Baker stated in 1991, the City of Fort Pierce passed dwelling rental regulations that are operating now. Ms. Baker proceeded to say, since then the state has passed new regulations and if any changes are made to the city code that effects dwelling rental units, the city will lose the grandfathering from 1991. In additon, Ms. Baker added, if guidelines are put as recommendations on a case by case basis, the grandfathering will not be lost.

After hearing Ms. Baker's concerns, Mr. Weaver asked Mr. Messer his opinion on making a restriction on the number of occupants, since it would place further limitations on dwelling rentals.

Mr. Messer stated the board can put any conditional use on the usage that is relevant to the health, safety and welfare of the community but putting a cap on the number of people is one of the issues that is always raised in the lawsuits.

**Motion was made by Robert Poitier**, **and seconded by Marcia Baker to forward a recommendation of approval to the City Commission with the following conditions:**

**1. Registration of a property manager accessible at all times, to resolve complaints or violations of City Code;**
**2. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;**
**3. Installation of a sidewalk connection, or payment in-lieu of construction, along the Hernando Property line;**
**4. Installation of a bicycle rack for guests; and**
**5. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.**

AYE: **Al Bernetti**, **Charles Hayek**, **Eloise Cumings**, **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Tim O'Connell**, **Robert Poitier**, **Chairman Bob Burdge**

Passed

b. Prior to Item 8b being presented, Mr. Messer stated he is on the Urban Administration committee for the Florida League of Cities and the Florida League of Cities is looking to change the legislation under current operation. Mr. Messer continued to say the current legislature is going to conform to previous additions of the legislature, which considers dwelling rental issues private property rights issues. Mr. Messer concluded by saying that municipalities can continue to figure out a resolution, but the reality of the matter is there is no real resolution, because when you start imposing certain restrictions on the uses of people's personal property, you are in jeopardy of losing whatever regulation you have already established, before the state preempted the field.

**Conditional Use - Wood Dwelling Rental - 1123 Hernando Street**

Mr. Benton gave an overview of the application and answered questions from the Board.

Tiffany Wood, Owner, provided history on the property and answered questions from the Board. Tiffany's sister, Sharon Scalone, Property Manager, provided additional information.

Jim Althaus and Michael Broderick spoke against the application. Mr, Broderick provided the Board with an advertisement from Home Away.com for the Wood dwelling rental.

Board discussion ensued.

Mr. Hayek expressed that the property abuts R-2 zoning, which is a more restrictive neighborhood with more single family homes, so it will effect a lot more people.

After the vote Mr. Messer stated in the last 7 months there have been 3 violations of the dwelling rental ordinance prosecuted in front of the Special Magistrate. Two landowners paid fines and the other one is in the circuit court.

**Motion was made by Marcia Baker, and seconded by John George to forward a recommendation of approval to the City Commission with the following conditions:**
**1. Limit of occupancy guests based upon City Code Section 8.5-43; unless verification of interior renovation permits for expansion of the southern unit is provided;**
**2. Registration of a property manager accessible at all times, to resolve complaints or violations of City Code;**
**3. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;**
**4. Installation of a sidewalk connection, or payment in-lieu of construction, along the Hernando Property line;**
**5. Installation of a bicycle rack for guests; and**
**6. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.**

AYE: **Robert Poitier**, **Al Bernetti**, **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Tim O'Connell**, **Chairman Bob Burdge**

NAY: **Charles Hayek**, **Eloise Cumings**

Passed

c. **Site Plan & Design Review - Aldi Grocery Store - 1412 S US Highway 1**

Mr. Benton gave an overview of the application and answered questions from the Board.

Mr. Messer asked Mr. Benton if the right-of-way, easements and sidewalks are listed on the site plan.

Jason Gunther, Representative from Thomas Engineering, provided additional information on the sidewalks, platting the parcels, entranceway and landscaping and Mr. Gunther also answered questions from the Board.

Jordan Ford, Director of Real Estate for Aldi, introduced himself and answered questions from the Board.

**Motion was made by Frank Creyaufmiller, and seconded by Robert Poitier to forward a recommendation to the City Commission for approval with the following conditions:**

**1.) The applicant enhances the design and streetscape of the proposed store through the integration of additional enhancements such as shutters, metal awnings, landscape plantings, and lights to punctuate the presented elevations pursuant to City Code Section 22-59 –Design Review, (g) –Design Guidelines;**
**2.) The applicant shall record and provide a recorded copy of a Unity of Title combining the subject parcels prior to issuance of a building permit;**
**3.) The applicant shall provide an Owner and Encumbrances title search for the easement dedication and right-of-way presented prior to the issuance of building permit; and**
**4.) The applicant shall record and provide a recorded copy of said dedications prior to the issuance of a Certificate of Occupancy.**

AYE: **Frank Creyaufmiller**, **Marcia Baker**, **Mike Dahan**, **Eloise Cumings**, **Charles Hayek**, **Al Bernetti**, **Robert Poitier**, **Tim O'Connell**, **John George**, **Chairman Bob Burdge**

Passed

d. **Waiver of Distance - Wingstop - 2575 S US Highway 1**

Mr. Gilmore gave an overview of the application. No one spoke for or against the application.

**Motion was made by Robert Poitier, and seconded by Charles Hayek to forward a recommendation of approval to the City Commission.**

AYE: **Charles Hayek**, **Eloise Cumings**, **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Tim O'Connell**, **Robert Poitier**, **Al Bernetti**, **Chairman Bob Burdge**

Passed

e. **Abandonment of Right-of-Way - N 31st Street, Abutting the Pioneer Park Subdivision (Zora Neale Drive)**

Mr. Benton gave an overview of the application and answered questions from the Board.

Board discussion ensued.

**Motion was made by John George, and seconded by Charles Hayek to forward a recommendation of approval to the City Commission.**

AYE: **Eloise Cumings**, **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Tim O'Connell**, **Robert Poitier**, **Al Bernetti**, **Charles Hayek**, **Chairman Bob Burdge**

Passed

## 9. BOARD COMMENTS

Ms. Grohall stated that next months meeting will be held at the St. Lucie County Commission Chambers due to an audio visual upgrade in the City of Fort Pierce Commission Chambers.

## 10. ADJOURNMENT

**Treasure Coast Newspapers** | **TCPALM**

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

## AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Before the undersigned authority personally appeared, Sherri Cipriani, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

| Customer | Ad Number | Copyline | PO # |
|---|---|---|---|
| 463454 - CITY OF FT PIERCE/LEGALS | 1448964 | Meeting: 2/6/17: Sodawing LLC, Wingstop | Meeting: 2/6/17 |

Pub Dates
January 22, 2017

Sworn to and subscribed before me this day of, January 20, 2017, by

_____, who is
Sherri Cipriani

(X) personally known to me or

( ) who has produced _____ as identification.

Sandra Coldren
Sandra Coldren — Notary Public

SANDRA COLDREN
MY COMMISSION # FF 004035
EXPIRES: April 1, 2017
Bonded Thru Notary Public Underwriters

Ad Number: 1448964
Insertion Number: N/A
Size: 1 Col x 101 ag
Color Type: N/A

Advertiser: City of Fort Pierce
Agency: N/A
Section-Page-Zone(s): F-3-All
Description: Meeting: 2/6/17: Sodawing LLC, Wi...

St. Lucie News Tribune
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Sunday, January 22, 2017



## Legals

### Legal Notices

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES - NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of DEBORAH J. FRANKLIN, located at 7575 SE Crane Street, in the County of Martin, in the City of Hobe Sound, FL 33455, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Hobe Sound, Florida, this 19th day of January 2017.
Deborah Jane Franklin,
Estate Manager

Pub: January 22, 2017
TCN 1452511

### Notice Of Foreclosure

IN THE NINETEENTH JUDICIAL CIRCUIT COURT IN AND FOR INDIAN RIVER COUNTY, FLORIDA
CASE NO.:
312016CC001062XXXXXX

CHATEAU VILLAS CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff,
vs.
PATRICIA S. KROS, THE UNKNOWN SPOUSE OF PATRICIA S. KROS, JANE DOE, UNKNOWN TENANT IN POSSESSION AND JOHN DOE, UNKNOWN TENANT IN POSSESSION
DEFENDANTS.

NOTICE OF SALE
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 5, 2017, entered in Civil Case No. 312016CC001062XXXXXX of the Circuit Court of the Nineteenth Judicial Circuit in and for Indian River County, Florida, wherein CHATEAU VILLAS CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, is the Plaintiff, and PATRICIA S. KROS, THE UNKNOWN SPOUSE OF PATRICIA S. KROS, JANE DOE, UNKNOWN TENANT IN POSSESSION AND JOHN DOE, UNKNOWN TENANT IN POSSESSION, are the Defendants.
The Clerk of Court will sell to the highest bidder for cash on FEBRUARY 9, 2017, to the highest bidder for cash, by electronic sale at https://www.indian-river.realforeclose.com/index.cfm beginning at 10:00 a.m. in accordance with section 45.031, Florida Statutes the following described real property as set forth in said Final Judgment, to wit:
Unit 5, CHATEAU VILLAS, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 638 at Page 1618 of the Public Records of Indian River County, Florida.

BARRY G. SEGAL, P.A.
3096 Cardinal Drive, Suite 2C
Vero Beach, Florida 32963
Telephone: (772) 567-5552
Facsimile: (772) 567-5772
E-mail:
barry@verobeach-law.com
By: BARRY G. SEGAL
Florida Bar No. 79723
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 250 NE Country Club Drive, Suite 217, Port St. Lucie, FL, 34986, 772-807-4370 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days if you are hearing or voice impaired, call 711.
Pub: January 15, 22, 2017
TCN 1440089

### Notice To Creditors

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA PROBATE DIVISION
File No.:
562016CP001190FMXXXX

IN RE: ESTATE OF DANIEL J. KENNEY, Deceased.

NOTICE TO CREDITORS
The administration of the estate of Daniel J. Kenney, ; deceased, whose date of death was September 29, 2016, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is St. Lucie Courthouse, 201 S. Indian River Drive, Ft. Pierce, FL 34950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is January 15, 2017.

Personal Representatives:
Christopher Kenney
75 Tresser Blvd., Apt. 264
Stamford, CT 06901
And
Michele Garner
PO Box 9445
Avon, CO 81620
Attorney for Personal Representatives:
Craig F. Snyder
Attorney
Florida Bar Number: 0841293
CRAIG F. SNYDER, P.A.
4495 Military Trail, Ste. 205
Jupiter, FL 33458
Telephone: (561) 627-8774
Fax: (561) 627-7388
E-Mail: service@estatebiz.net
Secondary E-Mail:
csnyder@estatebiz.net
Pub: January 15, 22, 2017
TCN 1439559

### Public Notices

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22-143 of the Code of Ordinances of the City of Fort Pierce, will on Monday, February 6th, 2017, hold a Public Hearing in the St. Lucie County Commission Chambers, 2300 Virginia Avenue, 3rd Floor of Roger Poitras Building, Fort Pierce, Florida 34982, at their meeting which begins at 6:30 p.m., to consider the following:

1. Review and approval of an application for Waiver of Distance submitted by Applicant/Owner; Sodawing LLC, Wingstop to obtain a 2COP alcohol license for on-premise consumption, in the C-3 General Commercial district, located at 2575 S. US Highway 1, Fort Pierce, FL. The property is zoned C-3, General Commercial (Parcel ID 2422-602-0264-000-8).

2. An application for Site Plan & Design Review submitted by Property Owner(s) S And S Land Company LLC, First Citizens Premises Co Inc, and Representative, Jason Gunther of Thomas Engineering to construct an Aldi Grocery Store at 1412 S US Highway 1, Fort Pierce, FL. The properties are zoned General Commercial (C-3). Parcel IDs: 2415-601-0454-010-5, 2415-601-0450-000-4, 2415-601-0449-000-4, & 2415-601-0448-000-7).

3. An application for Conditional Use submitted by Property Owner, Shawn Dufault, to operate a Dwelling Rental, offering lodging for less than six months, at 1138 Hernando Street, Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2401-810-0017-000-6.

All interested parties may appear at the meeting and be heard with respect to the Application for Site Plan and Design Review. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.
ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
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.

Linda W. Cox, City Clerk
Pub: January 22, 2017
TCN 1448964

Real Estate
It's all here in the
TCPALM localfieds

### Request for Bids

ADVERTISEMENT FOR BID

Notice is hereby given that the Indian River County Board of County Commissioners is calling for and requesting bids for the following:

Indian River County
Bid # 2017033
Annual Bid for Asphalt Repaving & Resurfacing 2017

Detailed specifications are available at: www.demandstar.com or by contacting the Purchasing Division at (772) 226-1416 or purchasing@ircgov.com.
Deadline for receipt of bids has been set for 2:00 P.M. on February 22, 2017. Only bids received on or before the time and date listed will be considered. Bids should be addressed to Purchasing Division, 1800 27th Street, Vero Beach, Florida 32960. All bids will be opened publicly and read aloud at 2:00 PM. Bids submitted after 2:00 PM on the day specified above, will not be opened or considered.
The Board of County Commissioners reserves the right to accept or reject any and all bids in whole or in part and to waive any technicality or irregularity.

PURCHASING MANAGER
INDIAN RIVER COUNTY
Pub: January 22, 2017
TCN 1440817

FORT PIERCE UTILITIES AUTHORITY (FPUA)
FORT PIERCE, FLORIDA
CALL FOR BIDS
NO. 17-10

Sealed bids will be received by FPUA, Fort Pierce, Florida, in the office of the Purchasing Manager, until:

3:00PM FRIDAY
FEBRUARY 10, 2017
For furnishing:
WEATHERIZATION AND EDUCATIONAL OUTREACH PROGRAM – GLAZING SERVICES

per detailed specifications and statement of work available on www.fpua.com, www.demandstar.com or by e-mail request to PurchasingManager@fpua.com. Bid documents are also available upon request from the Purchasing Manager, FPUA, 500 Boston Ave, Fort Pierce, Florida

FPUA encourages Minority/Women Business Enterprise participation.
Pub: January 15, 22, 2017
TCN 1437576

### Request for Bids

SCHOOL DISTRICT OF MARTIN COUNTY, FLORIDA
2845 S.E. DIXIE HIGHWAY
STUART, FL. 34997

Request for Qualifications

Request for Qualifications (RFQ) for Architectural/ Engineering Services to Design the MCSD Central Administrative Center and New Buildings at Stuart Middle School
RFQ -3002-0-2017/NA

Notice is hereby given that sealed qualifications shall be received at the Martin County School District Purchasing Office for evaluation to provide design services as stated in the Scope of Work.
Scope of Work: Solicit Architectural/Engineering Services to Design the MCSD Central Administrative Center and New Buildings at Stuart Middle School. The total construction budget for both projects is approximately twenty two million ($22,000,000) dollars. See Detailed Scope of Work in the RFQ documents. IF YOU SUBMITTED QUALIFICATIONS FOR 3001-0-2017NA, YOU MUST RE-SUBMIT TO BE ELIGIBLE FOR THIS PROJECT.
Ordering Instructions: This package can be downloaded from Onvia DemandStar at http://www.demandstar.com.
Bid Bond: NO
Pre/Bid Proposal Conference: NOT APPLICABLE.
Due Date/Time: 1/31/2017 @ 2:00 PM Eastern Standard Time
School District of Martin County, Florida must receive proposals no later than said date and time.
NOTE: ALL PROSPECTIVE BIDDERS/RESPONDENTS ARE HEREBY CAUTIONED NOT TO CONTACT ANY MEMBER OF THE SCHOOL BOARD OF MARTIN COUNTY OR DISTRICT STAFF, OTHER THAN THE SPECIFIED CONTACT PERSON.
Local contractors are encouraged to submit proposals. Contractors are encouraged to offer bidding opportunities to local subcontractors. The School Board of Martin County reserves the right to reject any and all bids; and to waive minor technicalities and irregularities.

Contact: Neil Appel, C.P.M.
Purchasing Supervisor
Pub: January 15, 22, 2017
TCN 1437347

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# Services Offered

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Place your ad with us. Call 1-877-2472407

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**CAREGIVER/COMPANION**
Licensed. Criminal background check available. Excellent references!
SL & MC (772) 812-7175

**EXP. LICENSED PRIVATE CNA**
Available 3 days, 8am-8pm or day time hrs of your preference. in your home. More than 5 yrs exp. incl hospice care 760-845-2474 Sebastian. Will travel upto 25 mls.

### Air Cond/Heating

**AIR SOURCE 1**
FREE Estimates
FREE Service Call
Check your A/C
Winter Special $29.95
772-626-7604 SL MC

**DYNAMIC AIR**
FREE ESTIMATES
$2,995 - 15 Seer System
Up to 2 Tons: 772-567-2185
Lic# CAC1818454 IR,SL,MC

**GILLIS A/C**
37 Years Experience
NO CHARGE IF I CAN'T FIX IT
LIC# RA0066894 /INS
MC SL (772) 215-5346

### Boat/Trailer Services

**Boat Canvas & Upholstery**
Covers, Bimini Tops & Cushions. Quality work. Reasonable Prices.
Call 772-538-4380 Vero Beach

### Business Services

**HALL'S GARDEN TILLING**
have troybilt will travel, garden tilling & complete set up. Call for details 772-559-6759 or 772-770-3519 Indian River Only!

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**HINTON'S CARPET CLEANING**
3 Rooms, $100, 1st floor Tile & grout cleaning.
772-562-7262 IRC

**RAY'S CARPET REPAIRS & INSTALLATION**
Same day service
Free estimate. Lic#1953
772-571-6353 IR

### Child Care Services

**BABY SITTING**
8am-5pm 7days/wk, brkfst, lunch, dinner inc., $30/day Will care for your child like a Grandmother! (954)773-3237

### Cleaning Services

**BRAZILIAN SUPER CLEANING**
My Goal is Quality & Your satisfaction, free est. great References 772-206-6623 or 772-621-0163

### Cleaning Services

**CLEANING BY LAURIE**
Mnthly, Wkly, Biwkly or 1 time, Will run errands, Honest Reliable Great Refs. 25 yrs exp. 772-777-0592 sl

**DR CLEAN SERVICES**
Lic. 16 00250 Ref. Avail. We diagnose, We Clean and Your Happy. Please call 772-361-3197 for a free Est.

**HUSBAND & WIFE TEAM**
Family business providing residential house cleaning service. 30 yrs exp. Exc refs. Call us to make your home sparkle & shine! Doug's House Cleaning. (508)935-9273; Email dougo3456@gmail.com IR

**I DO CLEANING**
Honest & Reliable
From Top To Bottom
Free Est/Great References
772-708-7393 SL MC IR

**MELANIE'S CLEANING SRVC**
10 yrs exp. Reliable, Detailed, Consistent, Exc Ref's; Lic/Ins Great Rates 772-480-4597 Sebastian & Brevard County

**SAILFISH CLEANING SERVICE**
Reliable, Trustworthy Office & House Cleaning. Great Service, lic & ins. Please Call 772-200-9357

### Cleanup/Hauling

**DANIEL'S HAULING**
Haul All: Trash, Brush, Junk, Anything - Garage/Shed Cleanout, 7 days a week
IR SL MC (772) 812-2500

**HAULING & CLEAN UP**
*ANYTHING GOES!!!*
Garage • Yard • Attic
Old Furniture • Appliances
Call Mario (772)579-5543

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**CLOCKS BY HOLLIS**
Repair & Sales
1445 Village Green Dr.
Port St. Lucie (772)335-2507

### Computer Services

**AAA ARON'S COMPUTER SERVICE**
Dell, HP, and A+ Certified, 20 yrs on Treasure Coast. Home Srvc Call - $55 (772) 475-7887

### Concrete/Masonry Work

**ALL CONCRETE**
Driveways/Patios/ Brickpavers/Block
Odom Construction 473-0046
BC018696 IR SL

**J & F CONSTRUCTION TOTAL CONCRETE**
Driveways • Patios & Repairs
LIC RG291103769 • INS
(772)342-4741

### Concrete/Masonry Work

**JERRY RIPPLE STUCCO**
Commercial/Residential
Quality work. 40 yrs experience
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Concrete, driveways, sidewalks & patio repairs
New or Old
Lic 772-672-4353 Ins

**ROY CLARK CONCRETE**
Patios, Sidewalks & Driveways. Lic #7999 Ins.
www.royclarkconcrete.com
(772) 633-6057 IR

### Contractors/Builders

**JOHNSON**
Remodel, Repairs, Carpentry, Room Additions, also Concrete Patios & Driveways
Lic 772-672-4353 Ins

**Renovation Remodel**
Room Additions
772-919-2830
Kitchens, custom bathrooms, flooring, painting, doors, windows, wood decks
New Construction, Inc.
CGC 015735 Lic/Ins

### Electric Providers

**Florida State Electric**
Commercial/Residential
Call Alan 772-539-1574
Lic. #EC13004823

**TROY GIOVENGO ELECTRICAL SRVCS**
All kinds of electrical. Call (772)201-9855 Lic #EC13006488

### Garage Doors

**A-TECH GARAGE DOORS**
All your garage door & opener needs. 17 yrs exp, 24/7,
772-828-5421

### Home Maint./Repair

**ABLE RENOVATION, ADDITIONS & REMODELING**
Kitchen, bath, concrete, painting, fencing, carpentry, drainage
Lic/Ins 772-249-6591

**B. S. B.**
Home Improvements/Repairs/ Maintenance/Remodel
Lic/Ins #MCNS5897
Call Carlos (772) 206-5515

**COASTAL ALUMINUM**
Pool Enclosures, Rescreen, Repairs, Railings
Aluminum Roofs
772-468-0288 Tri Counties

**DRYWALL REPAIR**
Popcorn removal, Smooth ceiling Knock down texture.
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LIC# MCDRY6526 PSL9463

### Home Maint./Repair

**JB SERVICES**
Save on Minor Repairs. No Job Too Small. Also Bush Hog Mowing.
Call Justin 772-607-4832
Lic. G16000134392 St. Lucie Co.

**K. M. DRYWALL**
A Full Drywall Service Company; 28 yrs exp
PSL10-6055; MCDP6686
772-607-4138 SL MC

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Master Carpenter - 30 yrs exp. Crown, cabinets, interior trim & misc. repairs. CRC1331468
772-584-2971 IR

**RESCREENING & REPAIRS**
Patios • Pool Cages
Quality Work at a Fair Price
Licensed & Insured CBC1250529
Call (772)284-2856

**A1 ERIC'S HOME REPAIR**
All types of home repairs - soffits, drywall, windows, doors, etc. Free est.
Lic/Ins. #CGC1509455
(772) 460-1116 SL

### Irrigation

**SPECIALTY SPRINKLERS**
Install & Repairs, Impeccable Service. Call Michael (772)453-8199 IR/SL

### Landscaping/Lawn Service

**ALL AMERICAN LAWN**
Free estimates.
Commercial & Residential
Lic & Ins 772-321-0400 IR

**GARDENIA LAWN SERVICE**
Free Estimates! Lic. & Ins.
Palm trimmings. 772-216-7553
SL/IR/MC

### Moving & Storage

**AAA MOVING**
$70 per hour. 2 hour minimum in Indian River Co. Call 772-321-3680

### Painting Services

**A. A. W. PAINTING**
Paper Hanging, Int/Ext/ Pressure Wash #2756,
32 years exp; IR County
(772) 321-7220

**DON TIDEY REPAINTS**
Quality Guaranteed
FREE Estimates
Lic SPO1831
772-485-2205 MC SL IR

**DUTCHMEN PAINTING**
Exterior specialists, 28 years experience. Clean, quality, affordable craftsmanship; Sr & Military Disc. Free Est
772-217-1290 St Lucie Co

### Painting Services

**EWS REFINISHING**
Painting/Wall Covering/ Texture/ Pressure Wash/ Handyman Serv. Free Est. LO6000064490
772-464-0290 SLC & IRC

**QUALITY PAINTING BY KEN INC**
25 years + in area
No job too small
WE DO IT ALL
Call 772-486-5976
SP01023 MC SL

***STEVE ALLEN PAINTING***
30 Years Quality Work
Lic # 17-2889 MC/SL
(772) 878-7866

### Pet/Vet Services

**SUNNY'S PET SERVICES**
Cat Sitting & Dog Walking, bonded & Ins, serving Palm City, Stuart, Hobe Sound & Jensen Areas
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QUALIFIED TRADESMAN - Free Est, Fair Prices & Fast Service
Call Bill at 772-203-0348

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Get Pumped....Get Plumbed
800.330.7686 CFC1426828

### Pressure Washing

**COE'S PRESSURE CLEAN/ COATING SERVICE**
Res or Comm/Lic & Ins
Pools, Patios, Roofs, & More! 772-571-3457

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Indian River's Oldest Roofing Co! Repairs, New Roofs, Guaranteed. Roofing is our ONLY Business
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**MTW ROOFING dba Thompsons Remodeling & Roofing Division**
Installations and Repairs
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call Michael 772-408-2384

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Villanova Construction Same Day Service. Work Guaranteed.
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**ROOF LEAKS SPECIALIST**
35 Yrs Experience Free Estimates call Mike, Warranty on all work,
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Provides expert service & warranty's on your repairs.
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Lic#CCC1327801/Lic#CGC1510956

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Repair Specialist/ dust free Hepa Cert. tile removal/ loose and buckling tile/ shower & pan replacemnt,lic/ins, 772-589-6085

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Repair, Replacements, Custom work. All Surfaces. No Job Too Small! Free Est. & Great Prices!
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(207) 838-7490

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Service & Lot Clearing
Trimming, Stump Grinding, Removal; Lic/Ins
772-370-4567 IR SL MC

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**J. KING'S SERVICES, INC.**
Trimming & Removal. Bucket, Grapple trucks. Firewood
772-567-0245 or
Lic/Ins 772-473-8076 IR/SL

**TREE TRIMMING & REMOVAL LAWN & LANDSCAPE**
No job too small. Martin/St. Lucie. Lic./Ins. 772-985-7794

### Welding

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Custom Steel Fabrication & Repair
1909 SW Biltmore St PSL 34984
Call James (772) 260-3710

### Window Services

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Autos, Boats & Homes
3M products. 25% off now!
15 yrs in business locally
(772) 778-9609

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

**Meeting Date:** 02/21/2017

**Re:** Application for Conditional Use - 1123 Hernando Street - Dwelling Rental

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

**SUBJECT:**

Review and approve with conditions an application for Conditional Use submitted by Property Owners, David and Tiffany Wood, to operate a Dwelling Rental, offering lodging for less than six months, at 1123 Hernando Street, Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2401-810-0017-000-6.

**SUMMARY:**

- The applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 1123 Hernando Street, offering non-transient lodging with minimum stays of one (1) month.
- The subject single-story duplex features a finished floor area of 2,509 square feet, and contains one owner occupiable unit. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A).
- The applicant has filed operational guidelines such as screening of potential renters, a near-site manager (owner's relative), and minimum stays of one (1) month. The application details specific limits on the maximum vehicles permitted on-site, limitations on boats or similar recreational vehicles.
- The Planning Board, at their January 10th meeting, voted 8-2 to recommend approval of the request with the conditions guided by staff.
- A total of 82 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. The responses received will be reported to the City Commission at the public hearing.

**RECOMMENDATION:**

Approve the request with the following conditions: 1. Strict adherence to minimum rental periods of one (1) month.
2. Limitation of occupancy to 5 guests based upon City Code Section 8.5-43, unless verification of interior renovation permits for expansion of the southern unit is provided by the Building Department;
3. Registration of a local property manager, and secondary property manager, accessible at all times to resolve complaints or violations of City Code;
4. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;
5. Installation of a sidewalk connection, or payment in-lieu of construction, along the Hernando Property line;
6. Installation of a bicycle rack for guests; and
7. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.
.

**ALTERNATIVES:**

Approval with alternative conditions.
Denial

**RESPONSIBLE STAFF:**

Kori Benton, Senior Planner

**COORDINATED WITH:**

Technical Review Committee
Isaac Saucedo, Code Compliance Officer

---

## Fiscal Impact

**OTHER INFORMATION:**

Potential increase in Ad-Valorem, Sales Tax, and Tourism Tax Revenue.

---

## Attachments

Staff Report
Aerial & Zoning Map
Application Packet
PB Minutes
Proof of Publication

---

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/15/2017 02:43 PM |

Form Started By: Kori Benton
Started On: 02/10/2017 03:11 PM
Final Approval Date: 02/15/2017

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: Wood Rental - Application for Conditional Use
Dwelling Rental
1123 Hernando Street

DATE: February 10, 2017

## STAFF REPORT

Owner/Applicant: David & Tiffany Wood
1123 Hernando St
Fort Pierce, FL 34949

Requested Action: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months.

Location: 1123 Hernando Street

Parcel ID: 2401-811-0018-000-6

Current Zoning: Hutchinson Island Medium Density Residential Zone (R-4A)

Future Land Use: Hutchinson Island Residential (HlR).

Surrounding Zoning:

| North | East | South | West |
|---|---|---|---|
| R-4A | R-4A | R-4A | R-2 |

Site Size: .27 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

*Request*

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 1123 Hernando Street, offering non-transient lodging with minimum stays of one (1) month. The subject single-story duplex features a finished floor area of 2,509 square feet, and contains one owner occupiable unit. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A).

The property is located one street west of South Ocean Drive, a few hundred feet north of Mariner Bay. A duplex is situated to the north, a single-family home and duplex to the east, single-family homes to the west, and a single-family home to the south. This site features a circular concrete driveway with parking designated for each unit.

Hernando Street does not feature any sidewalk connections along this segment of the roadway. A bicycle rack is required to facilitate multimodal options for guests.

The application presents operational guidelines such as screening of potential renters, a near-site manager (owner's relative), and minimum stays of one (1) month. The application details specific limits on vehicle parking locations on-site. There are notification requirements for pets on premises. The provided documents note a maximum occupancy of six (6) guests, with a notable surcharge for any additional guests. The applicant has been advised that the current floor plan acknowledged by the City would limit the occupancy of the unit for rental to 5 guests, based upon the finished floor area and minimum occupancy requirements per City Code Section 8.5-43. Such limitation should be accounted for by the applicant in operational guidelines, or until said time that an expanded floor plan is verified with the Building Department.

*Dwelling Rentals*

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling rental (dwelling unit)", and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

The State of Florida provides further classification if a dwelling is rented for periods of less than thirty (30) days, declaring the use a "Vacation rental", and defined such use as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays is less than thirty (30) days. The rental of a dwelling for periods greater than thirty (30) days, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rentals

| | Dwelling Rental | Vacation Rental |
|---|---|---|
| *Length of Stay* | Less than 6 months | 30 days or less |
| *Lodging Type(s)* | Non-Transient (more than 30 days) & Transient Lodging (Vacation Rental) | Transient Lodging |
| *State License Requirement* | If rented 30 days or less (Vacation Rental) | Division of Hotels & Restaurants – Vacation Rental License |
| *Public lodging establishment (ADA & Misc. Regulations)* | If rented 30 days or less (Vacation Rental) | Public lodging establishment |

The rental of residential properties for short-term occupancy by tourists is a rapidly expanding sector of the hospitality industry. Short-term vacation rentals offer an alternative to traditional hotel or bed and breakfast accommodations, generally offering unique amenities, and a higher capacity to accommodate families or more guests than a single hotel room. The benefits of increased tourism and economic activity related to short term rentals are discernable; however the necessity to regulate and guide the location for this use is well documented.

Vacation rentals have the capacity result in incompatible adverse impacts on neighborhoods including, but not limited to, increased noise, litter, traffic, and the uncertainty or instability of the identity of occupants of neighboring properties. The short-term vacation rental use and longer term residential use may be incompatible, due to the rapid turnover associated with short-term vacation rental use, therefore provisions such as maximum guests, parking restrictions, property manager registration, and guide booklets for renters regarding local rules and resources should be considered to minimize conflicts. The applicant is seeking to offer non-transient lodging, with safeguarding parameters to further assimilation with the surrounding medium density residential neighborhood.

The applicant has verified that the operation would strictly limit stays to a minimum period of one (1) month. This operational approach ensures that the lodging provided is "non-transient", seeking to provide a more compatible use for the surrounding neighborhood. Input garnered from neighboring property owners has described adverse impacts from short term, weekly rentals at the subject site.

In addition to the provision of greater stability, and less frequent turn over in occupants, the enactment of minimum stays of one (1) month, or more, helps to diversify the use to provide a complementary lodging

option which does not overlap with offerings of local hotels or commercial venues of public accommodation. Longer term stays, with a base line of one month, seek to not only reduce the potential conflict of a high turnover, commercial use, but also reduce competition to established hotels and motels.

*Zoning & Land Use*

The subject site is located within the Hutchinson Island Medium Density Residential Zone (R-4A) which is designed to facilitate residential and compatible development on Hutchinson which account for the unique characteristics of Hutchinson Island and concerns of environmental fragility, beach erosion, and hurricane evacuation. Furthermore, the site has a land use designation of Hutchinson Island Residential (HIR).

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are *compatible* with the surrounding development shall also be allowed.

The presented use of the property represents a limited commercial use, with defined parameters of intensity or impact. The presentation of guest capacity for the single (1) unit limits the quantity of vehicles, additional traffic and noise from the proposal. The use is limited in comparison to a typical commercial use, or hotel/motel, especially with parameters in place to advance compatibility with the neighborhood. Limitation of guests is necessary to comply with City Code section 8.5-43.

## Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code, and conditionally approved the request.

## Planning Board

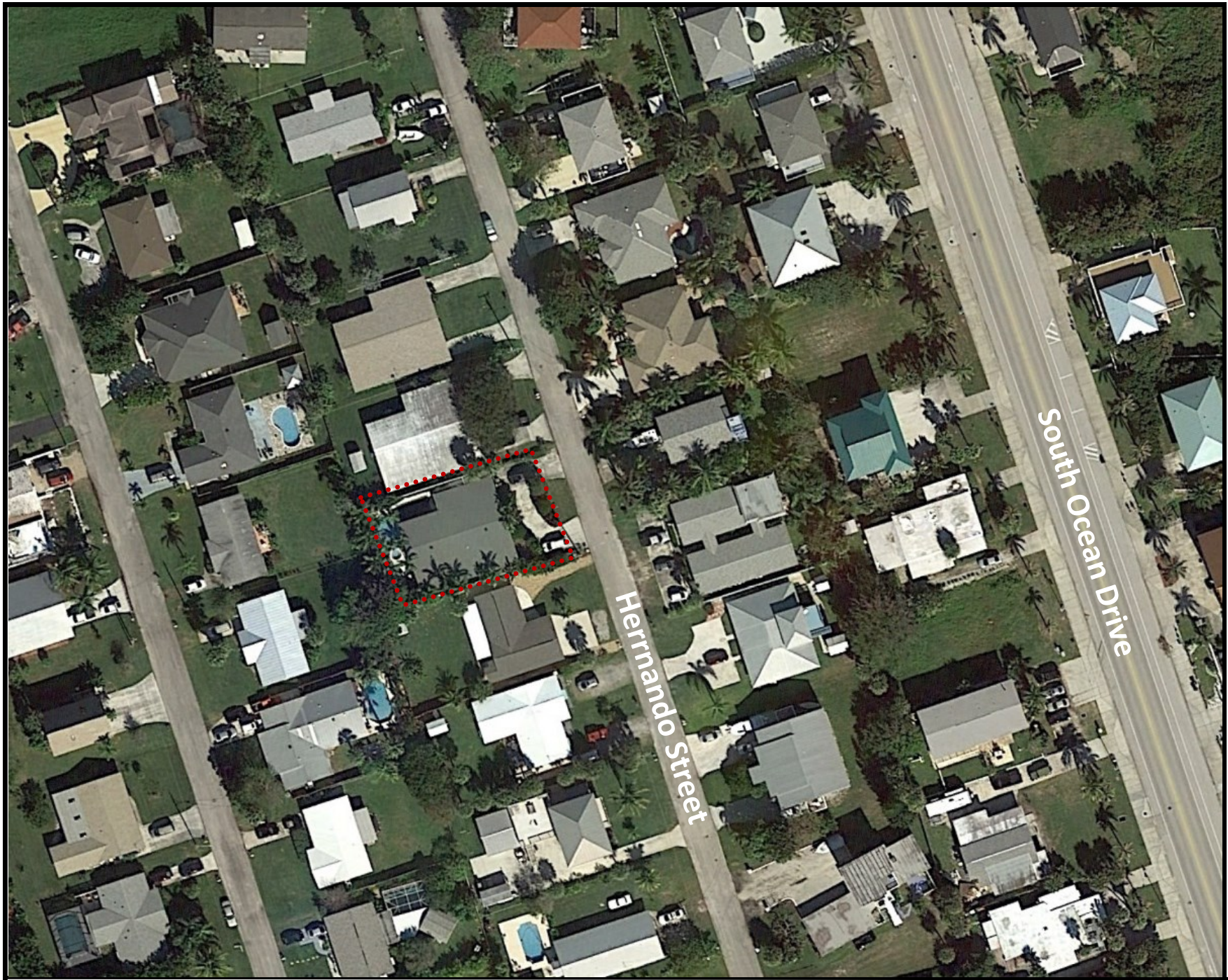
The Planning Board, at their January 10th meeting, voted 8-2 to recommend approval of the request with the conditions guided by staff.

## Staff Recommendation:

The proposed use presents the provision of non-transient lodging accommodation to the general public, on a limited scale, that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the approval with the following conditions:

1. Strict adherence to minimum rental periods of one (1) month.
2. Limitation of occupancy to 5 guests based upon City Code Section 8.5-43, unless verification of interior renovation permits for expansion of the southern unit is provided by the Building Department;

3. Registration of a local property manager, and secondary property manager, accessible at all times to resolve complaints or violations of City Code;
4. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;
5. Installation of a sidewalk connection, or payment in-lieu of construction, along the Hernando Property line;
6. Installation of a bicycle rack for guests; and
7. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.




THE SUNRISE CITY
FORT PIERCE
Florida

# Wood Dwelling Rental – Aerial

1123 Hernando Street

THE SUNRISE CITY
FORT PIERCE
Florida

# Wood Dwelling Rental – Zoning Map

1123 Hernando Street

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# Conditional Use – No New Construction

Property address or Location 1123 Hernando Street, Fort Pierce, FL 34949

Parcel ID #(s) 2401-811-0018-000-6

Project description Request to rentals monthly in an R4A zone

| | |
|---|---|
| Tiffany & David Wood<br>**Property Owner(s)** | Tiffany & David Wood<br>**Applicant/Representative, Title, Company** |
| 1123 Hernando Street<br>Street Address | 9 Curl Drive<br>Street Address |
| Fort Pierce, FL 34949<br>City, State, Zip | Corona del Mar, CA 92625<br>City, State, Zip |
| sirdone@msn.com<br>Email Address | sirdone@msn.com<br>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.*

Tiffany Wood David Wood 11/10/16

*Property Owner(s) Signature(s)*

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this day of_____, 20_____, by

_____ who is personally known to me or has produced

_____as identification.

_____

Signature of Notary (seal)

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

**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic District | Historic Designation |
|---|---|---|---|---|
| | | | | Contributing Individual<br>Non-Contributing None |

Pre-Application Meeting Date_____

Intake Planner_____ _____

Planner Assigned_____

Approved By_____ _____Date _____

Comments_____ _____

_____

_____

_____

Fees_____ Control #_____ B. Permit #_____

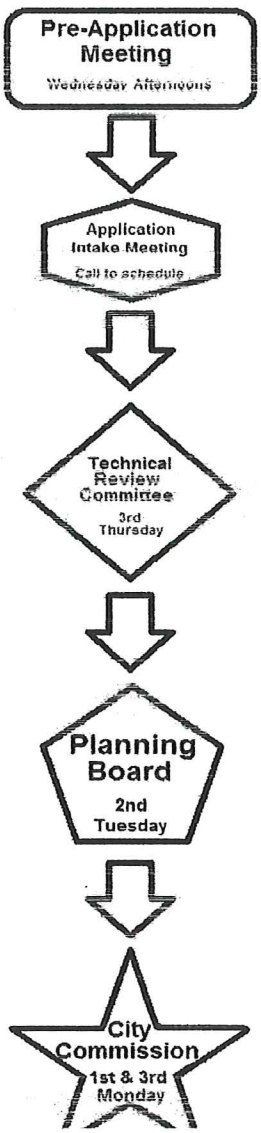
Intake Date Stamp

# ☐ 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 Outlook**




*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 4345 sq.ft. Parking Spaces: 4-5 – having a duplex with two driveways that fit 2 cars in each we added a circular section connecting them.

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

| North | South | East | West |
|---|---|---|---|
| R4A- medium density residential | R4A- medium density residential | R4A- medium density residential | R2 – residential |

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 citycommission.

(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.

Date: November 10, 2016

To: City of Ft. Pierce Planning Department

From: Tiffany & David Wood

RE: 1123 Hernando Street
Conditional Use Permit Application – Monthly Rentals

Dear Sir/Madam,

When I originally spoke with Mr. Kori Benton I thought I was going to be requesting a Conditional Use Permit (CUP) for weekly rentals but after having conducted a neighborhood poll (see "Hello Letter" attached) I found the general consensus to be monthly tenants verses weekly. Hearing statements like:

"your guests are always very nice and respectful and your home is the gem of the neighborhood but we feel vacationers come with lots of energy and enthusiasm and that never seems to die down when you have weekly turnovers"

We honestly never considered that until now. So, at this time we would like to request a CUP for renting our beach home on a monthly basis, at a minimum.

Please consider the following conditions when reviewing this application:

1. Zoned R4A – Medium Density / Residential – our road is all R4A which includes: 10 – 2 units, 1 - 5 units apartment, 1- 3 units, 6 – 1 unit and 1 – parcel (see Tab 3).

2. We have developed a comprehensive rental model that includes:
   - Owner to Guest "***screening interview***" prior to accepting rental agreement
   - four (4) page lease agreement depicting, amongst other things, maximum occupancy, rental rules, rates, etc. (see Tab5)
   - Property Manager "***meets and greets***" every guest upon arrival.
   - Property Manager owns and lives on the road directly/diagonally behind our beach home ensuring EVERY GUEST is being what we term "Mindful Guests" following the City ordinances & laws to the fullest and respecting the neighborhood.

3. We have a weekly team that maintains the property regardless of occupancy (cleaning service, pool service, landscaping, and maintenance contractor). Due to the successful occupancy rate of this home we have been able to employ them for the past several years.

4. We have a circular driveway that can handle up to 5 vehicles (see Tab 4)

5. We maintain two (2) separate utilities for the home including garbage, water, electric, etc. so as to prevent excessive use occurring.

6. Monthly rentals generate tax revenue for the city vs. 6+ monthly rentals do not.

In conclusion, we are requesting a monthly CUP because we have proven to be responsible owners that maintain **FULL** control over every aspect of this process and at no time do we allow a website to accept rental agreements or take money on our behalf.

If you have any questions, please feel free to contact me at 352-586-9260 or email: sirdone@msn.com.

Thank you for your time and consideration.

Tiffany Wood David Wood

cc: Isaac Saucedo, Code Enforcement Officer

## Property Identification

| | | | |
|---|---|---|---|
| Site Address: 1123 HERNANDO ST<br>Map ID: 24/01H | Parcel ID: 2401-811-0018-000-6<br>Zoning: R4A | Account #: 15638<br>Use Type: 0800 | Sec/Town/Range: 01/35S/40E<br>Jurisdiction: Fort Pierce |

## Ownership

David C Wood
Tiffany M Wood

1123 Hernando St
Fort Pierce, FL 34949

## Legal Description

TROPICAL BEACH BLK 3 LOT 18 (OR 2234-2779)

## Current Values

| | | | |
|---|---|---|---|
| Just/Market: | $199,700 | Assessed: | $172,788 |
| Exemptions: | $0 | Taxable: | $172,788 |

## Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2016 | $199,700 | $172,788 | $0 | $172,788 |
| 2015 | $160,800 | $157,080 | $0 | $157,080 |
| 2014 | $142,800 | $142,800 | $0 | $142,800 |

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| 05-03-2005 | 2234 / 2779 | XX00 | WD | Bollbach,Roy | $450,000 |
| 02-01-1985 | 0456 / 0590 | XX00 | CV | | $89,000 |
| 02-01-1985 | 0456 / 0589 | XX00 | CV | | $89,000 |

## Primary Building Information

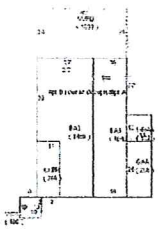
Finished Area of this building: 2,509 SF
Gross Area of this building: 4,345 SF

Exterior Data

| | | | |
|---|---|---|---|
| View: | Roof Cover: Fibrglss Shg | Roof Structure: Gable | Building Type: MFH |
| Year Built: 1971 | Frame: | Grade: MFAQ | Effective Year: 1971 |
| Primary Wall: CB Stucco | Story Height: 1 Story | No. Units: 2 | Secondary Wall: |

Interior Data

| | | | |
|---|---|---|---|
| Bedrooms: 0 4 | A/C %: 100% | Electric: MAXIMUM | Primary Int Wall: |
| Full Baths: 4 | Heated %: 100% | Heat Type: FrcdHotAir | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Sprinkled %: 0% | Heat Fuel: ELEC | Primary Floors: Wood Laminat |



## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 2,509 |
| Gross Area (SF): | 4,345 |
| Land Size (acres): | 0.2 |
| Land Size (SF): | 8,750 |
| Total Building Count: | 1 |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|
| VINYLFENCE6' | 1 | 195 | 2005 |
| SPA-HOT TUB | 1 | 64 | 2007 |
| POOL DK-GOOD | 1 | 680 | 2007 |
| RES POOL AVG | 1 | 288 | 2007 |

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

| Number | Date | Description | Amount | Fee |
|---|---|---|---|---|
| F89000207S | Mar 1, 1989 | Additions to existing construction | $100 | $100 |
| RF200473 | Jun 21, 2004 | Roof | $7,000 | $195 |
| FE200513 | May 2, 2005 | Fence | $900 | $75 |
| FE2005136 | Nov 1, 2005 | Fence | $2,000 | $100 |
| SE200657 | Mar 7, 2007 | Enclosure | $9,448 | $0 |
| 0700000632 | Sep 17, 2007 | Pool | $15,000 | $225 |
| BP09-1428 | Oct 6, 2010 | Alterations/Remodeling | $900 | $50 |
| bp10-2538 | May 9, 2011 | Alterations/Remodeling | $1,800 | $83 |
| BP11-0501 | Jun 10, 2011 | Driveway | $2,300 | $79 |
| BP12-0947 | Jul 12, 2012 | Air Conditioning Only | $4,687 | $155 |
| BP12-1171 | Jul 17, 2012 | Air Conditioning Only | $4,689 | $170 |

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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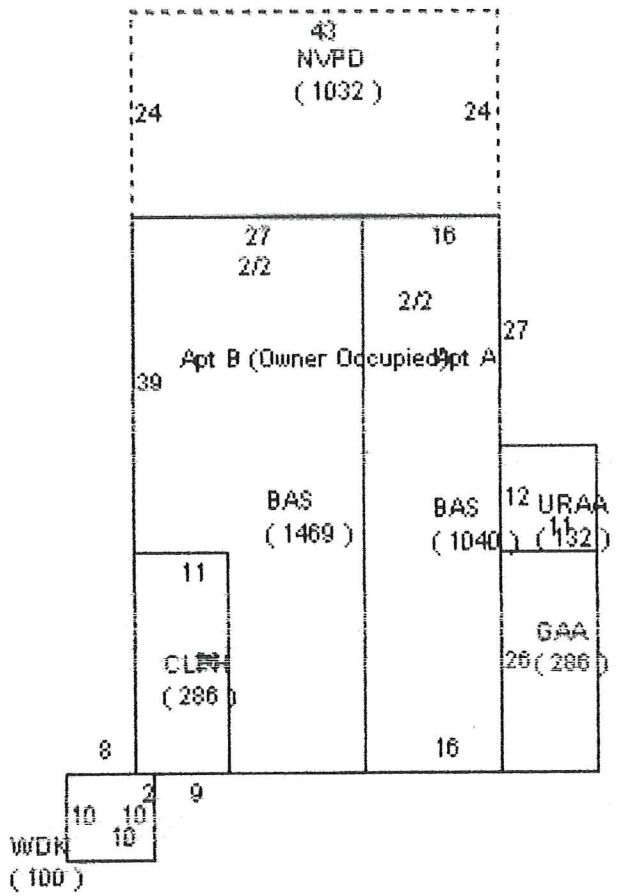

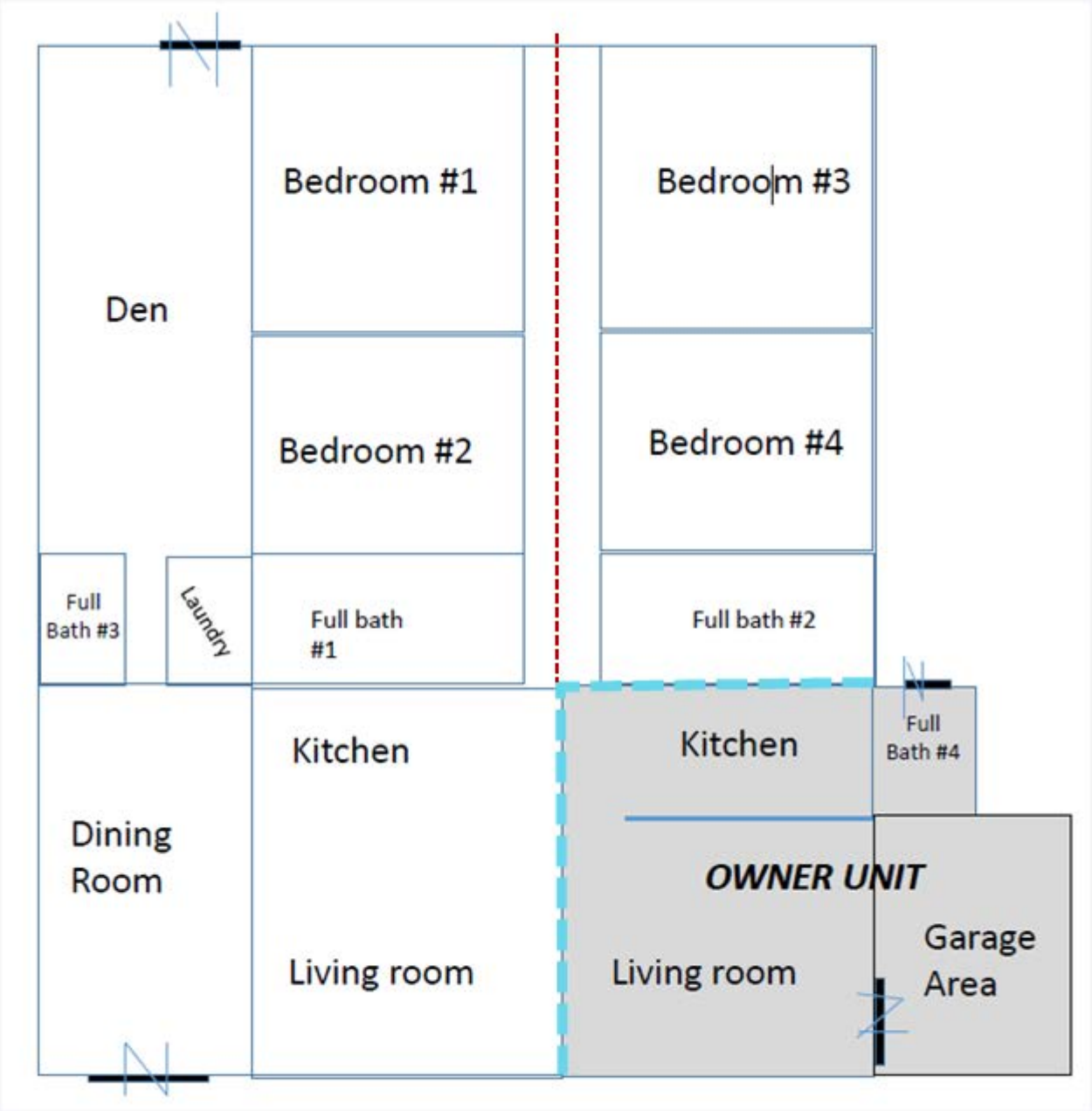


* Floor Plan subject to verification of permitting

Hello Hutchinson Island Neighbors,

As you may be aware we have been renting our home at 1123 Hernando Street, as a short-term rental since being transferred out of state due to work. We are looking to get your feedback on how you feel about short term rentals and if our guests have been as respectful towards you and our neighborhood as they have been towards our property. Your opinion matters because we love our beach home and our community and want to maintain the integrity of both.

If you would like to view the home please go to www.homeaway.com/3025396

We look forward to hearing from you and thank you for your time.

Please return your comments to:
Tiffany Wood
sirdone@msn.com
9 Curl Drive, Corona del Mar, CA 92625
352-586-9260

Name: _____

Address: _____

_____

_____

_____

_____

_____

_____

_____

**Booking Confirmation**

Dear

Thank you for choosing our home for your vacation. We look forward to your stay with us.

The property is located at:

1123 Hernando Street
Fort Pierce, Florida 34949

Your confirmation is as follows:

**Check-in date:** Tuesday, November 1, 2016 after 3pm EST
**Check-out date:** Wednesday, November 30, 2016 by 11am EST

Number of adults: 6
Number of children: 0

Your reservation/security deposit of $500 needs to paid in full via MasterCard, Discover, Visa or American Express to reserve the dates requested.

| | |
|---|---|
| 11/01/16-11/30/16 | $_____ |
| Cleaning fee | $ 0 |
| Lodging Tax (11.5%) | $_____ |
| TOTAL Due | $8652.15 |

Note: the pool and spa heating is an additional $155 fee and can be added at time of check-in.

The total payment is due on or before day of arrival (11/01/16) again by way of credit card.

I have included a Short Term Rental Agreement for your review. Please sign and return the agreement via email or postal mail to:

9 Curl Drive
Corona Del Mar, CA 92625

Within 30 days of Check-in I will email you directions to the home, a Check-in list and a set of instructions on how to access the keys.

Please feel free to contact me should you have any questions.

Thanks you and have a great vacation!

*Tiffany M. Wood*

# SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "*Agreement*") is made by and between __Tiffany Wood_ ("*Homeowner*") and _____ ("*Guest*") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

   1123 Hernando Street, Fort Pierce, Florida 34949_____

The property is furnished and includes _fully stocked home (see attached itemized list).

2. Rental Party: The rental party shall consist of Guest and the following persons:

   _____

3. Maximum Occupancy: The maximum number of 'primary' guests is limited to 6 adults and 0 children.

   The beach home is limited to a maximum number of 10 people due to the size of the home, pool, and property. This allows us to keep the rental costs down, and to not pass on the fees of our pool and cleaning contractors to you. For this reason, we will charge $300 per day for **any additional** occupants found.

4. Term of the Lease. The lease begins at 3:00 p.m. on November 01, 2016 (the "*Check-in Date*") and ends at 11:00 a.m. on November 30, 2016 (the "*Checkout Date*").

5. Minimum Stay: This property requires a 7 night minimum stay. Longer stays may be required during holiday periods. If a rental is taken for less than 7 days, the guest will be charged $300 per night rate.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall require all members of the rental party and any Guest permitted on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Rental Rate and Fees

   a. Deposit: A reservation/security deposit of $500 is due upon making the reservation.

The deposit is for reserving the date as well as security and shall be refunded within 7 days of the Checkout Date provided no deductions are made due to:

i. damage to the property or furnishings;
ii. excessive cleaning; or
iii. any other cost incurred by Homeowner due to Guest's stay.

***If the premise appears dirty or damaged upon Check-in, Guest shall inform Managing Agent or Homeowner immediately.***

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the $500 reservation/security deposit will be refunded as follows:

0% penalty if cancelling greater than 60 days prior to the Check-in Date
50% penalty if cancelling within 60 days prior to the Check-in Date
100% penalty if cancelling within 30 days prior to the Check-in Date

10. Insurance: We encourage all renters to purchase traveler insurance.

11. Payment: Acceptable methods of payment are via credit cards (Mastercard, Visa, Discover and American Express. You will receive an invoice from squareup.com requesting reservation deposit payment. Please fill out your credit card information to process payment.

By my signature below, I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

| Homeowner | Guest: |
|---|---|
| *Tiffany Wood* | |
| Name (print) | Name (print): |
| Date: 10/01/16 | Date: |
| Phone # (during stay): | Phone # (during stay): |
| 352-586-9260 | |

**Exhibit A**

# RENTAL RULES

1. **MINDFUL GUESTS** – remember this is a residential community that deserves your respect and consideration at our home. Loud, late night celebrations and excessive noises will not be tolerated or permitted.

2. **NO SMOKING** in the home at any time. You are welcome to smoke outside only.

3. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person on the property is the sole responsibility of Guest.

4. This home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

5. Keep the property and all furnishings in good order.

6. Only use appliances for their intended use.

7. Pets: Dogs ***only*** permitted on premises with prior homeowner approval and with the ***Pet Addendum*** completed.

8. Parking: Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

9. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the units.

**10.** Hot Tub: No children under the age of 18 permitted in hot tub without adult supervision. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk. **DO NOT STAND, JUMP FROM or use the hot tub in any position other than seated.**

**11.** Pool Equipment – we have had the pool serviced every Thursday by the same company for several years. Due to the sensitivity of the pool equipment, should there be any tampering with ANY of the equipment, heaters, filters, buttons, timers, etc other than what is authorized, there will be a $75 service charge reduced from security to have the pool company come out and reset the equipment – so please no tampering.

**12.** Keys Returned – there is a $50 fee for any keys that are not returned at the end of your stay.

**13.** The property is limited to a maximum number of 10 people due to the size of the home, pool, and property. This allows us to keep the rental costs down, and not have to pass on the fees of our pool and cleaning contractors to you. For this reason, we will charge $300 per day for **any additional** occupants found.

# D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

**Planning Board Minutes**

**OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, JANUARY 10, 2017, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: **Tim O'Connell**; **Robert Poitier**; **Al Bernetti**; **Charles Hayek**; **Eloise Cumings**; **Mike Dahan**; **Marcia Baker**; **Frank Creyaufmiller**; **John George**; **Steve Weaver**; **Bob Burdge**, **Chairman**

Absent: **Brian Paul**

Staff Present: **Jim Messer**, **City Attorney**
**Rebecca Grohall**, **Planning Director**
**Kori Benton**, **Senior Planner**
**Vennis Gilmore**, **Planning Analyst**
**Alicia Rosenthal**, **Administrative Assistant**

**4. CONSIDERATION OF ABSENCES**

Mr. Paul was unexcused.

**5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

Mr. Bernetti was made a voting member for the meeting.

**6. APPROVAL OF MINUTES**

a. Minutes from the December 13, 2016 meeting

**Motion was made by Robert Poitier, and seconded by John George to approve the minutes from the December 13, 2016 meeting.**

AYE: **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Tim O'Connell**, **Robert Poitier**, **Al Bernetti**, **Charles Hayek**, **Eloise Cumings**, **Chairman Bob Burdge**

Passed

7. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Comprehensive Plan Future Land Use Map Amendment - Collins Corner - 2496 Edwards Road**

Mr. Benton gave an overview of the application and answered questions from the Board. No one spoke for or against the application.

**Motion was made by Al Bernetti**, **and seconded by John George to forward a recommendation of approval to the City Commission.**

AYE: **John George**, **Frank Creyaufmiller**, **Marcia Baker**, **Mike Dahan**, **Eloise Cumings**, **Charles Hayek**, **Al Bernetti**, **Robert Poitier**, **Tim O'Connell**, **Chairman Bob Burdge**

Passed

**8. NEW BUSINESS**

a. **Conditional Use - Dufault Dwelling Rental - 1138 Hernando Street**

Mr. Benton gave an overview of the application and answered questions from the Board.

Mike McCarty, Attorney for the Applicant, and Shawn Dufault, Owner, provided additional information and answered questions from the Board.

Diane Jennings, Property Manager in absence of Ms. Dufault, and Rick Ross spoke in favor of the application.

Charlene Adair provided a list of policies to adapt for all dwelling rentals.

Mr. Broderick spoke against the application.

Mr. Messer stated if policies are going to be promulgated, they should originate in the Planning department and staffed through the legal department and then turned into an ordinance and presented to the City Commission for a public hearing. Mr. Messer expounded by saying general policies cannot be developed at the meeting and the Planning Board is not a policy making Board. Mr. Messer went on to say that each case has to be decided on its own merits and the Planning Board should not put restrictions on one applicant that are not going to be put on another applicant. Mr. Messer explained that the general law is that the city cannot regulate the duration and frequency of dwelling rental situations.

Ms. Baker stated in 1991, the City of Fort Pierce passed dwelling rental regulations that are operating now. Ms. Baker proceeded to say, since then the state has passed new regulations and if any changes are made to the city code that effects dwelling rental units, the city will lose the grandfathering from 1991. In additon, Ms. Baker added, if guidelines are put as recommendations on a case by case basis, the grandfathering will not be lost.

After hearing Ms. Baker's concerns, Mr. Weaver asked Mr. Messer his opinion on making a restriction on the number of occupants, since it would place further limitations on dwelling rentals.

Mr. Messer stated the board can put any conditional use on the usage that is relevant to the health, safety and welfare of the community but putting a cap on the number of people is one of the issues that is always raised in the lawsuits.

**Motion was made by Robert Poitier, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission with the following conditions:**

**1. Registration of a property manager accessible at all times, to resolve complaints or violations of City Code;**
**2. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;**
**3. Installation of a sidewalk connection, or payment in-lieu of construction, along the Hernando Property line;**
**4. Installation of a bicycle rack for guests; and**
**5. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.**

AYE: **Al Bernetti**, **Charles Hayek**, **Eloise Cumings**, **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Tim O'Connell**, **Robert Poitier**, **Chairman Bob Burdge**

Passed

b. Prior to Item 8b being presented, Mr. Messer stated he is on the Urban Administration committee for the Florida League of Cities and the Florida League of Cities is looking to change the legislation under current operation. Mr. Messer continued to say the current legislature is going to conform to previous additions of the legislature, which considers dwelling rental issues private property rights issues. Mr. Messer concluded by saying that municipalities can continue to figure out a resolution, but the reality of the matter is there is no real resolution, because when you start imposing certain restrictions on the uses of people's personal property, you are in jeopardy of losing whatever regulation you have already established, before the state preempted the field.

**Conditional Use - Wood Dwelling Rental - 1123 Hernando Street**

Mr. Benton gave an overview of the application and answered questions from the Board.

Tiffany Wood, Owner, provided history on the property and answered questions from the Board. Tiffany's sister, Sharon Scalone, Property Manager, provided additional information.

Jim Althaus and Michael Broderick spoke against the application. Mr, Broderick provided the Board with an advertisement from Home Away.com for the Wood dwelling rental.

Board discussion ensued.

Mr. Hayek expressed that the property abuts R-2 zoning, which is a more restrictive neighborhood with more single family homes, so it will effect a lot more people.

After the vote Mr. Messer stated in the last 7 months there have been 3 violations of the dwelling rental ordinance prosecuted in front of the Special Magistrate. Two landowners paid fines and the other one is in the circuit court.

**Motion was made by Marcia Baker, and seconded by John George to forward a recommendation of approval to the City Commission with the following conditions:**
**1. Limit of occupancy guests based upon City Code Section 8.5-43; unless verification of interior renovation permits for expansion of the southern unit is provided;**
**2. Registration of a property manager accessible at all times, to resolve complaints or violations of City Code;**
**3. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;**
**4. Installation of a sidewalk connection, or payment in-lieu of construction, along the Hernando Property line;**
**5. Installation of a bicycle rack for guests; and**
**6. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.**

AYE: **Robert Poitier, Al Bernetti, Mike Dahan, Marcia Baker, Frank Creyaufmiller, John George, Tim O'Connell, Chairman Bob Burdge**

NAY: **Charles Hayek, Eloise Cumings**

Passed

c. **Site Plan & Design Review - Aldi Grocery Store - 1412 S US Highway 1**

Mr. Benton gave an overview of the application and answered questions from the Board.

Mr. Messer asked Mr. Benton if the right-of-way, easements and sidewalks are listed on the site plan.

Jason Gunther, Representative from Thomas Engineering, provided additional information on the sidewalks, platting the parcels, entranceway and landscaping and Mr. Gunther also answered questions from the Board.

Jordan Ford, Director of Real Estate for Aldi, introduced himself and answered questions from the Board.

**Motion was made by Frank Creyaufmiller, and seconded by Robert Poitier to forward a recommendation to the City Commission for approval with the following conditions:**

**1.) The applicant enhances the design and streetscape of the proposed store through the integration of additional enhancements such as shutters, metal awnings, landscape plantings, and lights to punctuate the presented elevations pursuant to City Code Section 22-59 –Design Review, (g) –Design Guidelines;**
**2.) The applicant shall record and provide a recorded copy of a Unity of Title combining the subject parcels prior to issuance of a building permit;**
**3.) The applicant shall provide an Owner and Encumbrances title search for the easement dedication and right-of-way presented prior to the issuance of building permit; and**
**4.) The applicant shall record and provide a recorded copy of said dedications prior to the issuance of a Certificate of Occupancy.**

AYE: **Frank Creyaufmiller, Marcia Baker, Mike Dahan, Eloise Cumings, Charles Hayek, Al Bernetti, Robert Poitier, Tim O'Connell, John George, Chairman Bob Burdge**

Passed

d. **Waiver of Distance - Wingstop - 2575 S US Highway 1**

Mr. Gilmore gave an overview of the application. No one spoke for or against the application.

**Motion was made by Robert Poitier, and seconded by Charles Hayek to forward a recommendation of approval to the City Commission.**

AYE: **Charles Hayek**, **Eloise Cumings**, **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Tim O'Connell**, **Robert Poitier**, **Al Bernetti**, **Chairman Bob Burdge**

Passed

e. **Abandonment of Right-of-Way - N 31st Street, Abutting the Pioneer Park Subdivision (Zora Neale Drive)**

Mr. Benton gave an overview of the application and answered questions from the Board.

Board discussion ensued.

**Motion was made by John George, and seconded by Charles Hayek to forward a recommendation of approval to the City Commission.**

AYE: **Eloise Cumings**, **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Tim O'Connell**, **Robert Poitier**, **Al Bernetti**, **Charles Hayek**, **Chairman Bob Burdge**

Passed

## 9. BOARD COMMENTS

Ms. Grohall stated that next months meeting will be held at the St. Lucie County Commission Chambers due to an audio visual upgrade in the City of Fort Pierce Commission Chambers.

## 10. ADJOURNMENT

# Treasure Coast Newspapers | TCPALM

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

## AFFIDAVIT OF PUBLICATION

**STATE OF FLORIDA**
**COUNTY OF ST. LUCIE**

**Before the undersigned authority personally appeared, Sherri Cipriani, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.**

| Customer | Ad Number | Copyline | PO # |
|---|---|---|---|
| 463454 - CITY OF FT PIERCE/LEGALS | 1470954 | Meeting: 2/21/17:Vacation Rental | Meeting: 2/21/17 |

**Pub Dates**
February 6, 2017

Sworn to and subscribed before me this day of, February 03, 2017, by

_____, who is
Sherri Cipriani
(X) personally known to me or
( ) who has produced _____ as identification.

RECEIVED
FEB 13 2017
FINANCE
DEPARTMENT

Sandra Coldren
**Sandra Coldren** **Notary Public**

SANDRA COLDREN
MY COMMISSION # FF 004035
EXPIRES: April 1, 2017
Bonded Thru Notary Public Underwriters

St. Lucie News Tribune
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Monday, February 06, 2017

Ad Number: 1470954
Insertion Number: N/A
Size: 1 Col x 65 ag
Color Type: N/A
Advertiser: City of Fort Pierce
Agency: N/A
Section-Page-Zone(s): C-3-All
Description: Meeting: 2/21/17:Vacation Rental



## Collectibles

**HIGHWAYMEN PAINTINGS WANTED** - By H. Newton, A. Hair, R.A. McLendon or A.E. Backus **(772) 473-2507**

## Furniture

**FURNITURE** - Complete living room set, buffet, sofa bed,- decorative trunk & lamp. Exc. Condition, nicely priced call (772)631-8632 # 1469257

**PALM CITY AUCTION**
*Always Buying*
Furniture/Estates
Auction Every Wednesday
3355 SW 42nd Ave.
palmcityauctioninc.com
**772-283-1398**
Lic. AB1253 AU1126

**USED FURNITURE**
GREAT PRICES
WFL USED FURNITURE
1420 16th St., Vero.
772-562-0370

## Guns & Ammunition

**GUN & KNIFE SHOW**
**BUY-SELL-TRADE**
February 11 & 12
Sat. 9-5 & Sun. 10-4
South Florida Fairgrounds, W. Palm Beach 7 mi. west of I-95 on Southern Blvd.
Concealed Weapon Course at Show 321-777-7455

## Household Goods

**TREASURE COAST AUCTION GALLERY**
Lic AB 3435 AB AU 4671
*Estate/Furniture/Jewelry Buyers*
**Public Auction Every Friday**
8930 South US Hwy One
US 1 at Village Green Drive
TCAuctionGallery.com
**772-359-1400**
**One Call - We Buy It All**
Hawk Levy Estate Buyer Since 1980

## Med Equip & Supplies

**MEDICAL (HOSPITAL) BED** Like New! fully electric twin, rails, multi zone mattress, 2 sets sheets & blanket; from smoke free home. $599 cash only; (561) 743-9642

## Store Fixtures

**Z-RACKS** - (8) adjustable to 7.5 ft high, galvanized, on rollers; All for $800 or will separate; Call 772-221-8338 Lv Msg WEB ID 1473567

## Wanted

**FREON 12 WANTED** - R12 Collecting dust? We pay cash for cylinders of R12 Freon! Call 312-291-9169; email sell@refrigerantfinders.com

## Announcements

## Cemetery Lots

**CREMATION NICHES** - 2 side x side, Forest Hills Cemetary in Palm City. $5000/both. Call (772)878-3746

## Legals

## Legal Notices

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
CASE NO.: 56-2015-CA-002031

TRACEY GEMBALA, Plaintiff,
vs.
EILENNE M. PRESTON, BENJAMIN RICHET PRINCE and COUNCIL ON AGING OF ST. LUCIE, INC.,
Defendants.

NOTICE OF ACTION
(FORMAL NOTICE BY PUBLICATION)

To: Eilenne M. Preston
9399 Wade Blvd.
Apt. # 6102
Frisco, TX. 75035

YOU ARE HEREBY notified that a Complaint for damages in excess of $15,000.00 has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Casey J. Williams, Esquire, A Law Firm of Lauri J. Goldstein & Associates, 1330 SE Federal Highway, Stuart, Florida 34994 on or before September 30, 2016, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
Sign on: January 19, 2017

Joseph E. Smith
As Clerk of the Court
By: Ethel McDonald
Deputy Clerk
Pub: January 23, 30, February 6, 13, 2017
TCN 1453335

## Legal Notices-Auctions

NOTICE OF PUBLIC SALE

Notice is hereby given that on February 21, 2017, at 2:00 P.M. the following mobile home and all other personal property located therein, will be sold at public auction for cash to satisfy storage fees in accordance with F.S. 715.109: 1982 TWIN

## Legal Notices-Auctions

#T26313459A and B, Title #: 20148046 and 20148050 located at 121 Calle De Lagos, Ft. Pierce, FL 34951; Last Tenant: Mark David Alley and Paula Dale Alley; Sale to be held at Spanish Lakes Country Club Village Clubhouse, 1 Las Casitas, Fort Pierce, FL 34951; 772-878-5513.
Pub: February 6, 13, 2017
TCN 1451716

NOTICE OF PUBLIC SALE

Notice is hereby given that on February 21, 2017, at 10:00 A.M. the following mobile home and all other personal property located therein, will be sold at public auction for cash to satisfy storage fees in accordance with F.S. 715.109: 1989 MERI #LW240C28899A and B, Title #: 48174856 and 48174853 located at 10 Jacaranda Lane, Port St. Lucie, FL 34952; Last Tenant: Donald Joseph Tarallo; Sale to be held at Wynne Building Corporation, 8000 South U.S. 1, Suite 402, Port St. Lucie, FL 34952; 772-878-5513.
Pub: February 6, 13, 2017
TCN 1451696

## Notice Of Foreclosure

IN THE CIRCUIT COURT, 19TH JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE COUNTY, FLORIDA
CASE NO.: 2016-CA-000354

TD BANK, N.A., a national banking association,
Plaintiff,
vs.
ROBERT BAYNE RATHBURN, et al.,
Defendants.

NOTICE OF SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 17, 2017, and entered in Case No. 2016-CA-000354 of the Circuit Court of the Nineteenth Judicial Circuit in and for St. Lucie County, Florida wherein TD Bank, N.A. is Plaintiff, and Robert Bayne Rathburn, et. al, are Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash at https://stlucie.clerkauction.com beginning at 8:00 a.m. on March 8, 2017, the following described property as set forth in said Final Judgment of Foreclosure, to wit:
LOT 9, BLOCK 86, LAKEWOOD PARK UNIT NO. 7, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 11, PAGE 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
Property Address: 7802 Penny Lane, Fort Pierce, FL 34951
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THEN THE PROPERTY OWNER AS OF

## Notice Of Foreclosure

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
Requests for Accommodations by Persons with Disabilities. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 250 NE Country Club Drive, Suite 217, Port St. Lucie, FL, 34986, 772-807-4370 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days if you are hearing or voice impaired, call 711.
DATED this 25th day of January, 2017.

DUANE MORRIS LLP
Counsel for Plaintiff TD Bank, N.A.
By: Danielle Rundlett Burns, Esq.
Florida Bar No.: 0722561
5100 Town Center Circle, Suite 650
Boca Raton, FL 33486-9000
Telephone: (561) 962-2119
Facsimile: (561) 516-6303
E-mail:
DRBurns@duanemorris.com
JFGarcia@duanemorris.com
MLChapski@duanemorris.com
Pub: January 30, February 6, 2017
TCN 1461068

## Other Public Notices

NOTICE
Effective April 23, 2017, Dr. Punam Prabhaker will no longer be employed by Martin Heath Physician Group. Patient records will be maintained at 200 SE Hospital Avenue, Stuart, FL 34994, telephone (772) 223-2395. You may have a copy of your medical record transferred to a physician of your choice at no charge with a signed authorization.
Pub: March 6, 13, 20, 27, 2017
TCN 1473807

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## Other Public Notices

NOTICE

Effective March 13, 2017, Dr. Richard Teed will no longer be employed by Martin Heath Physician Group. Patient records will be maintained at 509 Riverside Drive, Suite 305, Stuart, Fl, 34994, telephone (772) 286-5007. You may have a copy of your medical record transferred to a physician of your choice at no charge with a signed authorization.
Pub: January 16, 23, 30, & February 6, 2017
TCN 1429365

## Public Notices

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Indian River County, Florida, will conduct a Public Hearing to consider the following:

AN APPLICATION FOR A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY FOR A CLASS "E1" CERTIFICATE FOR ETS EXPERIENCE TRANSPORTATION SERVICES, INC. TO PROVIDE WHEELCHAIR VEHICLE SERVICE AND NON-EMERGENCY MEDICAL TRANSPORTATION SERVICE, AS DEFINED IN AND PURSUANT TO CHAPTER 304, INDIAN RIVER COUNTY CODE.

The Public Hearing will be held on Tuesday, February 14, 2017 at 9:05 a.m., or as soon thereafter as the matter may be heard, in the County Commission Chambers located on the first floor of Building A of the County Administrative Complex, 1801 27th Street, Vero Beach, Florida 32960, at which time interested parties may be heard with respect to the application.
Any proposed documents may be ascertained by the public during regular business hours (8:30 a.m. to 5:00 p.m., Monday through Friday) at the Offices of Emergency Services, located at 4225 43rd Avenue, Vero Beach, Florida 32967.
Anyone who may wish to appeal any decision which may be made at this meeting will need to ensure that a verbatim record of the proceedings is made, which includes testimony and evidence upon which the appeal is based.
Anyone who needs a special accommodation for this meeting must contact the County's Americans With Disabilities Act (ADA) Coor-

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## Public Notices

dinator at 772-226-1223 at least 48 hours in advance of the meeting.

INDIAN RIVER COUNTY BOARD OF COUNTY COMMISSIONERS
JOSEPH E. FLESCHER, CHAIRMAN
Pub: February 6, 2017
TCN 1462477

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22-143 of the Code of Ordinances of the City of Fort Pierce, will on Tuesday, February 21, 2017, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider an application for Conditional Use submitted by Property Owners, Tiffany & David Wood to operate a Dwelling Rental, offering lodging for less than six months, at 1123 Hernando St, Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2401- 2401-811-0018-000-6.
All interested parties may appear at the meeting and be heard with respect to the Application for Site Plan and Design Review. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.
ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
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) 467-3065 at least 48 hours prior to the meeting.

Linda W. Cox, City Clerk
Pub: February 6, 2017
TCN 1470954

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22-143 of the Code of Ordinances of the City of Fort Pierce, and Sections 163.3187 and 166.041 (3)(a) of Florida State Statutes, will on Tuesday, February 21st, 2017 and Monday, March 6th, 2017

# Services Offered

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Place your ad with us. Call 1-877-2472407

## Adult Care/Services

**CAREGIVER/COMPANION**
Licensed. Criminal background check available. Excellent references!
SL & MC **(772) 812-7175**

**DAUGHTER FOR A DAY**
Health-Home Care-Appointments. Caring professional assistance. Licensed Practical Nurse. References Available. Experienced 25 plus years. Call (860)605-9205

## Air Cond/Heating

**AIR SOURCE 1**
**FREE** Estimates
**FREE** Service Call
Check your A/C
**Winter Special $29.95**
772-626-7604 SL MC

**DYNAMIC AIR**
FREE ESTIMATES
$2,995 - 15 Seer System
Up to 2 Tons; **772-567-2185**
Lic# CAC1818454 IR,SL,MC

**GILLIS A/C** - 38 Yrs Exp; New AC & Heating Systems on Sale; Call for Quote.
LIC # RA0066894 /INS
**(772) 215-5346** MC SL

## Carpet/Floor Covering

**HINTON'S CARPET CLEANING**
3 Rooms. $100, 1st floor
Tile & grout cleaning.
**772-562-7262** IRC

**RAY'S CARPET REPAIRS & INSTALLATION**
Same day service
Free estimate. Lic#1953
**772-571-6353** IR

## Child Care Services

**BABY SITTING**
8am-5pm 7days/wk, brkfst, lunch, dinner inc., $30/day Will care for your child like a Grandmother!
(954)773-3231

## Cleaning Services

**BRAZILIAN SUPER CLEANING**
My Goal is Quality & Your satisfaction, free est. great References
772-206-6623 or 772-621-0163

**DR CLEAN SERVICES**
Lic. 16 00250 Ref. Avail. We diagnose, We Clean and Your Happy. Please call 772-361-3197 for a free Est.

**HUSBAND & WIFE TEAM**
Family business providing residential house cleaning service. 30 yrs exp. Exc refs. Call us to make your home sparkle & shine! Doug's House Cleaning. (508)935-9273; Email dougo3456@gmail.com IR

## Cleaning Services

**MELANIE'S CLEANING SRVC**
10 yrs exp. Reliable, Detailed, Consistent, Exc Ref's; Lic/Ins
Great Rates **772-480-4597**
Sebastian, Vero, Brevard Co.

**SAILFISH CLEANING SERVICE**
Reliable, Trustworthy
Office & House Cleaning.
Great Service, lic & ins.
Please Call 772-200-9357

## Cleanup/Hauling

**DANIEL'S HAULING**
**Haul All:** Trash, Brush, Junk, Anything - Garage/Shed Cleanout, 7 days a week
IR SL MC **(772) 812-2500**

**HAULING & CLEAN UP**
***ANYTHING GOES!!!***
Garage • Yard • Attic
Old Furniture • Appliances
Call Mario (772)579-5543

## Clock Repair

**CLOCKS BY HOLLIS**
Repair & Sales
1445 Village Green Dr.
Port St. Lucie (772)335-2507

## Computer Services

**AAA ARON'S COMPUTER SERVICE**
Dell, HP, and A+ Certified, 20 yrs on Treasure Coast. Home
Srvc Call - $55 **(772) 475-7887**

**FIX ALL COMPUTER PROBLEMS AT A GREAT RATE**
**Call Brian 772-301-8844**

## Concrete/Masonry Work

**ALL CONCRETE**
**Driveways/Patios/ Brickpavers/Block**
**Odom Construction 473-0046**
**BC018696 IR SL**

**J & F CONSTRUCTION TOTAL CONCRETE**
Driveways • Patios & Repairs
LIC RG291103769 • INS
(772)342-4741 IR/SL

**JERRY RIPPLE STUCCO**
Commercial/Residential
Quality work. 40 yrs experience
Lic#3192 IR **(772) 564-0392**

**JOHNNY'S**
Concrete, driveways, sidewalks & patio repairs
New or Old
Lic **772-672-4353** Ins

**ROY CLARK CONCRETE**
Patios, Sidewalks & Driveways. Lic #7999 Ins.
www.royclarkconcrete.com
**(772) 633-6057** IR

## Contractors/Builders

**JOHNSON**
**Remodel, Repairs, Carpentry, Room Additions, also Concrete Patios & Driveways**
Lic **772-672-4353** Ins

**Renovation Remodel**
**Room Additions**
**772-919-2830**
Kitchens, custom bathrooms, flooring, painting, doors, windows, wood decks
**New Construction, Inc.**
CGC 015735 Lic/Ins

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

**Meeting Date:** 02/21/2017

**Re:** Proposed Ordinance 17-002 - Peacock Arts District Parking Reductions

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

---

**SUBJECT:**

Ordinance 17-002 Amending Chapter 22-60 - Off-street Parking, creating an exemption and special area standard for the Peacock Arts District. SECOND READING

**SUMMARY:**

- The City of Fort Pierce Economic Development Team is proposing a Zoning Text Amendment to City Code Section 22-60 (4), of the City of Fort Pierce Code of Ordinances to provide the ground work for a pathway to revitalization and renewed economic development in a prominent extension of downtown Fort Pierce, through incentive of partial reduction in the required off street parking for existing structures and new development.
- The presented Peacock Arts district (The “PAD”) is a community initiative centered on this historically significant stretch of the Orange Avenue corridor. The motivation is the inspiration of redevelopment through revitalization of commercial, cultural, and historical assets.
- The proposal seeks to provide a fifty (50) percent (%) reduction for existing structures and a twenty-five (25) percent (%) exception to incentivize new infill development.
- The Planning Board, at their December 13, 2016 meeting, failed to offer a recommendation of approval for the proposed amendment, suggesting the amendment be coupled with a more comprehensive overlay plan for this area.

**RECOMMENDATION:**

Approval

**ALTERNATIVES:**

Proposed Amendment to the Proposed Ordinance
Denial

**RESPONSIBLE STAFF:**

Kori Benton, Senior Planner

**COORDINATED WITH:**

Economic Development Team
Rebecca Grohall, AICP, Planning Director

---

**Fiscal Impact**

**OTHER INFORMATION:**

No immediate fiscal impact is identified with this proposed amendment. Future fiscal impacts may include considerations for branding efforts, future acquisition or development of public parking facilities, etc. Such impacts may be off-set through economic development, increased ad-valorem tax revenue, and an increase in TIF funds collected as the PAD is located within the CRA.

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## Attachments

Proposed Ordinance 17-002

Staff Report

PAD Boundary Map

Current Parking Regulations - Section 22.60.___Off_street_parking_and_loading.

4174_Orange Avenue Workshop - Report

PB Minutes - PAD Discussion Marked - Not Yet Approved

Proof of Publication

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## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 01/11/2017 01:30 PM |

Form Started By: Kori Benton Started On: 01/06/2017 03:52 PM

Final Approval Date: 02/07/2017

**ORDINANCE NO. 17-002**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 22, ARTICLE IV, SUPPLEMENTARY REGULATIONS, SECTION 22-60 – OFF-STREET PARKING AND LOADING; CREATING AN EXEMPTION AND SPECIAL AREA STANDARD FOR THE PEACOCK ARTS DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Fort Pierce land development code provides for regulation of off-street parking and loading spaces in all districts; and

**WHEREAS**, the off-street parking and loading space guidelines include the provision of exemptions and special area standards to account for unique characteristics of urban areas and districts within or adjacent to the downtown; and

**WHEREAS**, the City of Fort Pierce has established a notable supply of publicly held and on-street parking within and adjacent to downtown in order to encourage redevelopment of the urban core and provide greater accessibility of parking; and

**WHEREAS**, the City of Fort Pierce on January 3rd, 2017, adopted the Peacock Arts District via Resolution 17-R01, describing that area bound by US Highway 1 on the east, and anchored on 10th Avenue along the Commercial properties abutting Orange Ave with the northern boundary extending along the upper bounds of the commercial district, to 7th Street, ending at Moore's Creek, and the southern boundary extending along Citrus Avenue from US Highway 1 west to 7th, north to Atlantic Avenue, connecting west to 10th Street along the bounds of the commercial district (attached in Exhibit A), recognizing the bounds as the "Peacock Arts District"; and

**WHEREAS**, the City of Fort Pierce seeks to promote historic preservation, use of on-street and public parking assets, compatibility in urban design for new development, as well as increased viability for reuse of structures within the Peacock Arts District by providing a reduction in the required quantity of off-street parking spaces, and encouraging multi-modal transit options adjacent to downtown.

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

**SECTION 1. Section 22-60(a)(4)** Exemptions and special area standards, General Provisions, Chapter 22, off-street parking and loading, is hereby amended to include a reduction in the required quantity of off-street parking spaces within the Peacock Arts District, as follows:

***Sec. 22-60. - Off-street parking and loading.***

(4) Exemptions and special area standards

c. In addition to the small business exemption provided in subpart a., off-street motor vehicle parking required in the Peacock Arts District is reduced as follows:

1. A fifty (50) percent (%) additional reduction in the required off-street parking requirements of City Code Section 22-60 (d) is granted for the adaptive reuse, or expansion, of a structure existing on the effective date of this Ordinance.

2. A twenty-five (25) percent (%) additional reduction in the required off-street parking requirements of City Code Section 22-60 (d) is provided for

new development or construction of new buildings after the effective date of this Ordinance.

**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 be of no further force or 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
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY)SS

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. 17-002 was duly advertised by title only in the St. Lucie News Tribune on December 30, 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 January 17, 2017; and was duly introduced, read by title only, and passed on second and final reading on February 6, 2017, by the City Commission of the City of Fort Pierce, Florida.

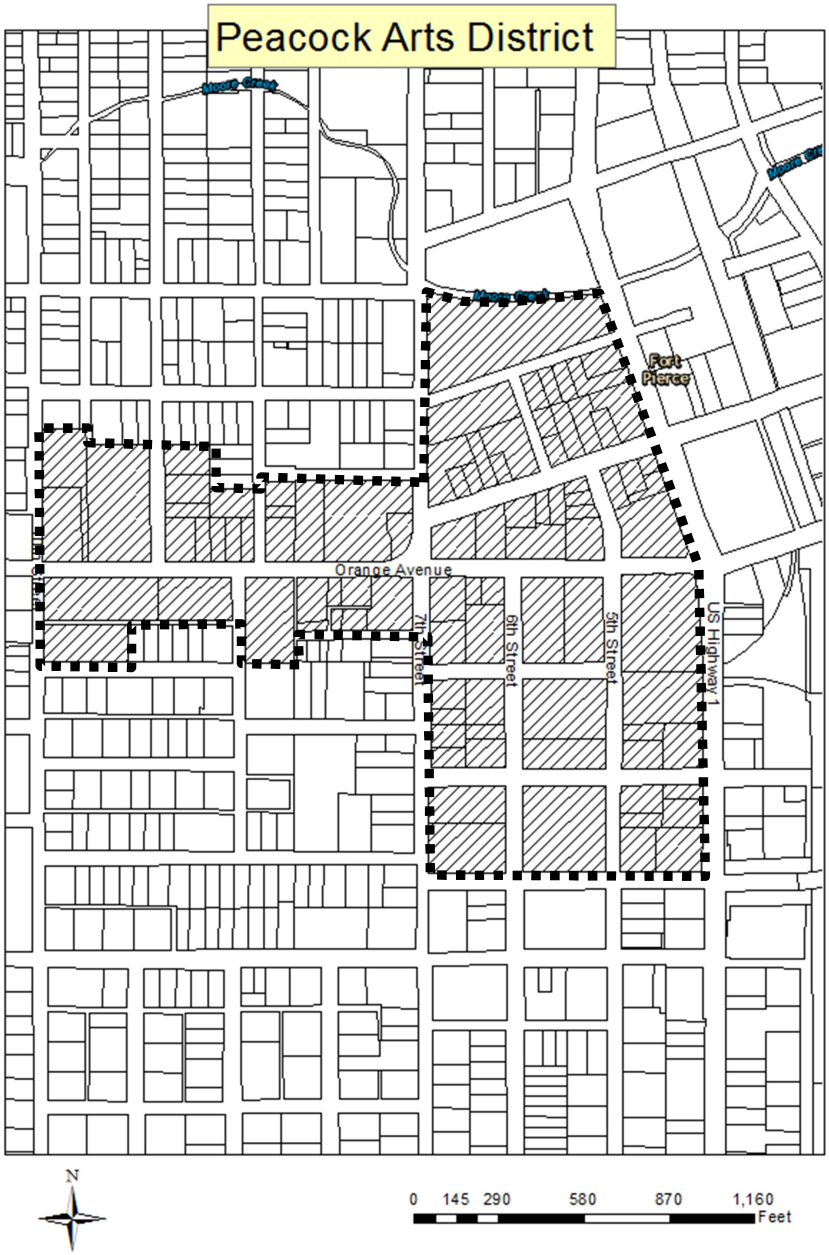
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 6th day of February, 2017.

_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

# Exhibit A




The area bound by US Highway 1 on the east, and anchored on 10th Avenue along the Commercial properties abutting Orange Ave, with the northern boundary extending along the upper bounds of the commercial district, to 7th Street, ending at Moore's Creek, and the southern boundary extending along Citrus Avenue from US Highway 1 west to 7th, north to Atlantic Avenue, connecting west to 10th Street along the bounds of the commercial district (attached in Exhibit A), recognizing the bounds as the "Peacock Arts District".

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 17-002: Peacock Arts District Parking Exemptions
Zoning Text Amendment: 22-60 –Off Street Parking

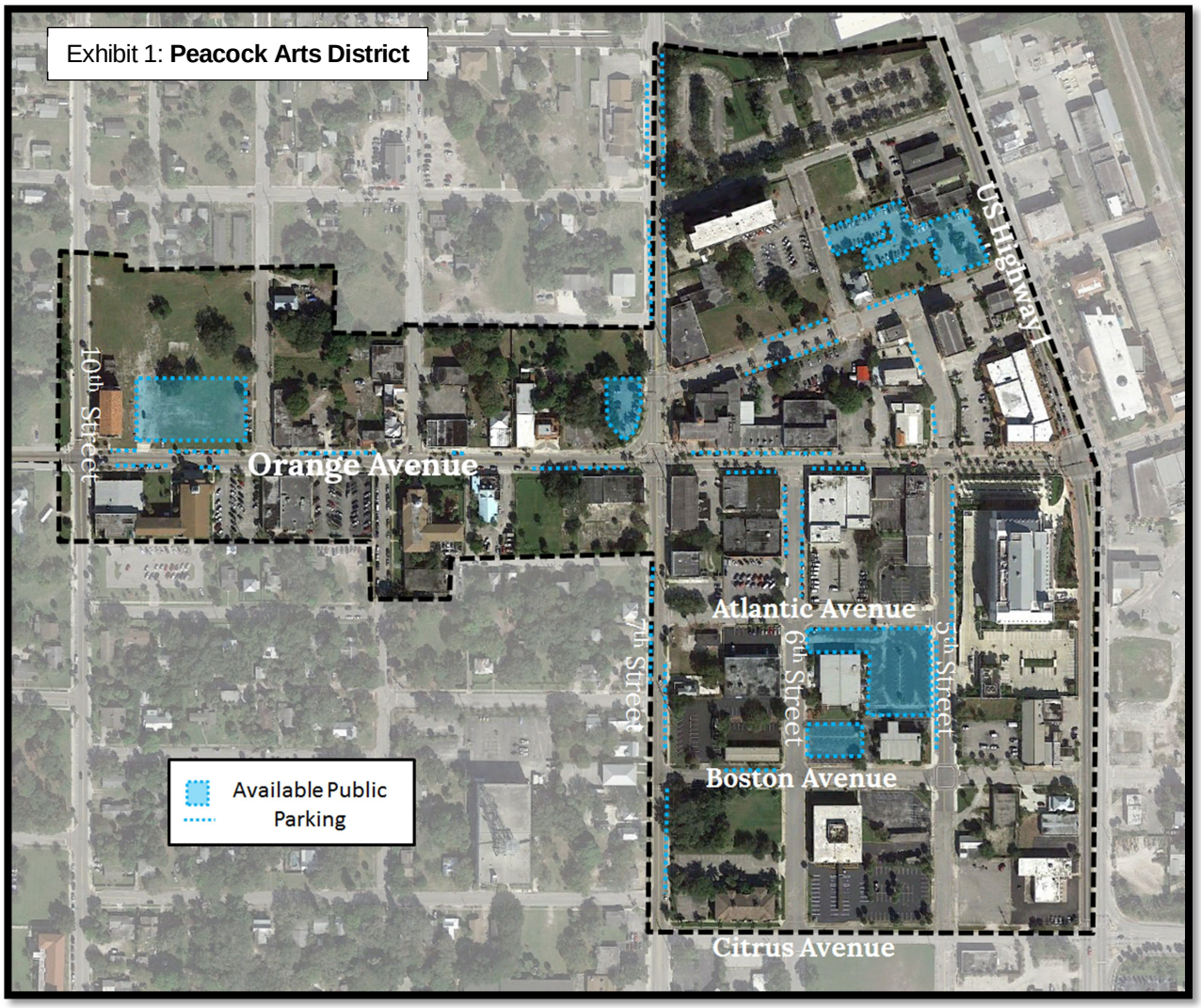
DATE: January 6, 2017

STAFF REPORT

Analysis and Background:

The City of Fort Pierce Economic Development Team is proposing a Zoning Text Amendment to City Code Section 22-60 (4), of the City of Fort Pierce Code of Ordinances to provide the ground work for a pathway to revitalization and renewed economic development in the prominent extension of downtown Fort Pierce. By addressing the parking standards required, Staff hope to encourage redevelopment and infill construction through incentive of varying exemptions from required off street parking for existing structures and new development.

*Peacock Arts District (The "PAD")*
The presented Peacock Arts district is a community initiative centered on this historically significant stretch of the Orange Avenue corridor. The motivation is the inspiration of redevelopment through revitalization of commercial, cultural, and historical assets. The district is bounded by US Highway 1 on the east, and anchored on 10th Avenue along the Commercial properties abutting Orange Ave. The northern boundary runs extends along the upper bounds of the commercial district, to 7th Street, ending at Moore's Creek. The southern boundary extends along Citrus Avenue from US Highway 1 west to 7th, north to Atlantic Avenue, connecting west to 10th Street along the bounds of the commercial district. The district boundaries and public parking assets within the district are presented in Exhibit 1.




The progression of the district, and the planning associated with establishing policy designed to promote redevelopment, and will continue to evolve as stakeholders and public input is received.

The structured exemptions seek to provide partial reductions to required parking for both existing structures, and new development. The fifty (50) percent (%) reduction for existing structures acknowledges the dates of construction of existing structures, which predominantly predate 1950 and many of the existing land development regulations, while providing a more conservative, twenty-five (25) percent (%) exception to incentivize new infill development.

The proposed addition is shown in underlined format.

*Proposed Amendment:* Additions to exemptions and special area standards

*Sec. 22-60. - Off-street parking and loading.*

(4) Exemptions and special area standards.

a. Small businesses. No off-street parking is required for nonresidential uses in commercial districts unless such uses exceed one thousand two hundred (1,200) square feet of gross floor area, in which case off-street parking must be provided for the nonresidential floor area in excess of one thousand two hundred (1,200) square feet. On lots or parcels

occupied by two (2) or more uses, this one-thousand-two-hundred-square-foot exemption may only be applied once.

b. No off-street motor vehicle parking is required in the Downtown Business and Entertainment District.

*Proposed Additions* →

c. In addition to the small business exemption provided in subpart a., off-street motor vehicle parking required in the Peacock Arts District is reduced as follows:

1. A fifty (50) percent (%) additional reduction in the required off-street parking requirements of City Code Section 22-60 (d) is granted for the adaptive reuse, or expansion, of a structure existing on the effective date of this Ordinance.

2. A twenty-five (25) percent (%) additional reduction in the required off-street parking requirements of City Code Section 22-60 (d) is provided for new development or construction of new buildings after the effective date of this Ordinance.

This proposal seeks to balance the promotion of historic preservation, use of on-street and public parking assets, compatibility in urban design for new development, as well as increasing viability for reuse of structures within the district. The partial exemptions embrace the current supply of public parking on-street and in publicly held or accessible lots, while ensuring that functionality and access to parking is maintained. The current parking assets identified within, or immediately adjacent to the district are presented as an attached for review by the Board.

Currently, several parking exemptions exist for special districts, these include:

- *Downtown Business & Entertainment District Parking Exemption*: (c) 1. Off-street parking. All parcels within the district are exempt from off-street parking requirements, as referenced in section 22-60
- *Edgartown Settlement District Parking Exemption:* "*Parking:* No off-street parking is required for any use. Any proposed off-street parking shall be located to the rear of the property behind the primary structure, and served by an alley."

City Code Sec. 22-131. - Basic amendment standards.
*Before an amendment is approved, findings will be made that the following standards are satisfied:*
*(1)The amendment is consistent with the comprehensive plan;*
*(2)The amendment will not have an adverse affect 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.*

Specific Comprehensive Citations include:

*Chapter 1: Future Land Use Element – Community & Downtown Redevelopment*

1.8 Objective:
The City will coordinate with the Community Redevelopment Agency (CRA) to address blighted areas in the City, provide basic needs of the area, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.

*1.8.2 Policy:*
*The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:*

4. Encourage the construction of shared parking facilities, both public and private, to meet the current and future demand.

*Chapter 2: Infrastructure Element*

2.12 Objective:
The City shall coordinate with regional agencies and transit providers to support and enhance the transit service to increase transit use, increase the transit mode split, reduce vehicle miles traveled, reduce greenhouse gas emissions, and promote a multimodal transportation system.

*2.12.5 Policy:*
*The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future AMTRAK passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.*

*2.3 Objective:*
*The City shall integrate the Future Land Use Map with the City's existing, programmed, and planned transportation system to maintain the adopted roadway LOS standards and support multimodal transportation to service the existing and projected population.*

2.3.3 Policy:
The City shall integrate transportation and land use to support multimodal transportation through site design and development standards that address building placement and orientation, pedestrian access, bicycle parking, and transit-oriented development principles.

Technical Review Committee

All affected departments have reviewed the proposed amendment with regards requirements of the City Code, providing general support to the exemption and thresholds presented.

Parking Committee

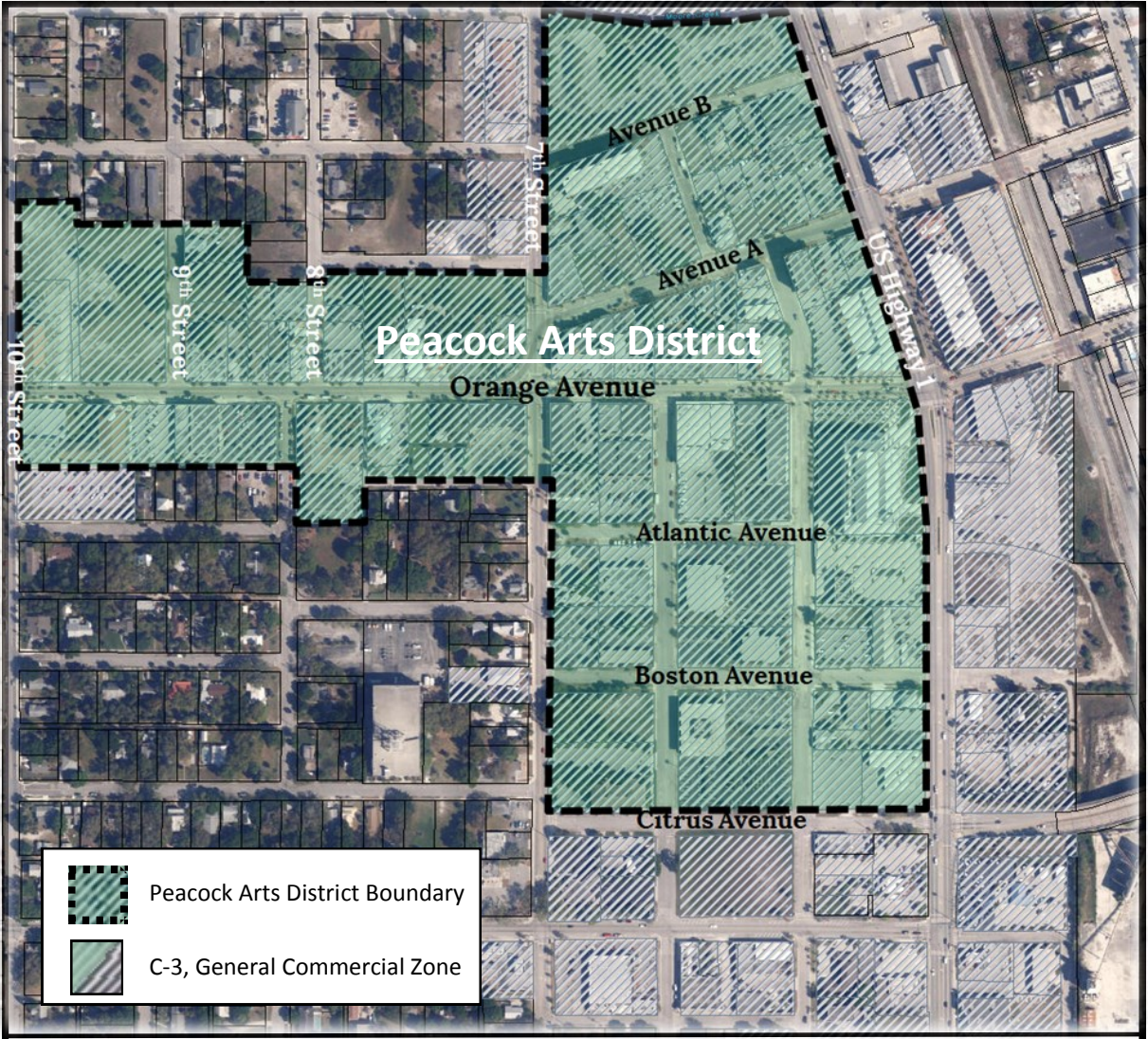
The City's Parking Committee reviewed the proposed changes at their November meeting and supported the suggested reduction.

Planning Board Recommendation:

The Planning Board, at their December 13, 2016 meeting, failed to offer a recommendation of approval for the proposed amendment, suggesting the amendment be coupled with a more comprehensive overlay plan for this area.

Staff Recommendation:

Staff finds the presented amendment in accordance with the policies of the comprehensive plan and consistent with the basic amendment standards adopted by the City land development code, therefore, Staff recommends the City Commission approve Ordinance 17-002, enacting the proposed Amendment.




THE SUNRISE CITY FORT PIERCE Florida

# Peacock Arts District

Boundary Map

N W E S

Sec. 22-60. - Off-street parking and loading.

(a) *General provisions.* Off-street parking and loading spaces shall be provided in all districts in accordance with the following provisions and other requirements of this section at the time when a use, characteristic of a use, or building is changed in a way which creates a need for additional parking or loading spaces according to this section:

(1) *{Property owner's responsibility.]* The provisions and maintenance of off-street parking and loading spaces are continuing obligations of the property owner. No certificate of zoning compliance shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space required by this chapter.

(2) *[Elimination of spaces.]* If parking or loading space has been provided in connection with an existing use, or is added to an existing use, the parking or loading space shall not be eliminated if it would result in less parking space than is required by this chapter.

(3) *Unlisted uses.*

a. Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the planning director is authorized to apply the off-street parking ratio specified for the listed use that is deemed most similar to the proposed use or establish a minimum off-street parking requirement for the proposed use in accordance with this subsection.

b. Upon receipt of an application of a use for which no parking ratio is established, the planning director is authorized to apply the parking ration that applies to the most similar use or establish a different minimum parking requirement on the basis of parking data provided by the applicant and the planning department.

c. Parking data and studies must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations. Comparability will be determined by density, scale, bulk, area, type of activity and location. Parking studies must document the source of all data used to develop recommended requirements.

(4) *Exemptions and special area standards.*

a. *Small businesses.* No off-street parking is required for nonresidential uses in commercial districts unless such uses exceed one thousand two hundred (1,200) square feet of gross floor area, in which case off-street parking must be provided for the nonresidential floor area in excess of one thousand two hundred (1,200) square feet. On lots or parcels occupied by two (2) or more uses, this one-thousand-two-hundred-square-foot exemption may only be applied once.

b. No off-street motor vehicle parking is required in the Downtown Business and Entertainment District.

(5) *Payments in-lieu.*

a. Rather than providing required off-street parking spaces in accordance with motor vehicle parking requirements of subsection (d) property owners may meet all or a portion of the requirements by means of a payment to the city's multimodal fund. This option may not be used to satisfy off-street parking requirements for single-family homes or duplexes.

b. Payments must be based on an on-time fee per required parking space, as established from time to time by resolution of the city commission.

c. Any off-street parking requirements satisfied in this matter run with the land, and any subsequent change in use that requires more off-street parking requires subsequent action to satisfy any additional parking requirements. No refund may be made when there is a change of use to require less parking.

d. Payments must be made to the city in one lump sum within ten (10) days of development order approval.

e. Payments to the parking fund do not guarantee the availability of parking for the fee-paying development. Funds derived from payments will be deposited by the city in a special fund and may be used only for enhancing the transportation network.

(6) If several uses occupy a single structure or parcel of land, the total requirements for off-street parking and loading shall be the sum of the requirements of the separate uses computed separately except that, as to the churches and related structures on the same parcel of property, the parking shall be based upon the size of the largest assembly area plus fifteen (15) per cent of such area.

(7) Owners of two (2) or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the city commission in the form of deeds, leases or contracts to establish the joint use.

(8) When square feet are specified in subsection (d), the area measured shall be the gross floor area of the building but shall exclude any space within a building devoted to off-street parking or loading.

(9) Fractional space requirements shall be counted as the next highest whole space.

(10) Required parking spaces shall be available for the parking of passenger automobiles or residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

(11) At no time shall the vehicles involved in loading or unloading process be permitted to interfere with the normal operation of adjacent property, nor shall any loading or unloading operation unduly interfere with pedestrian or vehicular traffic movements.

(b) *Off-lot parking.* Off-street parking required in connection with a use may be provided off the lot if the following requirements are met and if the use is not a single-family dwelling or duplex:

(1) The off-lot spaces shall be provided on other property located within three hundred (300) feet of the main entrance of the principal structure.

(2) Such parking space shall be associated with the principal use and shall not be thereafter reduced or encroached upon by any other use.

(3) These distances shall be measured along routes generally available to the pedestrians involved.

(4) The parking lot shall not be located in an OS-1, OS-2, A-1 or A-2 zone and can only be located in an R-1, R-2, R-3 or R-4 zone for residential use or during religious services.

(5) The off-lot parking area shall be:

a. Held in the same ownership as the use requiring the off-street parking space; or

b. Under lease, rental or other form of agreement which the building inspector believes will assure continuing availability for required off-street parking for the use.

(6) The area provided for parking for churches and other related structures on the same lot may be covered with grass, rather than pavement, in an amount not exceeding fifty (50) per cent of such area. But parking, when approved for church use in an off-the-lot location in E-1, R-1, R-2, R-3, R-4 or R-5 zones, shall consist entirely of stabilized turf (grass) and shall otherwise be landscaped in accordance with Section 22-59.

(c) *Design standards.*

(1) *Off-street parking space size.* Each off-street parking space shall be at least nine and one-half (9½) feet wide (except required spaces for the handicapped shall be at least twelve (12) feet

wide and nineteen (19) feet deep and have a minimum vertical clearance of at least nine (9) feet). All parallel parking spaces shall also have a four-foot or larger maneuvering space for each two (2) parking spaces. These areas are exclusive of the area required for aisles or driveways. Where a parking space abuts a landscaped area, a maximum of one foot of the landscaped area may be part of the required depth of the parking space if the bumper rail is properly placed and if the landscaping will not be damaged.

(2) *Off-street loading space size.* Each off-street loading space shall be at least twelve (12) feet wide and thirty-five (35) feet deep and have a minimum vertical clearance of at least fourteen (14) feet.

(3) *Amount and location of required spaces for the handicapped.* Required off-street parking spaces for the handicapped shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place. They shall also be located so that the handicapped shall have accessibility to a curb ramp or curb cut to allow direct access to the main building, if there are buildings, and so that the users will not be compelled to wheel behind parked vehicles. Each use, other than a single-family dwelling or duplex, shall have the following amount of off-street parking spaces set aside for the handicapped people:

| Number of Required Off-Street Parking Spaces for All People | Portion of All Required Spaces to be Set Aside for the Handicapped |
|---|---|
| Up to 25 ..... | 1 |
| 25 to 50 ..... | 2 |
| 51 to 75 ..... | 3 |
| 76 to 100 ..... | 4 |
| 101 to 150 ..... | 5 |
| 151 to 200 ..... | 6 |
| Number of Required Off-Street Parking Spaces for All People | Portion of All Required Spaces to be Set Aside for the Handicapped |
| 201 to 300 ..... | 7 |
| 301 to 400 ..... | 8 |
| 401 to 500 ..... | 9 |

| | | |
|---|---|---|
| | 501 to 1,000 ..... | 2% of total |
| | Over 1,000 ..... | 20 plus 1 for each 100 over 1,000 |

(4) *Access.* Each parking or loading space shall be directly accessible from a street or alley or other public right-of-way or from an adequate access aisle or drive leading to or from a street or alley. Except for single-family dwellings and duplexes, all off-street parking and loading facilities shall be so arranged that no automobile shall have to back into any street.

(5) *Combined aisle and stall width.* All off-street parking areas shall be constructed with the following minimum dimensions based upon the angle of the parking stall:

| | | | Parallel | 30° | 45° | 60° | 90° |
|---|---|---|---|---|---|---|---|
| a. | | One-way traffic | | | | | |
| | 1. | Stalls one side | 22 | 32 | 34 | 40 | 45 |
| | 2. | Stalls both sides | 32 | 46 | 52 | 58 | 64 |
| b. | | Two-way traffic | | | | | |
| | 1. | Stalls one side | 28 | 40 | 42 | 44 | 45 |
| | 2. | Stalls both sides | 38 | 54 | 60 | 62 | 64 |

When an aisle serves parking stalls at angles not indicated in the table, the width required for the next largest angle will be used.

(6) *Surface material.*

a. Required parking spaces, access drives, and loading areas must be paved and maintained with concrete, asphalt or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.

b. Alternative paving materials or parking surfaces (including pervious surfaces) may be approved by the city engineer if such materials or surfaces are demonstrated to exhibit equivalent wear resistance and load bearing characteristics as concrete or asphalt.

c. The following are not required to be paved:

1. Parking facilities used on an irregular basis for churches, fraternal organizations or other similar nonprofit organizations;

2. Parking areas for agricultural uses; and

3. Parking areas for tracked heavy construction equipment, skid-mounted equipment, and similar equipment, provided they are constructed with gravel or other comparable all-weather surface.

d. Access drives must be paved and maintained from the curb line to a point at least ten (10) feet beyond the public right-of-way line for all parking and loading facilities, whether paved or unpaved.

(7) *Bumper rails.* All off-street parking and loading spaces, except those for single-family dwellings and duplexes, must be equipped with bumper rails located in such a manner as to prevent vehicles from striking landscaping, fences, buildings or walls or from overhanging their spaces in a manner which might obstruct driveways, aisles or bike paths. However, the bumper rails may be located such that the front of a vehicle may encroach a maximum of one foot upon the landscaped area if the landscaping will not be damaged. Where the parking area abuts a sidewalk the sidewalk may be used in lieu of the bumper rails provided that the sidewalk is at least six (6) inches high.

(8) *Markings and signing.* All aisles and off-street parking and loading spaces, except those for single-family dwellings and duplexes, shall be clearly and permanently marked and defined through the use of bumper rails, fences, buildings, walls, painting or other appropriate markers. All painted lines used to mark aisles and off-street parking and loading spaces shall be at least four (4) inches wide. Signs or painting on the pavement will be provided which clearly identifies any parking spaces set aside for the handicapped.

(d) *Number of required off-street parking spaces.* Off-street parking spaces shall be required in the following proportions, except that where alternative standards apply to a use, the greater requirement will be used:

| | Type of Use | | Off-Street Parking Requirement |
|---|---|---|---|
| (1) | *Residential.* | | |
| | a. | Single-family dwellings, including mobile homes, and duplexes | Two spaces for each dwelling unit |
| | b. | Triplexes, quadraplexes and multifamily housing developments | 1.5 spaces for each dwelling unit |
| | c. | Public housing for the elderly, notwithstanding other residential parking standards | .5 spaces for each dwelling unit |
| | d. | Boarding houses | One space for each bedroom |
| | e. | Mobile home parks | Two spaces for each dwelling |

| | | | | |
|---|---|---|---|---|
| (2) | Commercial | | | |
| | a. | Retail sales establishments | | |
| | | 1. | Furniture stores | One space for each 1,700 square feet of gross floor area |
| | | 2. | Restaurants and bars, except fast food restaurants | One space for each 100 square feet of gross floor area |
| | | 3. | Fast food restaurants | One space for each 75 square feet of gross floor space |
| | | 4. | Other retail establishments which do not exceed 50,000 square feet of gross floor area | One space for each 200 square feet of gross floor area |
| | | 5. | Other retail establishments which exceed 50,000 square feet of gross floor area | One space for each 250 square feet of gross floor area |
| | b. | Motels, hotels and resort hotels | | 1.1 parking spaces for each unit less than 500 square feet and 1.6 spaces for each unit 500 square feet or larger. If there are accessory uses provided therein, additional off-street parking shall be provided for those accessory uses at the rate of 50 per cent of the requirements for such uses as provided in subsections thereof. |
| | c. | Personal service establishment | | One space for each 200 square feet of gross floor area |
| | d. | Repair service establishments | | One space for each 200 square feet of gross floor area |
| | e. | Finance, insurance and real estate service establishments | | One space for each 300 square feet of gross floor area |
| | f. | Business service establishments | | One space for each 300 square feet of gross floor area |

| | | | | |
|---|---|---|---|---|
| | g. | | Communication service establishments | One space for each 400 square feet of gross floor area |
| | h. | | Professional service establishments, except hospitals | |
| | | 1. | Medical and dental offices | One space for each 200 square feet of gross floor area |
| | | 2. | Other | One space for each 300 square feet of gross floor area |
| | i. | | Contract construction service establishments | One space for each 300 square feet of gross floor area |
| | j. | | Bus depots | One space for each 200 square feet of gross floor area |
| | k. | | Shopping centers which do not exceed 50,000 square feet of gross floor area | One space for each 200 square feet of gross floor area |
| | l. | | Shopping centers which exceed 50,000 square feet of gross floor area | One space for each 250 square feet of gross floor area |
| (3) | | | Other | |
| | a. | | Manufacturing, wholesale trade and warehouse establishments | One space for each 600 square feet of gross floor area |
| | b. | | Public and semipublic offices | One space for each 300 square feet of gross floor area |
| | c. | | Indoor amusement, entertainment or recreation establishments | One space for each 200 square feet of gross floor area |
| | d. | | Places of public assembly, including theaters | One space for each 20 square feet of gross floor area |
| | e. | | Elementary schools, junior | Two spaces per classroom |

| | | | |
|---|---|---|---|
| | | high schools and day-care centers | |
| | f. | Other schools except colleges and universities | Eight spaces per classroom |
| | g. | Museums and libraries | One space for each 300 square feet of gross floor area |
| | h. | Hospitals | 1.5 spaces per bed |
| | i. | Sanitariums, rest homes, convalescent homes and adult congregate living facilities | One space per each three beds |
| | j. | Recreational vehicle parks | One space per recreational vehicle space plus one space for each 300 square feet of gross floor area devoted to offices |
| | k. | College dormitory | One space per 3.5 beds |
| | l. | Churches | One space for every 3 seats in fixed seating facility and one space per 40 square feet of actual assembly area for non-fixed seating facility |

(e) *Number of off-street loading spaces.* Off-street loading spaces shall be required in the following proportions, except that where alternative standards apply to a use, the greater requirement will be used:

| | | | | Square Feet of Gross Floor Area | |
|---|---|---|---|---|---|
| | Type of Use | | | For Which No Spaces Are Required | For Which Each Space Is Required |
| (1) | Residential. | | | | |
| | a. | Single-family dwellings, (including mobile homes), duplexes, triplexes, quadraplexes | | Any | N/A |

| | | | | | |
|---|---|---|---|---|---|
| | | | and mobile home parks | amount | |
| | b. | | Multifamily housing developments and boarding houses | Under 25,000 | Each additional 75,000 |
| (2) | | | Commercial | | |
| | a. | | Retail sales establishments | | |
| | | 1. | Restaurants | Under 10,000 | Each additional 15,000 |
| | | 2. | Other which does not exceed 50,000 square feet of gross floor area | Under 10,000 | Each additional 10,000 |
| | | 3. | Other which exceeds 50,000 square feet of gross floor area | N/A | 4 spaces plus one for each additional 75,000 |
| | b. | | Motels/hotels | Under 10,000 | Each additional 30,000 |
| | c. | | Personal service establishment | Under 10,000 | Each additional 30,000 |
| | | 1. | Funeral homes | Under 10,000 | Each additional 90,000 |
| | | 2. | Other | Under 10,000 | Each additional 30,000 |
| | d. | | Repair service establishments | Under 10,000 | Each additional 30,000 |
| | e. | | Finance, insurance and real estate service establishments | Under 10,000 | Each additional 90,000 |
| | f. | | Business service establishments | Under 10,000 | Each additional 90,000 |
| | g. | | Communication service establishments | Under | Each additional 90,000 |

| | | | | |
|---|---|---|---|---|
| | | | 10,000 | |
| | h. | Professional service establishments, except hospitals | Under 10,000 | Each additional 90,000 |
| | i. | Contract construction service establishments | Under 10,000 | Each additional 90,000 |
| | j. | Bus depots | >Under 5,000 | Each additional 30,000 |
| | k. | Shopping centers which do not exceed 50,000 square feet of gross floor area | Under 10,000 | Each additional 10,000 |
| | l. | Shopping centers which exceed 50,000 square feet of gross floor area | N/A | 4 spaces plus one for each additional 75,00 with any tenant unit less than 50,000 having access to at least one loading space |
| (3) | Other | | | |
| | a. | Manufacturing and warehouse establishments | Under 5,000 | Each additional 30,000 |
| | b. | Wholesale trade establishments | Under 10,000 | Each additional 30,000 |
| | c. | Bulk storage yards | Under 10,000 | Each additional 15,000 |
| | d. | Public and semipublic offices | Under 10,000 | Each additional 90,000 |
| | e. | Indoor amusement, entertainment or recreation establishments | Under 10,000 | Each additional 90,000 |
| | f. | Places of public assembly, including theaters | Under 10,000 | Each additional 90,000 |
| | g. | Schools | Under | Each additional 90,000 |

| | | | | |
|---|---|---|---|---|
| | | | 10,000 | |
| | h. | Hospitals | Under 10,000 | Each additional 90,000 |
| | i. | Sanitariums, rest homes, convalescent homes and adult congregate living facilities | Under 10,000 | Each additional 90,000 |
| | j. | Recreational vehicle parks | Any amount | N/A |

(f) *Bicycle parking.* This section establishes requirements for short-term bicycle parking and incentives for longterm bicycle parking and storage facilities.

(1) *Short-term bicycle parking.* Short-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for short time periods, including customers, clients, students and other short-term visitors.

a. *Spaces required.* Short-term bicycle parking is required in accordance with the following minimum ratios. These requirements apply regardless of any motor vehicle parking exemptions or reductions:

| Use | Short-term Bicycle Parking Spaces Required |
|---|---|
| Student Housing | 1 space per 2 sleeping rooms |
| Multidwelling Building | 1 space per 10 dwelling units; 2 spaces minimum |
| Commercial, Public and Civic | 1 per 10 motor vehicle spaces; 2 spaces minimum |
| Industrial | 1 per 20 motor vehicle spaces; 2 spaces minimum |

b. *Design.* Required short-term bicycle parking spaces must:

1. Consist of bike racks or lockers that are anchored so that they cannot be easily removed:
2. Be of solid construction, resistant to rust, corrosion, hammers, and saws;
3. Allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;

4. Be designed so as not to cause damage to the bicycle;

5. Facilitate easy locking without interference from or to adjacent bicycles; and

6. Be in highly visible, active, well-illuminated areas that do not interfere with pedestrian movements.

c. *Location.* At least fifty (50) per cent of required bicycle parking spaces must be located within fifty (50) feet of a customer entrance, and the remainder must be located within one hundred (100) feet of any entrance. If required short-term bicycle parking spaces are not visible from the abutting street or the main customer entrance, signs must be posted indicating their location.

d. *Size.* All required short-term bicycle parking spaces must have minimum dimensions of two (2) feet in width by six (6) feet in length, with a minimum overhead vertical clearance of seven (7) feet.

(2) *Longterm bicycle parking.* Longterm bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for long time periods, including employees and residents.

a. *Incentive.* Off-street motor vehicle parking space requirements may be reduced by one space for every ten (10) longterm bicycle parking spaces provided up to a total maximum reduction of five (5) motor vehicle parking spaces.

b. *Design.* In order to receive credit, longterm bicycle parking spaces must:

1. Have minimum dimensions of two (2) feet in width by six (6) feet in length, with a minimum overhead vertical clearance of seven (7) feet (bicycle lockers are exempt from overhead clearance requirements);

2. Be protected from weather and access by unauthorized persons;

3. Consist of bike racks or lockers anchored so that they cannot be easily removed;

4. Be of solid construction, resistant to rust, corrosion, hammers, and saws;

5. Allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;

6. Be designed so as to not cause damage to the bicycle; and

7. Facilitate easy locking without interference from or to adjacent bicycles.

c. *Location.* In order to receive credit, longterm bicycle parking must be provided in at least one of the following locations:

1. In covered stationary racks or lockers that comply with the short-term bicycle parking location requirements of Subsection (f)(1)c.;

2. In a locked room;

3. In a covered, locked area that is enclosed by a fence or wall with a minimum height of seven (7) feet;

4. In a private garage or private storage space serving an individual dwelling unit within a multidwelling (residential) building;

5. In a covered area within clear view of an attendant or security personnel;

6. In a covered area continuously monitored by security cameras; or

7. In a covered area that is visible from employee work areas.

(g) *Bicycle facility improvement program (BFIP).* New development or redevelopment projects that participate in the city's BFIP program and incorporate fix-it repair stations, covered bike parking

stations, and or mobility commuter tracking stations can further reduce the number of off-street parking requirements by the following amounts:

(1) Fix-it repair station—Two (2) parking spaces;

(2) Covered bike station with racks—Four (4) parking spaces;

(3) Mobility commuter tracking station—Four (4) parking spaces.

(h) *Motorcycle parking.* For each four (4) motorcycle parking spaces provided, the required number of automobile parking spaces may be reduced by one.

(1) *Design.* Each motorcycle space must have minimum dimensions of four (4) feet by eight (8) feet. This provision applies to existing and proposed parking lots.

(i) *Parking in residential neighborhoods.*

(1) *Definitions.*

a. The term "commercial vehicle" shall mean every vehicle designed, used or maintained primarily for the transportation of property, with a gross vehicle weight of ten thousand (10,000) pounds or more. It shall also mean any bus, van, or truck with either a gross vehicle weight in excess of ten thousand (10,000) pounds, or which is designed, used or maintained primarily for the transportation of unrelated persons for hire, or in connection with any commercial enterprise including transportation for employment and business related activities.

b. The term "industrial equipment" shall mean farm tractors, implements, bulldozers, draglines, cranes, derricks, heavy earthmoving equipment normally used in farming excavation and/or heavy construction activities.

c. The term "semitrailer" shall mean a semitrailer which is used or designed primarily for carrying commercial loads.

(2) *Commercial vehicles and semitrailers prohibited or restricted in residential districts.*

a. It shall be unlawful for any owner, agent, operator or person in charge of any commercial vehicle, or semitrailer, to park, stop, store or keep same on any public street, avenue, alley or other thoroughfare, or any right-of-way therewith, within any residential district in the city for a period exceeding one hour in any twenty-four-hour period, each such period commencing at the time of the first stopping in the city.

b. It shall be unlawful for any owner or lessee of real property in any residential district in the city to park on, cause to be parked on, or allow to be parked on his, its or their residential property, any commercial vehicle or semitrailer for the period exceeding one hour in any twenty-four-hour period, unless same is in an enclosed garage. Each such period shall commence at the time of first stopping or parking unless a permit is first obtained from the police department of the city, and as may be otherwise provided in this section. This restriction shall also apply to the owner, agent, operator or person in charge of any such vehicle in the event said person is not the owner or lessee of said real property.

(3) *Delivery and construction vehicles; emergency repairs.*

a. The restrictions of Section (f)(2) shall not apply to the temporary parking of such vehicles on private property in residential districts whereon construction is underway, for which a current and valid building permit has been issued by the city, and said permit is properly displayed on the premises.

b. The restrictions of Section (f)(2) of one hour in residential districts shall not apply to routine deliveries by tradesmen, or the use of trucks in making service calls, provided that such time in excess of one hour is actually in the course of business deliveries or servicing as the case may be.

c. The restrictions of Section (f)(2) shall not apply to a situation where such vehicle becomes disabled, and as a result of such emergency is required to be parked within a residential district for longer than one hour. However, any such vehicle shall be removed from the residential district within twenty-four (24) hours, by wrecker towing if necessary, regardless of the nature of the emergency.

(4) *Industrial equipment prohibited or restricted in residential districts.*

a. It shall be unlawful for any owner, agent, operator or person in charge of any industrial equipment to park, stop, store or keep such equipment on any public street, avenue, alley or other thoroughfare, or any right-of-way therewith, within any residential district in the city, any time, unless moving directly to or from, or actually located at, any excavation or construction site whereon construction, clearing, removal of debris or other building and/or excavation activities are either currently under way or will commence within the next twenty-four (24) hours and for which a current and valid permit has been issued by the city, and said permit is properly displayed on the premises. Industrial equipment used in lot clearing, tree trimming or removal, lawn care and related services, is also included, although a specific building permit may not be required; and, nothing in this section is intended to require a building permit where not otherwise required.

b. It shall be unlawful for any owner of property in any residential district of the city to park on, cause to be parked on, or allow to be parked on his, its or their residential property any industrial equipment, as previously defined in this section, at any time unless such equipment is used on property wherein construction, clearing, removal of debris and/or industrial equipment is used on property wherein construction, clearing, removal of debris and/or other similar activities are currently under way or will commence within the next twenty-four (24) hours and for which a current and valid permit has been issued by the city, and said permit is properly displayed on the premises. Heavy equipment used in lot clearing, tree trimming or removal, lawn care and related services is also included herein, although a specific building permit may not be required; and, nothing in this section is intended to require a building permit where not otherwise required. However, mowers, clippers, edgers, drills, saws, sanders and other normal tools and implements of home, lawn and garden maintenance and repair, whether motorized or not, are not considered to be industrial equipment.

c. Exempt from the foregoing provisions are items of industrial equipment in actual use or moving directly to or from the location of actual use:

1. Owned or leased by the city or St. Lucie County for the accomplishment of a governmental purpose such as tree trimming, road repair or construction, water or sewerage system repair or construction, maintenance of street and traffic lights and/or similar activities;

2. Owned or leased by a contractor or subcontractor under agreement with the city or county to accomplish a municipal purpose as provided above;

3. Owned or leased by a recognized public utility operating within the city, or by a contractor or subcontractor under agreement with such public utility for the accomplishment of some installation, maintenance, adjustment and/or repair to such public utility.

(5) *Permits.* The chief of police of the City of Fort Pierce or his duly authorized designee may issue upon proper application therefore by the owner or his authorized representative to the police department, a permit extending the parking time limits set forth in Section (f)(2) up to, but not exceeding, twenty-four (24) hours, upon establishing that such permit is requested in good faith for a reasonable cause shown or demonstrated to the chief of police or his designee and not for the purpose of avoiding the intent or objectives of this section.

(6) *Application of superseding city ordinances and state laws.* This subsection is primarily for the purpose of protecting residential zoning. Therefore, any ordinances of this city or laws of this state providing for the regulation of motor vehicles are in addition to this subsection, and

wherever any provision of some other ordinance or applicable statute, whether primarily for the regulation of motor vehicles or for the purposes of zoning, imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of this subsection, then more stringent requirements, regulations, restrictions or limitations shall apply.

(7) *Exceptions.* The provisions of this section shall not apply to recreational vehicles used exclusively for recreational purposes.

(8) *Nonconforming use.* The nonconforming use provisions of this chapter shall not apply to those sections.

(9) *Conformity with existing ordinances.* This section shall not be construed as authorizing trucks to utilize any street or other public thoroughfare of the city over which such vehicular traffic is now or hereafter prohibited by ordinance, or lawful order of the police department.

(j) *Lighting.*

(1) Off-street parking shall be proved with lighting as follows:

a. For commercial, industrial and governmental uses, a minimum average of two (2) footcandles;

b. For multistructure residential complexes, educational facilities, churches or other uses other than as set forth in the other immediately preceding subsection, a minimum average of one footcandle;

c. In a multilevel parking structure a minimum average of five (5) footcandles except that the top level, if open to the sky, shall be the same as for an open parking lot;

d. For a use involving on premises consumption of alcoholic beverages, as provided in Section 3-7, a minimum of three (3) footcandles.

(2) The uniformity ration for all lighting classifications is to have an average/minimum ratio of four (4) to one (1).

(3) The lighting provided for by this section shall have a footcandle intensity as set forth above from dusk until thirty (30) minutes after the termination of use of, or business at, the premises, but thereafter such lighting intensity may be reduced to fifty (60) per cent of the required minimum.

(4) Outdoor lighting required by this section shall be designed so that any over spill of lighting onto adjacent properties shall not exceed five-tenths (.5) footcandle illumination, vertically and horizontally.

(5) Outdoor lighting installations required by this section for any use involving site plan approval in accordance with Section 22-58 shall not be placed in permanent use until there is furnished a letter of compliance from a registered engineer or architect, or duly authorized representative of such engineer or architect, stating that the installation has been field checked and meets the requirements as set forth above. This letter shall be subject to approval by the city engineer. Upon installation of the lighting, a certificate shall then be filed with the city engineer by a registered engineer or architect of design showing that such installation meets with requirements imposed by this section. Such letter and certification are not required for lighting involved with uses where site plan approval under Section 22-58 is unnecessary through such lighting is otherwise subject to the requirements of this section.

(Ord. No. H-186, § 30-60, 6-15-81; Ord. No. H-227, § 1, 10-4-82; Ord. No. I-63, §§ 1—4, 5-7-84; Ord. No. I-71, § 1, 7-2-84; Ord. No. I-205, §§ 2—5, 2-17-87; Ord. No. I-339, § 1, 8-7-89; Ord No. I-347, § 1, 10-2-89; Ord. No. I-457, § 1, 3-4-91; Ord. No. J-24, § 1, 10-5-92; Ord. No. J-127, § 1, 12-19-94; Ord. No. K-441, § 3, 1-16-07; Ord. No. L-02, §§ 1A, 1B, 2-19-08; Ord. No. L-71, § 1B, 1-5-09; Ord. No. L-215, § 2, 7-5-11; Ord. No. L-230, §§ 1—6, 1-3-12)

**Editor's note—** Ord. No. H-227, § 1, adopted Oct. 4, 1982, amended the 1960 Code by the creation of new section 30-60(6), codified herein as subsection 22-60(f).

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# ORANGE AVENUE REPORT

PLANNING DEPARTMENT

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# ORANGE AVENUE REPORT

The Orange Avenue corridor historically was a bustling part of Fort Pierce. Shops, salons and markets generated an abundance of activity from residents who lived in the immediate vicinity and beyond, however for some time now, the Orange Avenue Corridor between U.S. Hwy 1 and 10th street has been desolate. Some buildings along this avenue have been sitting vacant for over a decade, and while properties are being purchased by developers, a minimal amount of improvements have been made. These improvements weren't enough to entice business owners to set up shop in the area.

Beyond the storefronts along Orange Avenue is St. Anastasia's Catholic School. Built in 1914, this structure served as the school house for the St. Anastasia's Catholic Church that was located on the same block. It suffered a lot of damage from the Francis and Jean hurricanes in 2014. Since then, the City has replaced the roof as well as installed new windows and interior doors during the schools centennial. Though these improvements have been made, the interior remains to be in disrepair. These first steps in its rejuvenation were hopefully stepping stones for new investors to take hold of the project, but with little to no legitimate inquiries the building continues to remain vacant.

The City of Fort Pierce Planning department paid attention to these issues, noting that the Orange Avenue corridor had become a blighted area. It was clear that something needed to be done, however *what* needed to be done was still unknown. In a new effort to build a better relationship with the Fort Pierce community and to serve the surrounding neighborhood, the City planned a community meeting with

the goal of getting feedback on what people would love to see and what their wishes as stakeholders are in this area.

The meeting was held in a vacant store front at 601 Orange Avenue, a building that has seen some activity, but has never been without space to lease. A total of three boards were set up, each with a different theme and question. These conversation stations allowed the participants to write their thoughts and general input. One board posed the question "What is the most important issue we should look at?" and "What is a *deal breaker* – what things do you not want to see?" The other turned its attention to the redevelopment of St. Anastasia's School House and asked "What do you think the City should do with St. Anastasia's to turn it back into a functional (non-vacant) property?" The third board was interactive, prompting residents to use three stickers and place them next to the item or activity that was most important to them such as street scaping, arts, music and culture, grocery stores, retail, etc. and give immediate visual feedback.

The responses were overflowing. While a number of suggestions were made from additional lighting and beautifying the area to redeveloping St. Anastasia's into a high-end homeless shelter, the overwhelming response was in the category of the arts. Each board showed an abundance of suggestions on the topic. So much so that the interactive board literally had stickers reaching off the sheet in support of the subject. One participant spoke about transitioning the school into low cost artist housing, creating a live/work environment. For the area around it, outdoor events such as concerts and pop-up markets. The community also wanted to see more identity in the corridors culture. Museums, cultural arts centers and performing arts centers were proposed.

Another topic of discussion was an effort to spruce up the corridor. One participant wrote "Clean up this area and make it look nicer" followed by the comment "Lighting and street scape to enhance neighborhood." One person was even quoted saying "The area needs a facelift." This was supported by many notating Code Enforcement as an item that was very important to them.

**What Is Most Important To You?**

Derived from a total of 159 votes

| | |
|---|---|
| Arts – Museums, Music & Culture | 19% |
| Street Scaping additional landscaping, lighting and/or benches | 10% |
| Historic Preservation | 10% |
| Job Creation | 9% |
| Restaurants | 8% |
| Safety | 4% |
| Single Family Housing | 4% |
| Grocery Store | 4% |
| Neighborhood Identity | 3% |
| Bars | 3% |
| Increased Police Presence | 3% |
| Parks – Neighborhood Pocket Parks | 2% |
| All other items (Parking, Basketball Court, Offices, Childcare, etc.) | 2% or less |

Security of the area was expressed in many forms. "Safety" and "Police Presence" was continually selected when asked "What is most important to you?" Surveillances cameras were also suggested. Arguably, these concerns could correlate with the suggestion of lighting which was notated several times throughout each board.

While the participants were able to voice what they would love in the area, they also were able to say what they absolutely did not want. "Dollar Stores", discount retail and the like were strongly opposed. One resident wrote "Please, God. No more!" and "No more Dollar Stores Please" next to the notion. Also opposed were lawyer offices and bail bond establishments. While these were written, items that received no votes on the "What is most important to you?" board were auto part stores, gas stations, bus routes and salons/barber shops.

In addition to the boards, a short survey was given to each participant. While the boards focused on the future, the survey focused on the present, asking about the things they currently liked and disliked about the area. The traffic flow for pedestrians as well as cars was written. The peacefulness of the area and small town atmosphere was appreciated. Again, the vacant store fronts, the current shape of the buildings and lack of culture were prominent throughout the surveys when asked what was disliked. The surveys also helped to gather feedback on the historic post office and perhaps a new name for the corridor. Besides basic retail, many wanted to see the post office turned into a Fort Pierce memorabilia shop or information stop. Youth centers and a fun spot for teens were written several times.

Ideas for a corridor name ranged from Pineapple Causeway, Unity District, Sunrise District to Arts District, Peacock District (Peacock Arts District), and Cultural District.

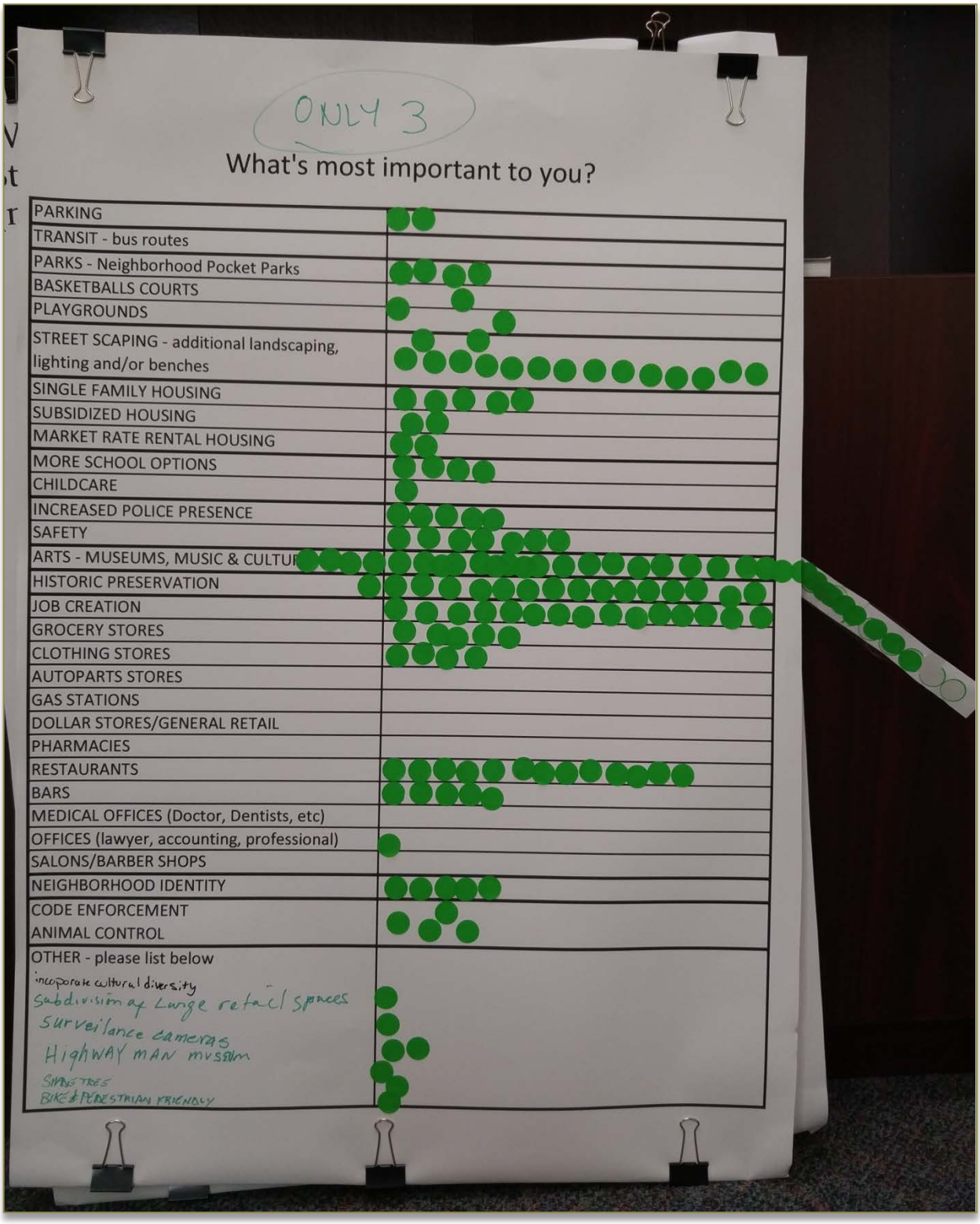
So, what's next? The Planning department intends to embark on the five most important issues that were noted in the meeting: Arts (Museum, Music & Culture), Street Scaping, Historic Preservation, Job Creation and Restaurants. For each item, short term as well as long term goals will be developed to execute each task.

All the suggestions were very valid and justified, and these concerns were prominent enough that over 50 to 60 people showed to give their opinion. It is very safe to say that the conclusion from the data, as well as the conversations had with all participants that the Arts is a subject that is deeply desired. The support for something that will bring music, culture and artist to this area was overwhelming. While this is something that the City can put effort into to bring the idea to fruition, many of these items discussed can create what City Planners call "The Domino Effect". One achievement in a neighborhood can trigger multiple actions. Something as minimal as street scaping can beautify an area and make a business owner take notice and begin to think of the possibilities of expanding in this neighborhood. One cultural or music event around the St. Anastasia School can spark many, making artists and viewers walk the area and become familiar with it. The success of these events may inspire an artist to open a gallery. Higher traffic could spark the demand for restaurants and retail. The desire to live close to these activities may prompt a residential demand. The knowledge of what the community wants for this area helps the City seek grants that are very specific to its needs. Public Works can provide more landscaping and maintain it to beauty the area. Code Enforcement can pay close attention to areas that may need additional consideration. The City can work with Fort Pierce Utilities Authority can develop a plan to provide additional lighting along the corridor and side streets. All of these things and more can be monumental in transforming Orange Avenue from a blighted, desolate area to an attractive, vibrant corridor.

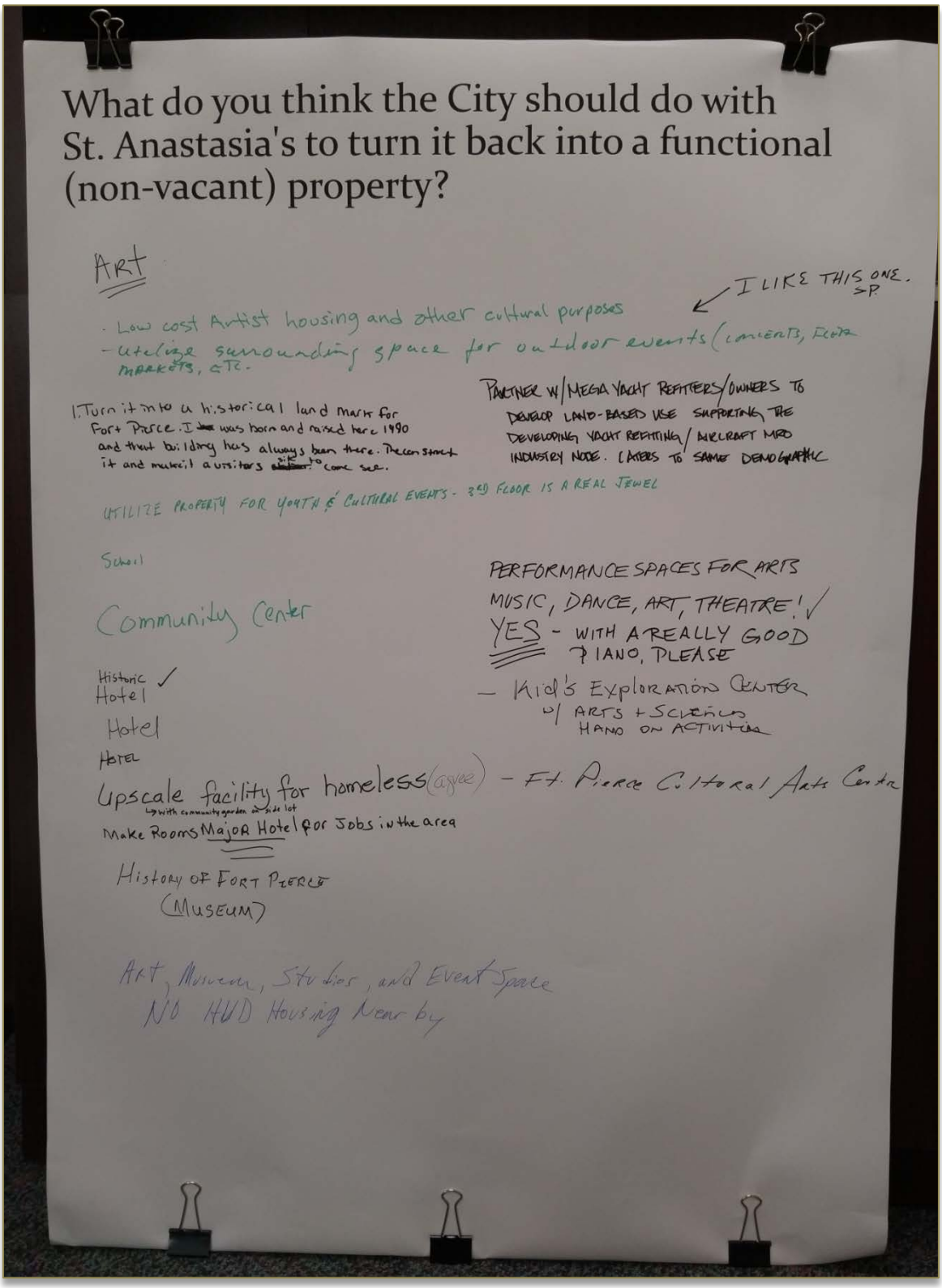
# Appendix

1. "What is most important to you?" conversation board
2. "What do you think the City should fo with St. Anastasia's to turn it back into a functional (non-vacant) property?" conversation board
3. "What is the most important issue we should look at?" and "What is a 'dealbreaker' – what things do you not want to see?" conversation board

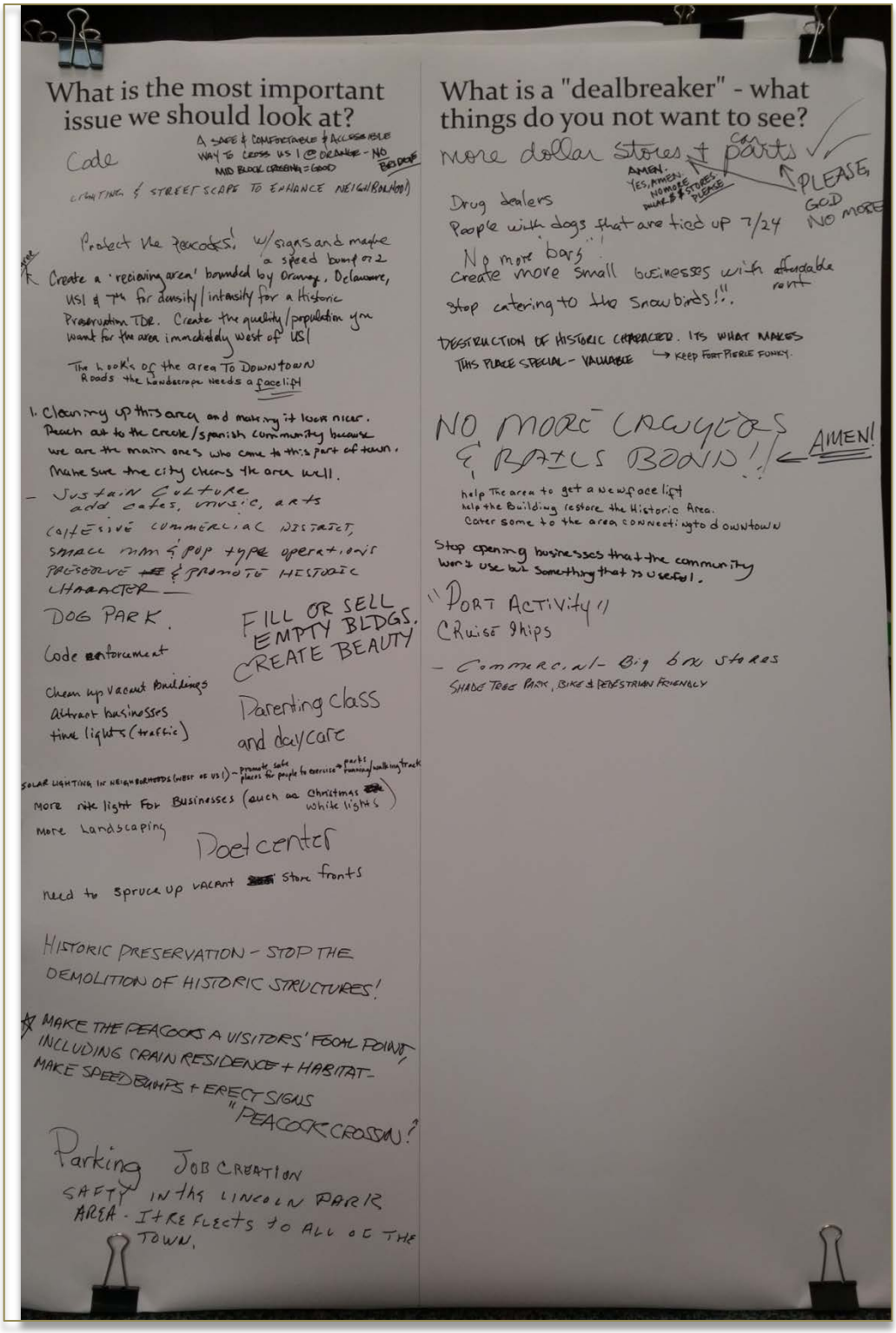
1.


ONLY 3
What's most important to you?
PARKING
TRANSIT - bus routes
PARKS - Neighborhood Pocket Parks
BASKETBALLS COURTS
PLAYGROUNDS
STREET SCAPING - additional landscaping, lighting and/or benches
SINGLE FAMILY HOUSING
SUBSIDIZED HOUSING
MARKET RATE RENTAL HOUSING
MORE SCHOOL OPTIONS
CHILDCARE
INCREASED POLICE PRESENCE
SAFETY
ARTS - MUSEUMS, MUSIC & CULTUR
HISTORIC PRESERVATION
JOB CREATION
GROCERY STORES
CLOTHING STORES
AUTOPARTS STORES
GAS STATIONS
DOLLAR STORES/GENERAL RETAIL
PHARMACIES
RESTAURANTS
BARS
MEDICAL OFFICES (Doctor, Dentists, etc)
OFFICES (lawyer, accounting, professional)
SALONS/BARBER SHOPS
NEIGHBORHOOD IDENTITY
CODE ENFORCEMENT
ANIMAL CONTROL
OTHER - please list below
incorporate cultural diversity
Subdivision of Large retail spaces
Surveilance cameras
HighWAY MAN mussum
SHADE TREES
BIKE & PEDESTRIAN FRIENDLY

2.


What do you think the City should do with St. Anastasia's to turn it back into a functional (non-vacant) property?
ART
I LIKE THIS ONE. SP
- Low cost Artist housing and other cultural purposes
- utelize surrounding space for outdoor events (concerts, Food markets, etc.
1. Turn it into a historical land mark for Fort Pierce. I was born and raised here 1990 and that building has always been there. Reconstruct it and make it a visitors to come see.
PARTNER W/ MEGA YACHT REFITTERS/OWNERS TO DEVELOP LAND-BASED USE SUPPORTING THE DEVELOPING YACHT REFITTING/ AIRCRAFT MRO INDUSTRY NODE. CATERS TO SAME DEMOGRAPHIC
UTILIZE PROPERTY FOR YOUTH & CULTURAL EVENTS - 3RD FLOOR IS A REAL JEWEL
School
Community Center
PERFORMANCE SPACES FOR ARTS MUSIC, DANCE, ART, THEATRE! ✓
YES - WITH A REALLY GOOD PIANO, PLEASE
Historic Hotel ✓
Hotel
Hotel
- Kid's Exploration Center w/ ARTS + SCIENCE HAND ON ACTIVITIES
Upscale facility for homeless (agree) - Ft. Pierce Cultural Arts Center
with community garden on side lot
Make Rooms Major Hotel for Jobs in the area
History of Fort Pierce (Museum)
Art, Museum, Studios, and Event Space
No HUD Housing Near by

3.


What is the most important issue we should look at?
Code
A SAFE & COMFORTABLE & ACCESSIBLE WAY TO CROSS US 1 @ ORANGE - NO MID BLOCK CROSSING = GOOD
CROSSING
LIGHTING & STREETSCAPE TO ENHANCE NEIGHBORHOOD
Protect the Peacocks! w/signs and maybe a speed bump or 2
Create a 'recieving area' bounded by Orange, Delaware, US1 & 7th for density/intensity for a Historic Preservation TDR. Create the quality/population you want for the area immediately west of US1
The bones of the area To Downtown
Roads the landscape needs a facelift
1. Cleaning up this area and making it look nicer. Reach out to the Creole/Spanish community because we are the main ones who come to this part of town. Make sure the city cleans the area well.
- Sustain Culture
add cafes, music, arts
Cohesive commercial district,
small mom & pop type operations
PRESERVE & PROMOTE HISTORIC CHARACTER
DOG PARK.
Code enforcement
Clean up vacant buildings
Attract businesses
time lights (traffic)
FILL OR SELL EMPTY BLDGS. CREATE BEAUTY
Parenting class and daycare
SOLAR LIGHTING IN NEIGHBORHOODS (WEST OF US1) – promote safe places for people to exercise → parks, running/walking track
More nite light For Businesses (such as Christmas white lights)
More Landscaping
Doctcenter
need to spruce up VACANT store fronts
HISTORIC PRESERVATION – STOP THE DEMOLITION OF HISTORIC STRUCTURES!
MAKE THE PEACOCKS A VISITORS' FOCAL POINT, INCLUDING CRAIN RESIDENCE + HABITAT – MAKE SPEED BUMPS + ERECT SIGNS "PEACOCK CROSSING"
Parking
JOB CREATION
SAFETY IN THE LINCOLN PARK AREA - IT REFLECTS TO ALL OF THE TOWN.
What is a "dealbreaker" - what things do you not want to see?
more dollar stores + car parts
AMEN. YES, AMEN. NO MORE DOLLAR STORES PLEASE
PLEASE, GOD NO MORE
Drug dealers
People with dogs that are tied up 7/24
No more bars
Create more small businesses with affordable rent
Stop catering to the snowbirds!!.
DESTRUCTION OF HISTORIC CHARACTER. ITS WHAT MAKES THIS PLACE SPECIAL – VALUABLE → KEEP FORT PIERCE FUNKY.
NO MORE CROOKERS & RATS BOARD!
AMEN!
help the area to get a new face lift
help the Building restore the Historic Area.
Cater some to the area connecting to downtown
Stop opening businesses that the community won't use but Something that is useful.
"PORT ACTIVITY"
CRuise Ships
- Commercial - Big box stores
SHADE TREE PATH, BIKE & PEDESTRIAN FRIENDLY

# 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, DECEMBER 13, 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**

Before roll call, Chairman Burdge asked for a moment of silence to remember Gloria Grimyser, former Planning Board member and former City Commissioner.

Present: **Mike Dahan**; **Marcia Baker**; **Frank Creyaufmiller**; **John George**; **Eloise Cumings**; **Charles Hayek**; **Tim O'Connell**; **Robert Poitier**; **Steve Weaver**; **Al Bernetti**; **Bob Burdge**, **Chairman**

Absent: **Brian Paul**

Staff Present: **Iola Mosley**, **Senior Assistant City Attorney**
**Rebecca Grohall, AICP**, **Planning Director**
**Kori Benton**, **Senior Planner**
**Brandon Creagan**, **Planner**
**Alicia Rosenthal**, **Administrative Assistant**

**4. CONSIDERATION OF ABSENCES**

Mr. Paul was unexcused.

**Motion was made by Charles Hayek, and seconded by Marcia Baker to approve the absence of Mr. George from the November 8, 2016 meeting.**

AYE: **Charles Hayek**, **Tim O'Connell**, **Robert Poitier**, **Steve Weaver**, **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Eloise Cumings**, **Chairman Bob Burdge**

Passed

## 5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Weaver was made a voting member for the meeting.

## 6. APPROVAL OF MINUTES

a. Minutes from the November 8, 2016 meeting

**Motion was made by Robert Poitier, and seconded by Charles Hayek to approve the minutes from the November 8, 2016 meeting.**

AYE: **Eloise Cumings**, **Charles Hayek**, **Tim O'Connell**, **Robert Poitier**, **Steve Weaver**, **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Chairman Bob Burdge**
Passed

## 7. NEW BUSINESS

a. **Conditional Use with New Construction Seaward of the Coastal Construction Control Line - Mandel/Perkins Residence - 324 S. Ocean Drive**

Mr. Weaver recused himself and Mr. Bernetti was made a voting member for the item.

Mr. Creagan gave an overview of the application and answered questions from the Board.

William Stoddard, Applicant Representative from Schulke, Bittle and Stoddard, provided additional information and answered questions from the Board.

Carol Mashier, President of Fort Pierce South Beach Association, spoke on behalf of the association.

James Gilgenbach, Architect, answered questions from the Board.

Jimmy Johnson and Rick Ross spoke in favor of the application.

Robert Zaist, Raedele Wittenmyer and Jean Peppers spoke in opposition of the application.

Board discussion ensued.

**Motion was made by Charles Hayek, and seconded by Robert Poitier to forward a recommendation of approval to the City Commission.**

AYE: **Mike Dahan, Frank Creyaufmiller, John George, Charles Hayek, Tim O'Connell, Robert Poitier, Chairman Bob Burdge**
NAY: **Marcia Baker, Eloise Cumings, Al Bernetti**
Other: **Steve Weaver (RECUSE)**
Passed

b. **Conditional Use - Dwelling Rental - 608 S. Ocean Drive**

Mr. Poitier asked to be excused.

Mr. Benton gave an overview of the application and answered questions from the Board.

Kelly Golden, Applicant, provided additional information and answered questions from the

Board.

Rick Ross spoke in favor of the application.

Jim Flynn spoke in opposition of the application.

**Motion was made by Steve Weaver, and seconded by Charles Hayek to forward a recommendation to the City Commission to approve the request with the following conditions:**

**1) The applicant provides specificity to the guided maximum occupancy of each unit, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;**

**2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;**

**3) Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;**

**4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses and set up a St. Lucie County tourism tax account within fourteen (14) days of Conditional Use approval; and**

**5) Adherence to the use limitations presented with the application proposal.**

AYE: **Frank Creyaufmiller**, **John George**, **Eloise Cumings**, **Charles Hayek**, **Tim O'Connell**, **Steve Weaver**, **Mike Dahan**, **Marcia Baker**, **Chairman Bob Burdge**

Passed

c. **Subdivision: Preliminary Plat - Cargill Property - 3798 Selvitz Road**

Mr. Benton gave an overview of the application.

Marc Rupp, Precast Representative, answered questions from the Board.

**Motion was made by Marcia Baker, and seconded by John George to forward a recommendation of approval to the City Commission with the following condition:**

**The access easement is executed by all affected land owners and recorded, or dedication of the access easement is added to the Plat.**

AYE: **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Eloise Cumings**, **Charles Hayek**, **Tim O'Connell**, **Steve Weaver**, **Mike Dahan**, **Chairman Bob Burdge**

Passed

d. **Zoning Text Amendment - Peacock Arts District Parking Exemptions - Segment of the Orange Avenue Corridor between US Highway 1 & 10th Street**

Mr. Benton gave an overview of the amendment and answered questions from the Board.

Linda Cox, City Clerk and Leader of the City Economic Development Team, and Ruth Jefferson spoke in favor of the amendment.

Elkie Steriopoulos, Michael Mcleod, Jose Alvarez, Gus Guiterrez, and Cathy Wassylenko spoke in opposition to the amendment.

**Motion was made by Frank Creyaufmiller, and seconded by John George to forward a recommendation for approval of the proposed amendment, to the City Commission.**

AYE: **John George**, **Frank Creyaufmiller**, **Steve Weaver**

NAY: **Tim O'Connell**, **Charles Hayek**, **Eloise Cumings**, **Marcia Baker**, **Mike Dahan**, **Chairman Bob Burdge**

Failed

**Motion was made by Steve Weaver, and seconded by Charles Hayek to ask staff to come back with a more consistent overlay with the comprehensive plan for this area.**

AYE: **John George**, **Eloise Cumings**, **Charles Hayek**, **Tim O'Connell**, **Steve Weaver**, **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **Chairman Bob Burdge**

Passed

e. **Recommendation on the sale of City Property located at 500 Orange Avenue**

Mr. Grohall provided an overview of the city property for sale and answered questions from the Board. No one spoke for or against the sale.

**Motion was made by Marcia Baker, and seconded by Charles Hayek to forward a recommendation for approval of the proposed sale of 500 Orange Avenue to the City Commission.**

AYE: **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Eloise Cumings**, **Charles Hayek**, **Tim O'Connell**, **Steve Weaver**, **Chairman Bob Burdge**

Passed

## 8. BOARD COMMENTS

Chairman Burdge introduced Ms. Mosley to the Planning Board members.

## 9. ADJOURNMENT

# A Vision for Ft. Pierce

Good evening, and thank you for the opportunity to speak on a subject that is very important to all of us; you, the public servants who give of your time and energy, we, the people assembled, and yes, the Reverend Jefferson, too.

My name is Alki Steriopoulos. I am a lifelong musician and composer, with an international career spanning over fifty years as a concert pianist, Broadway conductor, and film composer. My wife, a lifelong dancer, choreographer, artist, and I have called Ft. Pierce home for two years. We came to Ft. Pierce for many of the reasons people do; weather and affordability, certainly, but more importantly, the raw potential of what we believe Ft. Pierce can be – a destination, rather than a town to drive quickly through with doors locked en route from Vero Beach to West Palm.

Last year, a sizable group of interested citizens and Planning Department officials were invited to an open house, graciously hosted by Gus Gutierrez in one of his Orange Avenue holdings. There, easels and work-stations were set up asking us to list our priorities of what we wanted, needed, and *didn't* want, in a proposed Peacock Arts District. In short, what were our dreams and visions for the Renaissance of an area that remains underused, empty, and blighted. When these lists were tabulated and the numbers were crunched, it came as no surprise that the answers were uniform. We wanted theatre, music, dance. Restaurants, cafes, art galleries. Classes for young and old alike. Nowhere did another church appear on anyone's wish list.

Now, why is that? Is it because we are all godless heathens? No. My wife and I are church members. We attend services, and attempt to lead godly Christian lives. Could it be that the reason no one saw a need for another church was because that need was already well met? I say, yes.

Ft. Pierce has dozens of churches serving every denomination and ethnicity. We have Greek Orthodox, Roman Catholic, Methodist, Gospel. We have several churches serving the Haitian community. We even have a Muslim mosque nearby, one that God forgive us, has suffered for its religious identity. In the immediate Orange Avenue area and its adjacent boundaries there are probably dozens of places to worship, running the gamut from modest store-front neighborhood gatherings to grand churches with choirs and schools and social gatherings.

But in that same area how many dance schools are there? How many fine-dining establishments, coffee houses, acoustic jazz clubs? How many art schools, symphony orchestras, music schools? How many theatres, for film *and* live locally produced offerings? How many bike shops and book stores? The answer to all of these is none, zero, zilch, nada.

Now, ask yourselves in addition to the plentiful churches, how many bail bondsmen does Ft. Pierce boast? How many dollar stores and thrift shops? How many businesses dedicated to selling you booze, then fixing your drunk-driving ticket, and filling your closet with guns and ammo sufficient to shoot bad guys, good guys, drug gangs and children many times over. I think we all know the answer.

The real thing we are here to discuss tonight, the elephant in the room, isn't really about parking spaces, or limiting the number of people that can legally attend the Reverend's church. Is there anyone here foolish enough to believe that the parishioners will be counted and people turned away when the limit has been reached? And would anyone including the Reverend want a church that turned away a seeker because their quota had been met? I think not. No man's god would want such a church, the very idea of

such a place is counter to the teachings of Jesus, Buddha, or Mohammed.

Within the environs of the proposed Peacock Arts District and its neighbors to the north and south, we could have the next August Wilson, the next Alvin Ailey, the next Toni Morrison, fermenting in the minds and hearts of our youth. We could have the next Misty Copeland yearning to put on tights and a tutu but can't for lack of a solid dance school and the fear of leaving her house for gang cross-fire. For those who may not know, Misty Copeland is the first African American woman to become the principal dancer for ABT, the American Ballet Theatre.

It has been suggested that this new church will serve the community's needs in a way that might improve the quality of life of the neighborhood. Yet I look around and see all of these churches, good, solid, churches that have been established for decades that have failed to make a fundamental discernible improvement in the quality of life of the community, or the town.

Many of you were as outraged as I to have Ft. Pierce voted the worst town in Florida last year, by a poll citing crime, unemployment, and horrific teacher / student ratios in our city. A city where every other house is held by a far-away bank, foreclosed, forlorn, and empty; left to fall into the weeds becoming havens for crack-heads, rats, and other vermin.

I stand here tonight to ask you the Board, and the assembled on both sides of the immediate issue, to ask what kind of town do we envision for the future of Ft. Pierce? What is the foreseeable destiny of this place we all call home? To remain a town of too much of one and none of the other? Or a place that will welcome the arts and the humanities, invite vibrant newcomers, foster a new generation of creators, and flourish as a place where there is room to make beauty *and* worship God by whatever name you call Him?

There is room for all, but only if this Board and current and future policy-makers commit now to beginning to lay that fertile ground. There are visionary developers wishing to provide these spaces, and people like myself that will teach and create the kind of beautiful experiences we so desperately need. But we will need an area dedicated to this re-birth and re-purposing. Another church, using a prime space primarily for Sunday services, that produces neither jobs nor tax revenues, while limiting the color and scope of the neighborhood, is neither wise nor necessary.

This is what we should be considering. This is what I ask you to think of when casting any vote that will impact the vision we have for our town, our town's future, and the Peacock Arts District. I ask you tonight to proclaim the Peacock Arts District and help us make it a reality.

I thank you.

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

| LAST NAME—FIRST NAME—MIDDLE NAME | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE |
|---|---|
| WEAVER STEVEN | PLANNING BOARD. |
| MAILING ADDRESS<br>607 Malabar Avenue | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:<br>X ☐ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY |
| CITY: Fort Pierce COUNTY: ST LUCIE | NAME OF POLITICAL SUBDIVISION: FORT PIERCE |
| DATE ON WHICH VOTE OCCURRED<br>Dec 13, 2016 | MY POSITION IS:<br>☐ ELECTIVE X ☐ APPOINTIVE |

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * *

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * *

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

## APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, STEVE WEDUEN, hereby disclose that on Dec 13, 20 16:

(a) A measure came or will come before my agency which (check one or more)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____ ;

___ inured to the special gain or loss of my relative, _____ ;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I am owner of a construction company that has helped with the Design of the Project.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Dec 13, 2016
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

# Treasure Coast Newspapers | TCPALM

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

## AFFIDAVIT OF PUBLICATION

JAN 03 2017
FINANCE DEPARTMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Before the undersigned authority personally appeared, Sherri Cipriani, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

| Customer | Ad Number | Copyline | PO # |
|---|---|---|---|
| 463454 - CITY OF FT PIERCE/LEGALS | 1411270 | Meeting: 1/17/17: ORD 17-002 | Meeting 1/17/17 |

Pub Dates
December 30, 2016

Sworn to and subscribed before me this day of, December 28, 2016, by

Sherri Cipriani, who is

Sherri Cipriani

(X) personally known to me or

( ) who has produced _____ as identification.

Sandra Coldren
Sandra Coldren — Notary Public

SANDRA COLDREN
MY COMMISSION # FF 004035
EXPIRES: April 1, 2017
Bonded Thru Notary Public Underwriters

St. Lucie News Tribune
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Friday, December 30, 2016

Ad Number: 1411270 Advertiser: City of Fort Pierce
Insertion Number: N/A Agency: N/A
Size: 1 Col x 93 ag Section-Page-Zone(s): E-4-All
Color Type: N/A Description: Meeting: 1/17/17: ORD 17-002



## Notice To Creditors

pending in the Circuit Court, Case No.: 31-2016-CP-000953 for Indian River County, Florida, Probate Division, the address of which is 2000 16th Avenue, Vero Beach, FL 32960. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is December 23, 2016

Personal Representative:
Lynne A. Pearl
1655 Westfield Court
Vero Beach, FL 32996
Attorney for Personal Representative:
Michael P. McSoley Florida Bar No.: 0702072
1031 Royal Palm Blvd.
Vero Beach, FL 32960
Pub: December 23, 30, 2016
TCN 1411969

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2016CP000826

IN RE: ESTATE OF
MARY C. SCULLY
Deceased.

NOTICE TO CREDITORS
The administration of the estate of MARY C. SCULLY, deceased, whose date of death was September 7, 2016, is pending in the Circuit Court for MARTIN County, Florida, Probate Division, the address of which is 100 East Ocean Blvd., Stuart, Florida. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is December 23, 2016.

Personal Representative:
MARY JANE BAUER
800 Fifth Avenue, Apt. 19D
New York, NY 10065
Attorney for Personal Representative:
Carrie Lavargna, Esquire
Attorney for Mary Jane Bauer
Florida Bar No. 377422
401 SE Osceola Street,
Suite 101
Stuart, Florida 34994
Telephone: (772) 286 7521
Fax: (772) 286 5797
Pub: December 23, 30, 2016
TCN 1405639

## Other Public Notices

NOTICE OF FORFEITURE COMPLAINT

On December 4, 2016, in St. Lucie County Florida, the Sheriff seized and holds 20' x 8' FLATBED GOOSENECK TYPE BLACK TRAILER, UNKNOWN YEAR, MAKE OR MODEL AND NO VIN. A complaint has been filed in the Circuit Court in St. Lucie County, Florida, Court Case No.: 562016CA002173(FF).

Adam M. Fetterman
General Counsel
St. Lucie County Sheriff's Office
772-462-3225
Pub: December 23, 30, 2016
TCN 1412179

## Public Notices

FAIR HOUSING PUBLIC INFORMATION MEETING

St. Lucie County will conduct a Fair Housing meeting on January 10, 2017 at 6:00 p.m., or as soon as possible thereafter, during the St. Lucie County Board of County Commissioners meeting held in the Commissions Chambers of the Rodger Poitras Administration Building, 2300 Virginia Avenue, Fort Pierce, FL 34982.
This meeting is intended to provide the public and Commission members with information concerning Fair Housing requirements. Anyone interested in understanding the importance of Fair Housing should attend.
St. Lucie County does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin or against any other protected class. In addition, any reasonable accommodations required by the public may be arranged through the Community Services office by calling (772) 462-1777 or T.D.D. (772) 462-1428.
Pub: December 30, 2016
TCN 1410885

ST. LUCIE COUNTY NOTICE OF FIRST PUBLIC HEARING

St. Lucie County is considering applying to the Florida Department of Economic Opportunity (DEO) for the Federal Fiscal Year 2016 Small Cities Community Development Block Grant (CDBG) for up to $750,000 in funding. These funds must be used for one of the following purposes:

1. To benefit low and moderate income persons; or
2. To aid in the prevention or elimination of slums or blight; or
3. To meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and where other financial resources are not available to meet such needs.

The activity categories for which these funds may be used are in the areas of housing, neighborhood and commercial revitalization, or economic development (new jobs). Eligible uses of funds include such physical improvement activities as housing and commercial building rehabilitation, clearance, water and sewer improvements, street improvements, drainage, housing site development, parking, and loans to businesses. Additional information regarding the range of activities that may be undertaken will be provided at the public hearing.
For each activity that is proposed, at least 70% of the funds must benefit low and moderate income persons.
In developing an application for submission to DEO, the County must plan to minimize displacement of persons as a result of planned CDBG activities. In addition, the County is required to develop a plan to assist displaced persons.
The public hearing to receive citizen views concerning the community's housing, economic and other community development needs will be held on January 10, 2017 at 6:00 p.m., or as soon as possible thereafter, during the St. Lucie County Board of County Commission meeting held in the Commissions Chambers of the Rodger Poitras Administration Building, 2300 Virginia Avenue, Fort Pierce, FL 34982. Written comments received in advance of the public hearing will also be considered and may be submitted to comm_info@stlucieco.org or to St. Lucie County Community Services, Attention: Housing Division, 437 N. 7th Street, Fort Pierce, FL 34950
St. Lucie County does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin or against any other protected class. In addition, any reasonable accommodations required by the public may be arranged through the Community Services office by calling (772) 462-1777 or T.D.D. (772) 462-1428.
Pub: December 30, 2016
TCN 1410877

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.80183.809).
The undersigned will sell at public sale by competitive bidding on Wednesday January 18, 2017 at 3:00 pm, on the premises where said property has been stored and which are located at Port St Lucie Storage 1547 SE Village Green Dr. City of Port St Lucie, County of St Lucie, State of Florida, the following:

| Name | Unit # | Contents |
|---|---|---|
| Victoria Hart | 82- I | HHG |
| Paulette Montolio | 21- E | HHG |
| Guy Saurel | 21-I | HHG |
| Joseph E. Ray | 100-B | HHG |
| David Sanchez | 27 | HHG |

Purchases must be paid for at the time of purchase by cash only. All purchased items are sold as Is, where is, and must be removed at the time of the sale. Sale is subject to cancellation in the event of Settlement between owner and obligated party.
Dated this 30th day of December 2016 and the 6st day of January, 2017.
Pub: December 30, 2016 & January 6, 2017
TCN 1412240

## Public Notices

CITY OF FORT PIERCE
NOTICE OF PROPOSED ORDINANCE

The City Commission of the City of Fort Pierce, Florida, pursuant to Sec. 22-143 of the Code of Ordinances of the City of Fort Pierce, will on Tuesday, January 17th, 2017, hold a Public Hearing on the enactment of a proposed ordinance on first reading, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m.. Second reading will be held on Monday, February 6th, 2017 in the St. Lucie County Commission Chambers, Roger Poitras Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Avenue, Fort Pierce, Florida at their meeting which begins at 6:30 p.m.; said ordinance entitled:

ORDINANCE NO. 17-002
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 22, ARTICLE IV, SUPPLEMENTARY REGULATIONS, SECTION 22-60 – OFF-STREET PARKING AND LOADING; CREATING AN EXEMPTION AND SPECIAL AREA STANDARDS FOR THE PEACOCK ARTS DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the Public Hearings and be heard with respect to the proposed ordinance and application for development plan approval. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.
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.
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.

Linda W. Cox, City Clerk
Pub: December 30, 2016
TCN 1411270

PUBLIC NOTICE
CITY OF FORT PIERCE
HISTORIC PRESERVATION BOARD

NOTICE IS HEREBY GIVEN that the Historic Preservation Board of the City of Fort Pierce, Florida will hold a Public Meeting on Monday, January 9, 2017 at 6:00 p.m. in the City of Fort Pierce Commission Chambers located at City Hall, 100 North U.S. Highway #1, Fort Pierce, Florida. The public hearing will be on the consideration of the following applications:

1) Certificate of Appropriateness 16-74. Application submitted by the Property Owners Kettly De Leger and Philip Duroseau, to install a 6' high wood board on board fence and two 6' high and one 4' high wood picket gates on a designated historic site at 732 Delaware Avenue.
The Parcel ID is 2410-707-0001-000-2. The legal description of the property is SADIE WHEELER'S S/D LOT 1 AND S 25FT OF LOT 16 (MAP 24/10E) (OR 3874-2870)

2) Certificate of Appropriateness 16-76, an application submitted by the Property Owners, Gary and Linda White to demolish a designated historic structure located at 505 S 8th Street.
The Parcel ID is 2410-709-0011-000-1. The legal description of the property is OAKLAND PARK BLK 3 LOT 1 (MAP 24/10F) (OR 3085-742)

Please take notice and be advised if any interested person desires to appeal any decision made by the Historic Preservation Board with respect to any matter considered at this meeting, such interested person will need a record of the proceedings made, which includes the testimony and evidence upon which the appeal is to be based.
Dated this 21st day of December, 2016.

Maria Lewicka,
Historic Preservation Planner
Pub: December 30, 2016
TCN 1414098

NOTICE OF PROPOSED ORDINANCES AND PUBLIC HEARING

NOTICE is hereby given as required by Chapter 166.041 Florida Statutes that the following Ordinances will be produced in writing and adopted at a meeting of the City Commission of the City of Stuart, at City Hall, 121 SW Flagler Avenue on January 9, 2017 at 5:30 p.m. A full copy of said Ordinance, entitled hereafter, may be inspected at the Office of the City Clerk during regular business hours from this date forward. All interested parties may attend said meeting and be heard or send comments to the office mentioned above.

ORDINANCE No. 2337-2017

## Public Notices

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ANNEXING THREE ADJOINING PARCELS OF LAND BETWEEN STATE ROAD 76 (KANNER HIGHWAY) AND SE WILLOUGHBY BOULEVARD CONSISTING OF 4.07, 7.74 AND 17.53 ACRES RESPECTIVELY, SAID PARCELS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Any person deciding to appeal any decision made by the Commission at the public hearing will need to ensure that a verbatim record of the proceedings is made. In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation for this meeting should contact the City's ADA coordinator at 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

STUART CITY COMMISSION
Cheryl White, City Clerk
Pub: December 30, 2016
TCN 1410858

NOTICE OF PROPOSED ORDINANCES AND PUBLIC HEARING

NOTICE is hereby given as required by Chapter 166.041 Florida Statutes that the following Ordinances will be produced in writing and adopted at a meeting of the City Commission of the City of Stuart, at City Hall, 121 SW Flagler Avenue on January 9, 2017 at 5:30 p.m. A full copy of said Ordinance, entitled hereafter, may be inspected at the Office of the City Clerk during regular business hours from this date forward. All interested parties may attend said meeting and be heard or send comments to the office mentioned above.

ORDINANCE NUMBER 2340-2017 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE RPUD KNOWN AS "VILLAGIO STUART", CONSISTING OF 11.27 ACRES, OWNED BY TREASURE COAST PROPERTIES, LLC, AND APPLIED FOR BY CP-STUART DEVELOPMENT LLC, LOCATED ON THE SOUTH SIDE OF SE INDIAN STREET APPROXIMATELY 580 FEET EAST OF THE INTERSECTION OF SE KANNER HIGHWAY AND SE INDIAN STREET, SAID PROPERTY BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; FURTHER REPEALING ORDINANCE NUMBER 2042-05, AND ESTABLISHING THE CLARITY POINTE RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF AN 84 BED ASSISTED LIVING FACILITY WITH MEMORY CARE; AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN, THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "MULTI-FAMILY RESIDENTIAL" TO "COMMERCIAL" FOR A 1.92 ACRE PORTION OF SAID PROPERTY; PROVIDING THAT SAID PROPERTY SHALL CONCURRENTLY REZONED FROM "RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)" TO "COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)" ON THE CITY'S OFFICIAL ZONING MAP; APPROVING A MASTER DEVELOPMENT PLAN FOR THE OVERALL CLARITY POINTE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR DEVELOPMENT CONDITIONS; A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Any person deciding to appeal any decision made by the Commission at the public hearing will need to ensure that a verbatim record of the proceedings is made. In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation for this meeting should contact the City's ADA coordinator at 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

STUART CITY COMMISSION
Cheryl White, City Clerk
Pub: December 30, 2016
TCN 1402366

## Tax Deed Application

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that HMF FL E LLC the holder of the following certificate has filed said certificate(s) for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name(s) in which it was assessed are as follows:

Certificate No: 101
Year of Issuance: June-01-2014
Description of Property:
LOT 248 PLAT 7 PH C PINEAPPLE PLANTATION PUD PG 15 PG 46
20-37-41-005-000-02480.00000
Said property being in the County of Martin, State of Florida
Name(s) in which assessed:
JOANN RAMDEEN
Unless said certificate shall be redeemed according to law, the property in such certificate shall be sold to the highest bidder at the MARTIN COUNTY COURTHOUSE COMPLEX, 1ST FLOOR OF THE CONSTITUTIONAL OFFICE BUILDING,JURY MANAGEMENT ROOM,100 SE OCEAN BLVD, STUART FLORIDA 34994 at 10:00 A.M., on the 19th day of January, 2017. Property is sold subject to any additional outstanding taxes.

CAROLYN TIMMANN,
CLERK OF CIRCUIT COURT & COMPTROLLER
Martin County, Florida
Sue Konney
Deputy Clerk
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Sue Konney – 100 East Ocean Boulevard Stuart, FL 34994, (PO Box 9016, Stuart, FL 34995) at 772-288-5554 within 2 working days of your receipt of this Notice of Application for Tax Deed; if you are hearing or voice impaired, call 711.
Pub: December 16, 23, 30, 2016 & January 6, 2017
TCN 1393130

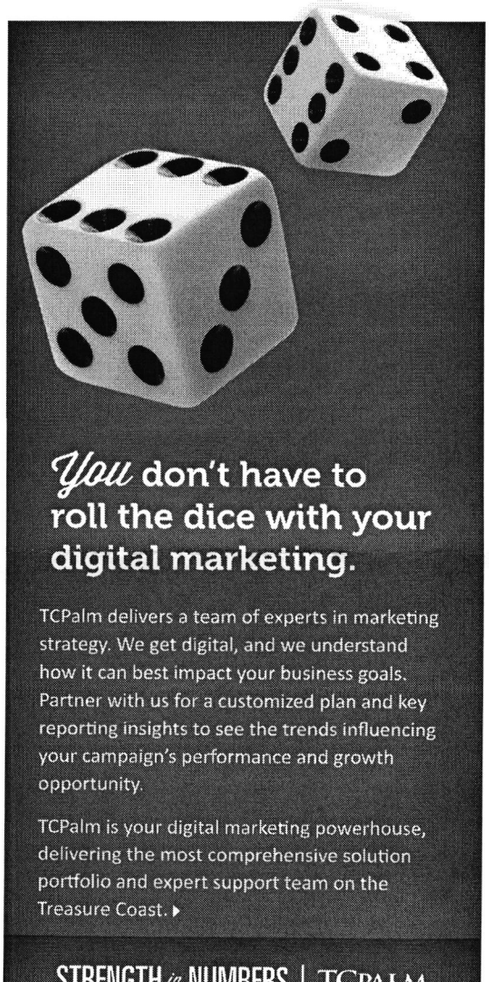
## Tax Deed Application

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that HMF FL E LLC the holder of the following certificate has filed said certificate(s) for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name(s) in which it was assessed are as follows:

Certificate No: 1244
Year of Issuance: June-01-2014
Description of Property:
TWIN LAKES TOWN VILLAS CONDO, BLDG K-1 UNIT 201 PER DECL OF CONDO IN OR 812/1196
36-38-41-005-111-02010.20000
Said property being in the County of Martin, State of Florida
Name(s) in which assessed:
HELEN YELVINGTON ESTATE
Unless said certificate shall be redeemed according to law, the property in such certificate shall be sold to the highest bidder at the MARTIN COUNTY COURTHOUSE COMPLEX, 1ST FLOOR OF THE CONSTITUTIONAL OFFICE BUILDING,JURY MANAGEMENT ROOM,100 SE OCEAN BLVD, STUART FLORIDA 34994 at 10:00 A.M., on the 19th day of January, 2017. Property is sold subject to any additional outstanding taxes.

CAROLYN TIMMANN,
CLERK OF CIRCUIT COURT & COMPTROLLER
Martin County, Florida
Sue Konney
Deputy Clerk
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no



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

**Meeting Date:** 02/21/2017

**Re:** Vendor Ordinance Modification

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

**SUBJECT:**

Ordinance 17-004 Modifying Chapter 9, Peddlers, Solicitors and Canvassers SECOND READING

**SUMMARY:**

The City Commission adopted a new vendor ordinance in 2014. At that time, staff was asked to monitor the ordinance and effectiveness and bring any necessary changes back to the Commission at some point in the future. Staff has determined that a few modifications would be helpful in enforcing the provisions of the ordinance.

**RECOMMENDATION:**

Approve Ordinance 17-004

**ALTERNATIVES:**

Do not adopt or adopt with changes.

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk

**COORDINATED WITH:**

Peggy Arraiz, Code Enforcement Manager
Rebecca Grohall, Planning Director

## Fiscal Impact

**OTHER INFORMATION:**

No fiscal impact.

## Attachments

17-004
Presentation
Proof of Publication

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 01/30/2017 10:31 AM |

Form Started By: Linda Cox Started On: 01/13/2017 11:57 AM
Final Approval Date: 02/07/2017

**ORDINANCE NO. 17-004**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 9, ARTICLE IV, "PEDDLERS, SOLICITORS AND CANVASSERS"; AMENDING DIVISION 1, **SEC. 9-76** MODIFYING DEFINITIONS, AND; AMENDING DIVISION 2, **SEC. 9-91** MODIFYING PERMIT APPLICATION REQUIREMENTS AND REGULATIONS AND **SEC. 9-97** MODIFYING REQUESTS FOR VARIANCES AND; AMENDING DIVISION 3, **SEC. 9-111** MODIFYING GENERAL REGULATIONS, AND **SEC. 9-114** MODIFYING TENTS FOR SEASONAL SALE VENDORS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS,** the Code of Ordinances of the City of Fort Pierce, Florida regulates the sale of goods and merchandise by persons operating as vendors or solicitors; and

**WHEREAS,** it has been determined that minor modifications are required to ensure that these services remain a benefit and do not become a burden on neighboring businesses and residents, the City of Fort Pierce, Florida shall provide such regulations as necessary; and

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

**SECTION 1.** Chapter 9, Article IV, Division 1, Section 9-76 of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended so that the same shall read thereinafter as follows:

**Sec. 9-76. - Definitions.**

As used in this article:

*Canvasser, vendor* or *solicitor* is defined as any individual soliciting or traveling either by foot, or conveyance, from place to place, from house to house or from street to street, taking or attempting to take orders for sale of goods, wares and merchandise, personal property of any nature whatsoever for future delivery, or for services to be furnished or performed at said time or in the future, whether or not such individual has, carries or exposes for sale a sample of the subject of such sale or whether he is collecting advance payments on such sales or not.

*Commissary* is a state approved facility that provides support services for specific required functions to any mobile food vendor, including but not limited to a mobile food vehicle or a mobile food cart. Services required of the commissary are based upon the food sold and the mobile food vendor type. A private residence may not be used as a commissary.

*Forcible felony* means treason, murder, manslaughter, sexual battery, carjacking, home-invasion robbery, robbery, burglary, arson, kidnapping, aggravated assault, aggravated battery, aggravated stalking, aircraft piracy, unlawful throwing, placing or discharging of a destructive device or bomb, and any other felony which involves the use of threat of physical force or violence against an individual. See F.S. § 776.08.

*Itinerant retail produce vendor* shall mean any person going from place to place who engages in a business, by selling or offering for sale to consumers, any seafood, peanuts, fruit, vegetables, or other garden produce, which are sold in their whole, natural and unaltered state.

*Mobile food dispensing vehicle (MFDV)* is classified as a vehicle-mounted public food service establishment, self-propelled or otherwise movable from place to place. Such vehicles must be self-sufficient for utilities (e.g., gas, water, electricity, and liquid waste disposal). Each MFDV is required to have a state approved commissary that they report to at least once a day. MFDVs may also be referred to as mobile food establishments.

(a) *Hot dog carts* are MFDVs that limit food preparation to hotdogs and sausages only and the sale of limited pre-packaged food.

(b) *Mobile food carts* are any non-motorized MFDV used to store, prepare, cook and/or serve food and beverages for immediate consumption.

(c) *Ice cream vendors* are MFDVs that limit food sales to pre-packaged individually portioned frozen novelties, soft served or hand dipped frozen dairy products or frozen water based products.

(d) *Lunch trucks* are MFDVs that are transient in nature and specifically authorized to cater to customers on private commercial or industrial property for a short period of time not to exceed sixty (60) minutes.

(e) *Mobile food vehicles* are any motorized MFDV used to store, prepare, cook and/or serve food and beverages for immediate consumption.

*Mobile merchant sales* shall include any vendor selling non-food products.

*Mobile merchant vehicle* shall be any vehicle mounted establishment, which is self-propelled or otherwise movable from place to place, utilized for mobile merchant sales.

*Place of business* shall include any mixed use districts, industrial or commercial zoned off-street location, lot, or premises where any truck, wagon, automobile, trailer, cart, or vehicle is parked, with written permission from the property owner, wherein there shall be kept for sale, or to be offered for sale, any prepared food, beverages, fruit, vegetable, or garden produce.

*Seasonal sales vendor* shall mean outside vendors of products traditionally associated with seasonal sales or holidays.

**SECTION 2.** Chapter 9, Article IV, Division **2**, Section 9-**91** of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended so that the same shall read thereinafter as follows:

Sec. 9-91. - Application.

(a) Applicants for permit under this article must file with the city clerk a sworn application in writing which shall give the following information:

(1) Name of the applicant.

(2) Permanent home address and valid telephone number of the applicant.

(3) A brief description of the nature of the business and the goods, food or beverages to be sold.

(4) E-mail address of the applicant.

(5) The address of the planned vending site, including the property owner's name and telephone number.

(6) For mobile food dispensing vehicles:

(i) Copy of current license from the State of Florida/Department of Business and Professional Regulations or Department of Agriculture; and

(ii) Copy of the vehicle or unit plans as submitted to the State of Florida/Department of Business and Professional Regulations or Department of Agriculture.

(iii) Copy of the notarized commissary agreement as submitted to the State of Florida/Department of Business and Professional Regulations or Department of Agriculture.

(7) For mobile merchant sales:

(i) Submit a plan of the proposed vehicle or unit.

a. The plan does not need to be drawn by a professional, but must be to scale and clear for review.

b. The plan should show both a top view and front view of the vehicle or unit.

c. The plan should include, but is not limited to, all equipment, shelving, windows, wheels, umbrellas, or awnings.

(8) Copy of a valid vehicle registration for any motorized unit.

(9) For use of any private mixed use district, industrial or commercial property, a limited site plan must be submitted.

(i) The plan does not need to be drawn by a professional, but must be to scale and clear for review. A general survey or sketch will be acceptable. For large properties, only a drawing of the immediate area is required.

(ii) The plan must show all existing structures or significant features.

(iii) Diagram of all available parking, identifying both required parking and additional parking spaces and proposed location of unit.

(iv) Identify appropriate set-backs for accessory structures.

(v) A notarized affidavit of permission to vend from the property owner, if different from the applicant.

(10) For door-to-door solicitors or vendors:

(i) If employed, the name and address of the employer, together with credentials establishing the exact relationship.

(ii) The length of time for which the right to do business is desired.

(iii) Minors conducting home solicitation sales under the supervision of an adult, or solicitors, salespersons, or agents making calls or soliciting orders on behalf of a religious, charitable, scientific, educational, or veterans' institution or other non-profit organization are exempt from this section.

(11) A photograph of the applicant, taken within sixty (60) days immediately prior to the date of the filing of the application, which picture shall be two-inches by two-inches showing the head and shoulders of the applicant in a clear and distinguishing manner.

(12) Photographs of the vehicle or unit, showing front, side and back views.

(13) A sworn affidavit as to whether or not the applicant has been convicted of any felony and the nature of the offense.

(14) Proof of general liability insurance, such proof in a form acceptable to the city, issued by an insurance company that is licensed to do business in the State of Florida, protecting the applicant from all claims for damages to property or bodily injury, including death, which may arise from operations under or in connection with mobile vending.

(15) For all motorized mobile vending units, proof of auto liability insurance, such proof in a form acceptable to the city, issued by an insurance company that is licensed to do business in the State of Florida, protecting the applicant from all claims for damages to property or bodily injury, which may arise from the use of a motor vehicle in connection with mobile vending and shall be in an amount no less than $500,000.00 per occurrence.

(16) Any permit application and/or review fee that may be assessed by resolution of the city commission.

**SECTION 3.** Chapter 9, Article IV, Division 2, Section 9-97 of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended so that the same shall read thereinafter as follows:

Sec. 9-97. - Request for ~~variance~~ waiver.

Any person who wishes to obtain a mobile vending permit that does not comply with subsection 9-111(b) of this article must petition the city commission for a ~~variance~~ waiver. ~~Variance requests will not be accepted for mobile vending permits issued for public property use.~~

(a) Application for a ~~variance~~ waiver shall be made by the owner of the property and applicant where the ~~variance~~ waiver is requested by filing an application on a form prescribed by the city and submitted to the city clerk's office.

(b) The applicant is responsible for submitting the ~~variance~~ waiver request fee, which shall be set by resolution as well as all advertising costs.

(c) The city commission shall hold a public hearing prior to acting on the waiver ~~variance~~ request.

(d) Before consideration of a request for waiver by the city commission, public notice shall be given as follows:

1) At least fifteen (15) days prior to public hearing, notice thereof shall be given in a newspaper having general circulation in the city.

2) Notice by mail. Before a public hearing required by this chapter takes place for a waiver, notice by mail shall be given to each

owner of the property located, or having any part thereof, situate within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made.

3) All notices by mail shall contain the legal description of the affected property, an indication of the nature of the request, and time and place of any public hearing which has been scheduled concerning the request.

(~~d~~e) In permitting a ~~variance~~ waiver, 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.

**SECTION 4.** Chapter 9, Article IV, Division 3, Section 9-111 of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended so that the same shall read thereinafter as follows:

Sec. 9-111. - General regulations.

(a) The telephone number included on the permit application must remain valid and active at all times. The vendor is responsible for notifying the city of any changes to their contact information.

(b) Mobile vending units must comply with the following minimum distance requirements, which shall be measured from the approved vending location to the nearest point of an established property line:

(1) Five hundred (500) feet from a similar type business.

(2) Three hundred (300) feet from a school, church, or any city or county park.

(3) One thousand (1,000) feet from an approved special event.

(c) May not block the ingress/egress to any property, sidewalk or street.

(d) May not block or impede pedestrian or vehicular traffic.

(e) May only operate at the approved location, clearly identified on the permit.

(f) May have one advertisement sign with a maximum size of sixteen (16) square feet. Such sign may not be free standing, illuminating, moving, flashing or utilizing neon color typically reserved for emergency services. Such restriction to be separate from any business name, decal or logo professionally installed on any motorized MFDV.

(g) May have one menu sign with a maximum size of nine (9) square feet.

(h) No amplified sounds, music or other loud noises, except as provided for in section 9-113, ice cream vendors.

(i) A trash receptacle must be provided and must be removed by the operator daily. Trash may not be placed within public street side trash receptacles.

(j) Mobile vendors are responsible for picking up all litter and waste within twenty-five (25) feet of their unit.

(k) No wastewater leakage or any other leakage is allowed.

(l) A single umbrella is permitted provided it is maintained in good condition and does not impede traffic or block clear vision areas.

(m) It shall be unlawful to place any chair, table, box, crate, stand, counter or shelving independent from the approved mobile vending unit.

(n) No mobile vending unit shall remain at approved location for more than three (3) consecutive days. ~~is to be left unattended at any time and must be removed from the location when not in operation.~~

**SECTION 5.** Chapter 9, Article IV, Division 3, Section 9-114 of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended so that the same shall read thereinafter as follows:

Sec. 9-114. - Seasonal sale vendors.

The rules of this section shall apply to each person lawfully permitted as a seasonal sales vendor.

(a) Every person who engages in the business of seasonal sales within the corporate limits of the city, before engaging in such business, shall apply for and obtain a mobile vending permit from the city pursuant to division 2 of this article.

(b) Tents or canopies larger than ~~twelve (12) feet by twelve (12) feet~~ 900 square feet or as required under Sec. 5-3 of the Code of Ordinances are prohibited unless a supplemental tent permit is obtained. Application for such permit shall be made with the building department. A sketch of the property showing the location of the tent or canopy on the property and a certificate of flame resistance shall be required to be submitted with the application.

(c) Seasonal sales permits will be issued no sooner than thirty (30) days prior to the associated holiday and shall expire seven (7) days following the holiday.

**SECTION 6.** 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 7.** All Ordinances or parts of Ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

**SECTION 8.** This Ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
James M. Messer
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY)SS

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. 17-004 was duly advertised by title only in the St. Lucie News Tribune on January 27, 2017; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 6, 2017; and was duly introduced, read by title only, and passed on second and final reading on February 21, 2017, by the City Commission of the City of Fort Pierce, Florida.

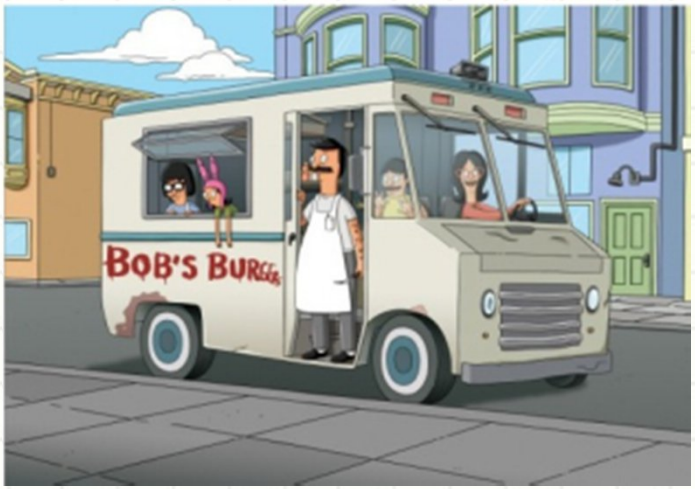
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21st day of February, 2017.

_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

# VENDOR ORDINANCE



# Proposed Revisions

- Sec. 9-76 Definitions
  - Added seafood and peanuts to itinerant retail produce vendor definition
  - Added mixed use districts and industrial districts as an allowable location in addition to commercial districts
- Sec. 9-97 Request for Waivers
  - Renames a request for variance to a request for waiver which more accurately describes the request.
  - Removes the prohibition for a request for waiver on public property.
  - Adds notice requirements for all waiver requests

# Proposed Revisions

- Sec. 9-111 General Regulations
  - (n) No mobile vending unit shall remain at approved location for more than three (3) consecutive days. ~~is to be left unattended at any time and must be removed from the location when not in operation.~~
  - Sec. 9-114 Seasonal Sales Vendors
    - Clarifies the language regarding tents to be consistent with Chapter 5 of the Code of Ordinances.

# Questions?

# Treasure Coast Newspapers | TCPALM

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

## AFFIDAVIT OF PUBLICATION

**STATE OF FLORIDA**
**COUNTY OF ST. LUCIE**

**Before the undersigned authority personally appeared, Sherri Cipriani, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.**

| Customer | Ad Number | Copyline | PO # |
|---|---|---|---|
| 463454 - CITY OF FT PIERCE/LEGALS | 1450713 | Meeting: 2/21/17: ORD 17-004 | Meeting: 2/21/17 |

**Pub Dates**
January 27, 2017

Sworn to and subscribed before me this day of January 26, 2017, by

_____, who is

Sherri Cipriani

(X) personally known to me or

( ) who has produced _____ as identification.

RECEIVED
JAN 30 2017
FINANCE DEPARTMENT

Sandra Coldren
**Sandra Coldren** **Notary Public**

SANDRA COLDREN
MY COMMISSION # FF 004035
EXPIRES: April 1, 2017
Bonded Thru Notary Public Underwriters

Ad Number: 1450713
Insertion Number: N/A
Size: 1 Col x 106 ag
Color Type: N/A

Advertiser: City of Fort Pierce
Agency: N/A
Section-Page-Zone(s): E-6-All
Description: Meeting: 2/21/17: ORD 17-004

St. Lucie News Tribune
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Friday, January 27, 2017



## Notice To Creditors

of this Notice is January 27, 2017.

Personal Representative:
RICHARD P. OETTINGER,
249 Gill Lane
Friday Harbor
Washington 98250
Attorney for Personal Representatives:
MARGARET E. WOOD, Esquire
Florida Bar No.: 14071
McCARTHY, SUMMERS, BOBKO, WOOD, NORMAN, BASS & MELBY, P.A.
2400 S.E. Federal Highway, 4th Floor
Stuart, Florida 34994
Telephone: (772) 286-1700
Primary Email: Mew@McCarthySummers.com
Secondary Email: Tlc@McCarthySummers.com
Pub: January 27, February 3, 2017
TCN 1457731

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
File No. 2016-CP-895

IN RE: ESTATE OF:
HELEN CHARLOTTE ROWLEY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of HELEN CHARLOTTE ROWLEY, deceased, whose date of death was July 2, 2016; is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 East Ocean Blvd., Stuart, FL 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 20, 2017.

Personal Representative:
DOROTHEA J. BRANSON
2800 Ashwood Dr.
Chesapeake, VA 23321
Attorney for Personal Representative:
Michael R. Banks, Esq.
Email: mbanks@mrbankslaw.com
Secondary Email: amclendon@mrbankslaw.com
Florida Bar No. 84247
Michael R. Banks, P.A.
759 SW Federal Hwy., Ste. 216
Stuart, FL 34994
Telephone: (772) 286-8828
Fax: (772) 286-1986
Pub: January 20, 27, 2017
TCN 1447399

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 562017CP000002FMXXXX

IN RE: ESTATE OF
ANDREW D. RUSCHAK
a/k/a
ANDREW DONALD RUSHAK
a/k/a
RUSCHAK,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANDREW D. RUSCHAK a/k/a ANDREW D. RUSCHAK a/k/a ANDREW DONALD RUSHAK a/k/a RUSCHAK, deceased, whose date of death was September 20, 2016 and is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is P.O. Box 700, Ft. Piece, FL 34954. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THIS FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FOR TH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FOR TH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is January 27, 2017.

Personal Representatives:
Donald A. Ruschak
and David E. Ruschak
c/o John Joseph McHugh, Jr
2127 10th Avenue
Vero Beach, Florida 32960
Attorney for Personal Representatives:
John Joseph McHugh, Jr., Esquire
Florida Bar No. 444626
John Joseph McHugh, Jr., Esquire
2127 10th Avenue
Vero Beach, Florida 32960
Telephone: 772-778-1100
Pub: January 27, February 3, 2017
TCN 1459761

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF
RODNEY J. SHERRARD,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RODNEY J. SHERRARD, deceased, whose date of death was 1/1/2017, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 East Ocean Blvd., Stuart, Florida 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTE §733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is January 27, 2017.

Personal Representative:
Douglas Brennan
2095 SW Mayflower Drive
Palm City, Florida 34990
Attorney for Personal Representatives:
NICOLA J. MELBY, Esq.
Florida Bar No. 948100
McCARTHY, SUMMERS, BOBKO, WOOD, NORMAN, BASS & MELBY, P.A.
2400 S.E. Federal Highway, 4th Floor
Stuart, Florida 34994
Telephone: (772) 286-1700
Primary Email: njm@McCarthySummers.com
Secondary Email: drm@McCarthySummers.com
Tertiary Email: jib@McCarthySummers.com
Pub: January 27, February 3, 2017
TCN 1459425

Real Estate
There's no place like...here
TCPALM localfieds

IN THE CIRCUIT COURT IN AND FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 17-46 CP

IN RE: ESTATE OF
VERONICA M. SHORTELL,
a/k/a
VERONICA MARIE SHORTELL,
a/k/a
VERONICA SHORTELL,
Deceased.

NOTICE TO CREDITORS
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the Estate of Veronica M. Shortell, a/k/a Veronica Marie Shortell, a/k/a Veronica Shortell, deceased, whose date of death was January 4, 2017, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is Post Office Box 9016, Stuart, Florida 34995. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is January 27, 2017.

Personal Representative:
LESLIE ELAM
8305 Cherokee Trail
Crossville, TN 38572
Attorney for Personal Representative:
JORDAN FIELDS, ESQUIRE
Florida Bar No. 205745
416 Cortez Avenue
Stuart, FL 34994
Phone: (772) 286-0890
Fax: (772) 288-1728
Primary e-mail: jordan@jfpalaw.com
Secondary e-mail: chris@jfpalaw.com
Pub: January 27, February 3, 2017
TCN 1458010

## Other Public Notices

NOTICE

City of Sebastian
RFP 17-01
Sebastian Golf Course Restauranteur
has been cancelled.

Pub: January 27, 2017
TCN 1462490

## Public Notices

CITY OF FORT PIERCE
NOTICE OF CONVEYANCE
OF REAL PROPERTY

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 13 of the City Charter and having determined that this property is not needed for public purpose, will consider the adoption of Resolution No. 17-R03 at its meeting which begins at 6:30 p.m. on Tuesday, February 21, 2017, at City Commission Chambers, 100 N US Highway 1, Fort Pierce, FL, authorizing the transfer of certain real property generally located at 500 Orange Avenue and legally described as: AMENDED PLAT OF BLK 2 OF RE-S/D OF RECEIVER'S S/D LOT 4 (MAP 24/10D)(OR 1613-2457). Property will be transferred to 4616 Investment, LLC in exchange for $139,000.00. The property is subject to protective covenants which are recorded with the St. Lucie County Clerk of Court at File No. 2120280 or Book 1613 Page 2457-2460.

All interested parties may appear at the meeting and be heard with respect to the conveyance of land. Said resolution, protective covenants and supporting documents will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Linda W. Cox, City Clerk
Pub: January 27, February 3, 2017
TCN 1457107

CITY OF FORT PIERCE

NOTICE OF
PROPOSED ORDINANCE

The City Commission of the City of Fort Pierce, Florida, pursuant to Sec. 22-143 of the Code of Ordinances of the City of Fort Pierce, will on Monday, February 6, 2017, hold a Public Hearing on the enactment of a proposed ordinance on first reading in the St. Lucie County Commission Chambers, Roger Poitras Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Avenue, Fort Pierce, Florida at their meeting which begins at 6:30 p.m. Second reading will be held on Tuesday, February 21, 2017 in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m.; said ordinance entitled:

ORDINANCE NO. 17-004:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 9, ARTICLE IV, "PEDDLERS, SOLICITORS AND CANVASSERS"; AMENDING DIVISION 1, SEC. 9-76 MODIFYING DEFINITIONS AND SEC. 9-79 MODIFYING PROHIBITED ACTS, AND; AMENDING DIVISION 2, SEC. 9-91 MODIFYING PERMIT APPLICATION REQUIREMENTS AND REGULATIONS AND SEC. 9-97 MODIFYING REQUESTS FOR VARIANCES AND; AMENDING DIVISION 3, SEC. 9-111 MODIFYING GENERAL REGULATIONS, AND SEC. 9-114 MODIFYING TENTS FOR SEASONAL SALE VENDORS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the Public Hearings and be heard with respect to the proposed ordinance. Said proposed ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

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.

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) 467-3065 at least 48 hours prior to the meeting.

Linda W. Cox, City Clerk
Pub: January 27, 2017
TCN 1450713

## Request for Bids

REQUEST FOR BID
(RFB) NO. 6000000803

Sod Installation,
Allapattah Ranch Wetland
Restoration Project,
Martin County, Florida

The Procurement Bureau of the South Florida Water Management District, B-1 Building, 3301 Gun Club Road, West Palm Beach, Florida 33406, will receive sealed bids up to the 2:30 P.M. opening time on February 20, 2017, for Sod Installation, Allapattah Ranch Wetland Restoration Project, Martin County, Florida.

A MANDATORY PRE-BID CONFERENCE (Conference) will be held on February 2, 2017, at 9:00 A.M. at the South East Corner of Hwy 609 (Allapattah Road) and Coca-Cola Road, Martin County, Florida.

All Respondents who wish to respond to this Solicitation must be present and on time at the Conference. Bids will not be accepted from Respondents who either did not attend the Conference or who are more than fifteen (15) minutes late.

THE DISTRICT WILL NOT ADMIT ANY RESPONDENTS AFTER 9:15 A.M.

The Conference will be held at the work site and may include travel through rough terrain and remote and heavy vegetative areas. Transportation to all locations shall be the responsibility of the Respondent.

All bids must conform to the instructions in the RFB. Interested Respondents may obtain a copy of the complete RFB (1) at the above address; (2) by downloading the solicitation from our website at www.sfwmd.gov/procurement; (3) by calling the BID HOTLINE 800-472-5290, option 1. The public is invited to attend the bid opening.

Further information on the status of this solicitation can be obtained on our website - www.sfwmd.gov/procurement

Pub: January 27, 2017
TCN 1450683

CITY OF FORT PIERCE
NOTICE OF CONVEYANCE
OF REAL PROPERTY

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 13 of the City Charter and having determined that this property is not needed for public purpose, will accept bids for the property described as Lot 13 Lincoln Ct., Parcel ID 2409-501-0233-000-1, with a legal description as follows: Lot 13, Block 8, Lincoln Park No. 2, according to the Plat thereof, recorded in Plat Book 4, at Page 77, of the Public Records of St. Lucie County, Florida. Property will be conveyed via Quit Claim Deed and bids will be evaluated based on dollar amount.

All bids must be received in the Fort Pierce Purchasing Office, 100 N US Highway 1, Fort Pierce, FL on the first floor of City Hall no later than 3:00 p.m. on Tuesday, February 14, 2017 to be considered. Questions should be directed to the Purchasing Office at 772-467-3748.

Linda W. Cox, City Clerk
Pub: January 27, February 3, 2017
TCN 1457131

## Real Estate Sales

## Open Houses

**VERO BEACH**
Country Club Area
**Open House**
**Sat & Sun 10am-2pm**
2719 Tropical Ave
2bd/2ba/2cg, Dbl Lot. $292K
By owner (772) 778-3327

**OPEN 11-3PM FRI, SAT & SUN | 231 SW DUVAL AVE, PT ST LUCIE**

BUILT 2004, CBS 4 BD, 2 BA, 2 CAR GAR. Move in condition! Can close quickly! Split bedroom plan, new stainless appliances, pantry, great room, volume ceilings, screened porch, city water & sewer no assessments! $199,000!!!
Dir: PSL Blvd, N. on Airoso u turn on Lakehurst, W. on Duval
LINDA TURNEY turneyteam@gmail.com 772.485.8678

**RIVERFRONT**

6,100 sq. ft. home, elevator, 2-story library, pool, and many more amenities. Located in a gated community. Far below appraisal of $3,200,000.
**PRICED AT $1,750,000.**
Available for immediate sale by owner-broker.
(772) 567-8500 • mgwalla@yahoo.com

## Open Houses

**VERO BEACH** Gated Community. 4bd/2ba/3car garage, kitchen opens to family room, granite counters, in-ground pool. Large screened lanai. F.S.B.O. Call 772-567-9298 WEB 1459132

**VERO BEACH** Open Sun. 1-4 3/3/4. Magnificent custom home, pool/spa, lake. Gated. Stoneybrook Farms, 8230 Halbert Lane. $599,900. Call 931-200-8740 WEB 1451355

## Homes For Sale

**BEAUTIFUL 5/3.5 IN JUPITER FARMS!!** - 12321 184th Court N, 5BR, Spacious 5bed/3.5bath home on 1.20acres. Whole house revers osmosis water system, great neighborhood, plenty of space for everyone! (561)262-4430 WEB #1426071

**FORT PIERCE** - 3/3.5/2, bad or no credit ok 10% dwn, 3000 Conifer Dr, 2200sq ft,renovated $215K 772-538-1935 **WEB ID** #1447866

**PORT ST LUCIE** - Torino area, 2100 sf, 3/2/2, (as large as most 4 bdrms), built in 2005, high ceilings, 18x18 scrnd porch. No Agents. $233K; 305-213-4982 or 772-267-2842 No Texts. Web Id 1455504

**PORT ST LUCIE** FSBO - $280K Spacious 4bd/3ba/2cg pool home w/scrn'd lanai, corian, in-law suite, vaulted ceilings, family rm, oversized lot w/ circ drwy, St. James Area 772-370-9948 Web Id 1451727

**PORT ST. LUCIE - FOR SALE BY OWNER** 4 BEDROOM POOL HOME $334,000 Renovated w/open floor plan., new kitchen & baths, granite, lots of tile, tankless water heater, SS appliances, accordion storm shutters & custom pool all on 1/2 acre. Contact Kathie Vaughn 772-370-4841

**PORT ST. LUCIE** Floresta area, 3/2 & carport, 1700 sf, 2 story, LR 2 story ceiling, pool & Jacuzzi + 14x40 patio, all scrnd-in; $179K, No Agents. 305-213-4982 or 772-267-2842 WEB ID 1455390

**SEBASTIAN** New 3bd/2ba/ 2car gar. 1863 living. April completion. 614 Stevenson Ave. Pick your floors & appliances. Email: wmbxyz@flbb.net with any questions. $239,000. WEB 1436510

**ST LUCIE WEST - CASCADES,** 55+ gated comm, 2300sf 4bd/2ba/2cg on lake; LV & Fam rm, tennis courts, 9-Hole golf, huge clbhse, exc room, activites galore! $290K; 772-485-7364 Web Id 1457024

**VERO BEACH** - 3/3/2 bad or no credit ok 10% dwn, 920 32nd Ave.SW 2000sq ft. renovated, $200K -772-538-1935 WEB ID #1447710

There's no place like...here!
Real Estate
TCPALM localfieds

Transportation
TCPALM localfieds Where local meets classifieds
Place your ad with us. Call 1-877-2472407

## Transportation

## Auto Dealer Directory

**WALLACE CADILLAC**
3555 SE Federal Hwy., Stuart
877-606-0562

**WALLACE CHEVROLET**
2650 SE Federal Hwy Stuart
772-287-3232

**WALLACE CHRYSLER**
2755 SE Federal Highway, Stuart
772-220-3600

**GATOR CHRYSLER DODGE JEEP**
Drive A Little • Save A Lot
US-1, Melbourne
gatorchrysler.net
(321)724-6611

**VERO BEACH CHRYSLER**
855 S US 1
800-375-2966
verobeachcjd.com

**WALLACE DODGE**
2755 SE Federal Highway, Stuart
772-220-3600

**VELDE FORD**
velde-ford.com
488 US Hwy 1
VERO BEACH
772-569-3400

**WALLACE HYUNDAI**
3801 SE Federal Hwy., Stuart
772-283-6000

**JOHNSON HONDA**
Of Stuart
4200 SE Federal Hwy
772-320-1100
WWW.johnsonhonda.com

**VERO BEACH JEEP**
855 S. US ONE
800-375-2966
verobeachcjd.com

**WALLACE JEEP**
2755 SE Federal Highway, Stuart 772-220-3600

**WALLACE LINCOLN MERCURY**
5555 South US 1 Ft. Pierce
1-800-329-6060

**WALLACE MAZDA**
3725 SE Federal Hwy., Stuart
800-375-1999

**WALLACE NISSAN**
4313 SE Federal Hwy., Stuart
772-286-8000

**GRIECO NISSAN**
Sales/Service
4815 S US 1
1-888-728-4235
GriecoNissan.com
(772)464-4645.

**WALLACE VOLKSWAGEN**
2805 SE Federal Highway, Stuart
772-219-0007

**WALLACE VOLVO**
3801 SE Federal Hwy., Stuart
866-263-4201

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

**Meeting Date:** 02/21/2017

**Re:** Ordinance 17-005 -Future Land Use Map Amendment - Collins Corner - 2496 Edwards Road

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

---

**SUBJECT:**

Ordinance 17-005 Amending the Future Land Use Map of the Comprehensive Plan to change the designation of property located at 2496 Edwards Road from from RM, Medium Density Residential to GC, General Commercial. FIRST READING

**SUMMARY:**

- The applicant is seeking to amend the Future Land Use Map of the Comprehensive Plan for property located at 2496 Edwards Road from RM, Medium Density Residential to GC, General Commercial, along with a concurrent request for rezoning.
- The applicant owns a 1.39 acre property immediately to the west of the subject parcel, which is located in the County but concurrently undergoing review for voluntary annexation into the City as a commercial parcel with a General Commercial (C-3) zoning designation and a General Commercial (CG) Future Land Use.
- The subject property held a Land Use designation of CG, Commercial General with St. Lucie County, which was established by St. Lucie County Ordinance 86-82, adopted December 17th, 1986, however the 1990 St. Lucie County Comprehensive Plan Adoption reverted the land use of the property back to RM, which was retained upon annexation into the City of Fort Pierce in 2007.
- The proposed amendment is found to meet the criteria specified in Section 22-131 of the City Code, and is consistent with the City's Comprehensive Plan;
- The Planning Board acting as the Local Planning Agency, at their January 10th, 2017 meeting, voted unanimously to recommend approval of the request.

**RECOMMENDATION:**

Approval

**ALTERNATIVES:**

Denial

**RESPONSIBLE STAFF:**

Kori Benton, Senior Planner

**COORDINATED WITH:**

Technical Review Committee

---

**Fiscal Impact**

**OTHER INFORMATION:**

Potential increase in Ad-Valorem Tax Revenue

## Attachments

Proposed Ordinance 17-005
Staff Report
Application & Supporting Documents
PB Minutes 1.10.17 - Excerpts (Minutes Not Yet Approved by PB)
Proof of Publication

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/15/2017 02:43 PM |

Form Started By: Kori Benton
Started On: 02/10/2017 02:38 PM
Final Approval Date: 02/15/2017

**ORDINANCE NO. 17-005**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN** TO CHANGE THE DESIGNATION OF PROPERTY LOCATED AT **2496 EDWARDS ROAD**; FROM RM, MEDIUM DENSITY RESIDENTIAL, TO GC, GENERAL COMMERCIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS,** the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and; and

**WHEREAS**, Ordinance K-478 annexed real property located at 2496 Edwards Road, totaling .92 acres of property, assigning a Future Land Use designation of RM, Medium Density Residential.

**WHEREAS**, the property owner has filed an application and support documentation petitioning approval of a small-scale comprehensive plan amendment, amending the future land use designation of property located at 2496 Edwards Road, totaling .92 acres, from RM, Medium Density Residential to GC, General Commercial.

**WHEREAS,** changing the future land use designation requires an amendment to the Comprehensive Plan, pursuant to Section 163.3184 and 163.187, Florida Statutes; and

**WHEREAS**, Staff reviewed the proposed amendment for consistency with the City of Fort Pierce Land Development Code and Comprehensive Plan, presenting the findings to the Fort Pierce City Planning Board;

**WHEREAS**, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, and having held a public hearing thereon, considered this proposed amendment to the Comprehensive Plan on January 10th, 2017, and submitted its recommendation of approval thereon to the City Commission; and

**WHEREAS,** two (2) public hearings with due notice have been held by the City Commission to inform the public and receive comments and objections; and

**WHEREAS,** the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

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

**SECTION 1.** The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

**SECTION 2.** From and after the effective date hereof, the Comprehensive Plan of the City of Fort Pierce is hereby amended to reflect a change in the Future Land Use Designation from RM, Medium Density Residential, to GC, General Commercial for property located at 2496 Edwards Road in Fort Pierce, Florida, and legally described as:

Parcel ID: 2421-333-0003-000-3: The South 395.97 Feet, of the East 111.35 Feet, of the West One-Half, of the West One-half, of the Southwest One-quarter, of the Southwest One-quarter of Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida. Less Right-of=way for Public Roads and Drainage Canals.

and further depicted on Exhibit “A”, attached hereto and incorporated herein.

**SECTION 3.** 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 4.** All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

**SECTION 5.** The effective date of this Comprehensive Plan Amendment shall be thirty-one (31) days after the adoption by the City of Fort Pierce Commission unless a final order of noncompliance is issued by the Administration Commission.

**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. 17-005 was duly advertised by title only in the St. Lucie News Tribune on February 6th, 2017; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 21st, 2017 ; and was duly introduced, read by title only, and passed on second and final reading March 6, 2017 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 7th day of March, 2017.

_____

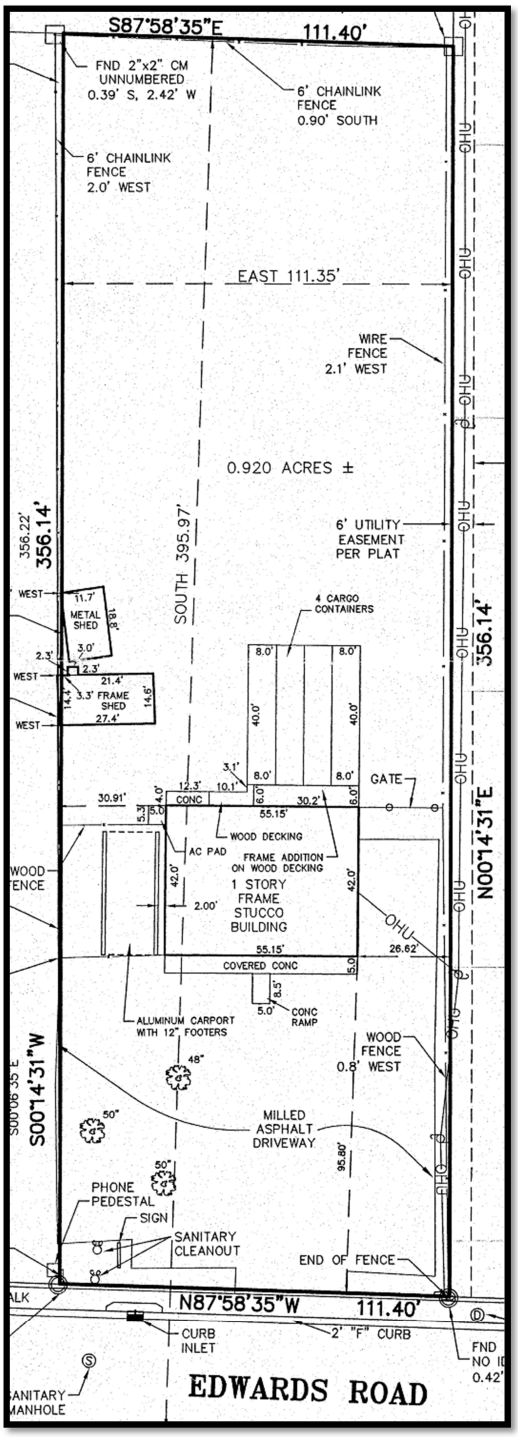
**MAYOR COMMISSIONER**

_____

**CITY CLERK**

**(CITY SEAL)**

**EXHIBIT A**
Sketch & Legal Description of Subject Property




**Parcel ID: 2421-333-0003-000-3**): The South 395.97 Feet, of the East 111.35 Feet, of the West One-Half, of the West One-half, of the Southwest One-quarter, of the Southwest One-quarter of Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida. Less Right-of=way for Public Roads and Drainage Canals.

Said property containing .92 acres, more or less.

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 17-006 - Comprehensive Plan Future Land Use Map Amendment
Collins Corner - RM, Residential Medium Density to GC, General Commercial
2496 Edwards Road

DATE: February 9, 2017

STAFF REPORT

Owner/Applicant: Carroll and Janet Collins
PO Box 4114
Fort Pierce, FL 34948

Requested Action: Approval of a proposed amendment to the Future Land Use Map, designating the property as GC, General Commercial from RM, Residential Medium Density

Location: 2496 Edwards Road

Parcel Id: 2421-333-0003-000-3

Current Zoning: C-2, Neighborhood Commercial

Current Future Land Use: RM, Residential Medium Density

Proposed Future Land Use: GC, General Commercial (separate application)

Current Existing Use: Band Bonds Office & Store (Retail)

Proposed Zoning: C-3, General Commercial

Surrounding Zoning:
Surrounding FLU:
Surrounding Exiting Use:

| North | East | South | West |
|---|---|---|---|
| CO (FP) | R-2 (FP) | CN (SCL) | CG (SCL) |
| RM (FP) | RM (FP) | RU (SLC) | COM (SLC) |
| Offices | SF Residential | Gas Station & Residential | Vacant Commercial |

Parcel(s) Size: .92 acres

Staff Analysis:

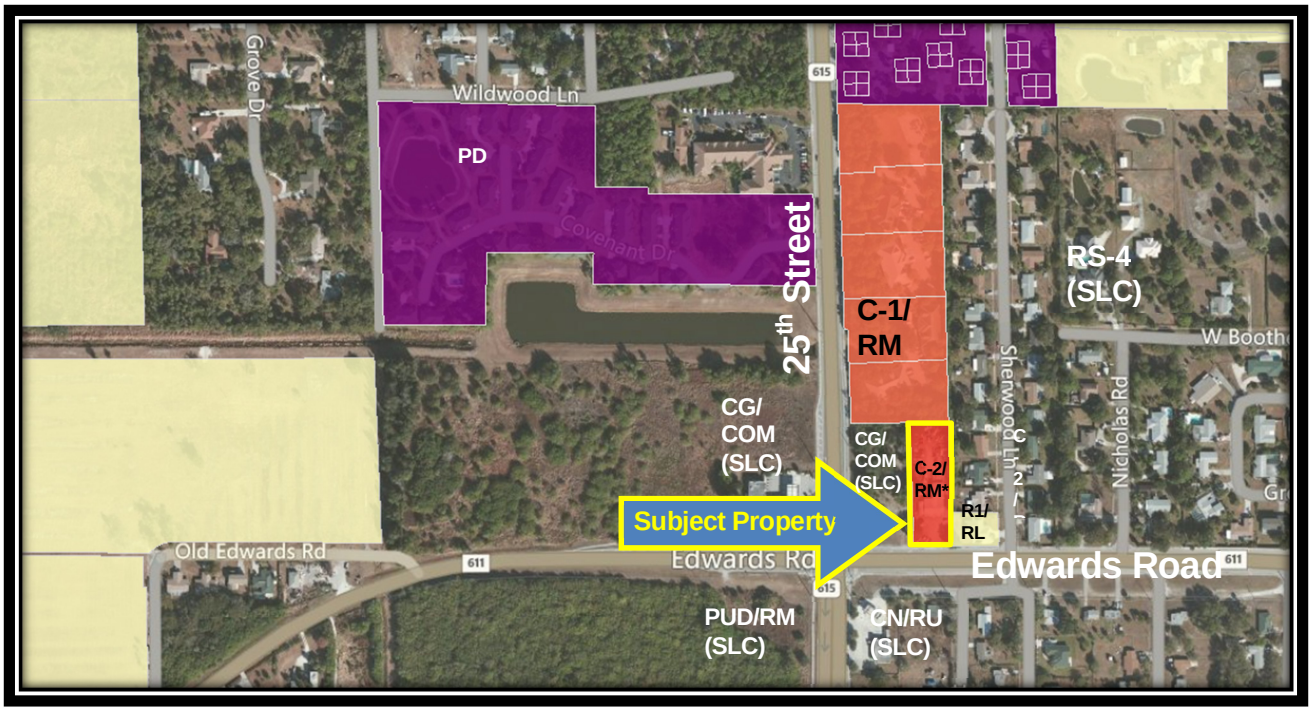
The applicant is requesting an amendment of the City's Comprehensive Plan Future Land Use Map for property owned (Parcel ID 2421-333-0003-000-3) l at 2496 Edwards Road, which is near the northeast corner of Edwards Road and 25th Street. The existing use is a bail bonds office and retail shop, operating since 1993. Recent addition of retail sale of boats and automobiles appears present at the site.

The subject property held a Land Use designation of CG, Commercial General with St. Lucie County, which was established by St. Lucie County Ordinance 86-82, adopted December 17th, 1986, however the 1990 St. Lucie County Comprehensive Plan Adoption reverted the land use of the property back to RM, which was retained upon annexation into the City of Fort Pierce in 2007.

The applicant is seeking to amend the Future Land Use Map for his property to GC, General Commercial, along with a concurrent rezoning, and couple with the vacant commercial site to the west, to create a substantial commercial corner parcel. The applicant owns the 1.39 acre property immediately to the west of the subject parcel, which is located in the County but concurrently undergoing review for voluntary annexation into the City as a commercial parcel with a General Commercial (C-3) zoning designation and a General Commercial (CG) Future Land Use.

It is the applicant's desire to have both of these parcels located within the City limits with a uniform Zoning and Future Land Use designation of General Commercial. The designation of a complete 2.31 acre commercial parcel at the heavily traveled intersection of Edwards Road and 25th Street is appropriate planning, as provided in the City's Comprehensive Plan, *"The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments....fronting major roadway corridors with higher intensity near major intersections."*

Additionally, the corner property across 25th Street to the west is Commercial General as is the corner property to the south, across Edwards Road. Both are developed with gas stations as their existing use.




Zoning/Future Land Use Map

The proposed amendment is guided for review and compliance with Sec. 22-131- Basic amendment standards, whereas:

*Before an amendment is approved, findings will be made that the following standards are satisfied:*

*(1) The amendment is consistent with the comprehensive plan;*

The C-3 Zoning District is compatible and consistent with the General Commercial (GC) Land Use designation. The property is concurrently being reviewed for a Future Land Use amendment to General Commercial in a separate application. Per the City's Comprehensive Plan:

"The General Commercial 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. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation." (Emphasis added)

The requested amendment is consistent with the comprehensive plan in that it fronts Edwards Road, and is at the major intersection of Edwards Road and 25th Street.

*(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;*

a. The FPUA currently provides water and sewer to this property and has the capacity and ability to continue to do so. Depending on the eventual commercial use, water and sewer needs may be reduced for the long term.

b. Policy 1.4.2 of the Comprehensive Plan states, "The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professionally accepted traffic engineering practices."

The applicant has provided a traffic study; with an excerpt presented as follows:

Table 1: Summarizing the current and proposed future land use traffic impact.

| Future Land Use | Trip Generation |
|---|---|
| *Existing Condition (Maximum Development Scenario)* | |
| Residential Medium (12 dwelling units) | 71 ADT |
| *Proposed Condition (Maximum Development Scenario)* | |
| General Commercial (13,900 sf) | 597 ADT |
| *Likely Development Scenario (Future Use)* | |
| General Commercial (2,500 sf, retail sales) | 107 ADT |

The existing future land use designation of RM (Residential Medium) is 9 dwelling units per acre, or a maximum of 12 dwelling units for this parcel. Table 230 of the ITE Trip Generation Manual, describes an average daily trip (ADT) rate of 5.86 per unit for residential condominium/townhouses, is 71 ADT for this parcel.

Assuming that the best generalized use for this property is as a "shopping center" and referring to Table 820 of the ITE Trip Generation Manual, at 1.39 acres of gross land area, and using the above discussed ratio of 10,000 sf/acre, it may be assumed that the maximum commercial potential of this site would be in the area of 13,900 square feet. Table 820 describes an ADT rate of 42.94 trips per 1,000 sf of gross leasable area, which in this particular instance would result in an estimated trip impact of 597 ADT.

The existing retail store for this parcel is a 2,500 square foot retail space, specifically a pawn broker shop. This square footage of 2,500 puts the estimated trip impact at 107 ADT.

The provided Traffic Study indicates that the most likely traffic impact will not be significantly higher than its existing condition; although at a maximum build-out could increase traffic nearly six-fold. Additional traffic review will be essential at the time of further application for development of the subject site, or occupancy for business operations.

*(3) The amendment will promote and protect the public health, safety and general welfare.*

To offset the impacts of any commercial use abutting a residential use, as in this case, to the east of the subject parcel, Section 22-187(10) requires that:

> "When an area other than a vehicular use and retention/detention area of a developed lot in a C-1, C-2, C-3, C-4, C-5, I-1, or I-2 zone abuts a lot in an E-1, R-1, R-2, R-3, R-4, R-5, OS-1, or OS-2, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Such fence will be constructed from wood, stone, brick or other suitable material and be a minimum of six (6) feet high. If planted material is used, it shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken solid screen. There shall be at least one shrub, bush or vine planted along the fence for each ten (10) feet of fence for the purpose of beautifying the fence. Slats shall not be put into chain-link fence to obscure the view. The planted material shall be a species which in the county normally grows to a height of six (6) feet or more."

Therefore, prior to any future, or increase in, commercial development, or activities, the applicant will need to provide for compliance with the requirements of Sec. 22-187(10) within the approved C-3 zoning district to mitigate the visual and noise impacts of any commercial development.

TRC Comments:

No comments or objection from the corresponding TRC members.

Planning Board Recommendation:

The Planning Board acting as the Local Planning Agency, at their January 10th, 2017 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; therefore Staff recommends approval of the proposed amendment via Ordinance 17-005

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☒ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

**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 (13) 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: 2496 Edwards Road, Fort Pierce, FL 34982
2. Property Tax ID(s): 2421-333-0003-0003
3. Total Acreage: ,92
4. Existing Future Land Use Designation: RM
5. Existing Zoning Classification: C-2
6. Proposed Zoning Classification: C-3
7. Other applications being submitted concurrent with this application, if any: Zoning Map Amendment
8. Describe the existing uses, improvements and structures on the amendment lands: A 2500 sq ft CBS Building Currently used as a Retail Store
9. Are there any identified or possible historical structures on the amendment lands? NO
10. The reason for making this request: match future land use to the property we own to the West, which is Com

11. **Capacity Analysis:**

**I. Site Data:**

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | Professional offices | RM | C1 (City) |
| **South** | Gas Station / Residential | RU | CN (County) |
| **East** | Residential SF | City - RL<br>County - RU | City - R1<br>County - RS4 |
| **West** | Vacant | Com | CG (County) |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | RM | C2 | | ,92 | X |
| **Proposed** | GC | C3 | | ,92 | N/A |

## II. Public Facilities Information:

| **A. Potable Water:** | Property uses city water + sewer |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.125 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning | Total gallons per day 313 |
| Proposed Zoning | Total gallons per day 313 |
| **Change in Demand** | **Total gallons per day** Ø |

| **B. Wastewater:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.1 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning | Total gallons per day 250 |
| Proposed Zoning | Total gallons per day 250 |
| **Change in Demand** | **Total gallons per day** Ø |

**C. Parks and Recreation (Residential Classifications Only):**
(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):**
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** | |
| **Proposed Zoning** | |
| **Change in Demand** | Ø |

| **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** | No increase in volume, no changes to be made to current site. |

| **G. Transportation Analysis:** Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning** | 71 | |
| **Proposed Zoning** | 107 | |
| **Change in Demand** | Trips 36 | Trips |
| **Impact to Capacity** | Minimal | |

**12.** Name of Owner(s): Carroll and Janet Collins
Mailing Address: P.O. Box 4114
City Fort Pierce State FL Zip 34948
Phone # 772-461-2245
E-mail: Collinsbonding@Aol.com

**13.** Name of Applicant: Same
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

**14.** Name of Representative: Same
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

**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.

_____

Carroll Collins Janet Collins 11/30/2016
Applicant's Signature Date

P.O. Box 4114, Fort Pierce FL 34948
Address State Zip

772-461-2245 772-461-3887 Collinsbonding@aol.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(s) 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.

Carroll Collins and Janet Collins 772-461-2245
Property Owner's Name (Please Print) Phone

P.O. Box 4114, Fort Pierce, FL 34948
Address State Zip

Carroll Collins Janet Collins 11/30/2016
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 30th day of November, 2016, by Carroll + Janet Collins who is personally known to me ~~or has produced~~ _____ ~~as identification~~.

Lisa M. Johns Grose
Signature of Notary

(seal)

Lisa M. Johns Grose
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF208991
Expires 3/11/2019

| | | |
|---|---|---|
| **OFFICE USE:** | | |
| **DATE RECEIVED:** _____ | Signed: _____ | |
| File Number: _____ | Check No: _____ | Receipt No: _____ |
| TRC Review: _____ | Planning Board Review: _____ | City Commission: _____ |
| Ordinance No: _____ | Date Approved: _____ | |

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3790654 OR BOOK 3474 PAGE 1801, Recorded 01/15/2013 at 03:51 PM
Doc Tax: $0.70

Prepared by and return to:
**Denise Jenkins**
**Merit Title, Inc.**
**628 Colorado Avenue**
**Stuart, Florida 34994**
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
**2421-333-0003-000/3**

File No: **2013005**

**CORRECTIVE**
# QUITCLAIM DEED

**This Quitclaim Deed** Made the **11th day of January, 2013**, by **Carroll Collins, a married man,** hereinafter called the grantor, whose post office address is: PO Box 4114, Fort Pierce, FL 34948

to **Carroll Collins and Janet L. Piek-Collins, husband and wife,** whose post office address is: **PO Box 4114, Ft. Pierce, Florida 34958**, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of -0- Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie** County, Florida, viz:

**The South 395.97 feet of the East 111.35 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS right of way for public roads and drainage canals.**

**Deed has been prepared to correct quitclaim deed filed in ORB 3432, PG 958 to include complete legal description**

The property **is not** the homestead of the Grantor(s).
**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
**To Have and to Hold**, the same in fee simple forever.
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to, reservations, restrictions and easements of record, if any.
*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*
**In Witness Whereof,** Grantor has hereunto set grantor's hand and seal the day and year first above written.

**Signed, sealed and delivered in our presence:**
**(2 separate, disinterested parties)**

Witness Signature: _____
Printed Name: Denise Jenkins

Witness Signature: _____
Printed Name: Brandy Jenkins

_____
**Carroll Collins**

STATE OF **FLORIDA**

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 11 **day of January 2013,** by Carroll Collins, a married man, who are personally known to me or who has produced driver license(s) as identification.

My Commission Expires:
(SEAL)

_____
Notary Public – State of Florida

DENISE M. JENKINS
MY COMMISSION # EE 010752
EXPIRES: October 13, 2014
Bonded Thru Notary Public Underwriters

## Property Identification

| | | | |
|---|---|---|---|
| Site Address: 2496 EDWARDS RD<br>Map ID: 24/21S | Parcel ID: 2421-333-0003-000-3<br>Zoning: CN | Account #: 28048<br>Use Type: 1100 | Sec/Town/Range: 21/35S/40E<br>Jurisdiction: Fort Pierce |

## Ownership

Carroll Collins
Janet L Piek-Collins

PO Box 4114
Fort Pierce, FL 34948

## Legal Description

21 35 40 S 395.97 FT OF W 1/2 OFW 1/2 OF SW 1/4 OF SW 1/4-LESS W219.98 FT AND LESS EDWARDS RD R/W-(0.92 AC) (OR 869-2895; 3432-958: 3474-1801)

## Current Values

| | | | |
|---|---|---|---|
| Just/Market: | $250,900 | Assessed: | $250,900 |
| Exemptions: | $0 | Taxable: | $250,900 |

## Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2016 | $250,900 | $250,900 | $0 | $250,900 |
| 2015 | $243,200 | $243,200 | $0 | $243,200 |
| 2014 | $241,200 | $241,200 | $0 | $241,200 |

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| 01-11-2013 | 3474 / 1801 | 0111 | QC | Collins,Carroll | $100 |
| 09-06-2012 | 3432 / 0958 | 0111 | QC | Collins,Carroll | $100 |
| 11-17-1993 | 0869 / 2895 | XX01 | QC | Janet L Piek | $100 |

## Primary Building Information

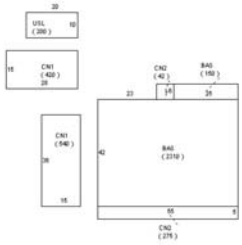
Finished Area of this building: 2,460 SF
Gross Area of this building: 3,937 SF

Exterior Data

| | | | |
|---|---|---|---|
| View: | Roof Cover: Sheet Metal | Roof Structure: Gable | Building Type: STRL |
| Year Built: 1972 | Frame: | Grade: Y_D | Effective Year: 1965 |
| Primary Wall: CB Stucco | Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | | |
|---|---|---|---|
| Bedrooms: 0 | A/C %: 100% | Electric: MAXIMUM | Primary Int Wall: |
| Full Baths: 0 | Heated %: 100% | Heat Type: FrcdHotAir | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Sprinkled %: 0% | Heat Fuel: ELEC | Primary Floors: Vinyl Tiles |



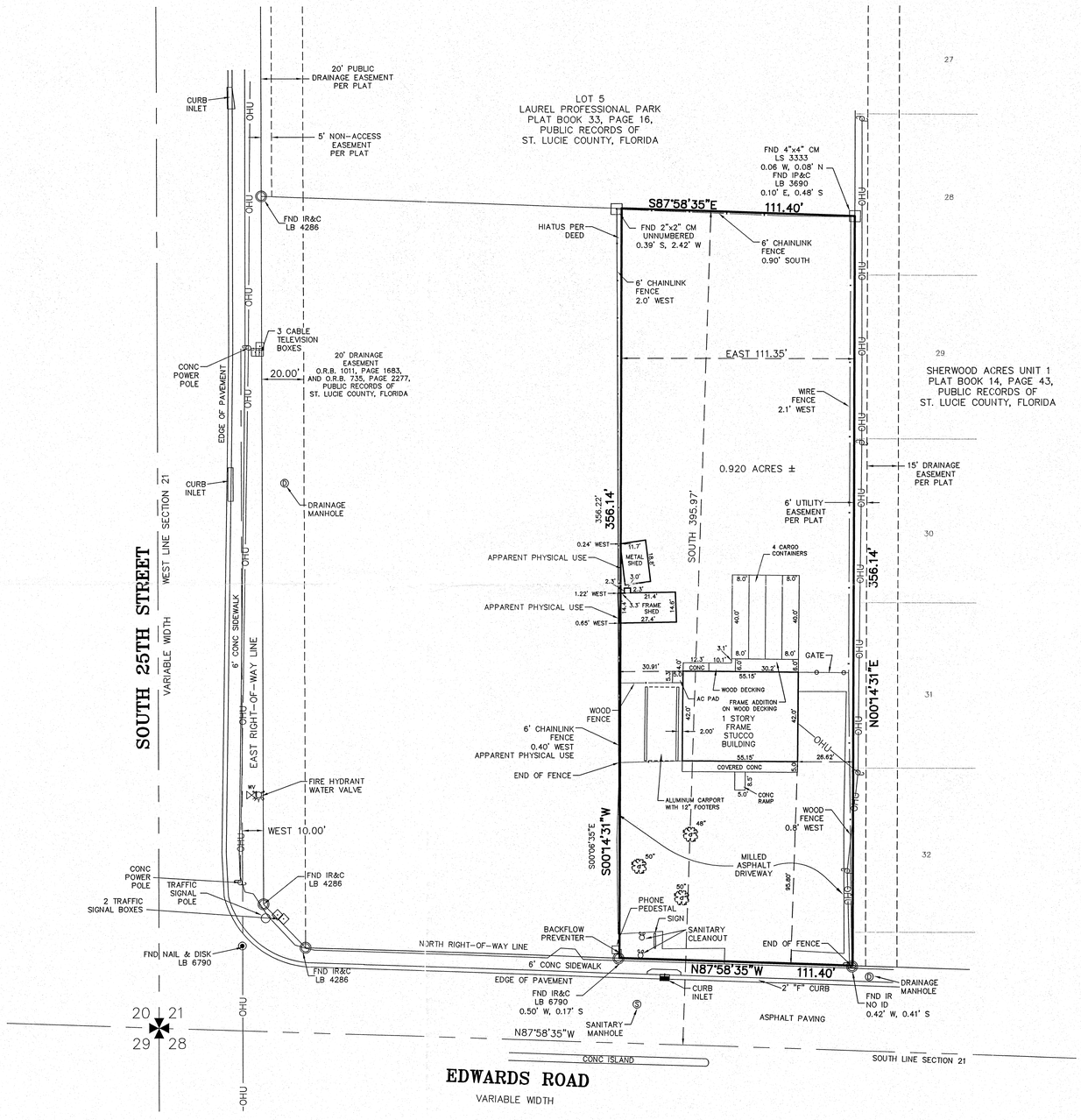
## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 2,460 |
| Gross Area (SF): | 3,937 |
| Land Size (acres): | 0.92 |
| Land Size (SF): | 40,075.2 |
| Total Building Count: | 1 |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|
| SINGLE LIGHT | 1 | 1 | 1972 |

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.




GRAPHIC SCALE

30 0 15 30

( IN FEET )
1 inch = 30 ft.

NORTH

## LEGAL DESCRIPTION

THE SOUTH 395.97 FEET, OF THE EAST 111.35 FEET, OF THE WEST ONE-HALF, OF THE WEST ONE-HALF, OF THE SOUTHWEST ONE-QUARTER, OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

## LEGEND

| | |
|---|---|
| (C) | DENOTES CALCULATED |
| (D) | DENOTES DEED |
| FND. | DENOTES FOUND |
| L.B. | DENOTES LICENSED BUSINESS |
| OHU | DENOTES OVERHEAD UTILITIES |
| U.E. | DENOTES UTILITY EASEMENT |
| P.L.S. | DENOTES PROFESSIONAL LAND SURVEYOR |
| I.P. | DENOTES IRON PIPE |
| I.R. | DENOTES IRON ROD |
| C.M. | DENOTES CONCRETE MONUMENT |
| CONC. | DENOTES CONCRETE |
| IR & C | DENOTES 5/8" IRON ROD & CAP |
| Δ | DENOTES CENTRAL ANGLE |
| R | DENOTES RADIUS |
| L | DENOTES ARC LENGTH |
| O.R.B. | DENOTES OFFICIAL RECORDS BOOK |
| ± | DENOTES PLUS OR MINUS |
| No. | DENOTES NUMBER |
| PK & D | DENOTES P.K. NAIL AND DISK |
| No ID | DENOTES NO IDENTIFICATION NUMBER |
| P.R.M. | DENOTES PERMANENT REFERENCE MONUMENT |
| POB | DENOTES POINT OF BEGINNING |
| 48" | DENOTES OAK TREE/SIZE |

## CERTIFICATIONS

MALCOLM CARROLL COLLINS;
JANET L. PIEK-COLLINS;
ST. LUCIE TITLE SERVICES, INC.;
COMMONWEALTH LAND TITLE INSURANCE CO.; AND
RIVERSIDE NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS

## NOTES:

1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client and/or their agent.
3) The last date of field work was September 22, 2008.
4) Overall parcel contains 0.920 Acres, more or less.
5) Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
6) Bearings shown hereon are relative to the South line of Section 21 having a bearing of N87°58'35"W (N89°57'23"E per Deed).
7) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
8) Said described property is located within an area having a Flood Zone Designation "X", on Flood Rate Map No.12111C0183 F with a date of identification of August 19, 1991, for Community Panel Number 120286 0186 F City of Ft. Pierce, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
9) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

JAMES A. FOWLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3435

9/26/08
SIGNATURE DATE

| COMPUTER FILE REF. | FIELD BK./PG. |
|---|---|
| 08-334map.dwg | 0821/74-75 |


CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286


| - REVISIONS - | BY | DATE |
|---|---|---|
| | | |

| | BY | DATE |
|---|---|---|
| FIELD | | |
| CALCS. | | |
| DRAWN | GLM | 9-23-08 |
| DETAILED | | |
| CHECKED | | |
| APPROVED | | |

# BOUNDARY SURVEY

PREPARED FOR

CARROLL COLLINS

DATE: 9-23-2008
HORIZ. SCALE: 1"=30'
VERT. SCALE: N\A
JOB No. 08-334
SHEET 1 OF 1

# D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

**Planning Board Minutes**

**OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, JANUARY 10, 2017, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: **Tim O'Connell**; **Robert Poitier**; **Al Bernetti**; **Charles Hayek**; **Eloise Cumings**; **Mike Dahan**; **Marcia Baker**; **Frank Creyaufmiller**; **John George**; **Steve Weaver**; **Bob Burdge**, **Chairman**

Absent: **Brian Paul**

Staff Present: **Jim Messer**, **City Attorney**
**Rebecca Grohall**, **Planning Director**
**Kori Benton**, **Senior Planner**
**Vennis Gilmore**, **Planning Analyst**
**Alicia Rosenthal**, **Administrative Assistant**

**4. CONSIDERATION OF ABSENCES**

Mr. Paul was unexcused.

**5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

Mr. Bernetti was made a voting member for the meeting.

**6. APPROVAL OF MINUTES**

a. Minutes from the December 13, 2016 meeting

**Motion was made by Robert Poitier, and seconded by John George to approve the minutes from the December 13, 2016 meeting.**

AYE: **Mike Dahan**, **Marcia Baker**, **Frank Creyaufmiller**, **John George**, **Tim O'Connell**, **Robert Poitier**, **Al Bernetti**, **Charles Hayek**, **Eloise Cumings**, **Chairman Bob Burdge**

Passed

7. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Comprehensive Plan Future Land Use Map Amendment - Collins Corner - 2496 Edwards Road**

Mr. Benton gave an overview of the application and answered questions from the Board. No one spoke for or against the application.

**Motion was made by Al Bernetti, and seconded by John George to forward a recommendation of approval to the City Commission.**

AYE: **John George**, **Frank Creyaufmiller**, **Marcia Baker**, **Mike Dahan**, **Eloise Cumings**, **Charles Hayek**, **Al Bernetti**, **Robert Poitier**, **Tim O'Connell**, **Chairman Bob Burdge**

Passed

**8. NEW BUSINESS**

a. **Conditional Use - Dufault Dwelling Rental - 1138 Hernando Street**

Mr. Benton gave an overview of the application and answered questions from the Board.

Mike McCarty, Attorney for the Applicant, and Shawn Dufault, Owner, provided additional information and answered questions from the Board.

Diane Jennings, Property Manager in absence of Ms. Dufault, and Rick Ross spoke in favor of the application.

Charlene Adair provided a list of policies to adapt for all dwelling rentals.

Mr. Broderick spoke against the application.

Mr. Messer stated if policies are going to be promulgated, they should originate in the Planning department and staffed through the legal department and then turned into an ordinance and presented to the City Commission for a public hearing. Mr. Messer expounded by saying general policies cannot be developed at the meeting and the Planning Board is not a policy making Board. Mr. Messer went on to say that each case has to be decided on its own merits and the Planning Board should not put restrictions on one applicant that are not going to be put on another applicant. Mr. Messer explained that the general law is that the city cannot regulate the duration and frequency of dwelling rental situations.

Ms. Baker stated in 1991, the City of Fort Pierce passed dwelling rental regulations that are operating now. Ms. Baker proceeded to say, since then the state has passed new regulations and if any changes are made to the city code that effects dwelling rental units, the city will lose the grandfathering from 1991. In additon, Ms. Baker added, if guidelines are put as recommendations on a case by case basis, the grandfathering will not be lost.

After hearing Ms. Baker's concerns, Mr. Weaver asked Mr. Messer his opinion on making a restriction on the number of occupants, since it would place further limitations on dwelling rentals.

# Treasure Coast Newspapers | TCPALM

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

## AFFIDAVIT OF PUBLICATION

**STATE OF FLORIDA**
**COUNTY OF ST. LUCIE**

**Before the undersigned authority personally appeared, Sherri Cipriani, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.**

| Customer | Ad Number | Copyline | PO # |
|---|---|---|---|
| 463454 - CITY OF FT PIERCE/LEGALS | 1472412 | Meeting: 2/21/17: 2 Ordinances | Meeting: 2/21/17 |

**Pub Dates**
February 6, 2017

17-005 17-006

Sworn to and subscribed before me this day of, February 03, 2017, by

Sherri Cipriani, who is

(X) personally known to me or

( ) who has produced _____ as identification.

FEB 13 2017

Sandra Coldren
**Sandra Coldren** **Notary Public**

SANDRA COLDREN
MY COMMISSION # FF 004035
EXPIRES: April 1, 2017
Bonded Thru Notary Public Underwriters

St. Lucie News Tribune
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Monday, February 06, 2017

Ad Number: 1472412
Insertion Number: N/A
Size: 1 Col x 98 ag
Color Type: N/A
Advertiser: City of Fort Pierce
Agency: N/A
Section-Page-Zone(s): C-4-All
Description: Meeting: 2/21/17: 2 Ordinances



## Public Notices

hold Public Hearings on the enactment of two proposed ordinances on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

1) ORDINANCE NO. 17-005 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTY LOCATED AT 2496 EDWARDS ROAD; FROM RM, MEDIUM DENSITY RESIDENTIAL, TO GC, GENERAL COMMERCIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

2) ORDINANCE NO. 17-006 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING PROPERTY GENERALLY LOCATED AT 2496 EDWARDS ROAD, FROM NEIGHBORHOOD COMMERCIAL, C-2, TO GENERAL COMMERCIAL, C-3; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Applications for Conditional Use. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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.

Linda W. Cox, City Clerk
Pub: Febuary 6, 2017
TCN 1472412

BEFORE THE BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Subject: Request for a variance by John E. Horton and Rose Dianne Horton to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code for the PUD, Planned Unit Development District established for the Piper's Landing PUD community to permit existing encroachments into the rear yard setback and south side yard setback by the screen enclosed pool deck on the subject lot at 4401 SW Dundee Court, Palm City, Florida to remain within the current location.

Legal Description: Lot 14, Block 7, Piper's Landing Plat No. 4, according to the map or Plat thereof as recorded in Plat Book 10, Page 18, of the Public Records of Martin County, Florida.

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, February 23, 2017

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 days prior to the BOZA meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Director, (e-mail: nikkiv@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

THIS NOTICE DATED THIS 1ST DAY OF FEBRUARY 2017.
Pub: February 6, 2017
TCN 1472081

BEFORE THE BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Subject: Request for a variance by Medalist Building Group LLC to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code, specifically the centerline setback requirements of Section 3.16.C.1.b., to permit the construction of single family residential dwelling and appropriate accessory structures on the vacant subject lot located at 2374 NW Brennan Court, Stuart, Florida.

Legal Description: Lot 1, Brennan Court, according to the Plat thereof, as recorded in Plat Book 3, Page 83, of the Public Records of Martin County, Florida.

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, February 23, 2017

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. Persons using a TDD device, please call 711 Florida Relay Services.

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For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Director, (e-mail: nikkiv@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

THIS NOTICE DATED THIS 1ST DAY OF FEBRUARY 2017.
Pub: February 6, 2017
TCN 1472094

## Request for Bids

REQUEST FOR BID
(RFB) # 2017-2923

Martin County Board of County Commissioners
Purchasing Division
2401 S.E. Monterey Road
Stuart, Florida 34996
(772) 288-5481
Email: pur_div@martin.fl.us
www.martin.fl.us

The Board of County Commissioners, Martin County, Florida, will receive sealed bids for:

BATHTUB BEACH/SAILFISH POINT BEACH RENOURISHMENT

Sealed bids will be received by the Information Desk on the 1st Floor at the address above until 2:30 PM local time, on Wednesday, March 8, 2017.

The basic bid document is available at www.martin.fl.us. Type "bids" in the Search field then click on Bid Search.

The complete bid document may be downloaded from www.demandstar.com.

Martin County is an equal opportunity/affirmative action employer.

By order of the Board of County Commissioners of Martin County, Florida.
Pub: February 6, 2017
TCN 1472108

LEGAL NOTICE
FOR ITB # 2017-315
"TURF AND GROUNDS MAINTENANCE SHED PROJECT

The Stuart City Commission, Stuart, Florida is soliciting licensed general contractors to submit bids to construct a new maintenance shed at the Turf and Grounds Division on 920 SE 10th Street in the City of Stuart, Florida.

Description: The project consists of work to construct a new maintenance shed that includes a concrete reinforced foundation with pressure treated posts. In addition, the structure will consist of pre-engineered roof trusses with fiberglass shingles. Work shall include furnishing all labor, materials, and equipment to complete the work as specified and in accordance with the drawings, specifications, and other contract documents.

A complete bid package can be obtained by contacting the City's Procurement & Contracting Services Office at 772-288-5320, purchasing@ci.stuart.fl.us or from Onvia DemandStar at http://www.demandstar.com or by calling (800) 711-1712. The City of Stuart is not responsible for the content of any bid package received through any 3rd party bid service or any source.

# Crossword Puzzle

**ACROSS**
1 Laird's attire
5 Acme
9 Recipe meas.
12 River in England
13 — meridiem
14 Court
15 Uncertain
17 Maybes
18 Vane dir.
19 Nap site
20 Caulking material
22 Windy City trains
23 Lease
24 Quench, as thirst
27 Angry speech
30 Bronte governess
31 — kwon do
32 Zoologists' mouths
34 Prefix for cycle
35 Chit
36 Film vamp — Harlow
37 Philly team
40 Ventricle neighbor
41 Disposed of
42 Baby bear
43 Pier
46 Paddle cousin
47 Affirmative vote
50 Wheel part
51 Whirlwinds
54 Bullring shout
55 Therefore
56 Ticks off
57 Mi. above sea level
58 Capsule, perhaps
59 Twig shelter

**DOWN**
1 Ms. Winslet
2 Folk singer Burl —
3 Type of wolf
4 TBS alternative
5 Liver spreads
6 Novelist — Bagnold
7 Off-road vehicle
8 Rhino feeder
9 Gibe at
10 Padded
11 Nosegay
16 Up to the task
21 Actress — Hagen
22 Be very frugal
23 "Instead of" word
24 Fix the table
25 Harp kin
26 Libretto feature
27 Art colony town
28 Go-getter
29 Latin I verb
31 Neck and neck
33 "Wheel" buy (2 wds.)
36 Task
38 Canine warning
39 Swiped
40 Emanation
42 Lake boat
43 Horse stopper
44 Nut shell
45 Aid a crook
46 Assns.
47 Time long gone
48 Cartoon shrieks
49 Type of prof
52 Gonzalez's gold
53 Noise

Answer to Previous Puzzle

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| G | L | U | M | ■ | L | A | P | ■ | L | A | T | H |
| I | O | T | A | ■ | A | C | E | ■ | A | C | R | E |
| S | L | A | Y | ■ | S | C | O | R | C | H | E | R |
| T | A | H | O | E | ■ | E | R | A | ■ | E | E | O |
| ■ | ■ | ■ | R | I | P | P | I | N | G | ■ | ■ | ■ |
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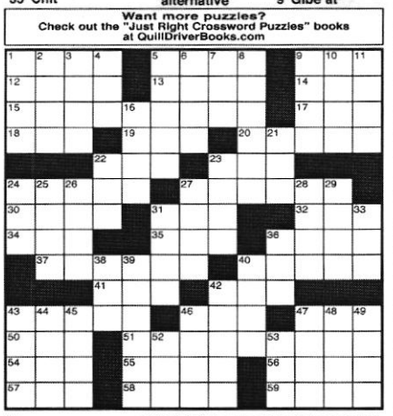
Want more puzzles?
Check out the "Just Right Crossword Puzzles" books at QuillDriverBooks.com



2-6 © 2017 UFS, Dist. by Andrews McMeel Syndication for UFS

## Request for Bids

A Bid Bond in an amount of ten percent (10%) of the total amount proposed is required, if bid total exceeds $50,000, and must be submitted with their bid. The Bid Surety may be in the form of a Surety Bond with a carrier duly licensed and authorized to do business in the State of Florida, Cashier's Check or Certified Check (checks made payable to The City of Stuart).

Firms desiring to provide the services described shall submit one (1) original and two (2) copies of their bid, containing all of the required information no later than 2:30 pm, March 1, 2017. Submittals received after that date and time will not be accepted or considered and will be retained in the Procurement Office unopened.

In compliance with the Americans with Disabilities Act (ADA), anyone desiring to attend this proposal opening who needs a special accommodation should contact the City's ADA coordinator at 772-288-5306 or TDD at 772-288-5302 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Mail/Overnight/Hand Deliver Submittal Responses to:
Stuart City Hall
Procurement & Contracting Services Office
121 S.W. Flagler Avenue
Stuart, Florida 34994

Mark outside of envelope: ITB #2017-315 "Turf and Grounds Maintenance Shed Project"

Stuart City Commission,
City of Stuart, Florida
Pub: February 6, 2017
TCN 1469608

Real Estate
It's all here in the
TCPALM localfieds

## Tax Deed Application

NOTICE OF APPLICATION FOR TAX DEED

Tax Deed File No.: 13-339

NOTICE IS HEREBY GIVEN, that ELEVENTH TALENT B, LLC the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2011/5369
Year of Issuance: 2011
Address:
102 SE BONITA CT, SLC
Property Description:
RIVER PARK-UNIT 5 BLK 52 LOT 1 (MAP 34/288) (OR 2509-2492: 2664-2728)
Parcel ID:3419-540-0292-000/7
Name(s) in Which Assessed:
MOUNIR FARAH

Said property being in the County of St. Lucie, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 6th of March, 2017 at https://stlucie.clerkauction.com at 11:00 A.M.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 03/06/2017 UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT IMMEDIATELY AT 2300 VIRGINIA AVE, 2ND FLOOR, FORT PIERCE, FL 34892, 772-462-6926.

Property may be redeemed through the St. Lucie County Tax Collector. For redemption amounts and instructions, contact the Tax Collector, 772-462-1650.

Date this 17th day of January, 2017.

MARGARET RAHAL,

There's no place like here! TCPALM Localfieds

## Tax Deed Application

Deputy Clerk
Clerk of the Circuit Court,
St. Lucie County
Pub: February 6, 13, 20, 27, 2017
TCN 1459573

NOTICE OF APPLICATION FOR TAX DEED

Tax Deed File No.: 16-051

NOTICE IS HEREBY GIVEN, that U.S. BANK AS CUST FOR MAGNOLIA TC 14, LLC the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2014/5711
Year of Issuance: 2014
Address:
1842 SE JOY HAVEN ST, PSL
Property Description:
PORT ST LUCIE-SECTION 13-BLK 584 LOT 36 (MAP 44/04S) (OR 1166-1629)
Parcel ID: 3420-560-1531-000/8
Name(s) in Which Assessed:
JAIPARGAS SINGH

Said property being in the County of St. Lucie, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 6th of March, 2017 at https://stlucie.clerkauction.com at 11:00 A.M.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 03/06/2017 UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT IMMEDIATELY AT 2300 VIRGINIA AVE, 2ND FLOOR, FORT PIERCE, FL 34892, 772-462-6926.

Property may be redeemed through the St. Lucie County

Transportation

TCPALM localfieds Where local meets classifieds

Place your ad with us. Call 1-877-2472407

Transportation

Auto Dealer Directory

WALLACE CADILLAC
3555 SE Federal Hwy., Stuart
877-606-0562

WALLACE CHEVROLET
2650 SE Federal
Hwy Stuart
772-287-3232

Auto Dealer Directory

WALLACE CHRYSLER
2755 SE Federal
Highway, Stuart
772-220-3600

GATOR CHRYSLER DODGE JEEP
Drive A Little • Save A Lot
US-1, Melbourne
gatorchrysler.net
(321)724-6611

VERO BEACH CHRYSLER
855 S US 1
800-375-2966
verobeachcjd.com

Auto Dealer Directory

WALLACE DODGE
2755 SE Federal
Highway, Stuart
772-220-3600

VELDE FORD
velde-ford.com
488 US Hwy 1
VERO BEACH
772-569-3400

WALLACE HYUNDAI
3801 SE Federal
Hwy., Stuart
772-283-6000

Auto Dealer Directory

JOHNSON HONDA
Of Stuart
4200 SE Federal Hwy
772-320-1100
WWW.johnsonhonda.com

VERO BEACH JEEP
855 S. US ONE
800-375-2966
veroboeachcjd.com

WALLACE JEEP
2755 SE Federal Highway,
Stuart 772-220-3600

Auto Dealer Directory

WALLACE
LINCOLN MERCURY
5555 South US 1 Ft. Pierce
1-800-329-6060

WALLACE MAZDA
3725 SE Federal
Hwy., Stuart
800-375-1999

WALLACE NISSAN
4313 SE Federal Hwy.,
Stuart
772-286-8000

Auto Dealer Directory

GRIECO NISSAN
Sales/Service
4815 S US 1
1-888-728-4235
GriecoNissan.com
(772)464-4645.

WALLACE VOLKSWAGEN
2805 SE Federal Highway,
Stuart
772-219-0007

WALLACE VOLVO
3801 SE Federal Hwy., Stuart
866-263-4201

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

**Meeting Date:** 02/21/2017

**Re:** Ordinance 17-006 -Zoning Atlas Amendment (Rezoning) - Collins Corner - 2496 Edwards Road

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

**SUBJECT:**

Ordinance 17-006 Amending the Zoning Atlas to rezone property located at 2496 Edwards Road from Neighborhood Commercial (C-2) to General Commercial (C-3). FIRST READING

**SUMMARY:**

- The applicant is requesting rezoning of property located at 2496 Edwards Road,from Neighborhood Commercial (C-2) to General Commercial (C-3).
- The site is near the northeast corner of Edwards Road and 25th Street and has operated as as bail bonds office and retail shop since 1993. Recent addition of retail sale of boats and automobiles appear to be present at the site.
- The applicant owns the 1.39 acre property immediately to the west of the subject parcel, which is located in the County but concurrently undergoing review for voluntary annexation into the City as a commercial parcel with a General Commercial (C-3) zoning designation and a General Commercial (CG) Future Land Use.
- The proposed amendment, coupled with the presented Future Land Use Map amendment, meets the criteria specified in Section 22-131 of the City Code, and is consistent with the City's Comprehensive Plan.
- The Planning Board, at their October 11th, 2016 meeting, voted 9-1 to recommend approval of the request.
- A total of 66 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. A tally of the garnered responses will be provided to the City Commission at the public hearing.

**RECOMMENDATION:**

Approval

**ALTERNATIVES:**

Denial

**RESPONSIBLE STAFF:**

Kori Benton, Senior Planner

**COORDINATED WITH:**

Technical Review Committee

**Fiscal Impact**

**OTHER INFORMATION:**

Potential increase in Ad-Valorem Tax Revenue

## Attachments

Proposed Ordinance 17-006
Staff Report
Aerial & Zoning Map
Application
PB Minutes 10.11.16 - Excerpts
Collins - Letters of Acknowledgement - Support (Filed by Applicant)
Proof of Publication

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 02/15/2017 02:43 PM |

Form Started By: Kori Benton
Started On: 02/10/2017 11:21 AM
Final Approval Date: 02/15/2017

**ORDINANCE NO. 17-006**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING** PROPERTY LOCATED AT **2496 EDWARDS ROAD**, FROM NEIGHBORHOOD COMMERCIAL, C-2, TO GENERAL COMMERCIAL, C-3; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS,** on April 2nd, 2007, the City of Fort Pierce Commission adopted Ordinance K-478 for the purpose of annexing real property located at 2496 Edwards Road, directing the St. Lucie County Property Appraiser to assess said property and place it on the City tax rolls as of the enactment date, directing the St. Lucie County Tax Collector to collect taxes on said property, certifying the Zoning designation of said land, and establishing the Future Land Use designation of said land; and

**WHEREAS**, Ordinance K-478 annexed real property located at 2496 Edwards Road, totaling .92 acres of property, assigning a Zoning designation of C-2, Neighborhood Commercial Zone; and

**WHEREAS,** the applicant seeks rezoning of the subject site, Parcel 2421-333-0003-000-3, from Neighborhood Commercial (C-2), to General Commercial (C-3); 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: 2421-333-0003-000-3: The South 395.97 Feet, of the East 111.35 Feet, of the West One-Half, of the West One-half, of the Southwest One-quarter, of the Southwest One-quarter of Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida. Less Right-of=way for Public Roads and Drainage Canals.

and further depicted on Exhibit "A", attached hereto and incorporated herein, shall be and the same is hereby rezoned from Neighborhood Commercial (C-2), to General Commercial (C-3); said properties being generally located at 2496 Edwards 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. 17-006 was duly advertised by title only in the St. Lucie News Tribune on February 6th, 2017; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 21st, 2017; and was duly introduced, read by title only, and passed on second and final reading March 6th, 2017 by the City Commission of the City of Fort Pierce, Florida.

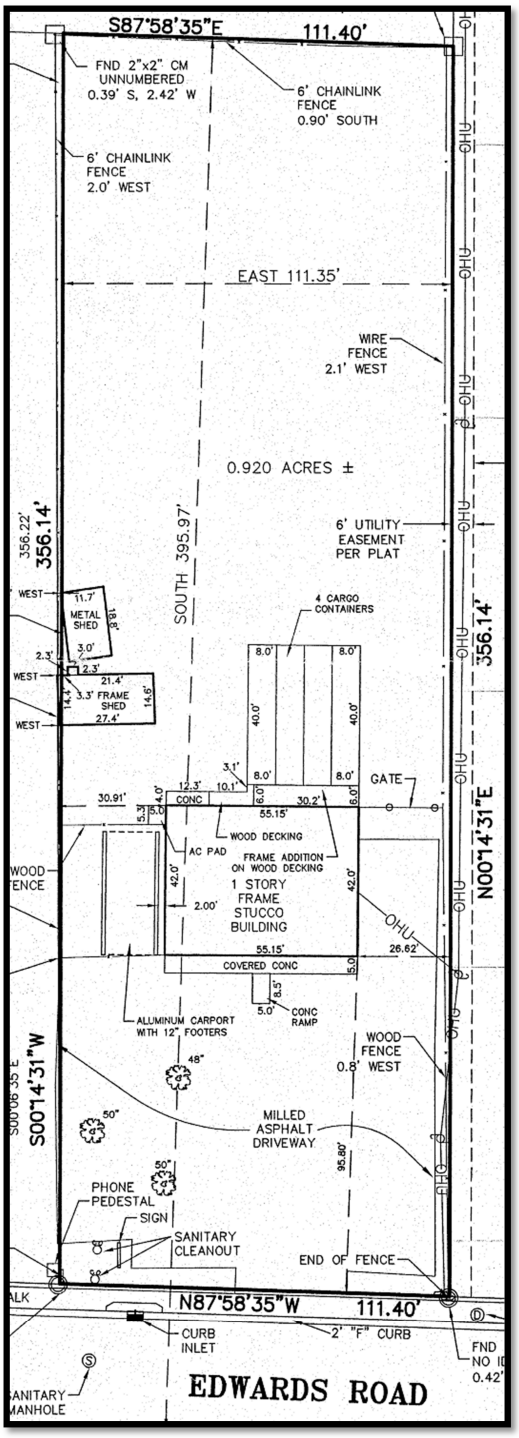
**IN WITNESS HEREWITH**, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 7th day of March, 2017.

_____
**MAYOR COMMISSIONER**

_____
**CITY CLERK**

**(CITY SEAL)**

**EXHIBIT A**
Sketch & Legal Description of Subject Property




**Parcel ID: 2421-333-0003-000-3**): The South 395.97 Feet, of the East 111.35 Feet, of the West One-Half, of the West One-half, of the Southwest One-quarter, of the Southwest One-quarter of Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida. Less Right-of=way for Public Roads and Drainage Canals.
Said property containing .92 acres, more or less.

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 17-006 -Zoning Atlas Amendment (Rezoning)
Collins Corner
2496 Edwards Road

DATE: February 9, 2017

## STAFF REPORT

Owner/Applicant: Carroll and Janet Collins
PO Box 4114
Fort Pierce, FL 34948

Requested Action: Approval of a proposed Zoning Atlas Amendment, rezoning the subject site as C-3, General Commercial, from the present C-2, Neighborhood Commercial

Location: 2496 Edwards Road

Parcel Id: 2421-333-0003-000-3

Current Zoning: C-2, Neighborhood Commercial

Current Future Land Use: RM, Medium Density Residential

Current Existing Use: Band Bonds Office & Store (Retail)

Proposed Zoning: C-3, General Commercial

Proposed Future Land Use: GC, General Commercial

Surrounding Zoning:
Surrounding FLU:
Surrounding Exiting Use:

| North | East | South | West |
|---|---|---|---|
| CO (FP) | R-2 (FP) | CN (SCL) | CG (SCL) |
| RM (FP) | RM (FP) | RU (SLC) | COM (SLC) |
| Offices | SF Residential | Gas Station & Residential | Vacant Commercial |

Parcel(s) Size: .92 acres

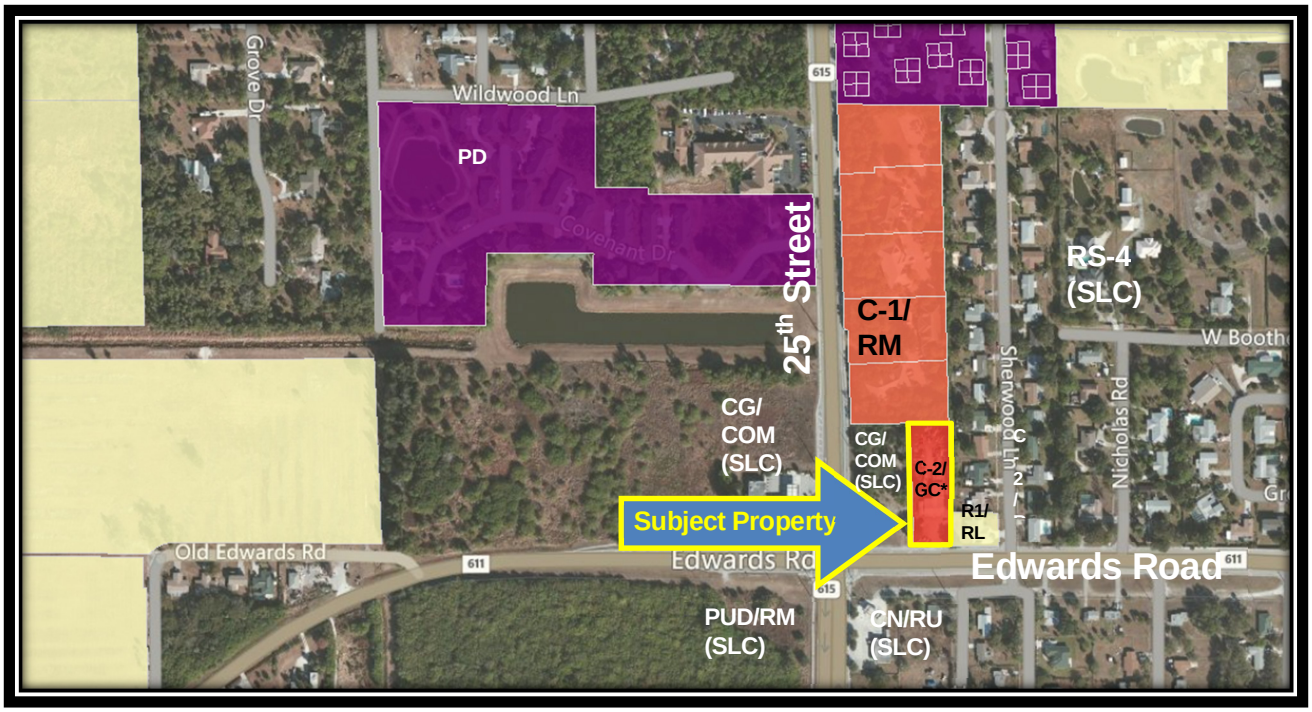
Staff Analysis:

The applicant is requesting a zoning atlas amendment for the property (Parcel ID 2421-333-0003-000-3) located at 2496 Edwards Road, which is near the northeast corner of Edwards Road and 25th Street. The existing use is a bail bonds office and retail shop, operating since 1993. Recent addition of retail sale of boats and automobiles appears to be present at the site.

The applicant is seeking to rezone his property to C-3, General Commercial, and couple with the vacant commercial site to the west, to create a substantial commercial corner parcel. The applicant owns the 1.39 acre property immediately to the west of the subject parcel, which is located in the County but concurrently undergoing review for voluntary annexation into the City as a commercial parcel with a General Commercial (C-3) zoning designation and a General Commercial (CG) Future Land Use.

It is the applicant's desire to have both of these parcels located within the City limits with a uniform Zoning and Future Land Use designation of General Commercial. The designation of a complete 2.31 acre commercial parcel at the heavily traveled intersection of Edwards Road and 25th Street is appropriate planning, as provided in the City's Comprehensive Plan, *"The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments....fronting major roadway corridors with higher intensity near major intersections."*

Additionally, the corner property across 25th Street to the west is Commercial General (SLC) as is the corner property to the south, across Edwards Road. Both are developed with gas stations as their existing use.




Zoning/Future Land Use Map

The proposed amendment is guided for review and compliance with Sec. 22-131- Basic amendment standards, whereas:

*Before an amendment is approved, findings will be made that the following standards are satisfied:*

*(1) The amendment is consistent with the comprehensive plan;*

The C-3 Zoning District is compatible and consistent with the General Commercial (GC) Land Use designation. The property is concurrently being reviewed for a Future Land Use amendment to General Commercial in a separate application. Per the City's Comprehensive Plan:

"The General Commercial 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. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation." (Emphasis added)

The requested amendment is consistent with the comprehensive plan in that it fronts Edwards Road, and is at the major intersection of Edwards Road and 25th Street.

*(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;*

a. The FPUA currently provides water and sewer to this property and has the capacity and ability to continue to do so. Depending on the eventual commercial use, water and sewer needs may be reduced for the long term.

b. Policy 1.4.2 of the Comprehensive Plan states, "The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professionally accepted traffic engineering practices."

The applicant has provided a traffic study; with an excerpt presented as follows:

Table 1: Summarizing the current and proposed traffic impact.

| Land Use | Trip Generation |
|---|---|
| *Proposed Condition (Maximum Development Scenario)* | |
| General Commercial (13,900 sf) | 597 ADT |
| *Likely Development Scenario (Future Use)* | |
| General Commercial (2,500 sf, retail sales) | 107 ADT |

> Assuming that the best generalized use for this property is as a "shopping center" and referring to Table 820 of the ITE Trip Generation Manual, at 1.39 acres of gross land area, and using the above discussed ratio of 10,000 sf/acre, it may be assumed that the maximum commercial potential of this site would be in the area of 13,900 square feet. Table 820 describes an ADT rate of 42.94 trips per 1,000 sf of gross leasable area, which in this particular instance would result in an estimated trip impact of 597 ADT.
>
> The existing retail store for this parcel is a 2,500 square foot retail space, specifically a pawn broker shop. This square footage of 2,500 puts the estimated trip impact at 107 ADT.

The provided Traffic Study indicates that the most likely traffic impact will not be significantly higher than its existing condition; although at a maximum build-out could increase traffic nearly six-fold. Additional traffic review will be essential at the time of further application for development of the subject site, or occupancy for business operations.

*(3) The amendment will promote and protect the public health, safety and general welfare.*

To offset the impacts of any commercial use abutting a residential use, as in this case, to the east of the subject parcel, Section 22-187(10) requires that:

> "When an area other than a vehicular use and retention/detention area of a developed lot in a C-1, C-2, C-3, C-4, C-5, I-1, or I-2 zone abuts a lot in an E-1, R-1, R-2, R-3, R-4, R-5, OS-1, or OS-2, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Such fence will be constructed from wood, stone, brick or other suitable material and be a minimum of six (6) feet high. If planted material is used, it shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken solid screen. There shall be at least one shrub, bush or vine planted along the fence for each ten (10) feet of fence for the purpose of beautifying the fence. Slats shall not be put into chain-link fence to obscure the view. The planted material shall be a species which in the county normally grows to a height of six (6) feet or more."

Therefore, prior to any future, or increase in, commercial development, or activities, the applicant will need to provide for compliance with the requirements of Sec. 22-187(10) within the approved C-3 zoning district to mitigate the visual and noise impacts of any commercial development.

TRC Comments:

The Technical Review Committee did not advance objection to .

Property Owner Response Summary:

A total of 66 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. A tally of the garnered responses will be provided to the City Commission at the public hearing.

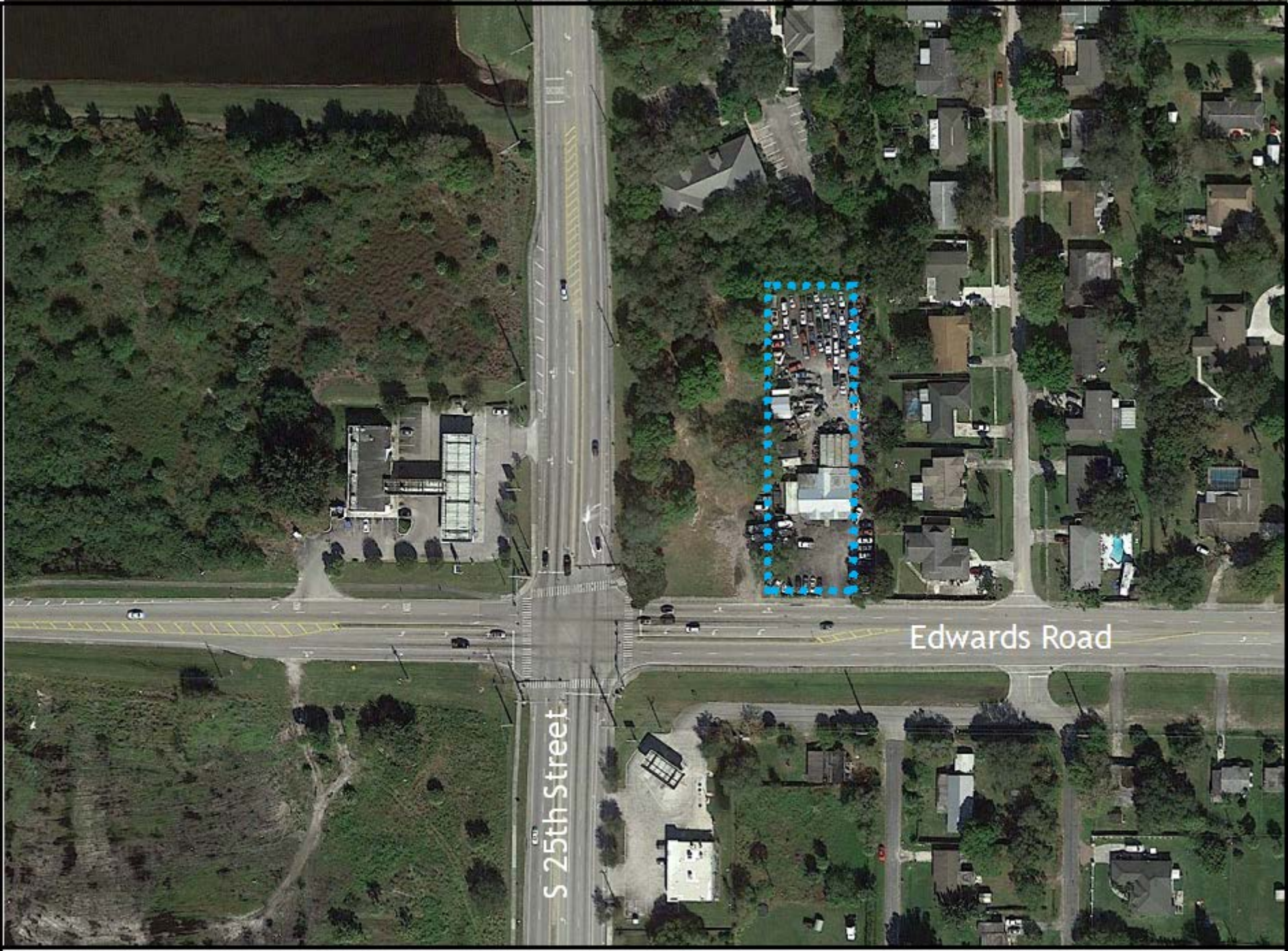
Planning Board Recommendation:

The Planning Board, at their October 11th, 2016 meeting, voted 9-1 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; therefore Staff recommends approval of the proposed amendment via Ordinance 17-006

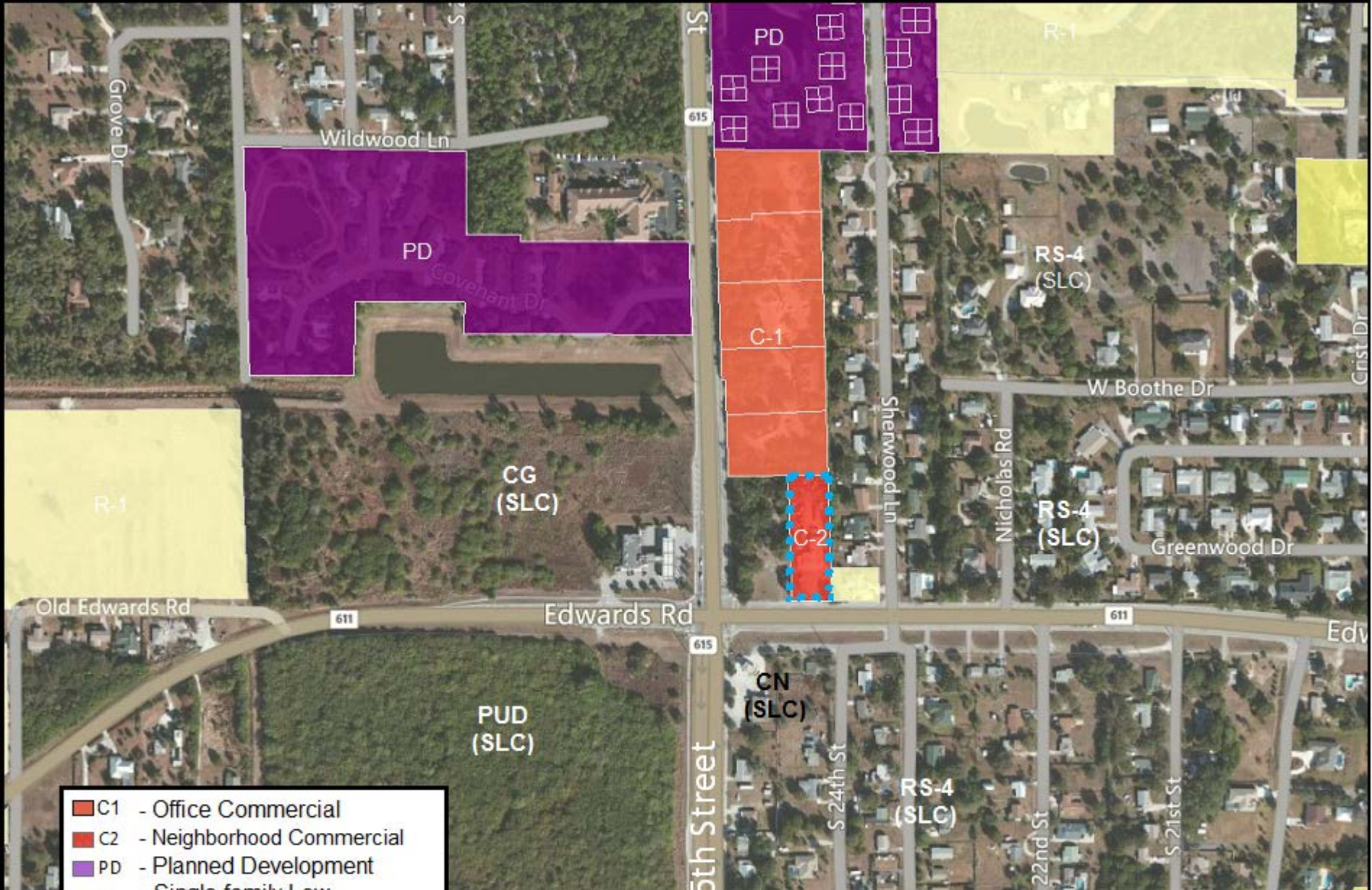
Staff has acknowledged to the applicant that prior to any future commercial development the applicant will need to meet the requirements of Sec. 22-187 (10) to provide a greater buffer along the eastern property line.




THE SUNRISE CITY
FORT PIERCE
Florida

# Carroll Collins – Aerial

2496 Edwards Road




# Carroll Collins – Zoning Map

## 2496 Edwards Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# 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: 2496 EDWARDS RD
2. Property Tax ID(s): 2421-333-0003-000-3
3. Total Acreage: 0.92
4. Existing Future Land Use Designation: (GC, General Commercial - Requires Updates)
5. Existing Zoning Classification: C-2, Neighborhood Commercial
6. Proposed Zoning Classification: c-3, General Commercial
7. Other applications being submitted concurrent with this application, if any: Scrivener's Error - FLUMA

8. Describe the existing uses, improvements and structures on the amendment lands: Bail Bonds/Retail

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: Future Development/Redevelopment

11. **CAPACITY ANALYSIS**

I. **Site Data:**

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | Office Commercial | Professional Office | C-1 |
| **South** | Comm (gas)/ SLC Res. | GC - Res | CN / RS-4 |
| **East** | SF Res | RL | R-1 |
| **West** | Comm | GC | CG |

| | Future Land Use | Zoning Classification | Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | RM | C-2 | No Change | 0.92 | |
| **Proposed** | GC (Scrivener Correction) | C-3 | | 0.92 | 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)<br>Other: 0.125 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning | Total gallons per day |
| Proposed Zoning | Total gallons per day |
| **Change in Demand** | **Total gallons per day** |

| **B. Wastewater:** |
|---|

| | |
|---|---|
| Average Use | Residential: 100 gallons per day per person<br>(du x 2.6= persons x 100 gpd = demand)<br>Other: 0.1 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning | Total gallons per day |
| Proposed Zoning | Total gallons per day |
| **Change in Demand** | **Total gallons per day** |

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

| 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):**
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** | |
| **Proposed Zoning** | |
| **Change in Demand** | |

**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** | |

## 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** | | |
| **Proposed Zoning** | | |
| **Change in Demand** | Trips | Trips |
| **Impact to Capacity** | | |

**12.** Name of Owner(s): Carroll Collins & Janet L Piek-Collins
Mailing Address: PO Box 4114
City Fort Pierce, FL 34948 State _____ Zip _____
Phone # _____
E-mail: _____

**13.** Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

**14.** Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

**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.

_____

Applicant's Signature Carroll Collins Date

Address PO Box 4114 Fort Pierce, FL 34948 State Zip

Phone 772-461-2245 Fax 772-461-3887 E-mail Address carrollcollinsfl@aol.com

**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.

Carroll Collins 772-461-2245

Property Owner's Name (Please Print) Phone

PO Box 4114 Fort Pierce FL 34948

Address State Zip

Carroll Collins

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 1 day of Sept, 2016, by Carroll Collins who is personally known to me or has produced _____as ident

Kim Keahey

Signature of Notary

(seal) KIM KEAHEY
Notary Public - State of Florida
Commission # FF 246921
My Comm. Expires Dec 16, 2016

**OFFICE USE:**

**DATE RECEIVED:**_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

# PROPERTY RECORD CARD

**Carroll Collins** **Record: 1 of 1** **<<Prev** **Next >>** **Spec.Assmnt** **Taxes** **Exemptions** **Permits** **Home** **Print**

**Property Identification**

| | | | |
|---|---|---|---|
| Site Address: | 2496 Edwards Rd | ParcelID: | 2421-333-0003-000-3 |
| Sec/Town/Range: | 21 :35S :40E | Account #: | 28048 |
| Map ID: | 24/21S | Use Type: | STOR-1STR |
| Zoning: | CN | City/Cnty: | Fort Pierce |

**Ownership and Mailing**

Owner: Carroll Collins Janet L Piek-Collins

Address: PO Box 4114
Fort Pierce FL 34948-4114

**Legal Description**

21 35 40 S 395.97 FT OF W 1/2 OFW 1/2 OF SW 1/4 OF SW 1/4-LESS W219.98 FT AND LESS EDWARDS RD R/W-(0

**More...**

**Sales Information**

| Date | Price | Code | Deed | Book/Page |
|---|---|---|---|---|
| 1/11/2013 | 100 | 0111 | QC | 3474 / 1801 |
| 9/6/2012 | 100 | 0111 | QC | 3432 / 0958 |
| 11/17/1993 | 100 | 01 | QC | 0869 / 2895 |
| 7/17/1992 | 100 | 01 | QC | 0799 / 2817 |
| 4/1/1982 | 67000 | 00 | CV | 0374 / 0223 |
| 8/1/1980 | 60000 | 00 | CV | 0336 / 0120 |
| 1/1/1978 | 46000 | 00 | CV | 0281 / 0048 |

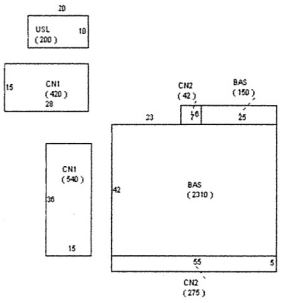
**Assessment 2014**

| | |
|---|---|
| 2014 TRIM: | 241200 |
| Assessed: | 241200 |
| Ag.Credit: | 0 |
| Exempt: | |
| Taxable: | |
| Taxes: | 6210.92 |

**Total Land and Building**

| | |
|---|---|
| Land Value: | 200100 Acres: 0.92 |
| Building Value: | 41100 |
| Finished Area: | 2460 SqFt |

**BUILDING INFORMATION**



**Exterior Features**

| | | | | | |
|---|---|---|---|---|---|
| View: | - | RoofCover: | SM - Sheet Metal | RoofStruct: | GA - Gable |
| ExtType: | STRL - STORE LOW | YearBlt: | 1972 | Frame: | - |
| Grade: | Y_D - Commer D | EffYrBlt: | 1972 | PrimeWall: | BS - CB Stucco |
| StoryHght: | 0010 - 1 Story | No.Units: | 1 | SecWall: | - |

**Interior Features**

| | | | | | |
|---|---|---|---|---|---|
| BedRooms: | 3 | Electric: | MX - MAXIMUM | PrmIntWall: | DW - Drywall |
| FullBath: | 0 | HeatType: | FHA - FrcdHotAir | AvgHt/Fl: | |
| 1/2Bath: | 0 | HeatFuel: | ELEC - Electric | Prm.Flors: | VT - Vinyl Tiles |
| %A/C: | 100 | %Heated: | 100 | %Sprinkled: | 0 |

**Special Features and Yard Items**

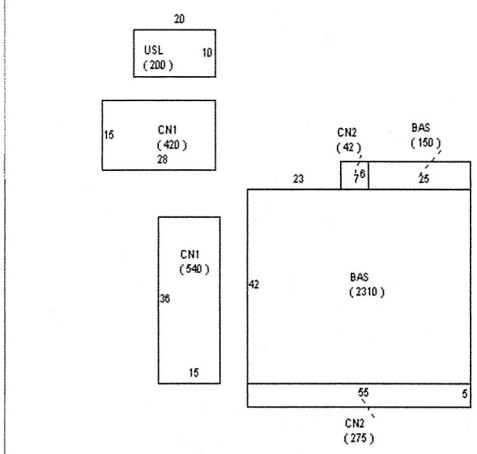
| Type | Y/S | Qty. | Units | Qual. | Cond. | YrBlt. |
|---|---|---|---|---|---|---|
| LGT1 - SINGLE LIGHT | Y | 1 | 1 | AV | AV | 1972 |

**Land Information**

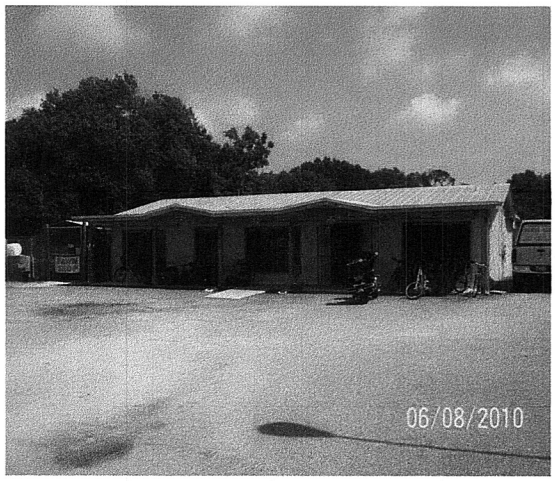
| No. | Use Type | Type | Measure | Depth |
|---|---|---|---|---|
| 1 | 1100-STOR-1STR | 305 -Sq Feet | 40011 | |

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

**Building Details** Parcel ID: 2421-333-0003-000-3 Card Number: 1 Account Number: 28048

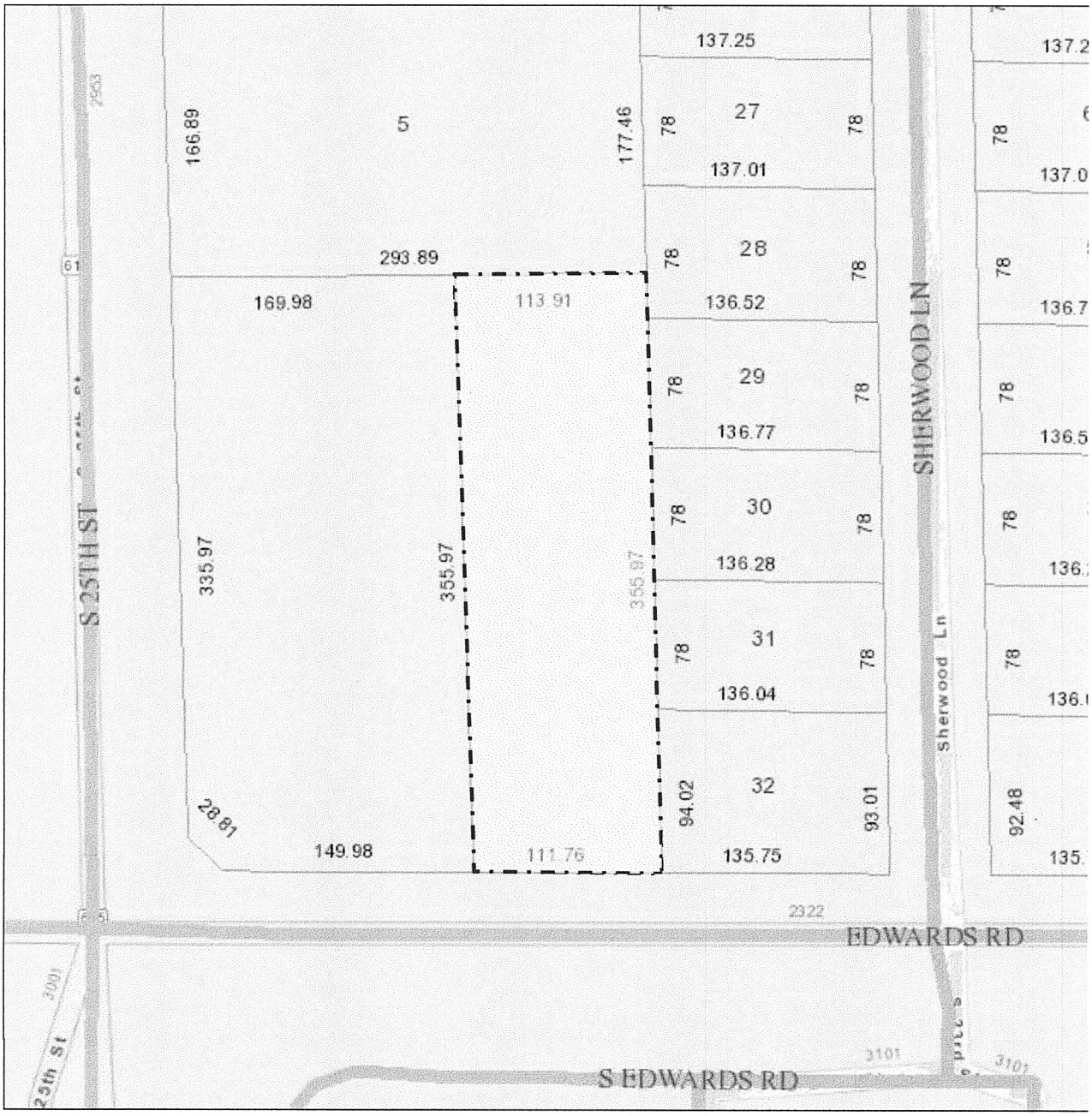



| Code Description | Area | Perimeter |
|---|---|---|
| BAS - BASE AREA | 2310 | 194 |
| BAS - BASE AREA | 150 | 62 |
| CN1 - CANOPY | 540 | 102 |
| CN1 - CANOPY | 420 | 86 |
| CN2 - CANOPY | 275 | 120 |
| CN2 - CANOPY | 42 | 26 |
| USL - Utility Shed Low | 200 | 60 |

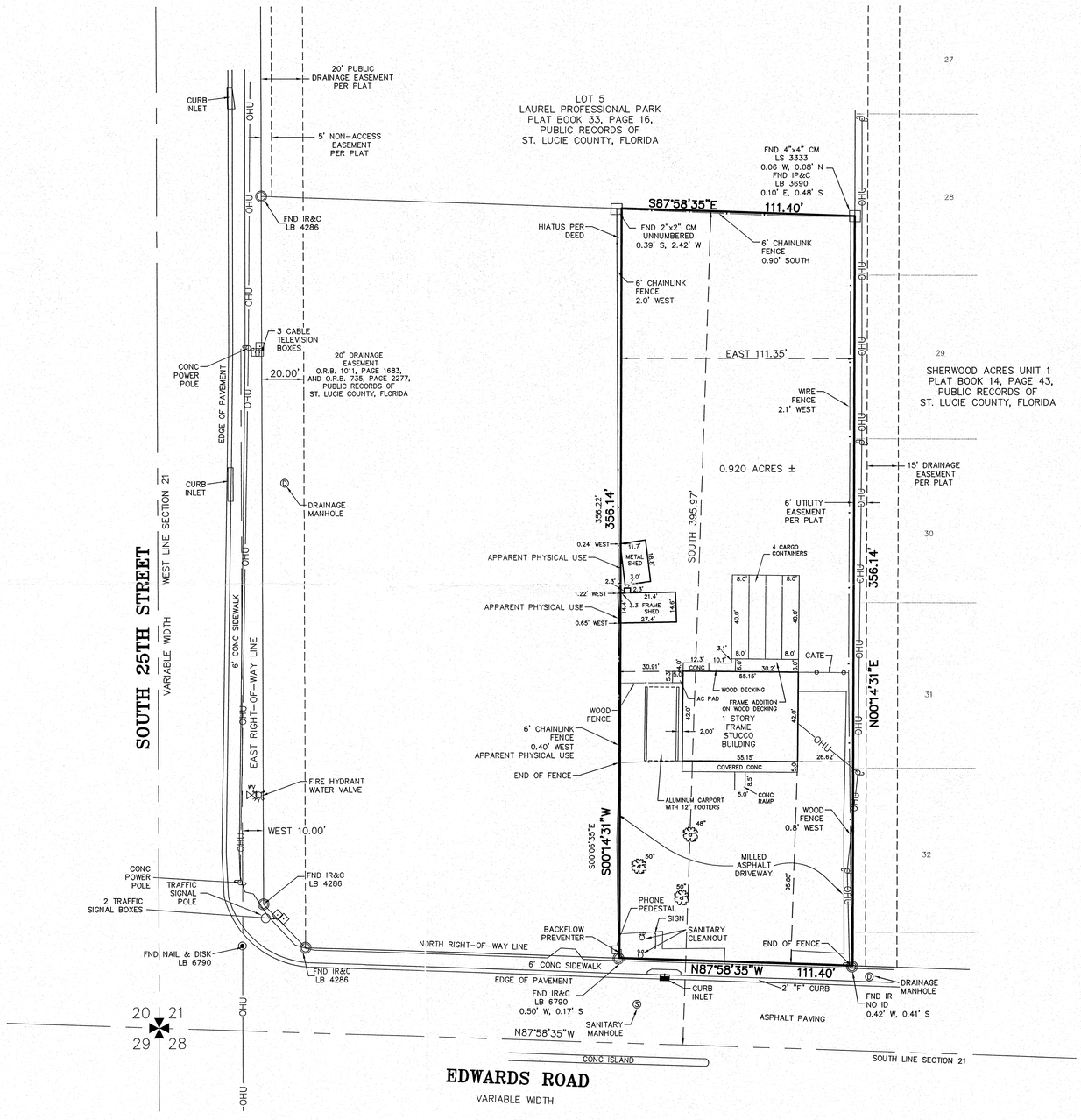



>

**Saint Lucie County, Florida Office of the Property Appraiser**




9/26/2014 10:07 AM




GRAPHIC SCALE

30 0 15 30

( IN FEET )
1 inch = 30 ft.

NORTH

## LEGAL DESCRIPTION

THE SOUTH 395.97 FEET, OF THE EAST 111.35 FEET, OF THE WEST ONE-HALF, OF THE WEST ONE-HALF, OF THE SOUTHWEST ONE-QUARTER, OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

## LEGEND

| | |
|---|---|
| (C) | DENOTES CALCULATED |
| (D) | DENOTES DEED |
| FND. | DENOTES FOUND |
| L.B. | DENOTES LICENSED BUSINESS |
| OHU | DENOTES OVERHEAD UTILITIES |
| U.E. | DENOTES UTILITY EASEMENT |
| P.L.S. | DENOTES PROFESSIONAL LAND SURVEYOR |
| I.P. | DENOTES IRON PIPE |
| I.R. | DENOTES IRON ROD |
| C.M. | DENOTES CONCRETE MONUMENT |
| CONC. | DENOTES CONCRETE |
| IR & C | DENOTES 5/8" IRON ROD & CAP |
| Δ | DENOTES CENTRAL ANGLE |
| R | DENOTES RADIUS |
| L | DENOTES ARC LENGTH |
| O.R.B. | DENOTES OFFICIAL RECORDS BOOK |
| ± | DENOTES PLUS OR MINUS |
| No. | DENOTES NUMBER |
| PK & D | DENOTES P.K. NAIL AND DISK |
| No ID | DENOTES NO IDENTIFICATION NUMBER |
| P.R.M. | DENOTES PERMANENT REFERENCE MONUMENT |
| POB | DENOTES POINT OF BEGINNING |
| 48" | DENOTES OAK TREE/SIZE |

## CERTIFICATIONS

MALCOLM CARROLL COLLINS;
JANET L. PIEK-COLLINS;
ST. LUCIE TITLE SERVICES, INC.;
COMMONWEALTH LAND TITLE INSURANCE CO.; AND
RIVERSIDE NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS

## NOTES:

1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client and/or their agent.
3) The last date of field work was September 22, 2008.
4) Overall parcel contains 0.920 Acres, more or less.
5) Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
6) Bearings shown hereon are relative to the South line of Section 21 having a bearing of N87°58'35"W (N89°57'23"E per Deed).
7) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
8) Said described property is located within an area having a Flood Zone Designation "X", on Flood Rate Map No.12111C0183 F with a date of identification of August 19, 1991, for Community Panel Number 120286 0186 F City of Ft. Pierce, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
9) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

JAMES A. FOWLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3435

9/26/08
SIGNATURE DATE

| COMPUTER FILE REF. | FIELD BK./PG. |
|---|---|
| 08-334map.dwg | 0821/74-75 |


CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286


| - REVISIONS - | BY | DATE |
|---|---|---|
| | | |

| | BY | DATE |
|---|---|---|
| FIELD | | |
| CALCS. | | |
| DRAWN | GLM | 9-23-08 |
| DETAILED | | |
| CHECKED | | |
| APPROVED | | |

# BOUNDARY SURVEY

PREPARED FOR

CARROLL COLLINS

DATE: 9-23-2008
HORIZ. SCALE: 1"=30'
VERT. SCALE: N\A
JOB No. 08-334
SHEET 1 OF 1

**CITY OF FORT PIERCE**
**FUTURE LAND USE AMENDMENT**
**TRAFFIC SUMMARY**

LOCATION: 2496 Edwards Road, Fort Pierce, FL 34982
PARCEL ID: 2421-333-0003-0003

The subject parcel of land is near the NE corner of State Highway 615 (aka South 25th Street) and County Road 611 (aka Edwards Road) in Fort Pierce. The parcel is .92 acres, with 112' frontage on Edwards Road and with a depth of 356'.

Edwards Road in this area is a four (4) lane state two-way arterial-interrupted flow class 1, with medians, and is under the maintenance jurisdiction of St. Lucie County. West bound Edwards Road has designated south bound turn lane. East bound has designated north and south bound turn lanes.

South 25th Street in this area is a four (4) lane state two-way arterial-interrupted flow class 1, with medians, and is under the maintenance jurisdiction of the State of Florida. North bound South 25th Street has designated east and west bound turn lanes. South bound South 25th Street has a designated east bound turn lane.

According to the St. Lucie County Comprehensive Plan, Transportation Element, updated in October 2010, the minimum Level of Service (LOS) standard for South 25th Street is "LOS D" and Edwards Road is "LOS E". According to the most current/available data from the St. Lucie Metropolitan Planning Organization (SLMPO), South 25th Street and Edwards Road is operating at "LOS B", based on both existing, plus those reported committed trips. The following Table summarizes the current LOS conditions in this area.

| Roadway | Segment | LOS Capacity | ADT | Remaining Capacity/LOS |
|---|---|---|---|---|
| 25th Street South | North of Edwards Road | 34,700 | 25,550 (2009) | 9,150/B |
| Edwards Road | West of Sunrise Boulevard | 34,700 | 17,800 (2008) | 16,900/B |

The Institute of Transportation Engineers, Trip Generation Handbook (7th Edition), was used to estimate the maximum gross trip impacts that might be expected from this property under both

the current and proposed future land use designation. For the purpose of this transportation summary, we have assumed a development ratio of 10,000 square feet development ratio per gross acre of the site.

The following table summarizes the current and proposed future land use traffic impact.

| **Future Land Use** | **Trip Generation** |
|---|---|
| ***Existing Condition (Maximum Development Scenario)*** | |
| Residential Medium (12 dwelling units) | 71 ADT |
| ***Proposed Condition (Maximum Development Scenario)*** | |
| General Commercial (13,900 sf) | 597 ADT |
| ***Likely Development Scenario (Future Use)*** | |
| General Commercial (2,500 sf, retail sales) | 107 ADT |

The existing future land use designation of RM (Residential Medium) is 9 dwelling units per acre, or a maximum of 12 dwelling units for this parcel. Table 230 of the ITE Trip Generation Manual, describes an average daily trip (ADT) rate of 5.86 per unit for residential condominium/townhouses, is 71 ADT for this parcel.

Assuming that the best generalized use for this property is as a "shopping center" and referring to Table 820 of the ITE Trip Generation Manual, at 1.39 acres of gross land area, and using the above discussed ratio of 10,000 sf/acre, it may be assumed that the maximum commercial potential of this site would be in the area of 13,900 square feet. Table 820 describes an ADT rate of 42.94 trips per 1,000 sf of gross leasable area, which in this particular instance would result in an estimated trip impact of 597 ADT.

The existing retail store for this parcel is a 2,500 square foot retail space, specifically a pawn broker shop. This square footage of 2,500 puts the estimated trip impact at 107 ADT.

History and Reasons we want to Rezone 2496Edwards Road at the Corner of S. 25th St. (State Hwy 615) and Edwards Rd. (County Road 611).

We have owned the property since 1982.

In the mid 1980's the property was zoned Neighborhood Commercial with the County.

Carroll Collins Pawn Shop has had a continuous occupational license at this address since 1993.

This property was annexed into the City in 2007 and retained the C-2, Neighborhood Commercial zone.

In Spring of 2012, we bought the vacant adjacent corner property, 2498 Edwards Road. This lot is in the County and is zoned Commercial General with a CG future land use.

Main reasons we request rezoning are as follows:

1. Match the zoning to the property we own to the West, which recently went through Future Land Use change to Commercial, and zoning change to General Commercial.
2. Once this lot is changed to General Commercial we will ask for annexation of this expanded corner lot into the city of Fort Pierce, joining the two lots so that the property can be marketed together, for a total of 2.40 acres. Our goal is to be shovel ready for either us personally to build and develop a bank building with drive through, or to sell the property for development of a bank building, with a drive through.

# 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:

Date: October 20, 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property on Sherwood Lane in Fort Pierce, Florida. My property is near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

Alicia Lei * Timothy Lei

Timothy & Alicia Lei
2907 Sherwood Lane
Fort Pierce, FL 34982

Date: October 20, 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property on Sherwood Lane in Fort Pierce, Florida. My property is near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

X Rito Medina

Rito Medina
Regina Serafin
2909 Sherwood Lane
Fort Pierce, FL 34982

Date: October 22, 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property on Sherwood Lane in Fort Pierce, Florida. My property is near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

Domingo Mendoza
2911 Sherwood Lane
Fort Pierce, FL 34982

Date: October 21, 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property on Sherwood Lane in Fort Pierce, Florida. My property is near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

Thomas Jay
Doris Jay
Patricia Lodge
2917 Sherwood Lane
Fort Pierce, FL 34982

Date: October 20, 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property on Sherwood Lane in Fort Pierce, Florida. My property is near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

Thomas Jay
Doris Jay
Patricia Lodge
2917 Sherwood Lane
Fort Pierce, FL 34982

Date: October 22, 2016

2 of 4

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property on Sherwood Lane in Fort Pierce, Florida. My property is near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

Reynaldo Guerrero

Reynaldo Guerrero
2919 Sherwood Lane
Fort Pierce, FL 34982

Date: 11/22/14

City of Fort Pierce

Planning Department

P.O. Box 1480

Fort Pierce, FL 34954

RE: 2496 Edwards Road - Land Use and Zoning Change

Our names are Ramon and Yolanda Aguilar, and we are the owners of 2925 Sherwood Lane, Fort Pierce, FL.

Our property is adjacent to 2496 Edwards Road. We understand that the Collins' have put in for a land use change and zoning change to Commercial General. We are in agreement with the change, and have no concerns at this time.

Sincerely,

Yolanda C Aguilar  Ramon Aguilar

Ramon and Yolanda Aguilar

2925 Sherwood Lane

Fort Pierce, FL 34982

Date: 10/20/2016

City of Fort Pierce

Planning Department

P.O. Box 1480

Fort Pierce, FL 34954

RE: 2496 Edwards Road - Land Use and Zoning Change

My name is Hazel Laster, and I am the owner of 2929 Sherwood Lane, Fort Pierce, FL.

My property is adjacent to 2496 Edwards Road. I understand that the Collins' have put in for a land use change and zoning change to Commercial General. I am in agreement with the change, and have no concerns at this time.

Sincerely,

Hazel Laster

2929 Sherwood Lane

Fort Pierce, FL 34982

Date: 11/21/14

City of Fort Pierce

Planning Department

P.O. Box 1480

Fort Pierce, FL 34954

RE: 2496 Edwards Road - Land Use and Zoning Change

My name is Mr. Terrence D. Platt, and I am the owner of 2931 Sherwood Lane, Fort Pierce, FL.

My property is adjacent to 2496 Edwards Road. I understand that the Collins' have put in for a land use change and zoning change to Commercial General. I am in agreement with the change, and have no concerns at this time.

Sincerely,

Mr. Terrence D. Platt

Owner

2931 Sherwood Lane

Fort Pierce, FL 34982

Date: October 20, 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property on Sherwood Lane in Fort Pierce, Florida. My property is near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

X Augustus Johnson  X Edna Johnson

Agustus & Edna Johnson
2910 Sherwood Lane
Fort Pierce, FL 34982

Date: October 21, 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property on Sherwood Lane in Fort Pierce, Florida. My property is near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

Phillippe & Guirlene Louissaint
2916 Sherwood Lane
Fort Pierce, FL 34982

MAIL PO BOX

Date: October 22, 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

Name: Maria Luviano

Address: 2920 Sherwood Ln

Date: October 20, 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property on Sherwood Lane in Fort Pierce, Florida. My property is near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

SIVOIR ORelien

Sivoir & Filia Orelien
2922 Sherwood Lane
Fort Pierce, FL 34982

Date: October 24, 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property on Sherwood Lane in Fort Pierce, Florida. My property is near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

Elizabeth Hope

Elizabeth Hope
2924 Sherwood Lane
Fort Pierce, FL 34982

Date: October 20, 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property on Sherwood Lane in Fort Pierce, Florida. My property is near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

Yuridia Guerrero
2926 Sherwood Lane
Fort Pierce, FL 34982

Date: Nov. 19, 2014

City of Fort Pierce

Planning Department

P.O. Box 1480

Fort Pierce, FL 34954

RE: 2496 Edwards Road - Land Use and Zoning Change

Our names are William and Mae Hatcher and we are the owners of 2928 Sherwood Lane, Fort Pierce, FL.

Our property is close to 2496 Edwards Road. We understand that the Collins' have put in for a land use change and zoning change to Commercial General. We are in agreement with the change, and have no concerns at this time.

Sincerely, William H. Hatcher
Mae Hatcher

William and Mae Hatcher

2928 Sherwood Lane

Fort Pierce, FL 34982

Date: October 31, 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

RECEIVED
NOV 18 2016
BY:

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

AHMAD SHEHADEH

Name: FORT PIERCE REALTY, LLC

Address: 3030 S. 25TH ST.
FORT PIERCE, FL 34982

(954) 914-3666

Date: October 27, 2016

NOV 18 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

Connie Childs

Name: THE CHILDS FAMILY

Address: 3076 S. 25TH ST.
FORT PIERCE, FL

B.

Date: October 31, 2016

NOV 18 2016

City of Fort Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954

Re: Collins' Corner, 2496 Edwards Road - Zoning Change

To Whom It May Concern,

I own property near 2496 Edwards Road in Fort Pierce, Florida, owned by Carroll and Janet Collins. I understand that the Collins' have requested a zoning change to Commercial General. I am in agreement with the change and have no concerns at this time.

Sincerely,

Thomas Medaj

Name: THOMAS MEDAJ

Address: 3101 S. 24TH
FORT PIERCE, FL 34982

# Treasure Coast Newspapers | TCPALM

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

## AFFIDAVIT OF PUBLICATION

**STATE OF FLORIDA**
**COUNTY OF ST. LUCIE**

**Before the undersigned authority personally appeared, Sherri Cipriani, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.**

| Customer | Ad Number | Copyline | PO # |
|---|---|---|---|
| 463454 - CITY OF FT PIERCE/LEGALS | 1472412 | Meeting: 2/21/17: 2 Ordinances | Meeting: 2/21/17 |

**Pub Dates**
February 6, 2017

17-005 17-006

Sworn to and subscribed before me this day of, February 03, 2017, by

Sherri Cipriani, who is

(X) personally known to me or

( ) who has produced _____ as identification.

FEB 13 2017

Sandra Coldren
**Sandra Coldren** **Notary Public**

SANDRA COLDREN
MY COMMISSION # FF 004035
EXPIRES: April 1, 2017
Bonded Thru Notary Public Underwriters

St. Lucie News Tribune
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Monday, February 06, 2017

Ad Number: 1472412
Insertion Number: N/A
Size: 1 Col x 98 ag
Color Type: N/A
Advertiser: City of Fort Pierce
Agency: N/A
Section-Page-Zone(s): C-4-All
Description: Meeting: 2/21/17: 2 Ordinances



## Public Notices

hold Public Hearings on the enactment of two proposed ordinances on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

1) ORDINANCE NO. 17-005 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTY LOCATED AT 2496 EDWARDS ROAD; FROM RM, MEDIUM DENSITY RESIDENTIAL, TO GC, GENERAL COMMERCIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

2) ORDINANCE NO. 17-006 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING PROPERTY GENERALLY LOCATED AT 2496 EDWARDS ROAD, FROM NEIGHBORHOOD COMMERCIAL, C-2, TO GENERAL COMMERCIAL, C-3; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Applications for Conditional Use. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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.

Linda W. Cox, City Clerk
Pub: Febuary 6, 2017
TCN 1472412

BEFORE THE BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Subject: Request for a variance by John E. Horton and Rose Dianne Horton to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code for the PUD, Planned Unit Development District established for the Piper's Landing PUD community to permit existing encroachments into the rear yard setback and south side yard setback by the screen enclosed pool deck on the subject lot at 4401 SW Dundee Court, Palm City, Florida to remain within the current location.

Legal Description: Lot 14, Block 7, Piper's Landing Plat No. 4, according to the map or Plat thereof as recorded in Plat Book 10, Page 18, of the Public Records of Martin County, Florida.

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, February 23, 2017

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 days prior to the BOZA meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Director, (e-mail: nikkiv@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

THIS NOTICE DATED THIS 1ST DAY OF FEBRUARY 2017.
Pub: February 6, 2017
TCN 1472081

BEFORE THE BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Subject: Request for a variance by Medalist Building Group LLC to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code, specifically the centerline setback requirements of Section 3.16.C.1.b., to permit the construction of single family residential dwelling and appropriate accessory structures on the vacant subject lot located at 2374 NW Brennan Court, Stuart, Florida.

Legal Description: Lot 1, Brennan Court, according to the Plat thereof, as recorded in Plat Book 3, Page 83, of the Public Records of Martin County, Florida.

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, February 23, 2017

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 days prior to the BOZA meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Director, (e-mail: nikkiv@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

THIS NOTICE DATED THIS 1ST DAY OF FEBRUARY 2017.
Pub: February 6, 2017
TCN 1472094

## Request for Bids

REQUEST FOR BID
(RFB) # 2017-2923

Martin County Board of County Commissioners
Purchasing Division
2401 S.E. Monterey Road
Stuart, Florida 34996
(772) 288-5481
Email: pur_div@martin.fl.us
www.martin.fl.us

The Board of County Commissioners, Martin County, Florida, will receive sealed bids for:

BATHTUB BEACH/SAILFISH POINT BEACH RENOURISHMENT

Sealed bids will be received by the Information Desk on the 1st Floor at the address above until 2:30 PM local time, on Wednesday, March 8, 2017.

The basic bid document is available at www.martin.fl.us. Type "bids" in the Search field then click on Bid Search.

The complete bid document may be downloaded from www.demandstar.com.

Martin County is an equal opportunity/affirmative action employer.

By order of the Board of County Commissioners of Martin County, Florida.
Pub: February 6, 2017
TCN 1472108

LEGAL NOTICE
FOR ITB # 2017-315
"TURF AND GROUNDS MAINTENANCE SHED PROJECT

The Stuart City Commission, Stuart, Florida is soliciting licensed general contractors to submit bids to construct a new maintenance shed at the Turf and Grounds Division on 920 SE 10th Street in the City of Stuart, Florida.

Description: The project consists of work to construct a new maintenance shed that includes a concrete reinforced foundation with pressure treated posts. In addition, the structure will consist of pre-engineered roof trusses with fiberglass shingles. Work shall include furnishing all labor, materials, and equipment to complete the work as specified and in accordance with the drawings, specifications, and other contract documents.

A complete bid package can be obtained by contacting the City's Procurement & Contracting Services Office at 772-288-5320, purchasing@ci.stuart.fl.us or from Onvia DemandStar at http://www.demandstar.com or by calling (800) 711-1712. The City of Stuart is not responsible for the content of any bid package received through any 3rd party bid service or any source.

# Crossword Puzzle

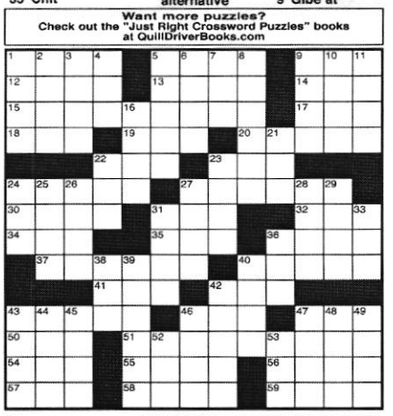
**ACROSS**
1 Laird's attire
5 Acme
9 Recipe meas.
12 River in England
13 — meridiem
14 Court
15 Uncertain
17 Maybes
18 Vane dir.
19 Nap site
20 Caulking material
22 Windy City trains
23 Lease
24 Quench, as thirst
27 Angry speech
30 Bronte governess
31 — kwon do
32 Zoologists' mouths
34 Prefix for cycle
35 Chit
36 Film vamp — Harlow
37 Philly team
40 Ventricle neighbor
41 Disposed of
42 Baby bear
43 Pier
46 Paddle cousin
47 Affirmative vote
50 Wheel part
51 Whirlwinds
54 Bullring shout
55 Therefore
56 Ticks off
57 Mi. above sea level
58 Capsule, perhaps
59 Twig shelter

**DOWN**
1 Ms. Winslet
2 Folk singer Burl —
3 Type of wolf
4 TBS alternative
5 Liver spreads
6 Novelist — Bagnold
7 Off-road vehicle
8 Rhino feeder
9 Gibe at
10 Padded
11 Nosegay
16 Up to the task
21 Actress — Hagen
22 Be very frugal
23 "Instead of" word
24 Fix the table
25 Harp kin
26 Libretto feature
27 Art colony town
28 Go-getter
29 Latin I verb
31 Neck and neck
33 "Wheel" buy (2 wds.)
36 Task
38 Canine warning
39 Swiped
40 Emanation
42 Lake boat
43 Horse stopper
44 Nut shell
45 Aid a crook
46 Assns.
47 Time long gone
48 Cartoon shrieks
49 Type of prof
52 Gonzalez's gold
53 Noise

Answer to Previous Puzzle

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| G | L | U | M | ■ | L | A | P | ■ | L | A | T | H |
| I | O | T | A | ■ | A | C | E | ■ | A | C | R | E |
| S | L | A | Y | ■ | S | C | O | R | C | H | E | R |
| T | A | H | O | E | ■ | E | R | A | ■ | E | E | O |
| ■ | ■ | ■ | R | I | P | P | I | N | G | ■ | ■ | ■ |
| A | T | V | ■ | D | A | T | A | ■ | O | D | D | S |
| P | R | I | V | E | T | ■ | ■ | S | L | E | E | T |
| S | O | B | E | R | ■ | ■ | R | I | F | F | L | E |
| O | D | E | S | ■ | R | O | A | M | ■ | T | I | M |
| ■ | ■ | ■ | T | H | E | R | M | O | S | ■ | ■ | ■ |
| U | M | A | ■ | A | N | N | ■ | N | E | W | T | S |
| N | O | H | I | T | T | E | R | ■ | A | H | E | M |
| T | O | A | D | ■ | A | R | T | ■ | T | O | R | O |
| O | R | B | S | ■ | L | Y | E | ■ | S | A | N | G |

Want more puzzles?
Check out the "Just Right Crossword Puzzles" books at QuillDriverBooks.com



2-6 © 2017 UFS, Dist. by Andrews McMeel Syndication for UFS

## Request for Bids

A Bid Bond in an amount of ten percent (10%) of the total amount proposed is required, if bid total exceeds $50,000, and must be submitted with their bid. The Bid Surety may be in the form of a Surety Bond with a carrier duly licensed and authorized to do business in the State of Florida, Cashier's Check or Certified Check (checks made payable to The City of Stuart).

Firms desiring to provide the services described shall submit one (1) original and two (2) copies of their bid, containing all of the required information no later than 2:30 pm, March 1, 2017. Submittals received after that date and time will not be accepted or considered and will be retained in the Procurement Office unopened.

In compliance with the Americans with Disabilities Act (ADA), anyone desiring to attend this proposal opening who needs a special accommodation should contact the City's ADA coordinator at 772-288-5306 or TDD at 772-288-5302 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Mail/Overnight/Hand Deliver Submittal Responses to:
Stuart City Hall
Procurement & Contracting Services Office
121 S.W. Flagler Avenue
Stuart, Florida 34994

Mark outside of envelope: ITB #2017-315 "Turf and Grounds Maintenance Shed Project"

Stuart City Commission,
City of Stuart, Florida
Pub: February 6, 2017
TCN 1469608

Real Estate
It's all here in the
TCPALM localfieds

## Tax Deed Application

NOTICE OF APPLICATION FOR TAX DEED

Tax Deed File No.: 13-339

NOTICE IS HEREBY GIVEN, that ELEVENTH TALENT B, LLC the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2011/5369
Year of Issuance: 2011
Address:
102 SE BONITA CT, SLC
Property Description:
RIVER PARK-UNIT 5 BLK 52 LOT 1 (MAP 34/288) (OR 2509-2492: 2664-2728)
Parcel ID:3419-540-0292-000/7
Name(s) in Which Assessed:
MOUNIR FARAH

Said property being in the County of St. Lucie, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 6th of March, 2017 at https://stlucie.clerkauction.com at 11:00 A.M.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 03/06/2017 UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT IMMEDIATELY AT 2300 VIRGINIA AVE, 2ND FLOOR, FORT PIERCE, FL 34892, 772-462-6926.

Property may be redeemed through the St. Lucie County Tax Collector. For redemption amounts and instructions, contact the Tax Collector, 772-462-1650.

Date this 17th day of January, 2017.

MARGARET RAHAL,

There's no place like here! TCPALM Localfieds

## Tax Deed Application

Deputy Clerk
Clerk of the Circuit Court,
St. Lucie County
Pub: February 6, 13, 20, 27, 2017
TCN 1459573

NOTICE OF APPLICATION FOR TAX DEED

Tax Deed File No.: 16-051

NOTICE IS HEREBY GIVEN, that U.S. BANK AS CUST FOR MAGNOLIA TC 14, LLC the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2014/5711
Year of Issuance: 2014
Address:
1842 SE JOY HAVEN ST, PSL
Property Description:
PORT ST LUCIE-SECTION 13-BLK 584 LOT 36 (MAP 44/04S) (OR 1166-1629)
Parcel ID: 3420-560-1531-000/8
Name(s) in Which Assessed:
JAIPARGAS SINGH

Said property being in the County of St. Lucie, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 6th of March, 2017 at https://stlucie.clerkauction.com at 11:00 A.M.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 03/06/2017 UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT IMMEDIATELY AT 2300 VIRGINIA AVE, 2ND FLOOR, FORT PIERCE, FL 34892, 772-462-6926.

Property may be redeemed through the St. Lucie County

Transportation

TCPALM localfieds Where local meets classifieds

Place your ad with us. Call 1-877-2472407

Transportation

Auto Dealer Directory

WALLACE CADILLAC
3555 SE Federal Hwy., Stuart
877-606-0562

WALLACE CHEVROLET
2650 SE Federal
Hwy Stuart
772-287-3232

Auto Dealer Directory

WALLACE CHRYSLER
2755 SE Federal
Highway, Stuart
772-220-3600

GATOR CHRYSLER DODGE JEEP
Drive A Little • Save A Lot
US-1, Melbourne
gatorchrysler.net
(321)724-6611

VERO BEACH CHRYSLER
855 S US 1
800-375-2966
verobeachcjd.com

Auto Dealer Directory

WALLACE DODGE
2755 SE Federal
Highway, Stuart
772-220-3600

VELDE FORD
velde-ford.com
488 US Hwy 1
VERO BEACH
772-569-3400

WALLACE HYUNDAI
3801 SE Federal
Hwy., Stuart
772-283-6000

Auto Dealer Directory

JOHNSON HONDA
Of Stuart
4200 SE Federal Hwy
772-320-1100
WWW.johnsonhonda.com

VERO BEACH JEEP
855 S. US ONE
800-375-2966
veroboeachcjd.com

WALLACE JEEP
2755 SE Federal Highway,
Stuart 772-220-3600

Auto Dealer Directory

WALLACE
LINCOLN MERCURY
5555 South US 1 Ft. Pierce
1-800-329-6060

WALLACE MAZDA
3725 SE Federal
Hwy., Stuart
800-375-1999

WALLACE NISSAN
4313 SE Federal Hwy.,
Stuart
772-286-8000

Auto Dealer Directory

GRIECO NISSAN
Sales/Service
4815 S US 1
1-888-728-4235
GriecoNissan.com
(772)464-4645.

WALLACE VOLKSWAGEN
2805 SE Federal Highway,
Stuart
772-219-0007

WALLACE VOLVO
3801 SE Federal Hwy., Stuart
866-263-4201

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

**Meeting Date:** 02/21/2017

**Re:**

**SUBJECT:**

St. Lucie County Public Schools Graduation Rate Update, Wayne Gent, Superintendent

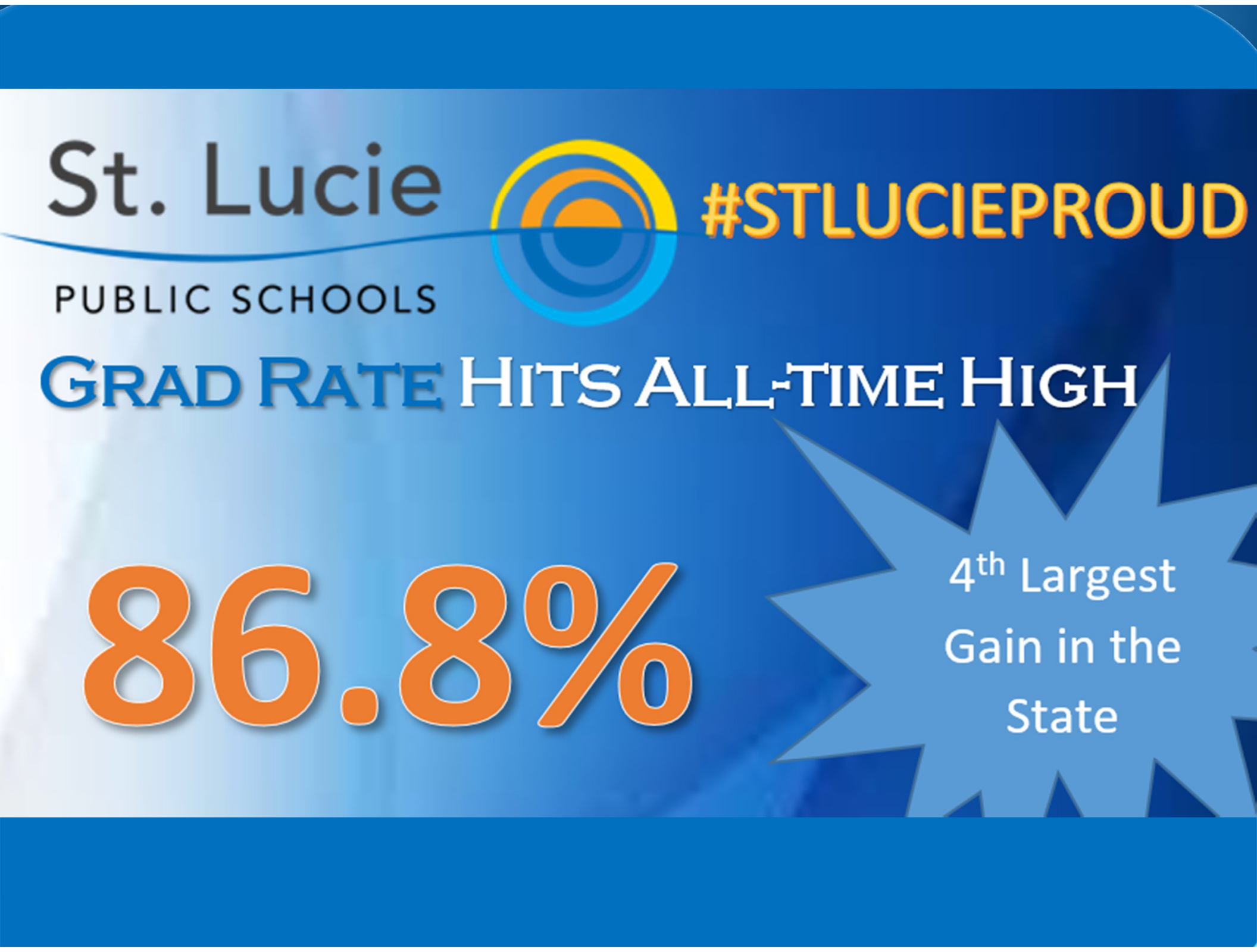
## Attachments

Presentation

## Form Review

Form Started By: Linda Cox Started On: 01/19/2017 02:02 PM

Final Approval Date: 01/19/2017


St. Lucie
PUBLIC SCHOOLS
#STLUCIEPROUD
GRAD RATE HITS ALL-TIME HIGH
86.8%
4th Largest Gain in the State

# Grad Rate Highlights

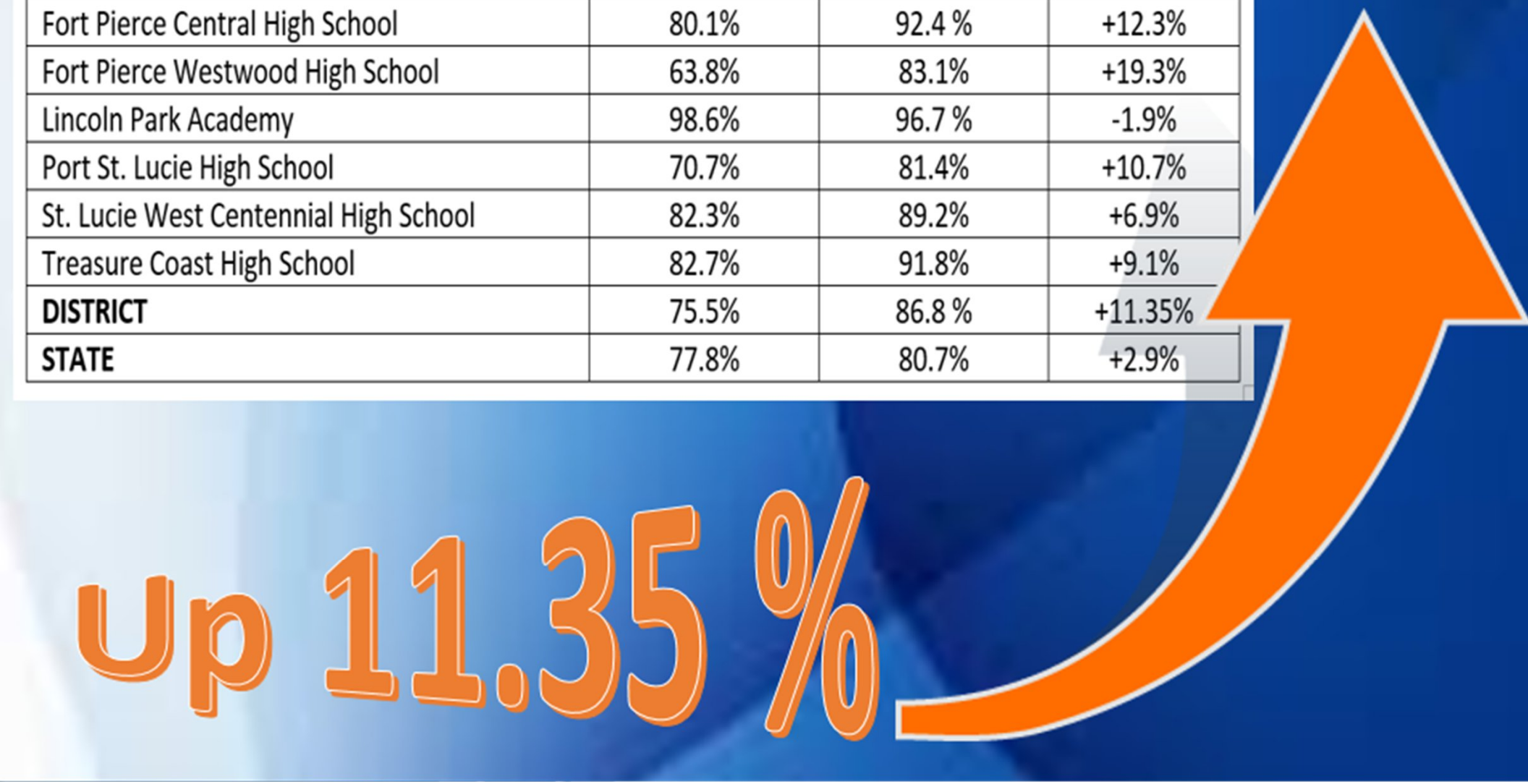
## SLPS Is Ranked 13th
Out of 67 Counties
2015-2016

## SLPS Was Ranked 45th the Previous Year
2014-2015

St. Lucie
PUBLIC SCHOOLS

# Grad Rate Highlights

| School | 2014-2015 Grad Rate | 2015-2016 Grad Rate | Change |
|---|---|---|---|
| Fort Pierce Central High School | 80.1% | 92.4 % | +12.3% |
| Fort Pierce Westwood High School | 63.8% | 83.1% | +19.3% |
| Lincoln Park Academy | 98.6% | 96.7 % | -1.9% |
| Port St. Lucie High School | 70.7% | 81.4% | +10.7% |
| St. Lucie West Centennial High School | 82.3% | 89.2% | +6.9% |
| Treasure Coast High School | 82.7% | 91.8% | +9.1% |
| **DISTRICT** | 75.5% | 86.8 % | +11.35% |
| **STATE** | 77.8% | 80.7% | +2.9% |



# Treasure Coast Grad Rates

| LPA | Highest Grad Rate On The Treasure Coast | |
|---|---|---|
| FPCHS | 92.4% | + 12.28 |
| TCHS | 91.8% | + 9.10 |
| JBHS | 91.8% | - 0.99 |
| VBHS | 89.4% | + 7.79 |
| SLWCHS | 89.2% | + 6.92 |
| SFHS | 89.1% | + 2.89 |
| College Prep | 88.9% | |
| MCHS | 88.9% | - 1.33 |
| SRHS | 85.3% | + 4.82 |
| FPWHS | 83.1% | + 19.29 |
| PSLHS | 81.4% | + 10.67 |

St. Lucie PUBLIC SCHOOLS

# Grad Rate Highlights

14.1 % ⬆ Black Students

9.8% ⬆ Hispanic Students

10.5% ⬆ White Students

#STLUCIEPROUD

# Grad Rate Highlights

## SLPS Ranks First in Gains
## District with 500 Graduates Or More

# Grad Rate Highlights

## SLPS Ranks 9th in FL w/ Black Graduation Rate at 82.4%

*That's 10% Higher Than The State Average.*

St. Lucie PUBLIC SCHOOLS

# Grad Rate Highlights

## SLPS Ranks 10th in FL w/ Hispanic Graduation Rate at 87.7%

*That's 8% Higher Than The State Average.*

St. Lucie PUBLIC SCHOOLS

# Grad Rate Highlights

## SLPS Ranks 8th in FL w/ ESE Graduation Rate at 74.9%

**17.88% Increase Over Previous Year for SLPS*

*That's 13.3% Higher Than The State Average.*

St. Lucie PUBLIC SCHOOLS

St. Lucie PUBLIC SCHOOLS

www.StLucieSchools.org

# Stay Connected With SLPS

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

**Meeting Date:** 02/21/2017

**Re:**

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

**SUBJECT:**

Boys and Girls Clubs of St. Lucie County Annual Report and Strategic Plan presentation by Will Armstead, CEO, Boys and Girls Clubs of St. Lucie County

**SUMMARY:**

Boys and Girls Clubs of St. Lucie County Annual Report and Strategic Plan presentation by Will Armstead, CEO, Boys and Girls Clubs of St. Lucie County

**RECOMMENDATION:**

**ALTERNATIVES:**

**RESPONSIBLE STAFF:**

**COORDINATED WITH:**

## Attachments

BGCSLC Strategic Plan 2016

## Form Review

Form Started By: Caleta Scott Started On: 01/17/2017 08:19 AM

Final Approval Date: 01/17/2017

# Strategic Plan 2016-2019

Opening the Door to GREAT FUTURES!

# Our Mission

To enable all young pe
especially those who
us most, to reach the
potential as product
caring, responsible cit

# 2016

Now, 4 Neighborhood Clubhouses, 1 Teen Center, 12 School Based Sites, 120 employees, annual budget of more than $2.8 million and over 3000 children served

**99%** of Club members are passing literacy/reading

**96%** of Club members engage in physical activities

**91%** of our members displayed positive behavior in school

**5412** hours of community service and economic value of **$116,953**!

# What We Do

- Academic Success
- Healthy Lifestyles
- Good Character & Citizenship
- Specialty Programs

# Organizational Update

Staffing & Training
- More Staff with Specialized Skill Sets
  - Certified Teachers
  - Marketing
  - Operations

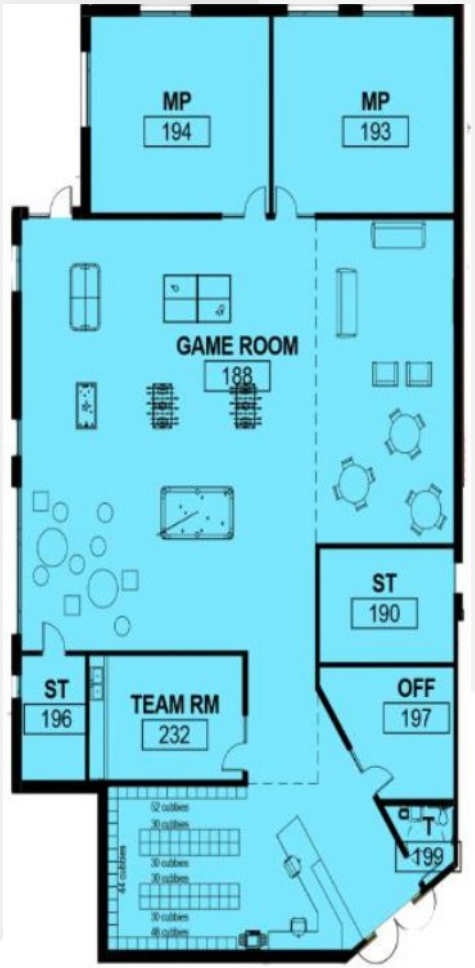
Strategic Partnerships- Education
- St. Lucie Public Schools

IReady

CTE Programs

Children Services Council

# Our Vision




2019- Break Ground on a 20,000 sq facility that will serve over 800 kids

You can help open the door to a GREAT FUTUR

BOYS & GIRLS CLUBS
OF ST. LUCIE COUNTY

# THANK YOU

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

**Meeting Date:** 02/21/2017

**Re:** Monthly Financial Report for the Month Ending January 31, 2017

**Submitted For:** Johnna Morris, Finance Director, Finance Department

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**SUBJECT:**

Monthly Financial Report for the Month ending January 31, 2017

**SUMMARY:**

The Finance Director prepares and presents to the City Commission and Citizens a monthly report on the financial status of the different funds of the City. The financial report for the month ending January 31, 2017, encompasses General, Marina, Solid Waste, Golf Course, Sunrise Theatre, Building & Code, and Fort Pierce Redevelopment Agency Funds.

**RECOMMENDATION:**

The Finance Department welcomes any suggestions and/or changes to the format.

**ALTERNATIVES:**

The report can be enhanced or changed.

**RESPONSIBLE STAFF:**

Financial Director.

**COORDINATED WITH:**

Finance Department & City Manager.

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## Fiscal Impact

**Budgeted Y/N:** Y

**Fiscal Year:** 2017

**OTHER INFORMATION:**

Monthly Report on budgeted Revenue and Expenditures.

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## Attachments

Monthly Financial Report for January 2017

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## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| Finance Department | Johnna Morris | 02/15/2017 01:54 PM |
| City Manager | Nick Mimms | 02/15/2017 03:03 PM |
| Form Started By: Queen Thompkins | | Started On: 02/07/2017 11:14 AM |
| Final Approval Date: 02/15/2017 | | |

**CITY OF FORT PIERCE, FLORIDA**
**FUND EVALUATION REPORT**
**FOR THE MONTH ENDING**
**January 30, 2017**

| 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 | Yes | Yes |
| Positive Net Operating Income | Yes | Yes | Yes | No | Yes | Yes |
| The fund cash balance is positive. | Yes | Yes | Yes | No | No | No |
| The fund current financial position is stable. | Yes | Yes | Yes | No | Yes | Yes |

| Evaluation Criteria | CRA Operating | 103 CDBG | 105 SHIP | 106 HHR | 403 Stormwater |
|---|---|---|---|---|---|
| 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. | No | Yes | Yes | Yes | Yes |
| The fund current financial position is stable. | Yes | Yes | Yes | Yes | Yes |

City of Fort Pierce

Monthly Financial Report

**For the Month Ending Jamuary 31, 2017 (Preliminary)**

(33% Year Lapse)

| General Fund | | | | |
|---|---|---|---|---|
| **Revenue** | | **Budget** | **FYTD** | **%** |
| **Beginning Available Resources** | | | **$ 4,972,937** | |
| **Revenue:** | | | | |
| Taxes | $ | 19,927,375 | $ 13,557,645 | 68.04% |
| Licenses & Permits | | 356,500 | 310,883 | 87.20% |
| Intergovernmental | | 3,154,000 | 1,067,157 | 33.84% |
| Charges for Services | | 221,100 | 80,869 | 36.58% |
| Fines & Forfeitures | | 189,500 | 52,388 | 27.65% |
| Miscellaneous Revenue | | 2,198,758 | 790,808 | 35.97% |
| Interfund Transfers | | 2,614,221 | 1,253,521 | 47.95% |
| Contribution from Enterprise | | 7,031,260 | 277,500 | 3.95% |
| Appropriated Fund Balance | | 710,407 | 0 | 0.00% |
| Restricted Revenue | | (600,000) | 0 | 0.00% |
| **Total Revenue** | **$** | **35,803,121** | **$ 17,390,771** | **48.57%** |

| **Expenditures:** | | **Budget** | **FYTD** | **%** |
|---|---|---|---|---|
| City Commission | $ | 243,603 | $ 73,852 | 30.32% |
| City Manager | | 535,282 | 176,252 | 32.93% |
| City Attorney | | 696,572 | 195,633 | 28.09% |
| City Clerk | | 316,211 | 105,523 | 33.37% |
| Human Resources | | 422,500 | 152,508 | 36.10% |
| Finance | | 773,428 | 252,957 | 32.71% |
| MIS | | 1,073,500 | 272,557 | 25.39% |
| Purchasing | | 301,437 | 100,666 | 33.40% |
| Planning | | 478,772 | 151,031 | 31.55% |
| Code Enforcement | | 894,695 | 356,535 | 39.85% |
| Police | | 13,364,012 | 4,453,657 | 33.33% |
| Public Works/Director | | 93,350 | 30,327 | 32.49% |
| Public Works/Fleet Maint. | | 620,981 | 200,268 | 32.25% |
| Public Works/Facilities Maint. | | 899,574 | 320,223 | 35.60% |
| Public Works/Parks & Grounds | | 2,037,053 | 681,233 | 33.44% |
| Public Works/Streets | | 1,688,544 | 639,947 | 37.90% |
| Engineering | | 1,157,454 | 287,167 | 24.81% |
| Riverwalk | | 154,822 | 50,854 | 32.85% |
| Administrative | | 10,051,331 | 3,824,409 | 38.05% |
| **Total Expenditures** | **$** | **35,803,121** | **$ 12,325,600** | **34.43%** |

| | |
|---|---|
| **Net Resources** | **$ 5,065,171** |
| **Total Available Resources** | **$ 10,038,108** |
| **Less:** | |
| 10% Budget Reserve | (3,580,312) |
| Reserve | (600,000) |
| **Unrestricted Resources** | **$ 5,857,796** |

# Special Revenue Funds

| FPRA | Budget | FYTD | % |
|---|---|---|---|
| **Begnning Available Resources** | | **$ 279,679** | |
| **Revenue:** | | | |
| Taxes | 5,020,612 | 5,127,986 | 102.14% |
| Licenses & Permits | 0 | 0 | 0.00% |
| Intergovernmental | 0 | 5,015 | 0.00% |
| Miscellaneous Revenue | 160,500 | 88,371 | 55.06% |
| Transfers | 737,543 | 0 | 0.00% |
| **Total Revenue** | **5,918,655** | **5,221,371** | **88.22%** |
| **Expenses:** | | | |
| Operating | 321,914 | 88,992 | 27.64% |
| Capital Outlay | 0 | 809,048 | 0.00% |
| Other Programs & Projects | 20,000 | 0 | 0.00% |
| Transfers | 5,576,741 | 0 | 0.00% |
| **Total Expenses** | **5,918,655** | **898,040** | **15.17%** |
| **Net Resources** | | **4,323,331** | |
| **Unrestricted Resources** | | **$ 4,603,010** | |

| CDBG | Budget | FYTD | % |
|---|---|---|---|
| **Begnning Available Resources** | | **$ 811,269** | |
| **Revenue:** | | | |
| Intergovernmental Revenue | 866,461 | 82,627 | 9.54% |
| Misc. Revenue | 0 | 1,545 | 0.00% |
| Transfers | 0 | 0 | 0.00% |
| **Total Revenue** | **866,461** | **84,173** | **9.71%** |
| **Expenses:** | | | |
| Administrative | 162,266 | 51,771 | 31.90% |
| Rehabilitation Department | 45,000 | 32,067 | 71.26% |
| Capital Outlay | 43,252 | 4,320 | 0.00% |
| Economic Development | 270,000 | 67,435 | 24.98% |
| Public Service | 118,940 | 293 | 0.25% |
| Unencumbered | 0 | 0 | 0.00% |
| Roll Over Expenditures | 227,003 | 0 | 0.00% |
| **Total Expenses** | **866,461** | **155,885** | **17.99%** |
| **Net Resources** | | **(71,712)** | |
| **Unrestricted Resources** | | **$ 739,557** | |

| Grant Administration | Budget | FYTD | % |
|---|---|---|---|
| **Begnning Available Resources** | | **$ 907,853** | |
| **Revenue:** | | | |
| Program Income | 0 | 6,698 | 0.00% |
| Misc. Revenue | 180,250 | 1,557 | 0.86% |
| Interfund Transfers | 0 | 0 | 0.00% |
| **Total Revenue** | **180,250** | **8,256** | **4.58%** |
| **Expenses:** | | | |
| Personnel Services | 0 | 0 | 0.00% |
| Operating | 180,250 | 1,785 | 0.99% |
| Transfers | 0 | 0 | 0.00% |
| **Total Expenses** | **180,250** | **1,785** | **0.99%** |
| **Net Resources** | | **6,470** | |
| **Unrestricted Resources** | | **$ 914,323** | |

| SHIP | Budget | FYTD | % |
|---|---|---|---|
| **Begnning Available Resources** | | **$ 258,061** | |
| **Revenue:** | | | |
| SHIP | 267,860 | 116,226 | 43.39% |
| Program Income | 40,000 | 50 | 0.00% |
| Misc. Revenue | 500 | 452 | 0.00% |
| Carry Over Funding | 854,760 | 0 | 0.00% |
| **Total Revenue** | **1,163,120** | **116,728** | **10.04%** |
| **Expenses:** | | | |
| Operating | 91,786 | 160 | 0.17% |
| Grants/Programs & Projects | 1,071,334 | 19,709 | 1.84% |
| **Total Expenses** | **1,163,120** | **19,869** | **1.71%** |
| **Net Resources** | | **96,859** | |
| **Unrestricted Resources** | | **$ 354,920** | |

# Enterprise Funds

| Marina | Budget | YTD | % |
|---|---|---|---|
| **Begnning Available Resources** | | **$ 237,422** | |
| **Revenue:** | | | |
| Grants | 470,000 | 0 | 0.00% |
| Charges for Services | 1,464,348 | 559,060 | 38.18% |
| Misc. Revenue | 1,426,800 | 790,797 | 55.42% |
| Debt Proceeds | 0 | 0 | 0.00% |
| Approp Retained Earnings | 376,154 | 0 | 0.00% |
| **Total Revenue** | **3,737,302** | **1,349,857** | **36.12%** |
| **Expenses:** | | | |
| Personnel Services | 399,440 | 147,463 | 36.92% |
| Operating | 2,902,537 | 1,152,867 | 39.72% |
| Capital | 498,000 | 1,333 | 0.27% |
| Debt Service | 451,115 | 0 | 0.00% |
| Non Operating | 404,830 | 72,082 | 17.81% |
| **Total Expenses** | **4,655,922** | **1,373,745** | **29.51%** |
| **Plus Depreciation** | | **372,844** | |
| **Net Resources** | | **348,956** | |
| **Unrestricted Resources Available** | | **$ 586,377** | |

| Solid Waste | Budget | YTD | % |
|---|---|---|---|
| **Begnning Available Resources** | | **$ 577,429** | |
| **Revenue:** | | | |
| Charges for Services | 6,219,000 | 2,198,339 | 35.35% |
| Misc. Revenue | 4,000 | 42,885 | 1072.14% |
| Approp Retained Earnings | 367,431 | 0 | 0.00% |
| **Total Revenue** | **6,590,431** | **2,241,225** | **34.01%** |
| **Expenses:** | | | |
| Personnel Services | 2,040,266 | 741,213 | 36.33% |
| Operating | 3,585,165 | 1,499,205 | 41.82% |
| Capital | 450,000 | 8,626 | 1.92% |
| Non Operating | 800,000 | 215,000 | 26.88% |
| **Total Expenses** | **6,875,431** | **2,464,044** | **35.84%** |
| **Plus Depreciation** | | **95,806** | |
| **Net Resources** | | **(127,013)** | |
| **Unrestricted Resources Available** | | **$ 450,416** | |

| Golf Course | Budget | YTD | % |
|---|---|---|---|
| **Begnning Available Resources** | | **$ (80,725)** | |
| **Revenue:** | | | |
| Charges for Services | 1,259,500 | 342,341 | 27.18% |
| Misc. Revenue | 127,750 | 26,891 | 21.05% |
| Approp Retained Earnings | 0 | 0 | 0.00% |
| **Total Revenue** | **1,387,250** | **369,231** | **26.62%** |
| **Expenses:** | | | |
| Personnel Services | 599,455 | 198,879 | 33.18% |
| Operating | 883,883 | 347,746 | 39.34% |
| Capital | 6,000 | 0 | 0.00% |
| Non Operating | 32,641 | 0 | 0.00% |
| **Total Expenses** | **1,521,979** | **546,625** | **35.92%** |
| **Plus Depreciation** | | **45,381** | |
| **Net Resources** | | **(132,013)** | |
| **Unrestricted Resources Available** | | **$ (212,738)** | |

| Sunrise Theatre | Budget | YTD | % |
|---|---|---|---|
| **Begnning Available Resources** | | **$ (154,392)** | |
| **Revenue:** | | | |
| Grants | 0 | 0 | 0.00% |
| Charges for Services | 3,640,000 | 1,679,103 | 46.13% |
| Misc. Revenue | 582,300 | 150,688 | 25.88% |
| Transfers | 450,000 | 0 | 0.00% |
| **Total Revenue** | **4,672,300** | **1,829,791** | **39.16%** |
| **Expenses:** | | | |
| Personnel Services | 578,243 | 174,985 | 30.26% |
| Operating | 4,441,620 | 1,762,296 | 39.68% |
| Capital | 187,437 | 0 | 0.00% |
| Non Operating | 0 | 0 | 0.00% |
| **Total Expenses** | **5,207,300** | **1,937,281** | **37.20%** |
| **Plus Depreciation** | | **178,569** | |
| **Net Resources** | | **71,079** | |
| **Unrestricted Resources Available** | | **$ (83,313)** | |

| Building | Budget | YTD | % |
|---|---|---|---|
| **Begnning Available Resources** | | **$ 677,253** | |
| **Revenue:** | | | |
| Licenses & Permits | 1,355,000 | 288,369 | 21.28% |
| Charges for Services | 22,000 | 7,488 | 34.04% |
| Fine & Forfeits | 3,000 | 0 | 0.00% |
| Misc. Revenue | 16,000 | 5,633 | 0.00% |
| Transfers | 0 | 0 | 0.00% |
| Approp Retained Earnings | (8,852) | 0 | 0.00% |
| **Total Revenue** | **1,387,148** | **301,489** | **21.73%** |
| **Expenses:** | | | |
| Personnel Services | 905,915 | 233,495 | 25.77% |
| Operating | 438,700 | 143,512 | 32.71% |
| Capital | 42,533 | 538 | 0.00% |
| Non Operating | 0 | 0 | 0.00% |
| **Total Expenses** | **1,387,148** | **377,545** | **27.22%** |
| **Plus Depreciation** | | **0** | |
| **Net Resources** | | **(76,056)** | |
| **Unrestricted Resources Available** | | **$ 601,197** | |

| Stormwater | Budget | YTD | % |
|---|---|---|---|
| **Begnning Available Resources** | | **$ 1,978,842** | |
| **Revenue:** | | | |
| Federal Grants | 0 | 0 | 0.00% |
| State Grants | 0 | 0 | 0.00% |
| Charges for Services | 2,502,089 | 2,206,744 | 88.20% |
| Misc. Revenue | 15,000 | 34,508 | 230.05% |
| Transfers | 0 | 0 | 0.00% |
| Approp Retained Earnings | 639,033 | 0 | 0.00% |
| **Total Revenue** | **3,156,122** | **2,241,252** | **71.01%** |
| **Expenses:** | | | |
| Personnel Services | 0 | 0 | 0.00% |
| Operating | 3,126,067 | 999,198 | 31.96% |
| Capital | 20,000 | 0 | 0.00% |
| Non Operating | 1,196,055 | 1,149,603 | 0.00% |
| **Total Expenses** | **4,342,122** | **2,148,801** | **49.49%** |
| **Plus Depreciation** | | **396,640** | |
| **Net Resources** | | **489,091** | |
| **Unrestricted Resources Available** | | **$ 2,467,933** | |

**RESTRICTED REVENUE RECONCILIATION**
**THRU 1/31/2017**

2/15/2017

| | Receipts Budget 2009-2013 | Receipts Budget 2013-2014 | Receipts Budget 2014-2015 | Receipts Budget 2015-16 | Receipts Budget 2016-17 | | Total Receipts | Expenses Budget 2009-2013 | Expenses Budget 2013-2014 | Expenses Budget 2014-2015 | Expenses Budget 2015-2016 | Expenses Budget 2016-2017 | Committed | | Expend Total | Balance FY2017 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Parks MSTU | 1,022,567.00 | 176,773.00 | 151,555.00 | 122,958.00 | 18,027.00 | | 1,491,880.00 | 399,714.00 | | 260,145.00 | 197,819.40 | | 0.00 | 0.00 | 857,678.40 | 634,201.60 |
| Beginning Available Resources | | | | | | | | | | | | | | | 0.00 | |
| Grants | 186,300.00 | | | | | | 186,300.00 | 186,300.00 | | | | | | | 186,300.00 | 0.00 |
| | | | | | | | 0.00 | | | | | | | | | |
| Art In Public Places | 208,722.00 | | | | | | 208,722.00 | 23,738.15 | | | | | | | 23,738.15 | 184,983.85 |
| | | | | | | | 0.00 | | | | | | | | | |
| Royalties (Gaming) | 246,147.98 | 43,689.44 | 42,165.03 | 35,026.31 | | 2d | 367,028.76 | 224,985.60 | 5,937.11 a | | | | 0.00 | (1) (2) | 230,922.71 | 136,106.05 |
| | | | | | | | 0.00 | | | | | | | | | |
| Tree Preservation Fees | 40,000.00 | 6,000.00 | 10,900.00 | 17,700.00 | | | 74,600.00 | 5,136.88 | | 3,831.10 | 14,856.96 | | | | 23,824.94 | 50,775.06 |
| Sidewalks PILO | | 938.22 | 13,779.00 | 0.00 | | | 14,717.22 | | | | | | | | 0.00 | 14,717.22 |
| Parking PILO | | 16,000.00 | 2,000.00 | 34,000.00 | | | 52,000.00 | | | | | | | | 0.00 | 52,000.00 |
| | | | | | | | | | | | | | | | | |
| Storm Water Utility Fee | 26,177.25 | 1,920.97 | 8,065.48 | 8,132.58 | 838.40 | | 45,134.68 | | | | | | 0.00 | | 0.00 | 45,134.68 |
| Road Impact Fees | 268,273.06 | 87,390.57 | 116,573.34 | 246,932.06 | 10,310.52 | | 729,479.55 | 137,687.14 | 0.00 | 19,125.95 | 0.00 | | 0.00 | (3) (6) | 156,813.09 | 572,666.46 |
| Park Impact Fees | 166,726.17 | 23,628.91 | 26,241.54 | 43,724.83 | 8,088.18 | | 268,409.63 | 63,331.76 | 13,772.80 | 99,072.00 | | | 0.00 | (2) (4) | 176,176.56 | 92,233.07 |
| Building Impact Fees | 70,681.00 | 8,318.30 | 18,260.11 | 39,594.08 | 2,591.69 | | 139,445.18 | 8,735.09 | | | | | 0.00 | (2)(6) | 8,735.09 | 130,710.09 |
| Solid Waste | 19,233.86 | 2,056.73 | 7,355.23 | 6,654.21 | 721.56 | | 36,021.59 | 19,233.86 | | | | | 0.00 | (5) | 19,233.86 | 16,787.73 |
| Impact Admin Fee | 15,710.16 | 7,215.15 | 5,718.41 | 11,411.91 | 672.56 | | 40,728.19 | 15,710.16 | 2,523.72 | 1,440.94 | 494.18 | 4.00 | | | 20,173.00 | 20,555.19 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Multimodal Transportation | 0.00 | 4,000.00 | | | | | 4,000.00 | | | | | | | | 0.00 | 4,000.00 |
| PFSRD Parks and Recreation | 7,500.00 | | | | | | 7,500.00 | 0.00 | 7,500.00 | | | | 0.00 | | 7,500.00 | 0.00 |
| PFSRD Road Improvements | 129,258.58 | | | | | | 129,258.58 | 73,529.71 | | | | | | | 73,529.71 | 55,728.87 |
| | | | | | | | 0.00 | | | | | | | | | |
| Other Miscell. Restricted | 48,808.29 | | 76,958.91 | 235,541.10 | | | 361,308.30 | 48,808.29 | | | | | | (1) | 48,808.29 | 312,500.01 |
| Sunrise Theatre Capital Fee | | | | | 85,071.00 | | 85,071.00 | | | | | | | | 0.00 | 85,071.00 |
| Sale of Surplus Land | 0.00 | 0.00 | 0.00 | 0.00 | 2,497.36 | | 2,497.36 | | | | | | | | 0.00 | 2,497.36 |
| Uncommitted Funds | 31,139.56 | 4,399.72 | 4,930.10 | 7,401.94 | 3,209.42 | | 51,080.74 | 31,139.56 | | | | | | | 31,139.56 | 19,941.18 |
| | | | | | | | | | | | | | | | | |
| | 551,091.34 | 382,331.01 | 484,502.15 | 809,077.02 | 132,027.69 | | 1,218,490.63 | 1,238,050.20 | 29,733.63 | 383,614.99 | 213,170.54 | 4.00 | 0.00 | | 1,864,573.36 | 2,430,609.42 |

**City Commission Regular Meeting** **Agenda Item # 13. a.**

**Meeting Date:** 02/21/2017

**Re:** Approve the Contract to Sell 500 Orange Ave

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

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**SUBJECT:**

Resolution 17-R03 authorizing the sale of 500 Orange Avenue in the amount of $139,000 to 4616 Investment LLC.

**SUMMARY:**

Staff seeks approval to execute a purchase agreement for real property located at 500 Orange Ave for the property commonly known as the Historic Fort Pierce Post Office. It should be noted that this property is on the National Historic Register and has restrictive covenants that run with the land from when the United States Post Office deeded it to the City of Fort Pierce. The deed and Memorandum of Agreement outlining the restrictive covenants are attached. In essence, the building's exterior cannot be altered in any way that would detract from the structure as it exists and was listed on the National Register. The City recognizes and hereby incorporates all aspects of the agreement. The mural that was transferred "Osceola Holding Court" will remain with the City, where it is displayed in the Lobby.

Four offers were received that offered less than 4616 Investment LLC Proposal, ranging from $110,000-$135,000. One offer was for $160,000 but did not offer a well defined vision for the use of the building.

In Staff's discussion, the proposal supported by Staff offered:

- A well defined vision of the building, with substantive experience from the buyers in a thorough addendum complete with a picture of what the property could be transformed as.
- Buyers live in Fort Pierce
- Supports the vision of the local residents who's top importance is Supporting the Arts through Museums, Music and Culture (Orange Ave Report, page 3) as well as the residents did not want to see additional dollar stores, auto parts lawyer offices and bail bonds (Orange Ave Report, page 8).

Therefore, Staff recommends the City Commission approve the offer from 4616 Investment LLC in the amount of $139,000.00. If approved, the Mayor would sign the sales agreement, once a deposit is received and a closing date is set - Staff will come back with a Resolution authorizing the sale and ensure advertising to conform with the Charter requirements.

Please note the Memorandum of Agreement with the USPS requires a 90 day notice to the federal government of the sale of the building. If the sales contract is approved, Staff will ensure the notice is completed to be in compliance with the Memorandum of Agreement.

**RECOMMENDATION:**

Approval of the proposal from 4616 Investment LLC

**ALTERNATIVES:**

Provide Staff direction on a counter offer with 4616 Investment LLC
Reject the offer

**RESPONSIBLE STAFF:**

Rebecca Grohall, AICP Planning Director

**COORDINATED WITH:**

Nicholas Mimms, City Manager
Tony Barnes, Director

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## Fiscal Impact

**Budgeted Y/N:** N
**Fiscal Year:** 2017
**OTHER INFORMATION:**
$139,000

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## Attachments

17-R03
Updated Offer
Buyers Acceptance of Covenants
Covenants
Orange Avenue Community Report
Deed from USPS to City
Staff review/ranking of offers
Proof of Publication

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## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Rebecca Grohall | 11/10/2016 12:52 PM |
| Purchasing | Rebecca Grohall | 11/16/2016 11:16 AM |
| City Manager | Rebecca Grohall | 11/16/2016 01:01 PM |
| City Manager | Nick Mimms | 11/16/2016 04:44 PM |
| Purchasing | Tony Barnes | 11/17/2016 09:04 AM |
| City Manager | Nick Mimms | 11/17/2016 09:42 AM |

Form Started By: Rebecca Grohall Started On: 11/10/2016 12:37 PM
Final Approval Date: 01/30/2017

**RESOLUTION NO. 17-R03**

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA AUTHORIZING THE **SALE OF REAL PROPERTY NOT NEEDED FOR A PUBLIC PURPOSE, KNOWN AS 500 ORANGE AVENUE,** OWNED BY THE CITY OF FORT PIERCE, FL TO **4616 INVESTMENT, LLC FOR THE PRICE OF $139,000 AS OUTLINED IN A COMMERCIAL CONTRACT (EXHIBIT A) AND SUBJECT TO PROTECTIVE COVENANTS**; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS,** the City of Fort Pierce, Florida owns certain real property not needed for a public purpose (the "Property"), generally located at 500 Orange Avenue and legally described as:

AMENDED PLAT OF BLK 2 OF RE-S/D OF RECEIVERS'S S/D LOT 4 (MAP 24/10D) (OR 1613-2457)

**WHEREAS**, the City approved the award of RFP 2016-012 for Realtor Services to the highest ranked proposer, Coldwell Banker Paradise, to assist with disposition of city owned property declared as surplus; and

**WHEREAS**, at its meeting on November 21, 2016, the City Commission of the City of Fort Pierce, Florida accepted the offer from 4616 Investments, LLC (the "Company") in the amount of $139,000.00; and

**WHEREAS**, at its meeting on December 13, 2016, the City Planning Board of the City of Fort Pierce, Florida reviewed the offer from 4616 Investments, LLC and recommended disposition; and

**WHEREAS,** the City of Fort Pierce Charter specifically authorizes the sale of City property for such price and upon such terms and conditions as deemed proper by the City Commissioners; and

**WHEREAS**, the City Clerk has caused to be advertised the intended conveyance once a week for two consecutive weeks in a newspaper of general circulation published in the City.

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

**Section 1.** The City Commission of the City of Fort Pierce, Florida, authorizes the sale of the Property to the Company.

**Section 2.** The Property shall be sold to the Company for the price of $139,000.00 as outlined in the Commercial Contract (Exhibit A) subject to protective covenants which are binding servitudes upon the real property and run with the land.

**Section 3**. The Mayor, City Clerk, and City Attorney are hereby authorized and directed to take all actions necessary to consummate the transfer of the Property to the Company.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted on this 21st day of February, 2017.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

Approved as to Form
And Correctness:

_____
James M. Messer, Esq.
City Attorney

EXHIBIT A

Property Disposition Agreement Attached

Commercial Contract

COLDWELL BANKER
PARADISE

1. **PARTIES AND PROPERTY:** 4616 Investment, LLC **("Buyer")** agrees to buy and City of Fort Pierce **("Seller")** agrees to sell the property as: Street Address: 500 Orange Ave, Fort Pierce,FL, 34950

Legal Description: Amended Plat of BLK 2 of RE- S/D of Receiver's S/D Lot 4 ( Map 24/10D) (Or 1613-2457)

and the following Personal Property: _____

(all collectively referred to as the "Property") on the terms and conditions set forth below.

**2. PURCHASE PRICE:** $ 139,000.00

**(a)** Deposit held in escrow by First American Title Insurance Company ("Escrow Agent") (checks are subject to actual and final collection) $ 5,000.00

Escrow Agent's address: 2001 9th Ave Suite# 108, Vero Beach,FL, 32960 Phone: (772) 794-9855

**(b)** Additional deposit to be made to Escrow Agent within ____ days after Effective Date $ _____

**(c)** Additional deposit to be made to Escrow Agent within ____ days after Effective Date $ _____

**(d)** Total financing (see Paragraph 5) $ _____

**(e)** Other _____ $ _____

**(f)** All deposits will be credited to the purchase price at closing. Balance to close, subject to adjustments and prorations, to be paid with locally drawn cashier's or official bank check(s) or wire transfer. $ 134,000.00

**3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME:** Unless this offer is signed by **Seller** and **Buyer** and an executed copy delivered to all parties on or before February 24, 2017, this offer will be withdrawn and the **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer.** Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next business day. **Time is of the essence in this Contract.**

**4. CLOSING DATE AND LOCATION:**

**(a) Closing Date:** This transaction will be closed on May 1, 2017 (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

**Buyer** (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.



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**(b) Location:** Closing will take place in Indian River County, Florida. (If left blank, closing will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

**5. THIRD PARTY FINANCING:**

**BUYER'S OBLIGATION:** Within _____ days (5 days if left blank) after Effective Date, **Buyer** will apply for third party financing in an amount not to exceed _____% of the purchase price or $ _____, with a fixed interest rate not to exceed _____% per year with an initial variable interest rate not to exceed _____%, with points or commitment or loan fees not to exceed _____% of the principal amount, for a term of _____ years, and amortized over _____ years, with additional terms as follows:

_____.

**Buyer** will timely provide any and all credit, employment, financial and other information reasonably required by any lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within ____ days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within ____ days (3 days if left blank) deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract. If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer** has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction does not close.

**6. TITLE: Seller** has the legal capacity to and will convey marketable title to the Property by ☐ statutory warranty deed ☒ other Special Warranty Deed, free of liens, easements and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) Protective Covenants listed in Exhibit " C"

_____;

provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the Property as _____.

**(a) Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. **Seller** will, at (check one) ☒ **Seller's** ☐ **Buyer's** expense and within ___ days ☐ after Effective Date ☒ or at least 30 days before Closing Date deliver to **Buyer** (check one)

☒ (i.) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.

☐ (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

**(b) Title Examination: Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or



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(2) **Buyer** delivers proper written notice and **Seller** cures the defects within 10 days from receipt of the notice ("Curative Period"). If the defects are cured within the Curative Period, closing will occur within 10 days from receipt by **Buyer** of notice of such curing. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

**(c) Survey:** (check applicable provisions below)

☒ (i.) **Seller** will, within 30 days from Effective Date, deliver to **Buyer** copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction: _____, prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the date this Contract is terminated.

☒ **Buyer** will, at ☐ **Seller's** ☒ **Buyer's** expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☐ **Buyer** will accept the Property with existing encroachments ☒ such encroachments will constitute a title defect to be cured within the Curative Period.

**(d) Ingress and Egress: Seller** warrants that the Property presently has ingress and egress.

**7. PROPERTY CONDITION: Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller** makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable. By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any defects in the Property. (Check **(a)** or **(b)**)

☐ **(a) As Is: Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☒ **(b) Due Diligence Period: Buyer** will, at **Buyer's** expense and within 45 days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion, for **Buyer's** intended use and development of the Property as specified in Paragraph 6. During the Due Diligence Period, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that **Buyer** deems appropriate to determine the suitability of the Property for **Buyer's** intended use and development. **Buyer** will deliver written notice to **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the Due Diligence Period for the purpose of conducting Inspections; provided, however, that **Buyer**, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a mechanic's lien being filed against the Property without **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

**(c) Walk-through Inspection: Buyer** may, on the day prior to closing or any other time mutually agreeable to the



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parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

**8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: Seller** will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property, tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted [X] only with **Buyer's** consent [ ] without **Buyer's** consent.

**9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.

**(a) Possession and Occupancy: Seller** will deliver possession and occupancy of the Property to **Buyer** at closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

**(b) Costs: Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

**(c) Documents: Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters; tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller** will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will deliver a resolution of its Board of Directors authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement, mortgages and notes, security agreements, and financing statements.

**(d) Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

**(e) Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

**(f) Foreign Investment in Real Property Tax Act (FIRPTA):** If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or



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Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the requirement.

**10. ESCROW AGENT:** **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

**11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have ___ days (5 days if left blank) after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

**12. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit will be returned in accordance with applicable Florida Laws and regulations.

**13. DEFAULT:**

**(a)** In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make the title marketable after diligent effort, **Buyer** may either (1) receive a refund of **Buyer's** deposit(s) or (2) seek specific performance. If **Buyer** elects a deposit refund, **Seller** will be liable to Broker for the full amount of the brokerage fee.

**(b)** In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If **Seller** retains the deposit, **Seller** will pay the Brokers named in Paragraph 20 fifty percent of all forfeited deposits retained by **Seller** (to be split equally among the Brokers) up to the full amount of the brokerage fee. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for **Buyer's** default.

**14. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable attorneys' fees, costs, and expenses.

**15. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice, document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker) representing a party will be as effective as if given by or delivered to that party.

**16. DISCLOSURES:**

**(a) Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net



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proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any interest in real property. This lien right cannot be waived before the commission is earned.

**(b) Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such liens, if any, shall be paid as set forth in Paragraph 9(e).

**(c) Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

**(d) Energy-Efficiency Rating Information: Buyer** acknowledges receipt of the information brochure required by Section 553.996, Florida Statutes.

**17. RISK OF LOSS:**

**(a)** If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of the **Buyer**.

**(b)** If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate with and assist **Buyer** in collecting any such award.

**18. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise ☐ is not assignable ☒ is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement to the **Seller** at least 5 days prior to Closing. The terms **"Buyer," "Seller"** and "Broker" may be singular or plural. This Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns (if assignment is permitted).

**19. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**. Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound. Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be construed under Florida law and will not be recorded in any public records.

**20. BROKERS:** Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a licensed real estate Broker other than:

**(a) Seller's Broker:** Coldwell Banker Paradise (Company Name), Hampton Jackson (Licensee),
411 N US 1, Fort Pierce,FL, 34950 (772)461-3250 (Address, Telephone, Fax, E-mail),
who ☐ is a single agent ☒ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ a listing agreement ☐ other (specify) _____

_____

**Buyer** (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.



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288 **(b) Buyer's Broker:** Coldwell Banker Paradise (Company Name), Hampton Jackson (Licensee),
289
290 411 N US 1, Fort Pierce,FL, 34950 (772)461-3250
291 (Address, Telephone, Fax, E-mail)
292 who ☐ is a single agent ☒ is a transaction broker ☐ has no brokerage relationship and who will be compensated
293 by ☐ **Seller's Broker** ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ an MLS offer of compensation ☐ other (specify)
294 _____
295 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to
296 inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to
297 indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including
298 reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is
299 inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to
300 Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of
301 services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and
302 expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.

303 **21. OPTIONAL CLAUSES:** (Check if any of the following clauses are applicable and are attached as an addendum to
304 this Contract):

| | | |
|---|---|---|
| 305 ☐ Arbitration | ☐ Seller Warranty | ☐ Existing Mortgage |
| 306 ☐ Section 1031 Exchange | ☐ Coastal Construction Control Line | ☐ Buyer's Attorney Approval |
| 307 ☐ Property Inspection and Repair | ☐ Flood Area Hazard Zone | ☐ Seller's Attorney Approval |
| 308 ☐ Seller Representations | ☐ Seller Financing | ☐ Other _____ |

309 **22. ADDITIONAL TERMS:**

310 _____

311 _____

312 _____

313 _____

314 _____

315 _____

316 _____

317 _____

318 _____

319 _____

320 _____

321 **THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE**
322 **ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL**
323 **FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE**
324 **PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE**
325 **EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR**
326 **REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER**
327 **ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL**
328 **REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER**
329 **REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF**
330 **THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS**
331 **AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE**
332 **AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.**

333 **Buyer** (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.



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334 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other
335 party that such signatory has full power and authority to enter into and perform this Contract in accordance with its
336 terms and each person executing this Contract and other documents on behalf of such party has been duly authorized
337 to do so.

338* _____ Date: 2/17/17
339 (Signature of Buyer)

340* Stanley A Synkoski Tax ID No: _____
341 (Typed or Printed Name of **Buyer**)

342* Title: President Telephone: (301)332-5692

343* _____ Date: 2/17/17
344 (Signature of Buyer)

345* Jean A Synkoski Tax ID No: _____
346 (Typed or Printed Name of **Buyer**)

347* Title: Vice President Telephone: (772)801-9440

348* **Buyer's** Address for purpose of notice: 2005 Coconut Dr, Fort Pierce,FL, 34949

349* Facsimile: N/A Email: N/A

350* _____ Date: _____
351 (Signature of Seller)

352* City of Fort Pierce Tax ID No: _____
353 (Typed or Printed Name of **Seller**)

354* Title: City Manager Telephone: _____

355* _____ Date: _____
356 (Signature of Seller)

357* _____ Tax ID No: _____
358 (Typed or Printed Name of **Seller**)

359* Title: _____ Telephone: _____

360* **Seller's** Address for purpose of notice: 100 US 1, Fort Pierce,FL, 34950

361* Facsimile: _____ Email: _____

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**4616 INVESTMENTS, LLC**
2005 COCONUT DRIVE
FORT PIERCE, FL 3494
301 332- 5692 insynkinc@gmail.com

January 12, 2017

To whom it may concern"

4616 Investments, LLC "buyer" agrees to purchase the property located at 500 Orange Avenue, Fort Pierce, FL 34950 subject to certain Protective Covenants highlighted in exhibit "A" of the Special Warranty Deed for this property dated November 7, 2002.

Seller acknowledges that buyer will take procession of the building in an altered state and pursuant to Item 1 of Exhibit "A" (highlighted below) "buyer" agrees to:

1) *To preserve and maintain the Property in a manner that preserves the character defining historic features of the exterior and interior of the building* ***in substantially the same condition received at the time of sale*** *to preserve and enhance the qualities that make the Property eligible for listing on the National Register of Historic Places ("National Register").*

"Buyer" has requested copies of any/all information related to and highlighting "the character defining historic features of the exterior and interior of the building" referenced in this section and "buyer" will not be responsible for any alterations made prior to the time of sale.

Seller acknowledges that buyer will take procession of the building in an altered state and pursuant to Item 2 of Exhibit "A" (highlighted below) "buyer" and "seller" acknowledge that:

2) *Buyer has received the property with certain interior features of the structure in an altered state from that of the date the Property was accepted onto the National Register of Historic Places. Buyer shall not be responsible for the altered state of the Interior as received, nor shall Buyer be required to perform and remedial restoration of the interior for any alterations made prior to the time of sale.*

## Beyond a home energy rating, how can you reduce your energy use and save money?

That's easy. While the design and construction of your home, and the efficiency of its appliances and equipment, control the most significant portion of its energy use, occupant lifestyle will still have a big effect on exactly how much energy gets used. Your comfort preferences and personal habits - the level at which you set the thermostat, whether or not you turn off lights and fans when leaving a room, how much natural ventilation you use, and other factors - will all affect your home's actual monthly energy use.

## Florida's program parallels national activities.

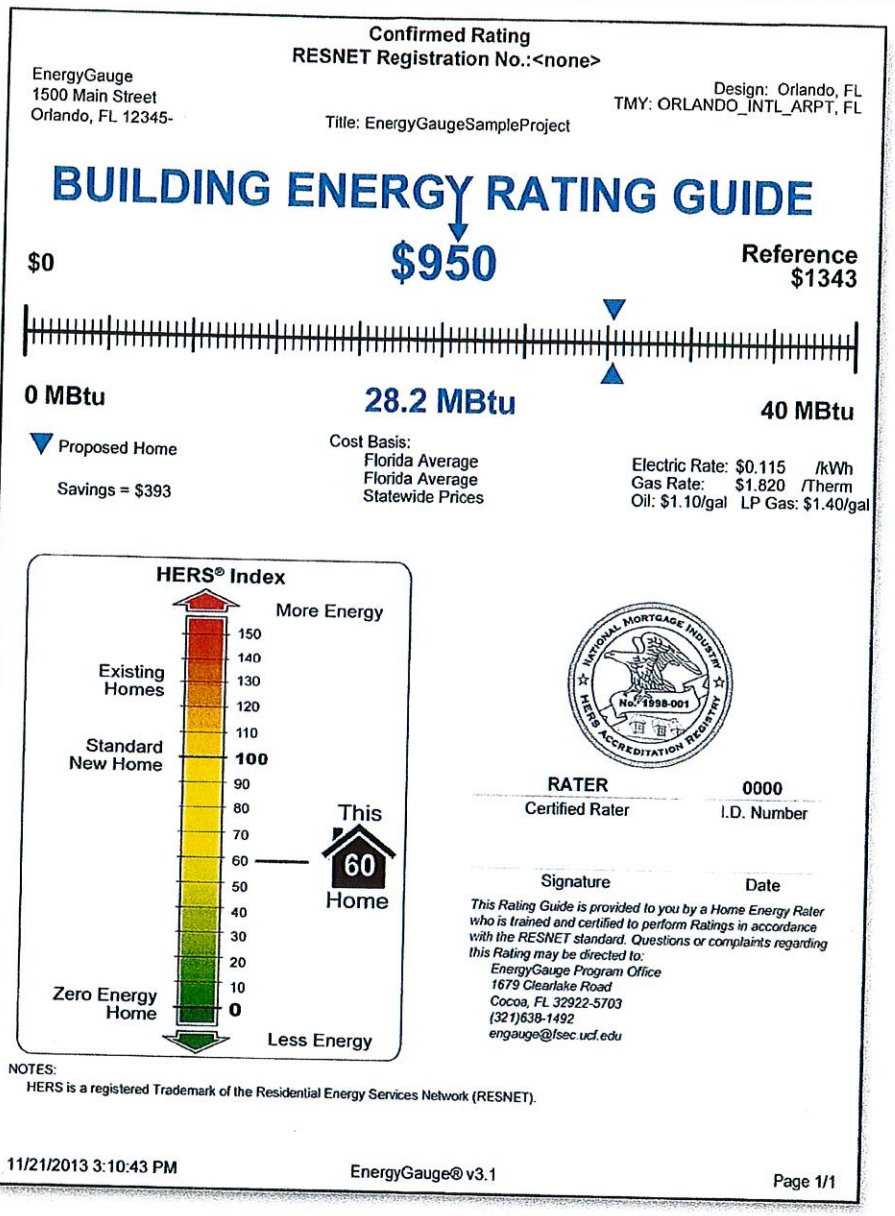
The Residential Energy Services Network (RESNET) sets the national standards for the Home Energy Rating System (HERS), and the Florida Solar Energy Center's Energy Gauge system meets these standards. The Florida Building Energy Rating Guide provides a HERS Index for the home. This national score enables homes to qualify for national mortgage financing options requiring a HERS Index. This index is computed in accordance with national guidelines, considering the heating, cooling, water heating, lighting, appliance, and photovoltaic energy uses. HERS awards stars to the rating.

## Tell your Realtor or builder that you want to get the home rated before you buy it.

They can give you the names of Raters in your area. Additional information on the program is available from the Energy Gauge Program Office at 321-638-1422, or visit our Web site at **www.floridaenergycenter.org.**

## Who does Energy Ratings?

It is important to note that only Certified Raters are allowed to perform ratings. These Raters have undergone rigorous training programs and have passed the RESNET National Core exam and the required challenge exams. They are also required to undergo continuing education classes and additional exams to keep their certifications current. An on-going quality control program also watches over their Ratings and their work. All their Ratings are submitted to a central registry that checks them for accuracy and compiles generic building data.




## Energy Ratings in Florida

The Florida Building Energy-Efficiency Rating Act (Florida Statute 553.990) was passed by the State Legislature in 1993 and amended in 1994. It established a voluntary statewide energy-efficiency rating system for homes. The Rating System has been adopted by DCA Rule 9B-60. Modifications were made by the Legislature in 2013.

Energy Gauge


**The EnergyGauge® Program Building Energy Rating System**

1679 Clearlake Road
Cocoa, Florida 32922-5703
Phone: 321-638-1422
Fax: 321-638-1010
E-Mail: info@energygauge.com
**www.floridaenergycenter.org**

# Thinking About Buying a Home?
## Get An EnergyGauge® Rating!

### Congratulations on your decision to purchase a home.

As you know, there are a lot of factors to consider before signing on the dotted line. By now, you've probably checked out the location of the home you like the best. You know how much the seller wants, how many bedrooms there are, whether your dining room table will fit, where you'll park your car and lots of other important things.

### But wait, there's still one more important thing you really ought to do.

You wouldn't buy a car without asking how many miles-per-gallon it gets, would you? So why would you even think of buying a house without knowing how much the power bills will be? That's why now is the perfect time to get an EnergyGauge® rating on the house.

Since 1994, there has been a voluntary, statewide energy-efficiency rating system for homes in Florida. Prospective homeowners just like you, all around the state, are getting their homes rated before they make their purchase.

### There are several very important reasons why:

▲ **Energy ratings give homebuyers a market-place yardstick that measures the benefits of energy-efficiency.** You get detailed estimates of how much your energy use will cost.

▲ **Energy ratings give you clear and specific information that lets you compare similar homes on their energy use.** Two homes might look similar, but one may be efficient and comfortable, and the other an energy-guzzler with a very uncomfortable interior.

### Consider the Benefits:

- ▲ More Home for Less Money
- ▲ Tested Quality Construction
- ▲ Enhanced Indoor Comfort
- ▲ Superior Energy Efficiency
- ▲ More Environmental Sustainability
- ▲ Improved Mortgage Options
- ▲ Greater Resale Value

▲ Maybe most important of all, **the national Home Energy Rating System (HERS) Index on the energy rating can qualify you for a number of special mortgage programs that offer lower interest rates, lower closing costs, and other benefits.** Some lenders may offer special financing.

### Before buying your next home, hire a Certified Energy Rater to do a rating.

Your builder or Realtor can help you find a Certified Rater in your area. After the rating, you'll get an easy-to-understand Energy Guide that estimates how much it will cost to pay for energy used in that home.

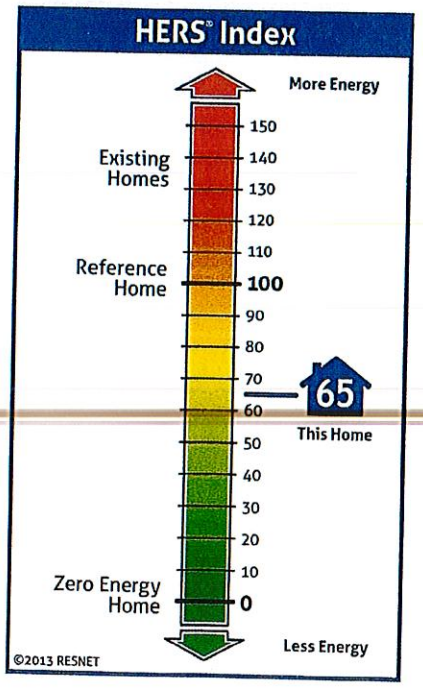
For many years, buyers have had home inspectors look over a home before making their purchase. This is a great way to find out about potential house problems before you make your purchase. Smart homebuyers around the country are now also asking for a home energy rating to look specifically at the energy-use in a home and determine efficiency. Because energy costs can equal house payments, the relatively small cost of a home energy rating can easily be offset by many years of lower energy payments.

You're already familiar with the miles-per-gallon stickers on new automobiles, and the yellow Energy Guide labels on home appliances. Shoppers use this information to figure out how much that car or appliance is really going to cost them. This information gives the buyer a good estimate of what it will cost to operate that car or use that appliance, over and above the purchase price. A car or product that is cheaper to buy can often be more expensive to operate, so this information can be very important to assure that you make the best purchase decision.

### Here's how the EnergyGauge® program works.

After the rating, you'll get an easy-to read form like the one on the next page. The Rating Guide has a scale that allows you to compare the specific home you're looking at with the most efficient and the least efficient homes of the same size, with the same number of bedrooms available in your part of the state today.

One of the keys to the success of this program is the uniformity of ratings, made possible by the use of the EnergyGauge® software developed by the Florida Solar Energy Center®. It has been specially designed to let Raters input the key data on the home and obtain accurate information for comparison purposes.



**4616 INVESTMENTS, LLC**
2005 COCONUT DRIVE
FORT PIERCE, FL 3494
301 332- 5692 insynkinc@gmail.com

January 12, 2017

To whom it may concern"

4616 Investments, LLC "buyer" agrees to purchase the property located at 500 Orange Avenue, Fort Pierce, FL 34950 subject to certain Protective Covenants highlighted in exhibit "A" of the Special Warranty Deed for this property dated November 7, 2002.

Seller acknowledges that buyer will take procession of the building in an altered state and pursuant to Item 1 of Exhibit "A" (highlighted below) "buyer" agrees to:

1) *To preserve and maintain the Property in a manner that preserves the character defining historic features of the exterior and interior of the building* ***in substantially the same condition received at the time of sale*** *to preserve and enhance the qualities that make the Property eligible for listing on the National Register of Historic Places ("National Register").*

"Buyer" has requested copies of any/all information related to and highlighting "the character defining historic features of the exterior and interior of the building" referenced in this section and "buyer" will not be responsible for any alterations made prior to the time of sale.

Seller acknowledges that buyer will take procession of the building in an altered state and pursuant to Item 2 of Exhibit "A" (highlighted below) "buyer" and "seller" acknowledge that:

2) *Buyer has received the property with certain interior features of the structure in an altered state from that of the date the Property was accepted onto the National Register of Historic Places. Buyer shall not be responsible for the altered state of the Interior as received, nor shall Buyer be required to perform and remedial restoration of the interior for any alterations made prior to the time of sale.*

Pursuant to Item 3 of Exhibit "A" (highlighted below) Buyer has contacted the Florida State Historic Preservation Office ("SHPO") and requested copies of any/all information related to the language in this section that relate to "characteristics that qualify it for inclusion to the National Register" so Buyer may better understand any/all restrictions related to interior renovations and the exact protocol that must be followed for any renovation to the Property. Buyer has not yet received this information from SHPO and will continue this inquiry as they move through the Due Diligence phase.

3) *That no alteration, remodeling or any other work that relate to the characteristics that qualify for inclusion to the National Register and that would further diminish the historic integrity of the Property shall be undertaken or permitted to be undertaken without prior consultation with, and permission from, the Florida State Historic Preservation ("SHPO"), such permission shall not be unreasonably withheld.*

Item 4 of Exhibit "A" (highlighted below) will not apply to buyer as the "Fine art mural, "Osceola Holding Court with Chiefs" referenced in this section is on permanent loan with the City of Fort Pierce. Buyer will have no responsibility for the ownership, protection, maintenance and/or preservation of the referenced mural.

We look forward to working with the City of Fort Pierce on this exciting project.

Sincerely and respectfully submitted,

Stanley A. Synkoski

4616 INVESTMENTS, LLC

## EXHIBIT "C"

## PROTECTIVE COVENANTS

In consideration of the conveyance of certain improved real Property hereinafter referred to as the Historic Downtown Fort Pierce Post Office ("Property") located at 500 Orange Avenue in Fort Pierce, St. Lucie County, Florida, which is more fully described as:

Lot 4 of Block 2 of amended Plat of Block 2. Resubdivision of Receivers Subdivision of Block "L" of Lee's Map of the City of Fort Pierce, Florida. Said amended Plat being recorded in Plat Book 7, page 22, St. Lucie County, Florida public records.

Buyer hereby covenants on behalf of itself, its heirs, successors, and assigns at all times to the Florida State Historic Preservation Office to maintain and preserve the Property as follows:

1. To preserve and maintain the Property in a manner that preserves the character defining historic features of the exterior and interior of the building in substantially the same condition received at the time of sale in order to preserve and enhance the qualities that make the Property eligible for listing on the National Register of Historic Places ("National Register")

2. Buyer has received the Property with certain interior features of the structure in an altered state from that of the date the Property was accepted onto the National Register of Historic Places. Buyer shall not be responsible for the altered state of the interior as received, nor shall Buyer be required to perform any remedial restoration of the interior.

3. That no alteration, remodeling or other work that relate to the characteristics that qualify it for inclusion to the National Register and that would further diminish the historic integrity of the Property shall be undertaken or permitted to be undertaken without prior consultation with, and permission from, the Florida State Historic Preservation Officer ("SHPO"), such permission shall not be unreasonably withheld.

4. The Section of Fine Arts mural "Osceola Holding Court with his Chiefs" is on permanent loan from the USPS to Buyer, as an integral character defining historical feature of this Property. The USPS shall retain all ownership rights. The Buyer shall take any and all reasonable steps to ensure the preservation and protection of the mural. At the end of every two calendar years the Buyer shall inform the USPS of the state of the mural. The USPS has the right to inspect the mural at any time, and should it find that the mural is not being cared for in a manner consistent with applicable Federal guidelines, the USPS has the right to take any and all remedies to force the Buyer to preserve and protect the mural.

5. That the Florida SHPO or authorized representative thereof shall be permitted at all reasonable times to inspect the Property in order to ascertain if the above conditions are being observed. Prior to said inspection; the SHPO shall furnish properly written notification to the Buyer of its intent to inspect the Property.

6. That these covenants are binding on the Buyer, its heirs, successors, and assigns in perpetuity. Restrictions and covenants contained herein shall be incorporated into any deed or other legal instrument by which it divests itself of either the fee simple title or any other lesser estate in the Property or any part thereof;

7. That the failure of the SHPO to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time; and

8. That these covenants shall be a binding servitude upon the real property that includes the Historic Downtown Fort Pierce Post Office ("Property") and shall be deemed to run with the land.

These covenants shall constitute conclusive evidence that the Buyer agrees to be bound by the foregoing conditions and restrictions and to perform to obligations herein set forth.

THE SUNRISE CITY

FORT PIERCE

*Florida*

*Great Corridors,*

**Great Communities**

# ORANGE AVENUE REPORT

PLANNING DEPARTMENT

www.cityoffortpierce.com • 772-467-3729

THE SUNRISE CITY
FORT PIERCE
Florida

# ORANGE AVENUE REPORT

The Orange Avenue corridor historically was a bustling part of Fort Pierce. Shops, salons and markets generated an abundance of activity from residents who lived in the immediate vicinity and beyond, however for some time now, the Orange Avenue Corridor between U.S. Hwy 1 and 10th street has been desolate. Some buildings along this avenue have been sitting vacant for over a decade, and while properties are being purchased by developers, a minimal amount of improvements have been made. These improvements weren't enough to entice business owners to set up shop in the area.

Beyond the storefronts along Orange Avenue is St. Anastasia's Catholic School. Built in 1914, this structure served as the school house for the St. Anastasia's Catholic Church that was located on the same block. It suffered a lot of damage from the Francis and Jean hurricanes in 2014. Since then, the City has replaced the roof as well as installed new windows and interior doors during the schools centennial. Though these improvements have been made, the interior remains to be in disrepair. These first steps in its rejuvenation were hopefully stepping stones for new investors to take hold of the project, but with little to no legitimate inquiries the building continues to remain vacant.

The City of Fort Pierce Planning department paid attention to these issues, noting that the Orange Avenue corridor had become a blighted area. It was clear that something needed to be done, however *what* needed to be done was still unknown. In a new effort to build a better relationship with the Fort Pierce community and to serve the surrounding neighborhood, the City planned a community meeting with

the goal of getting feedback on what people would love to see and what their wishes as stakeholders are in this area.

The meeting was held in a vacant store front at 601 Orange Avenue, a building that has seen some activity, but has never been without space to lease. A total of three boards were set up, each with a different theme and question. These conversation stations allowed the participants to write their thoughts and general input. One board posed the question "What is the most important issue we should look at?" and "What is a *deal breaker* – what things do you not want to see?" The other turned its attention to the redevelopment of St. Anastasia's School House and asked "What do you think the City should do with St. Anastasia's to turn it back into a functional (non-vacant) property?" The third board was interactive, prompting residents to use three stickers and place them next to the item or activity that was most important to them such as street scaping, arts, music and culture, grocery stores, retail, etc. and give immediate visual feedback.

The responses were overflowing. While a number of suggestions were made from additional lighting and beautifying the area to redeveloping St. Anastasia's into a high-end homeless shelter, the overwhelming response was in the category of the arts. Each board showed an abundance of suggestions on the topic. So much so that the interactive board literally had stickers reaching off the sheet in support of the subject. One participant spoke about transitioning the school into low cost artist housing, creating a live/work environment. For the area around it, outdoor events such as concerts and pop-up markets. The community also wanted to see more identity in the corridors culture. Museums, cultural arts centers and performing arts centers were proposed.

Another topic of discussion was an effort to spruce up the corridor. One participant wrote "Clean up this area and make it look nicer" followed by the comment "Lighting and street scape to enhance neighborhood." One person was even quoted saying "The area needs a facelift." This was supported by many notating Code Enforcement as an item that was very important to them.

**What Is Most Important To You?**

Derived from a total of 159 votes

| | |
|---|---|
| Arts – Museums, Music & Culture | 19% |
| Street Scaping additional landscaping, lighting and/or benches | 10% |
| Historic Preservation | 10% |
| Job Creation | 9% |
| Restaurants | 8% |
| Safety | 4% |
| Single Family Housing | 4% |
| Grocery Store | 4% |
| Neighborhood Identity | 3% |
| Bars | 3% |
| Increased Police Presence | 3% |
| Parks – Neighborhood Pocket Parks | 2% |
| All other items (Parking, Basketball Court, Offices, Childcare, etc.) | 2% or less |

Security of the area was expressed in many forms. "Safety" and "Police Presence" was continually selected when asked "What is most important to you?" Surveillances cameras were also suggested. Arguably, these concerns could correlate with the suggestion of lighting which was notated several times throughout each board.

While the participants were able to voice what they would love in the area, they also were able to say what they absolutely did not want. "Dollar Stores", discount retail and the like were strongly opposed. One resident wrote "Please, God. No more!" and "No more Dollar Stores Please" next to the notion. Also opposed were lawyer offices and bail bond establishments. While these were written, items that received no votes on the "What is most important to you?" board were auto part stores, gas stations, bus routes and salons/barber shops.

In addition to the boards, a short survey was given to each participant. While the boards focused on the future, the survey focused on the present, asking about the things they currently liked and disliked about the area. The traffic flow for pedestrians as well as cars was written. The peacefulness of the area and small town atmosphere was appreciated. Again, the vacant store fronts, the current shape of the buildings and lack of culture were prominent throughout the surveys when asked what was disliked. The surveys also helped to gather feedback on the historic post office and perhaps a new name for the corridor. Besides basic retail, many wanted to see the post office turned into a Fort Pierce memorabilia shop or information stop. Youth centers and a fun spot for teens were written several times.

Ideas for a corridor name ranged from Pineapple Causeway, Unity District, Sunrise District to Arts District, Peacock District (Peacock Arts District), and Cultural District.

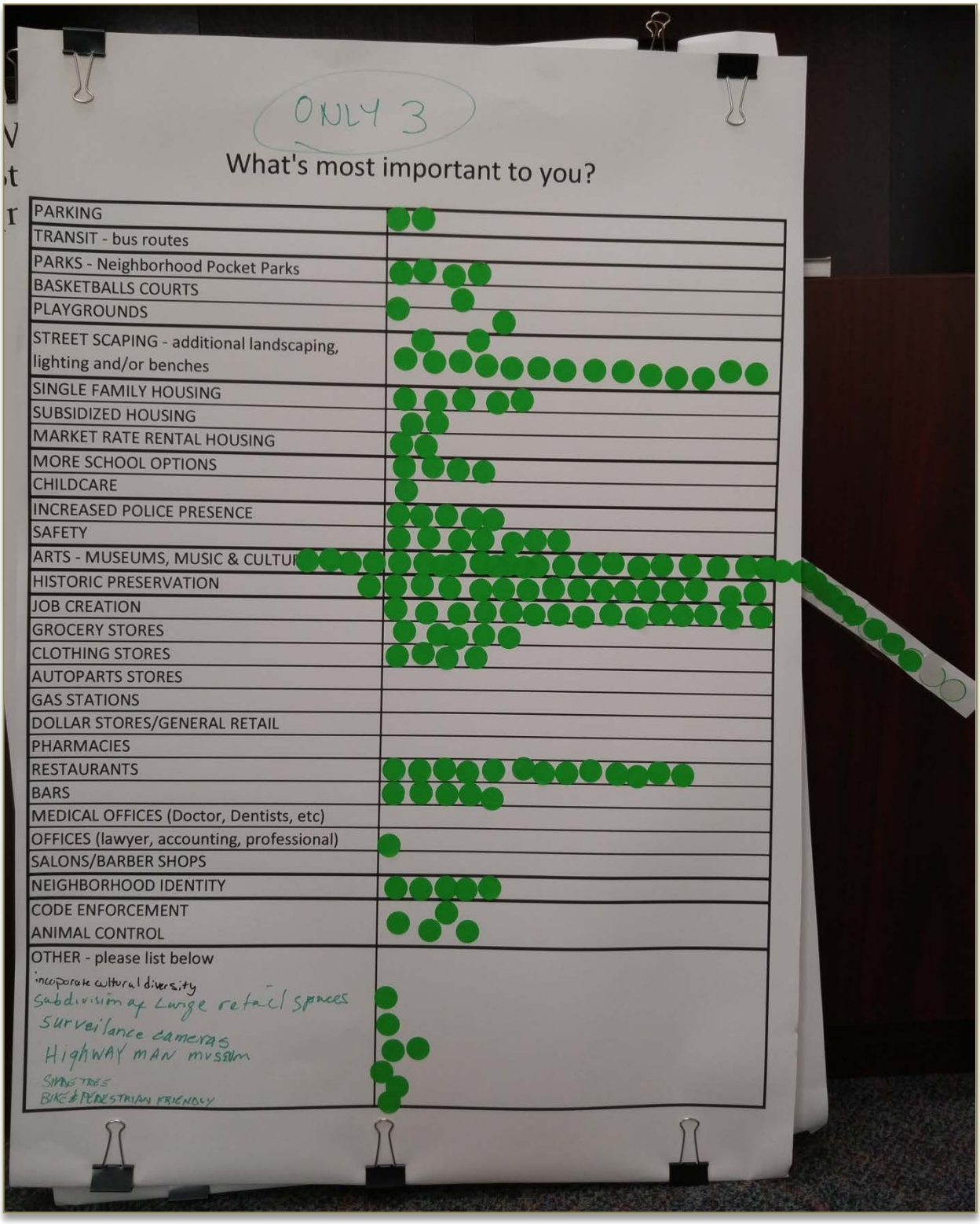
So, what's next? The Planning department intends to embark on the five most important issues that were noted in the meeting: Arts (Museum, Music & Culture), Street Scaping, Historic Preservation, Job Creation and Restaurants. For each item, short term as well as long term goals will be developed to execute each task.

All the suggestions were very valid and justified, and these concerns were prominent enough that over 50 to 60 people showed to give their opinion. It is very safe to say that the conclusion from the data, as well as the conversations had with all participants that the Arts is a subject that is deeply desired. The support for something that will bring music, culture and artist to this area was overwhelming. While this is something that the City can put effort into to bring the idea to fruition, many of these items discussed can create what City Planners call "The Domino Effect". One achievement in a neighborhood can trigger multiple actions. Something as minimal as street scaping can beautify an area and make a business owner take notice and begin to think of the possibilities of expanding in this neighborhood. One cultural or music event around the St. Anastasia School can spark many, making artists and viewers walk the area and become familiar with it. The success of these events may inspire an artist to open a gallery. Higher traffic could spark the demand for restaurants and retail. The desire to live close to these activities may prompt a residential demand. The knowledge of what the community wants for this area helps the City seek grants that are very specific to its needs. Public Works can provide more landscaping and maintain it to beauty the area. Code Enforcement can pay close attention to areas that may need additional consideration. The City can work with Fort Pierce Utilities Authority can develop a plan to provide additional lighting along the corridor and side streets. All of these things and more can be monumental in transforming Orange Avenue from a blighted, desolate area to an attractive, vibrant corridor.

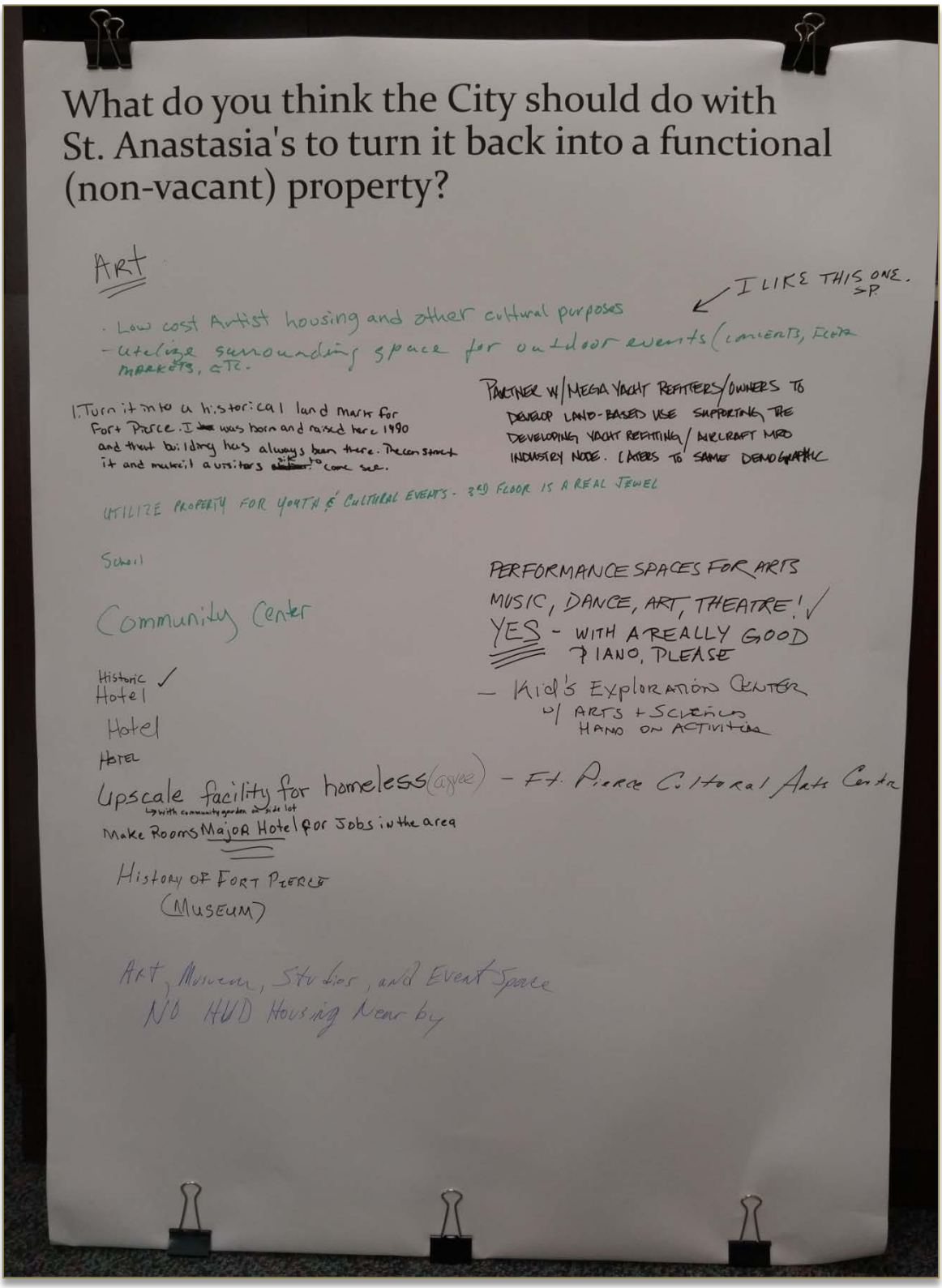
# Appendix

1. "What is most important to you?" conversation board
2. "What do you think the City should fo with St. Anastasia's to turn it back into a functional (non-vacant) property?" conversation board
3. "What is the most important issue we should look at?" and "What is a 'dealbreaker' – what things do you not want to see?" conversation board

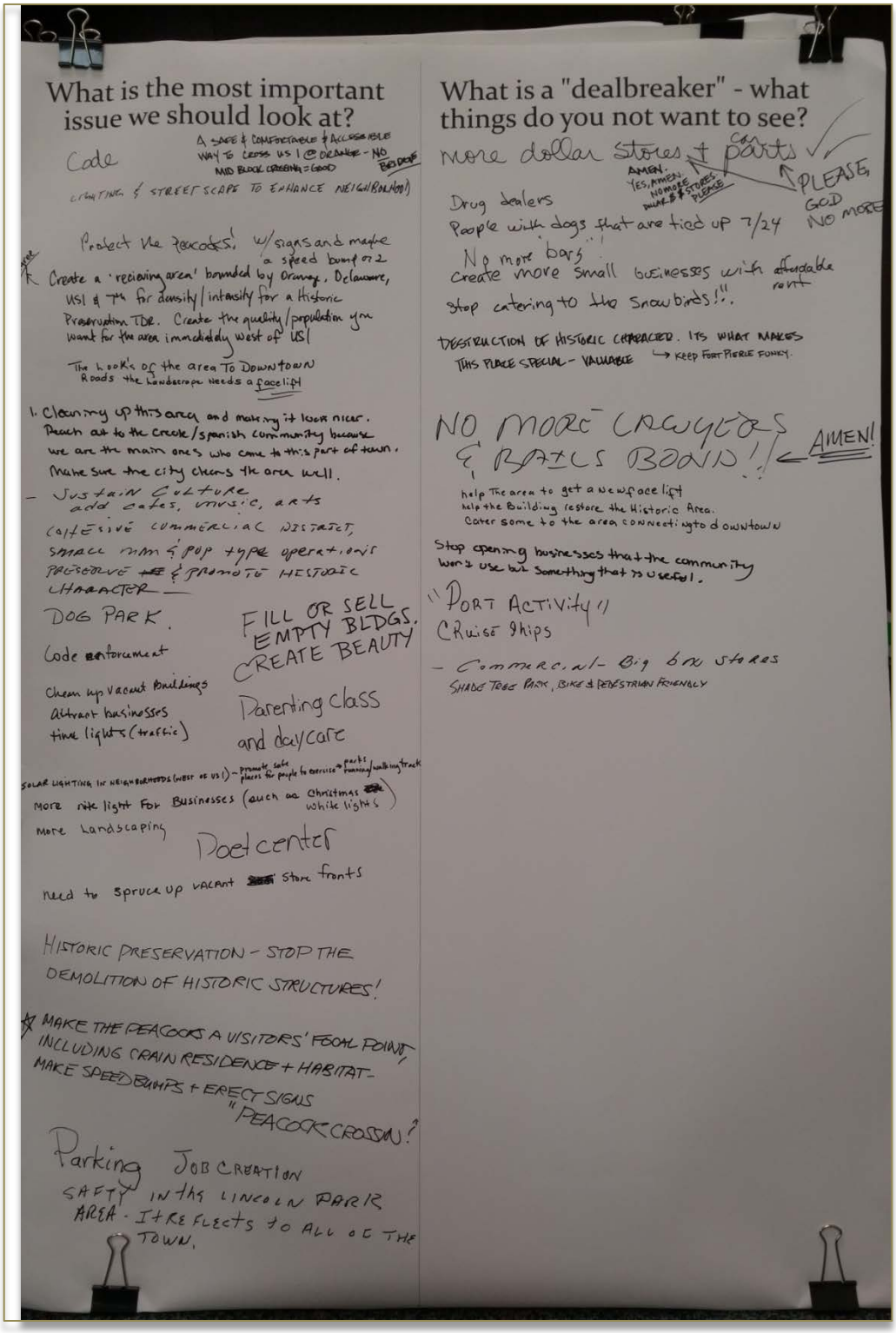
1.


ONLY 3
What's most important to you?
PARKING
TRANSIT - bus routes
PARKS - Neighborhood Pocket Parks
BASKETBALLS COURTS
PLAYGROUNDS
STREET SCAPING - additional landscaping, lighting and/or benches
SINGLE FAMILY HOUSING
SUBSIDIZED HOUSING
MARKET RATE RENTAL HOUSING
MORE SCHOOL OPTIONS
CHILDCARE
INCREASED POLICE PRESENCE
SAFETY
ARTS - MUSEUMS, MUSIC & CULTUR
HISTORIC PRESERVATION
JOB CREATION
GROCERY STORES
CLOTHING STORES
AUTOPARTS STORES
GAS STATIONS
DOLLAR STORES/GENERAL RETAIL
PHARMACIES
RESTAURANTS
BARS
MEDICAL OFFICES (Doctor, Dentists, etc)
OFFICES (lawyer, accounting, professional)
SALONS/BARBER SHOPS
NEIGHBORHOOD IDENTITY
CODE ENFORCEMENT
ANIMAL CONTROL
OTHER - please list below
incorporate cultural diversity
Subdivision of Large retail spaces
Surveilance cameras
HighWAY MAN mussum
SHADE TREES
BIKE & PEDESTRIAN FRIENDLY

2.


What do you think the City should do with St. Anastasia's to turn it back into a functional (non-vacant) property?
ART
I LIKE THIS ONE. SP
- Low cost Artist housing and other cultural purposes
- utelize surrounding space for outdoor events (concerts, Food markets, etc.
1. Turn it into a historical land mark for Fort Pierce. I was born and raised here 1990 and that building has always been there. Reconstruct it and make it a visitors to come see.
PARTNER W/ MEGA YACHT REFITTERS/OWNERS TO DEVELOP LAND-BASED USE SUPPORTING THE DEVELOPING YACHT REFITTING/ AIRCRAFT MRO INDUSTRY NODE. CATERS TO SAME DEMOGRAPHIC
UTILIZE PROPERTY FOR YOUTH & CULTURAL EVENTS - 3RD FLOOR IS A REAL JEWEL
School
Community Center
PERFORMANCE SPACES FOR ARTS MUSIC, DANCE, ART, THEATRE! ✓
YES - WITH A REALLY GOOD PIANO, PLEASE
Historic Hotel ✓
Hotel
Hotel
- Kid's Exploration Center w/ ARTS + SCIENCE HAND ON ACTIVITIES
Upscale facility for homeless (agree) - Ft. Pierce Cultural Arts Center
with community garden on side lot
Make Rooms Major Hotel for Jobs in the area
History of Fort Pierce (Museum)
Art, Museum, Studios, and Event Space
No HUD Housing Near by

3.


What is the most important issue we should look at?
Code
A SAFE & COMFORTABLE & ACCESSIBLE WAY TO CROSS US 1 @ ORANGE - NO MID BLOCK CROSSING = GOOD
CROSSING
LIGHTING & STREETSCAPE TO ENHANCE NEIGHBORHOOD
Protect the Peacocks! w/signs and maybe a speed bump or 2
Create a 'recieving area' bounded by Orange, Delaware, US1 & 7th for density/intensity for a Historic Preservation TDR. Create the quality/population you want for the area immediately west of US1
The bones of the area To Downtown
Roads the landscape needs a facelift
1. Cleaning up this area and making it look nicer. Reach out to the Creole/Spanish community because we are the main ones who come to this part of town. Make sure the city cleans the area well.
- Sustain Culture
add cafes, music, arts
Cohesive commercial district,
small mom & pop type operations
PRESERVE & PROMOTE HISTORIC CHARACTER
DOG PARK.
Code enforcement
Clean up vacant buildings
Attract businesses
time lights (traffic)
FILL OR SELL EMPTY BLDGS. CREATE BEAUTY
Parenting class and daycare
SOLAR LIGHTING IN NEIGHBORHOODS (WEST OF US1) – promote safe places for people to exercise → parks, running/walking track
More nite light For Businesses (such as Christmas white lights)
More Landscaping
Doctcenter
need to spruce up VACANT store fronts
HISTORIC PRESERVATION – STOP THE DEMOLITION OF HISTORIC STRUCTURES!
MAKE THE PEACOCKS A VISITORS' FOCAL POINT, INCLUDING CRAIN RESIDENCE + HABITAT – MAKE SPEED BUMPS + ERECT SIGNS "PEACOCK CROSSING"
Parking
JOB CREATION
SAFETY IN THE LINCOLN PARK AREA - IT REFLECTS TO ALL OF THE TOWN.
What is a "dealbreaker" - what things do you not want to see?
more dollar stores + car parts
AMEN. YES, AMEN. NO MORE DOLLAR STORES PLEASE
PLEASE, GOD NO MORE
Drug dealers
People with dogs that are tied up 7/24
No more bars
Create more small businesses with affordable rent
Stop catering to the snowbirds!!.
DESTRUCTION OF HISTORIC CHARACTER. ITS WHAT MAKES THIS PLACE SPECIAL – VALUABLE → KEEP FORT PIERCE FUNKY.
NO MORE CROOKERS & RATS BOARD!
AMEN!
help the area to get a new face lift
help the Building restore the Historic Area.
Cater some to the area connecting to downtown
Stop opening businesses that the community won't use but Something that is useful.
"PORT ACTIVITY"
CRuise Ships
- Commercial - Big box stores
SHADE TREE PATH, BIKE & PEDESTRIAN FRIENDLY

**MEMORANDUM OF AGREEMENT**
**AMONG**
**THE UNITED STATES POSTAL SERVICE**
**THE FLORIDA STATE HISTORIC PRESERVATION OFFICER**
**AND THE**
**CITY OF FORT PIERCE, FLORIDA**
**FOR THE CONVEYANCE OF THE**
**HISTORIC DOWNTOWN FORT PIERCE POST OFFICE**

**WHEREAS,** the United States Postal Service (USPS) is conveying in fee simple the Historic Downtown Fort Pierce Post Office ("Property"), located at 500 Orange Avenue, City of Fort Pierce, County of Saint Lucie, State of Florida to the City of Fort Pierce, a municipal corporation ("Buyer"), and

**WHEREAS,** the Property was built in Spanish Revival style in 1935 and has been listed in the National Register of Historic Places for its significant architecture, art and its place in the downtown life of Fort Pierce, and

**WHEREAS,** the interior of the Property contains a mural commissioned by the Section of Fine Arts (Section), Public Buildings Administration, Federal Works Agency, entitled "Osceola Holding Court with his Chiefs". The Section mural, painted by Lucille Blanch in 1937 and installed in the Property in 1938, is currently being restored by the U.S.P.S. and will be placed back in the Property; and

**WHEREAS,** the USPS has determined that conveyance of the Property and subsequent actions taken by the USPS to remove and partially return character-defining historic features of the building (listed in Exhibits "A" and "B") constitutes adverse effects on this historic Property, and has consulted with Florida State Historic Preservation Officer (SHPO) and the City of Fort Pierce pursuant to the regulations 36 CFR Part 800, implementing Section 106 of the National Historic Preservation Act Preservation Act (NHPA, 16 U.S.C. 470f), and

**WHEREAS,** the Advisory Council on Historic Preservation is not formally participating in the consultation process regarding the transfer of the Historic Downtown Fort Pierce Post Office by the U.S.P.S. pursuant to 36 CFR Part 800.2(b)(1), but has provided assistance in the development of this Memorandum of Agreement in accordance with 36 CFR Part 800.2(b)(2); and

**WHEREAS**, the City of Fort Pierce has adopted the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, and Reconstructing Historic Properties, in Chapter 23, Sections 23-4 and 23-45 of the City Code of Ordinances, as applying to all historic properties designated within the City of Fort Pierce;

**WHEREAS,** the National Trust for Historic Preservation (NTHP) requested to be a consulting party to this transfer, and has been invited to concur in this Memorandum of Agreement (MOA);

**NOW, THEREFORE,** the USPS, the Florida SHPO, and the City of Fort Pierce agree that the conveyance of the Property shall be carried out in accordance with the following stipulations in order to take into account the effect of the conveyance on the Property.

**STIPULATIONS**

**The USPS shall ensure that the following measures are carried out:**

**1. Covenants:** The covenants attached hereto as Exhibit "C" (Covenants) will be included in the transfer instrument and promptly recorded in the real estate records of Saint Lucie County, State of Florida, for the sale of the Property.

**2. Significant character-defining features:**

a) The property is a 1935 Spanish Revival style building built as a post office to serve the City of Fort Pierce, and served in this role until it was closed by the USPS. Most of its character-defining historical features are those associated with the structure's role as a post office, and include the Section mural "Osceola Holding Court with his Chiefs" as well as a number of internal standard post office fixtures such as brass post office boxes, mail slots, tables, customer service windows and furniture, etc. These original features are shown in the original documents for the nomination of the building to the National Register of Historic Places (dated April 18, 2001 and attached to this Agreement as Exhibit "A").

b) Many of these original features are shown in the original documents for the nomination of the Property to the National Register of Historic Places. A number of these features have been altered by the USPS by their removal. Such alteration has impacted the identifying characteristics as originally shown in the nomination forms. The altered state of the internal character-defining historical features are recorded in photographs taken of the Property's interior on October 3, 2002 along with an inventory list of unreturned items, and attached to the Agreement as Exhibit "B".

c) The USPS has made every reasonable effort to locate, return, and restore to the Property these items that it removed and sold that are considered to contribute to the Property's historic significance (as noted above and described and noted in the National Register of Historic Places Registration Nomination Form dated April 18, 2001 and attached to this Agreement as Exhibit "A", and as recorded in photographs of the Property interior on October 3, 2002 and an inventory list of unreturned items attached to this Agreement as Exhibit "B")

**3. The Section of Fine Arts Mural:**

a) The Section of Fine Arts mural "Osceola Holding Court with his Chiefs" shall be placed permanently back in the Property, as soon as practical following its restoration, but shall remain the Property of the USPS.

b) The City of Fort Pierce, as initial caretaker of the mural, agrees to maintain and preserve the mural in accordance with the Covenants, any applicable National Park Service guidelines, and the provisions contained in this MOA.

c) The City of Fort Pierce shall provide the USPS with a minimum of ninety (90) days written notice of its intent to transfer title to the Property to any third party, so long as the Section mural is located in the Property.

**4. Amendments to, and termination of, this MOA**

a) If any signatory to this MOA, including any invited signatory, determines that its terms will not or cannot be carried out or that an amendment to its terms must be made, that party shall immediately consult with the other parties to develop an amendment. The amendment will be effective on the date a copy signed by all of the original signatories is filed with the Council. Such amendment of the MOA shall not affect the protective covenants appended to the MOA and recorded in public records along with any deed or other instrument transferring or divesting fee simple title or any lesser estate in the property or any part thereof.

b) If such efforts at amending the MOA fail, the ACHP may be asked by any signatory to this MOA to review the terms of the MOA and its implementation by the USPS. If the ACHP determines that the terms of the MOA are not being carried out, the MOA will be terminated. If the MOA is terminated for any reason, the USPS shall request Council comments per 36 CFR Part 800.7(a)(1). The Postmaster General will then take those comments into account and respond per 36 CFR Part 800.7(c)(4).

Execution of this MOA by the USPS, the Florida SHPO, and the City of Fort Pierce and implementation of its terms evidences that the USPS has taken into account the effects of the conveyance on the Property.

**SIGNATORIES:**

**UNITED STATES POSTAL SERVICE**

Date 11-8-02

Randy W. Alder, Asset Management
Contracting Officer authorized by USPS

## EXHIBIT "C"

## PROTECTIVE COVENANTS

In consideration of the conveyance of certain improved real Property hereinafter referred to as the Historic Downtown Fort Pierce Post Office ("Property") located at 500 Orange Avenue in Fort Pierce, St. Lucie County, Florida, which is more fully described as:

Lot 4 of Block 2 of amended Plat of Block 2. Resubdivision of Receivers Subdivision of Block "L" of Lee's Map of the City of Fort Pierce, Florida. Said amended Plat being recorded in Plat Book 7, page 22, St. Lucie County, Florida public records.

Buyer hereby covenants on behalf of itself, its heirs, successors, and assigns at all times to the Florida State Historic Preservation Office to maintain and preserve the Property as follows:

1. To preserve and maintain the Property in a manner that preserves the character defining historic features of the exterior and interior of the building in substantially the same condition received at the time of sale in order to preserve and enhance the qualities that make the Property eligible for listing on the National Register of Historic Places ("National Register")

2. Buyer has received the Property with certain interior features of the structure in an altered state from that of the date the Property was accepted onto the National Register of Historic Places. Buyer shall not be responsible for the altered state of the interior as received, nor shall Buyer be required to perform any remedial restoration of the interior.

3. That no alteration, remodeling or other work that relate to the characteristics that qualify it for inclusion to the National Register and that would further diminish the historic integrity of the Property shall be undertaken or permitted to be undertaken without prior consultation with, and permission from, the Florida State Historic Preservation Officer ("SHPO"), such permission shall not be unreasonably withheld.

4. The Section of Fine Arts mural "Osceola Holding Court with his Chiefs" is on permanent loan from the USPS to Buyer, as an integral character defining historical feature of this Property. The USPS shall retain all ownership rights. The Buyer shall take any and all reasonable steps to ensure the preservation and protection of the mural. At the end of every two calendar years the Buyer shall inform the USPS of the state of the mural. The USPS has the right to inspect the mural at any time, and should it find that the mural is not being cared for in a manner consistent with applicable Federal guidelines, the USPS has the right to take any and all remedies to force the Buyer to preserve and protect the mural.

5. That the Florida SHPO or authorized representative thereof shall be permitted at all reasonable times to inspect the Property in order to ascertain if the above conditions are being observed. Prior to said inspection; the SHPO shall furnish properly written notification to the Buyer of its intent to inspect the Property.

6. That these covenants are binding on the Buyer, its heirs, successors, and assigns in perpetuity. Restrictions and covenants contained herein shall be incorporated into any deed or other legal instrument by which it divests itself of either the fee simple title or any other lesser estate in the Property or any part thereof;

7. That the failure of the SHPO to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time; and

8. That these covenants shall be a binding servitude upon the real property that includes the Historic Downtown Fort Pierce Post Office ("Property") and shall be deemed to run with the land.

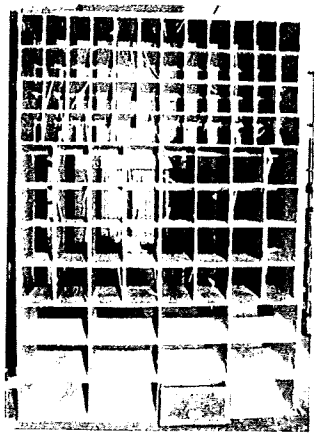
These covenants shall constitute conclusive evidence that the Buyer agrees to be bound by the foregoing conditions and restrictions and to perform to obligations herein set forth.

**PO Box Wooden Frames Returned**

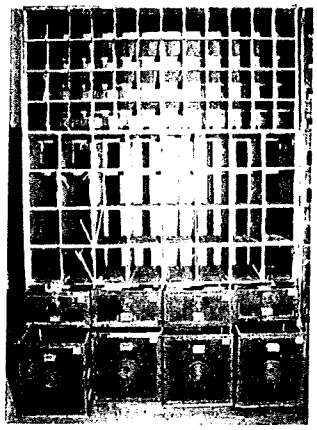
| size (in.) | qty |
|---|---|
| 33 x 62 | 0 |
| 45 x 62 (A & B) | 2 |
| 56 x 62 (C) | 1 |
| *Total* | *3* |

**PO Box Wooden Frames Missing** 10/03/02

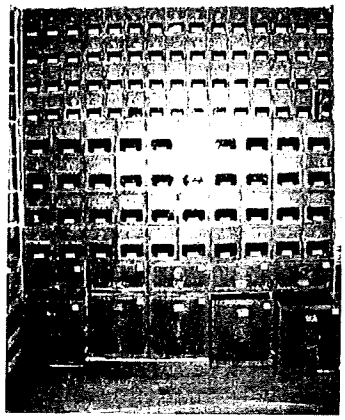
| size (in.) | qty |
|---|---|
| 33 x 62 | 3 |
| 45 x 62 | 1 |
| 56 x 62 | 2 |
| *Total* | *6* |



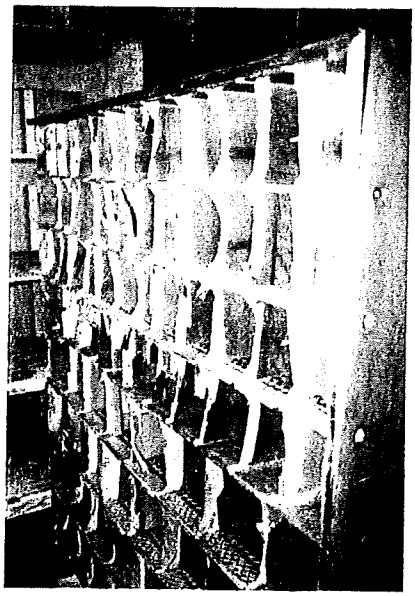
Box Frame A



Box Frame B



Box Section C

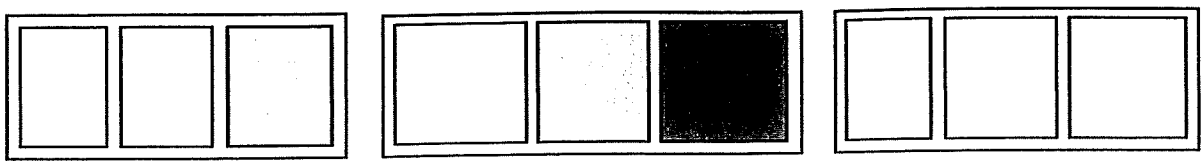


Damage to Frame A

Damage to Frame B

Detail, Frame A

**Pattern of PO Boxes Returned and Missing** 10/03/02



(South) A B C (North)

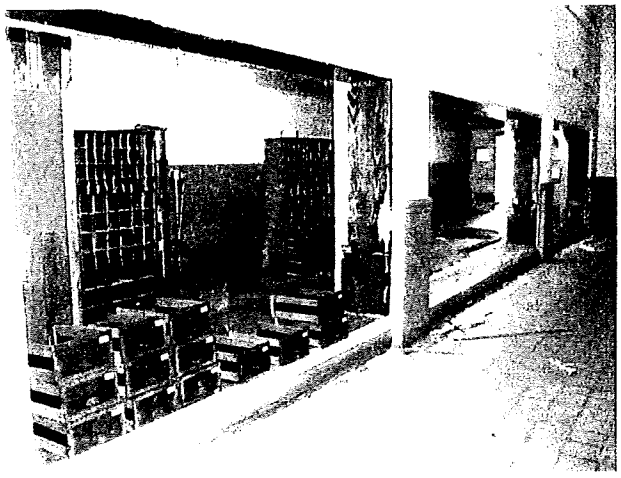
KEY

Opening in west wall of box lobby: (3) at 111", 157", and 134" wide each, from south to north

Space for missing PO box frame

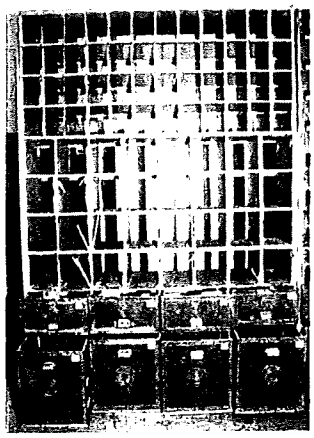
Space for returned PO box frame, damaged, doors removed, some drawers present: A & B

Space for returned PO box section (frame with doors mounted and all drawers present): C

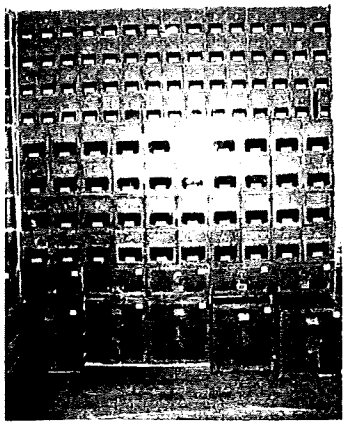


West wall of box lobby looking northwest (10/03/02)

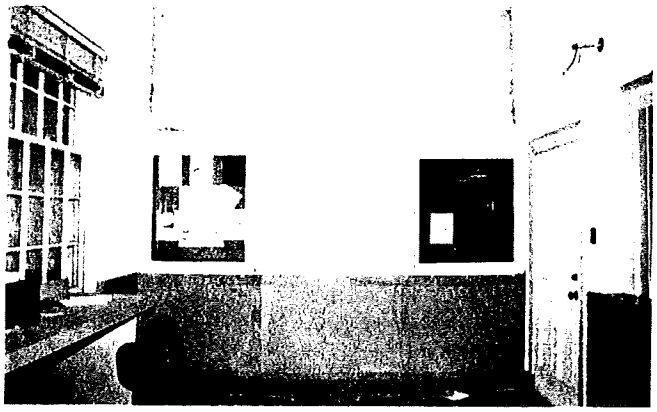
Box frame A



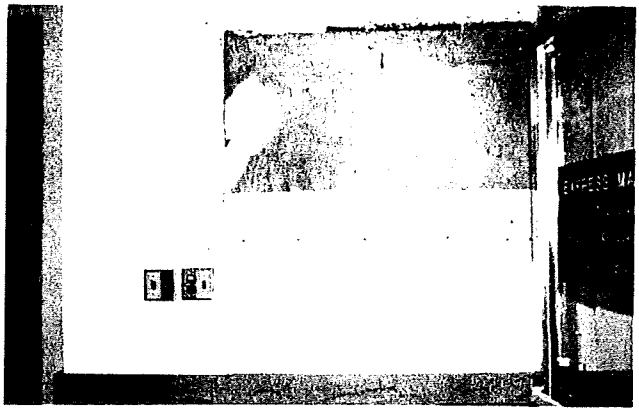
Box Frame B



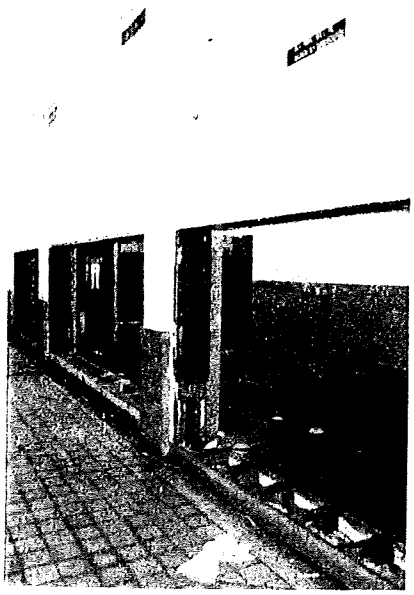
Box Section C



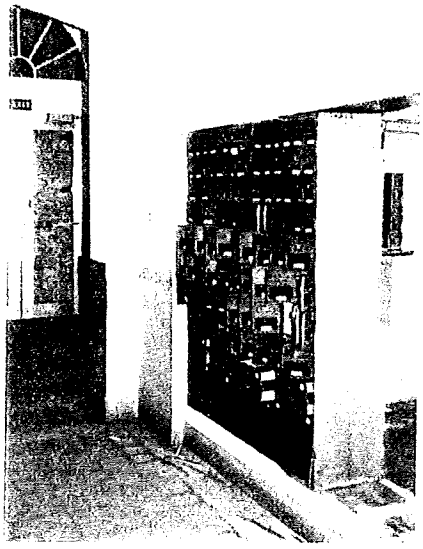
Customer Service Lobby (mural under restoration)



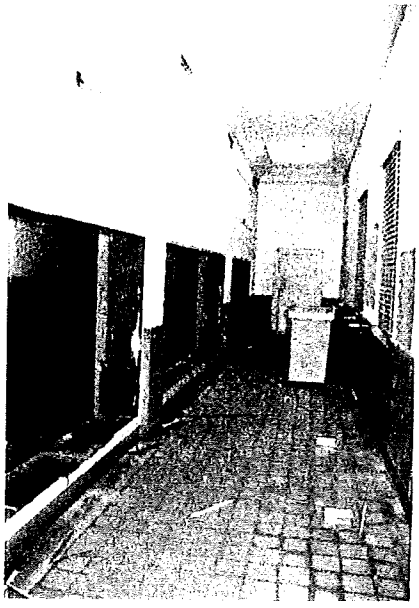
Foyer, south wall with missing bulletin board



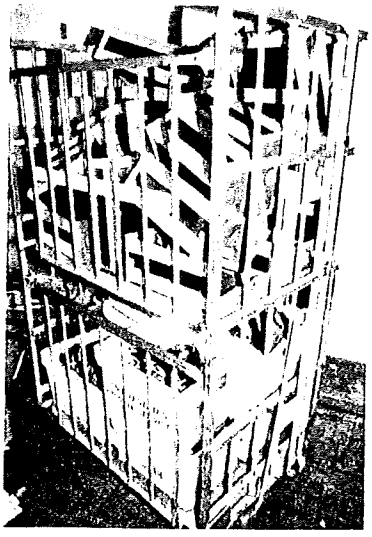
Box lobby, looking southwest



Mispositioned box section C



Box lobby, looking northwest

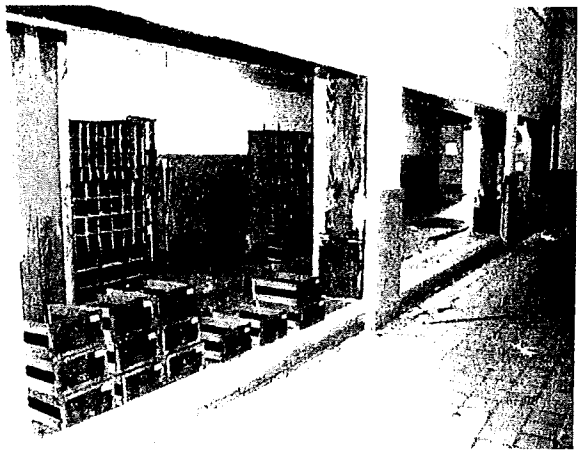


Cart with loose box doors

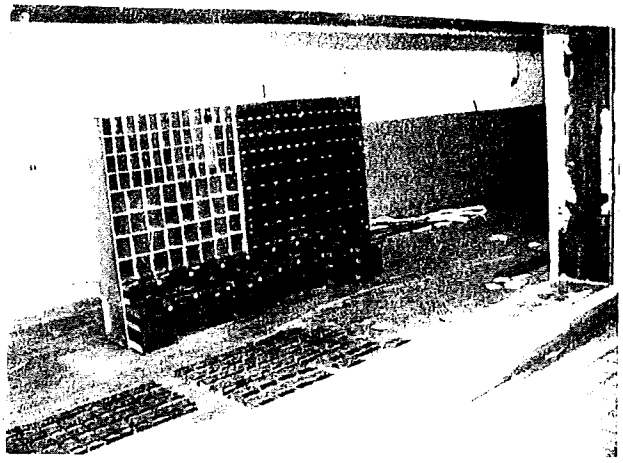
Basket from cart, with loose box doors removed from frames



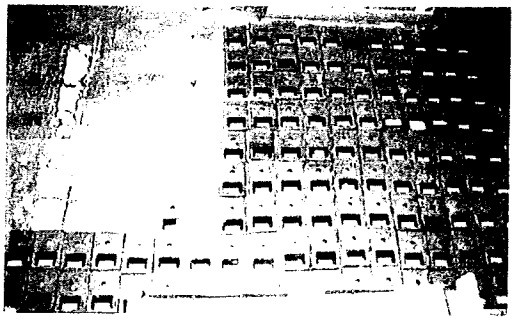
EXHIBIT
tabbies
B



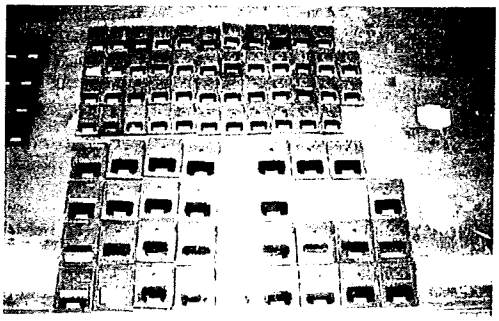
South opening, box lobby west wall



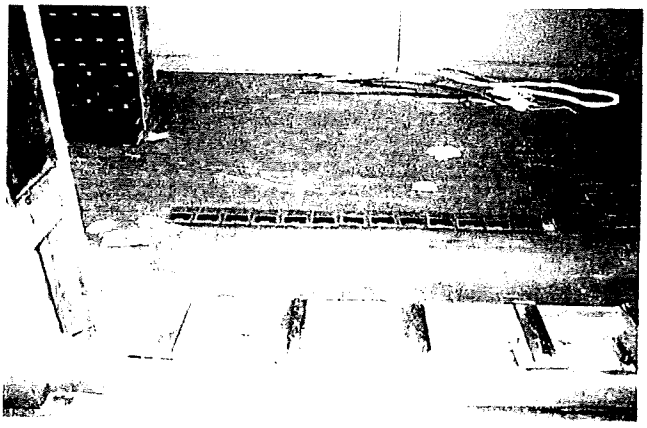
Center opening, box lobby west wall



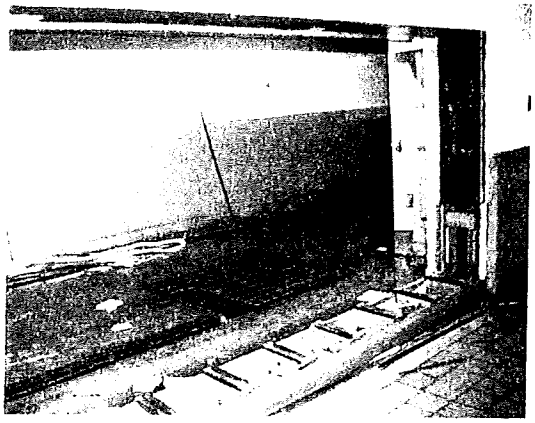
Boxes from south opening, south end



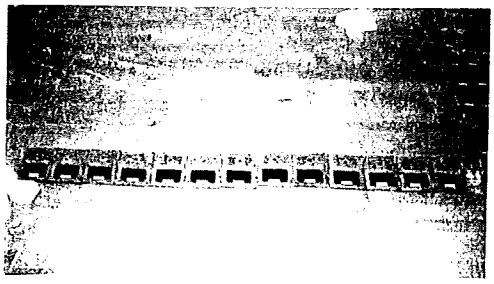
Boxes from south opening, frame A



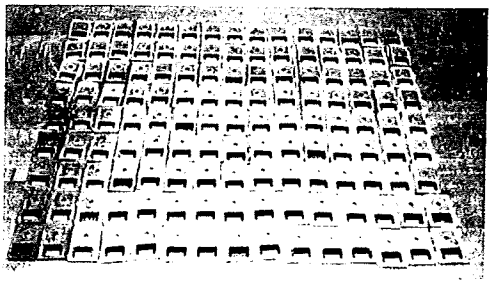
North opening, boxes from south end



North opening, north end



Boxes from north opening, south end



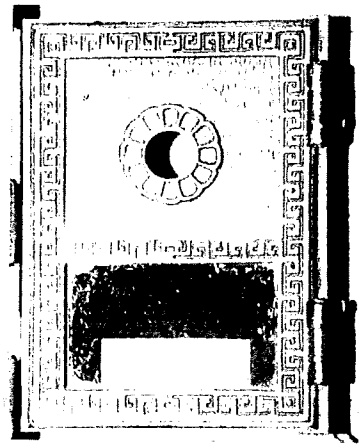
Boxes from north opening, north end

**PO Box Brass Fronts Returned**

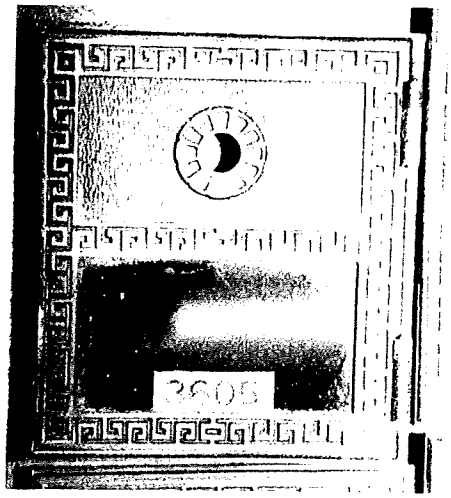
| size (in.) | |
|---|---|
| #1 (3 ½ x 5) | 414 |
| #2 (5 ½ x 6) | 83 |
| #3 (11 x 6 drawers) | 23 |
| #4 (11 x 12 drawers) | 9 |
| *Total* | *529* |

**PO Box Brass Fronts Missing** 10/03/02

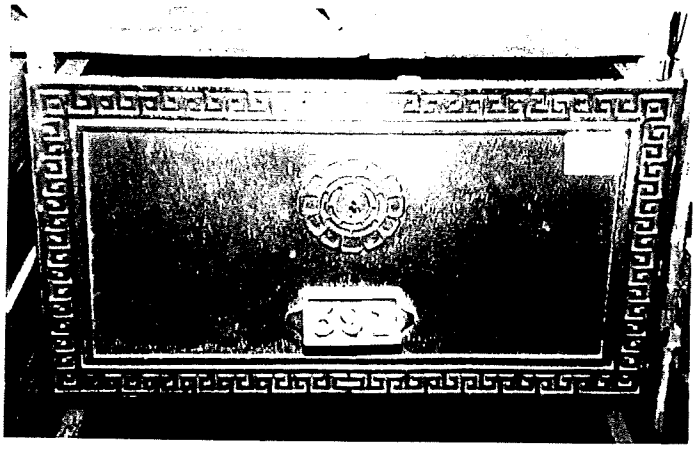
| size (in.) | qty |
|---|---|
| #1 (3 ½ x 5) | 183 |
| #2 (5 ½ x 6) | 117 |
| #3 (11 x 6) | 59 |
| #4 (11 x 12) | 9 |
| *Total* | *368* |



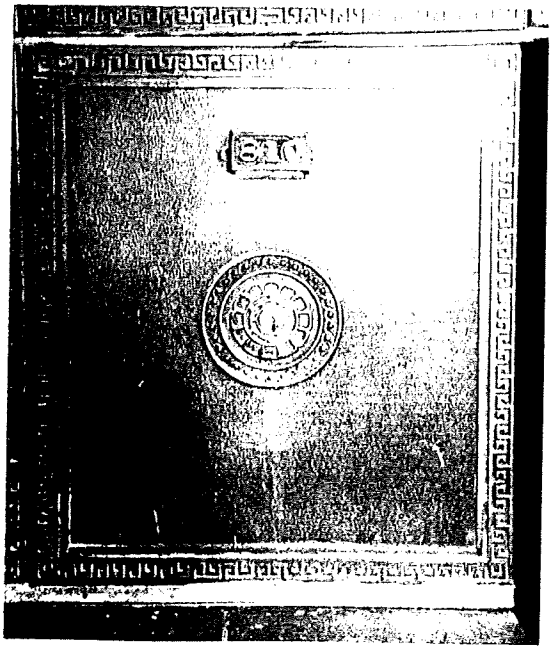
#1 Door



#2 Door



#3 Drawer



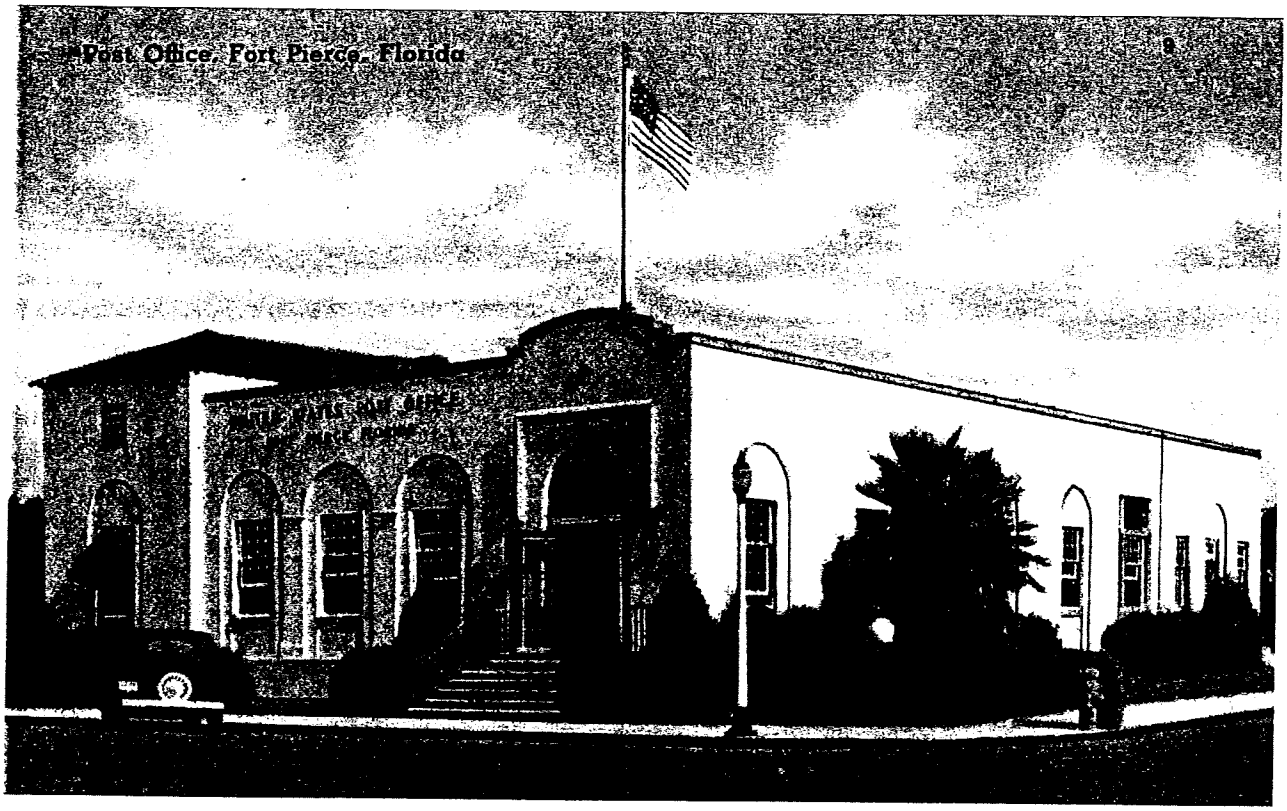
#4 Drawer

# OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA

Attachment 1 of 3

South elevation from a picture postcard of the late 1930's.
Courtesy of Main Street Fort Pierce.

OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA




Attachment 2 of 3

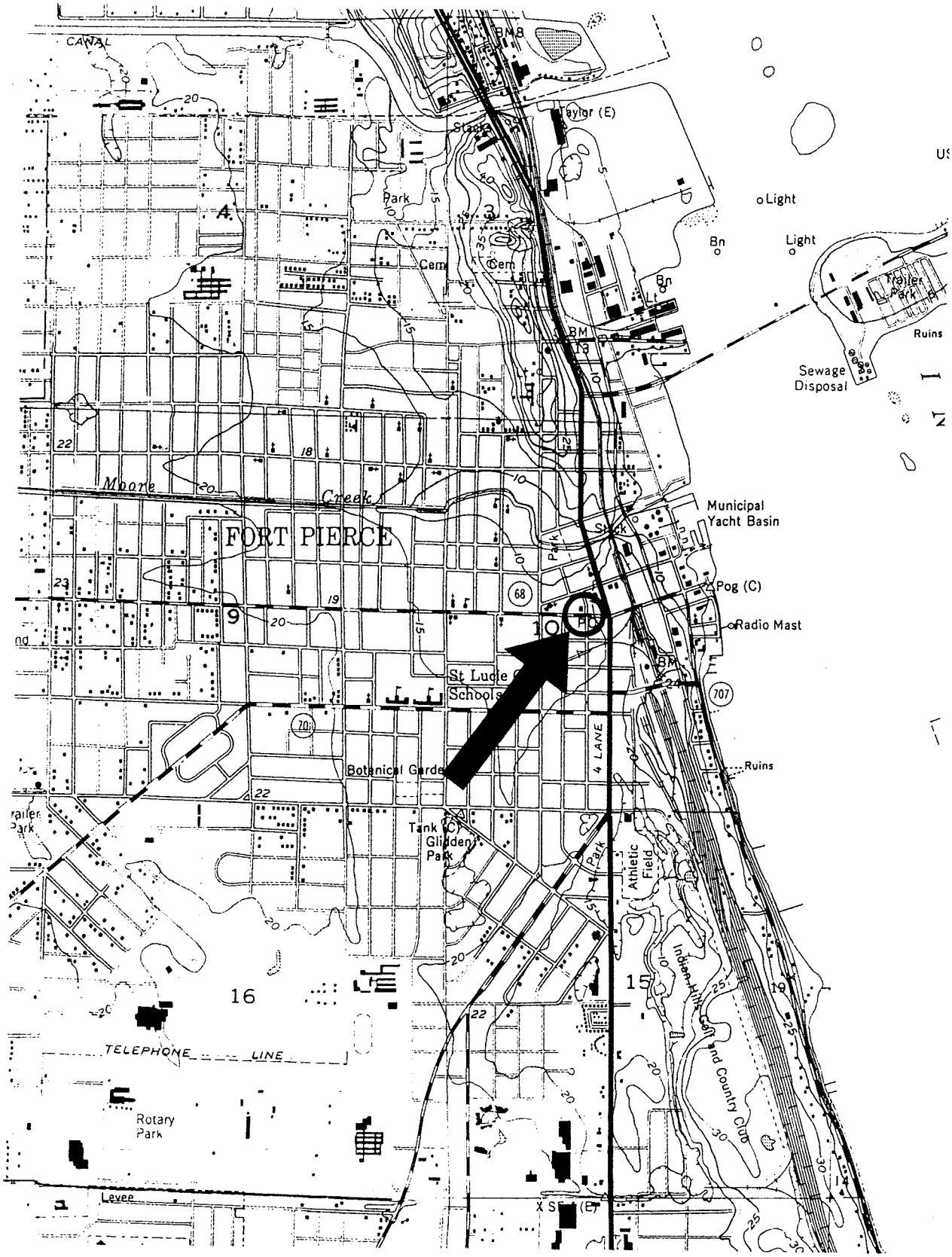
South elevation from a picture postcard of the early 1940's.
Courtesy of Ramon Trias.

OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA

Attachment 3 of 3

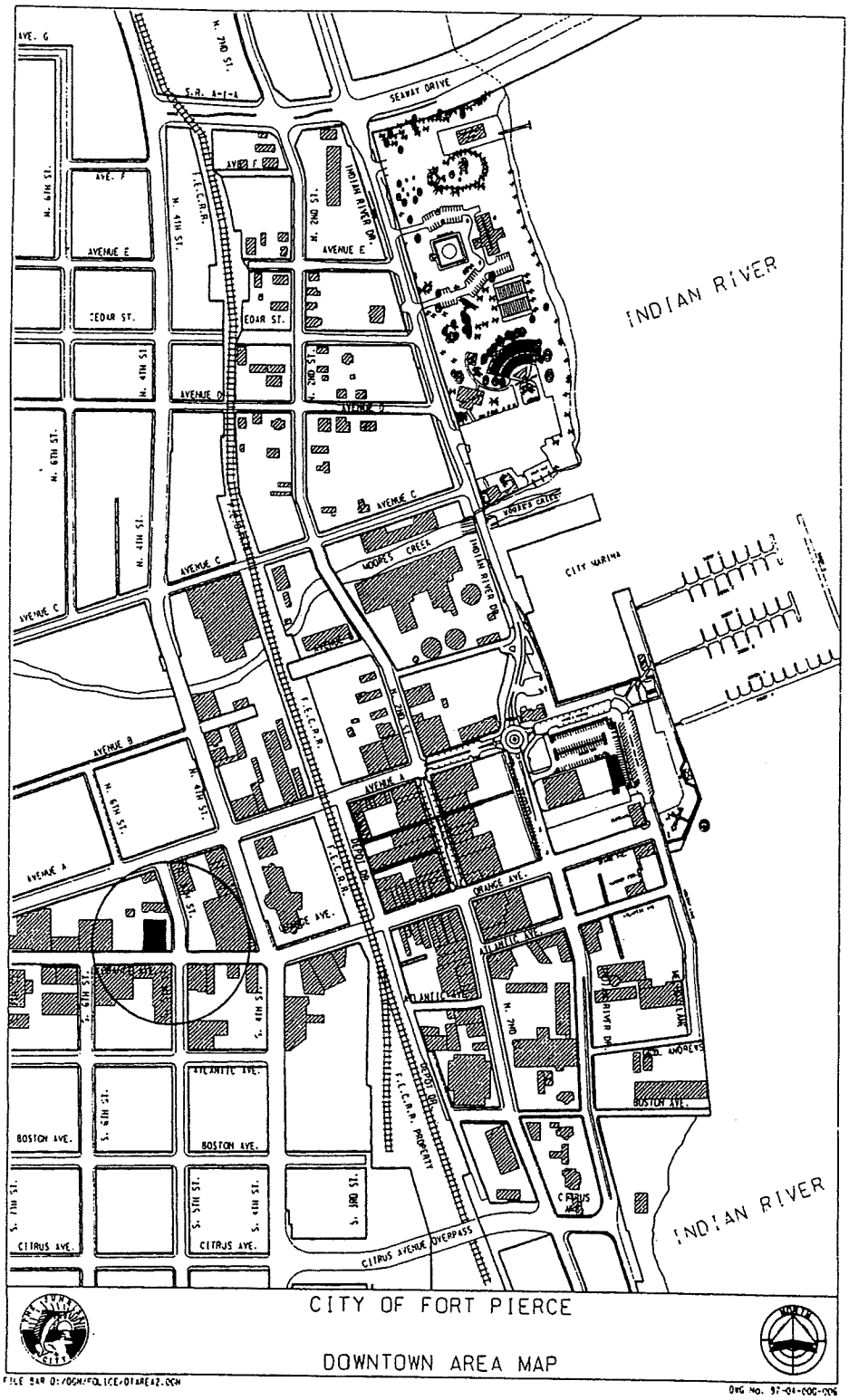
"OSCEOLA HOLDING INFORMAL COURT WITH HIS CHIEFS"

Mural in Old Post Office Lobby, by Lucille Blanch, 1938.




OLD POST OFFICE

Location on USGS map, Fort Pierce Quadrangle, FL, St. Lucie County; 1983.

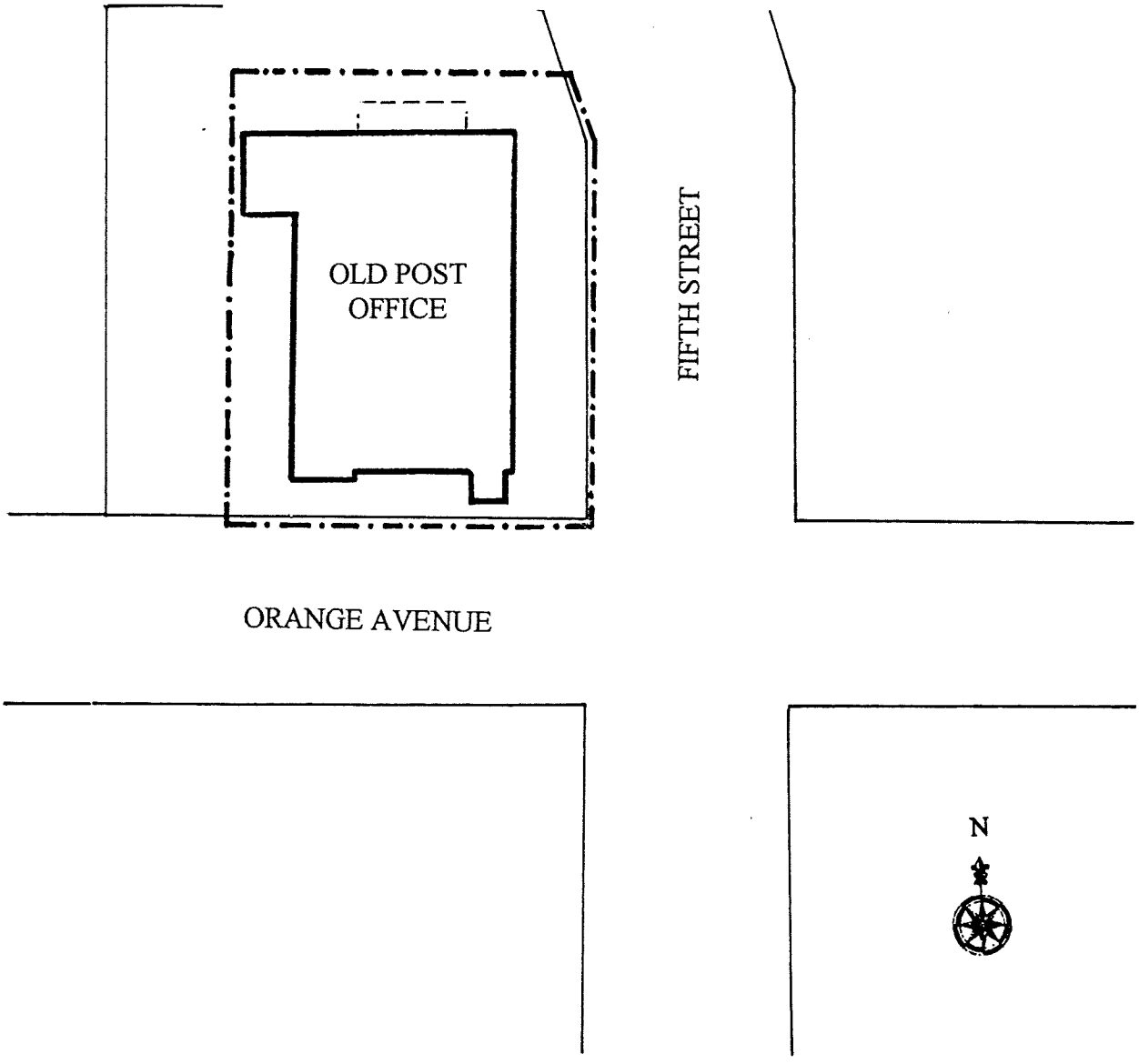



Location of OLD POST OFFICE, Fort Pierce, St. Lucie, Florida

per Barbara Mattick = 4/17/01:

Change boundary to encompass the lot (currently so) and also boundary description.

TM

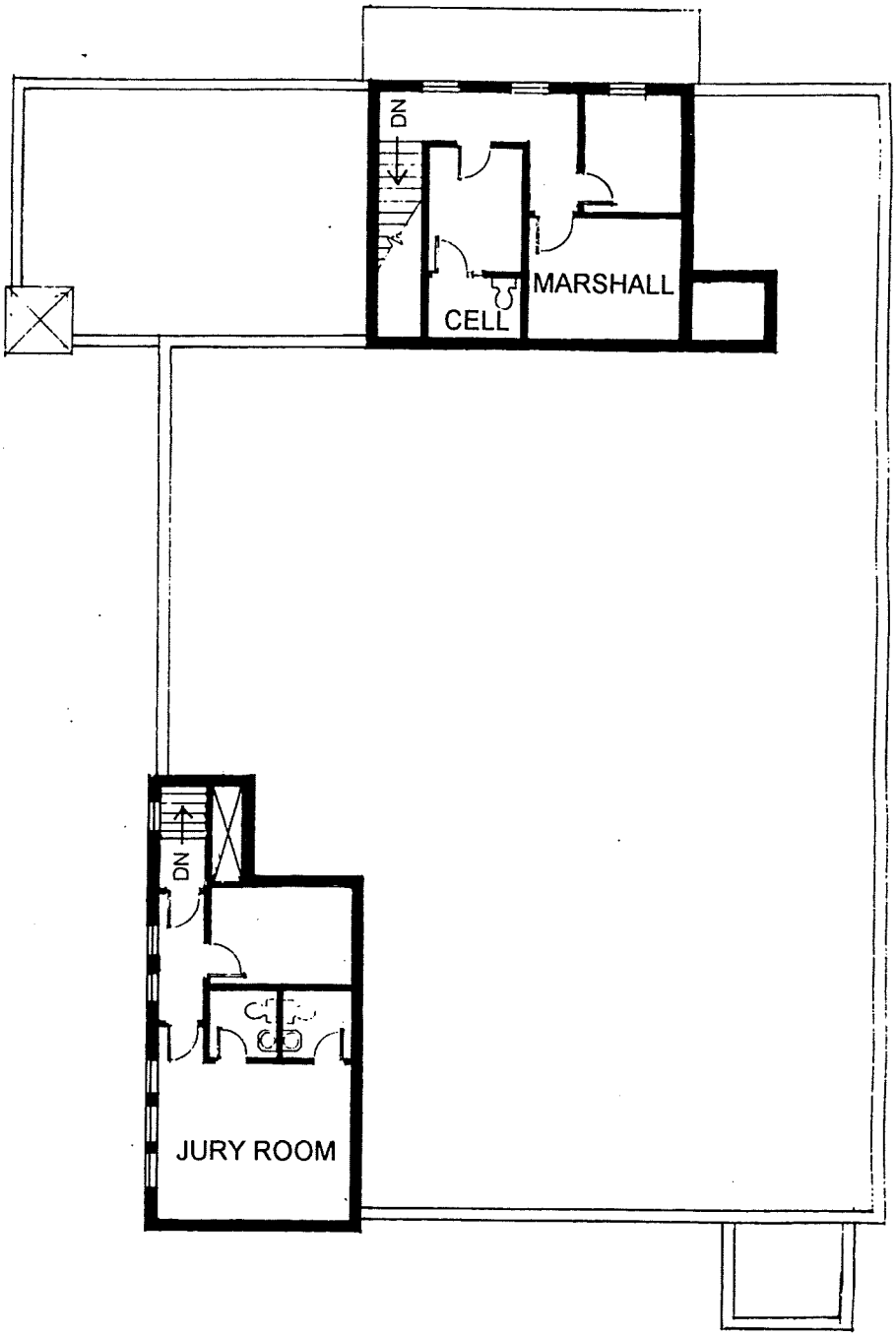



**SITE PLAN**

OLD POST OFFICE, Fort Pierce, St. Lucie, Florida

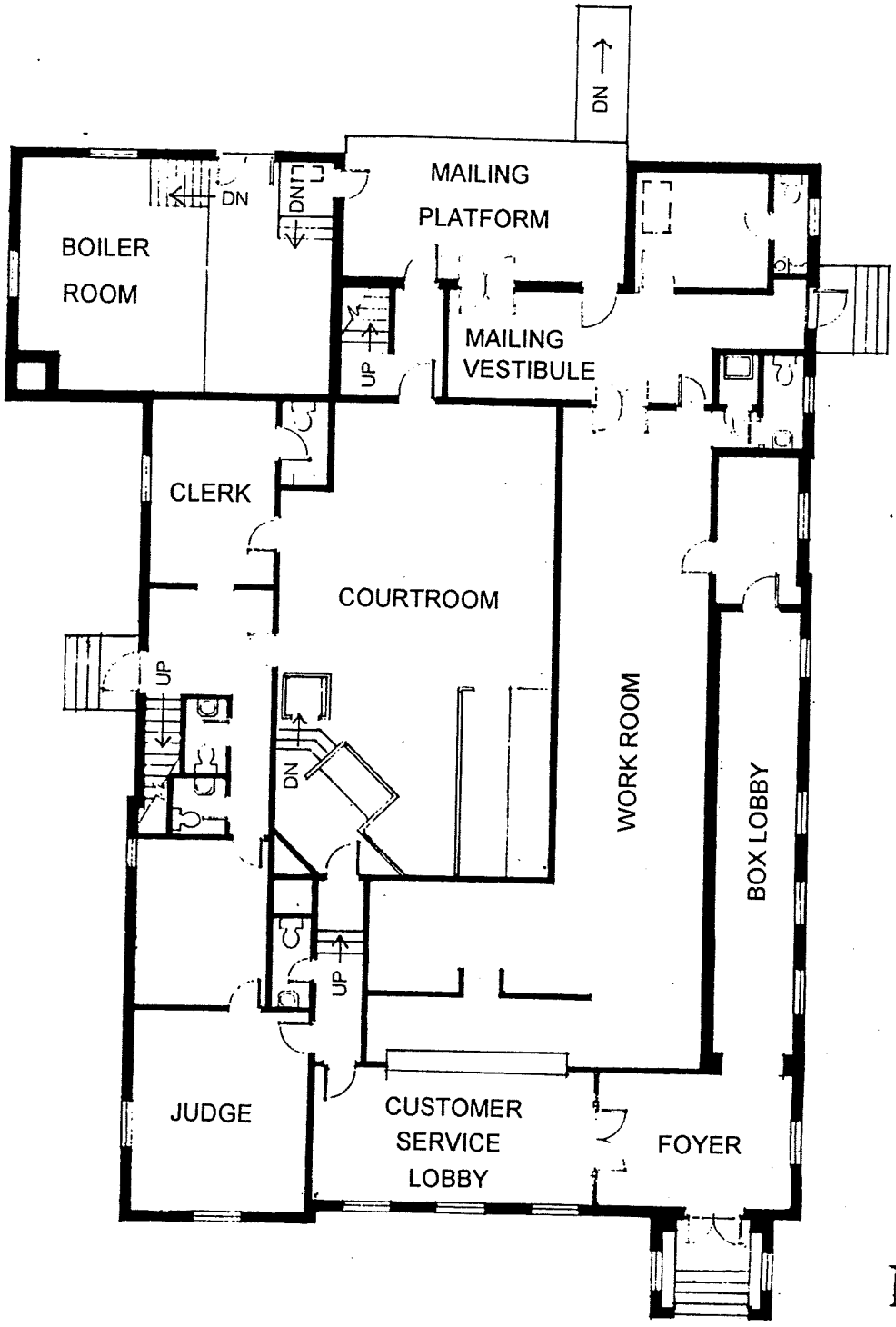
-·-·- = Boundary Line Approximate Scale: 1" = 500'

OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA

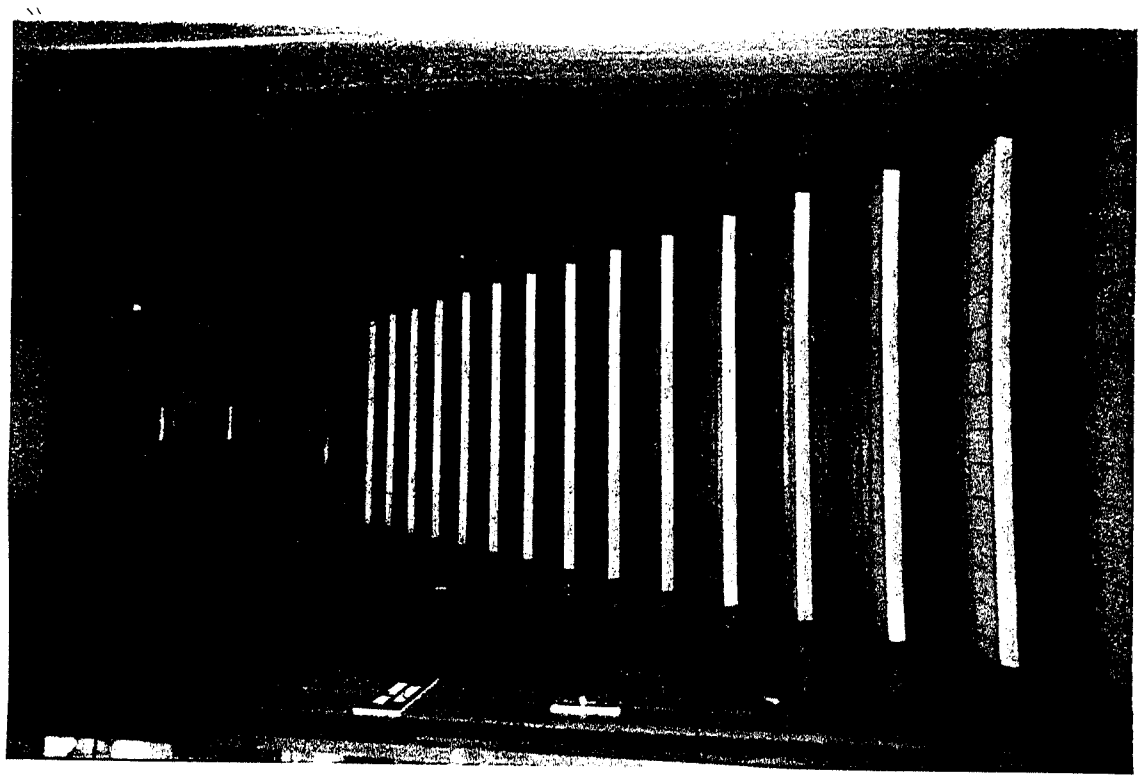


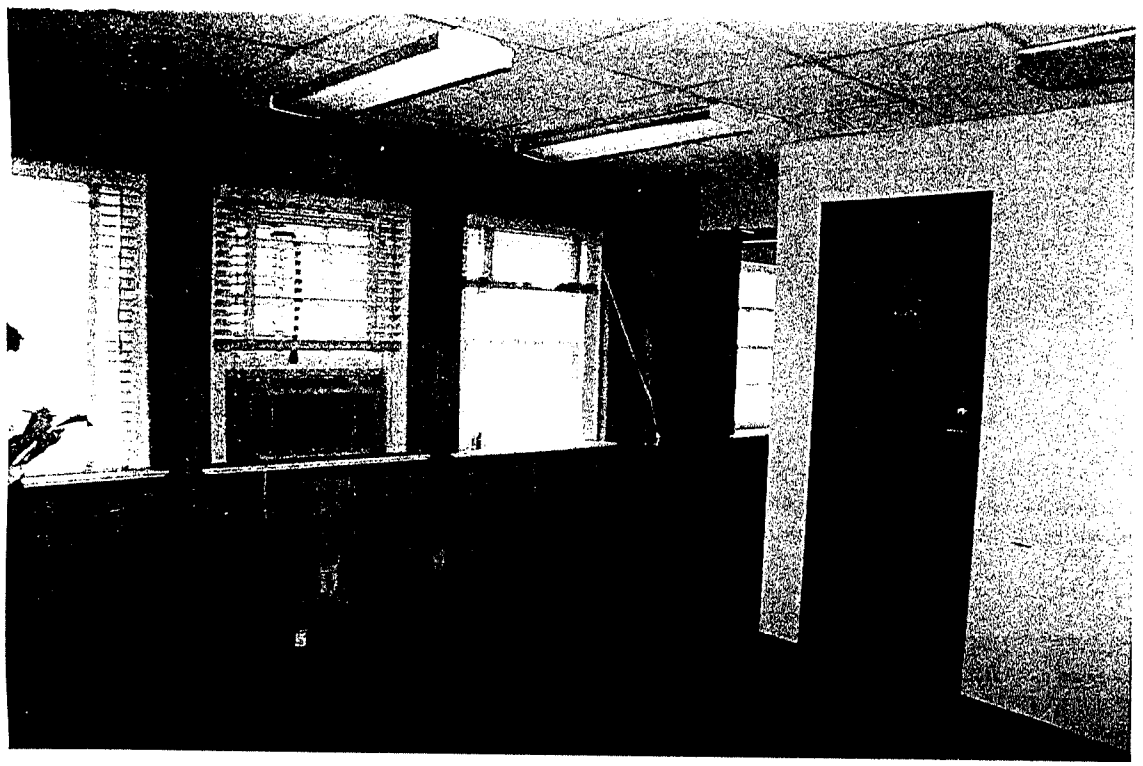

SECOND FLOOR AND ROOF PLAN
Not To Scale

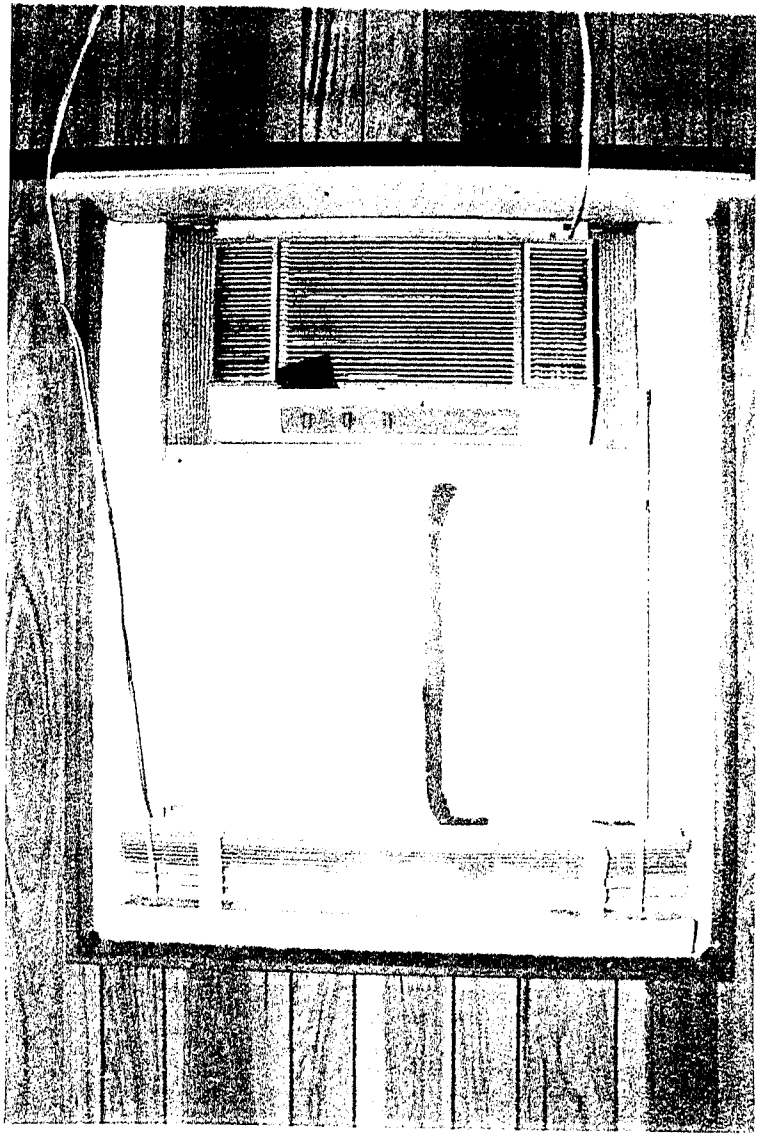
OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA

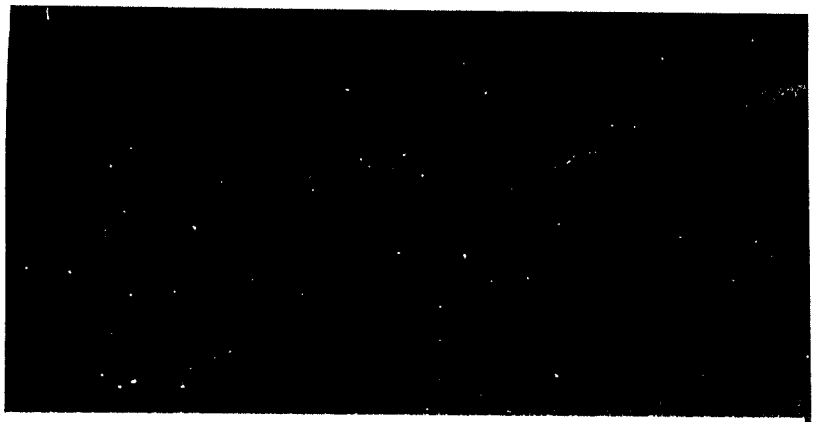


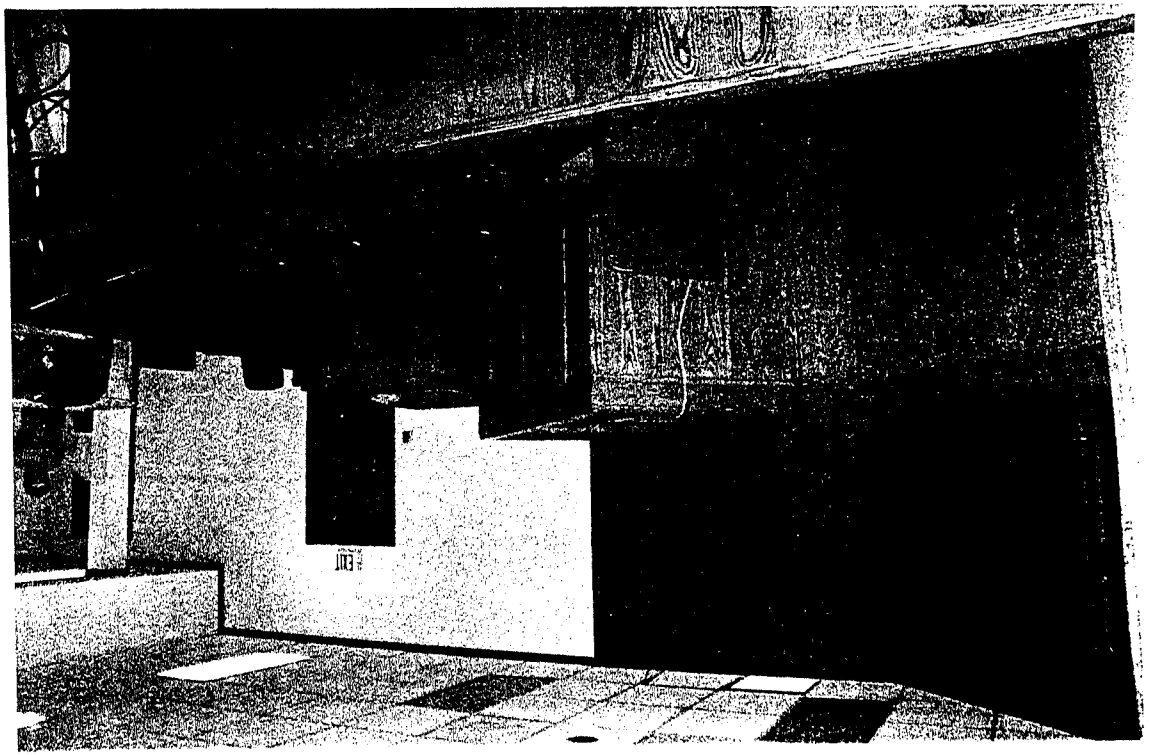

FIRST FLOOR PLAN
Not To Scale

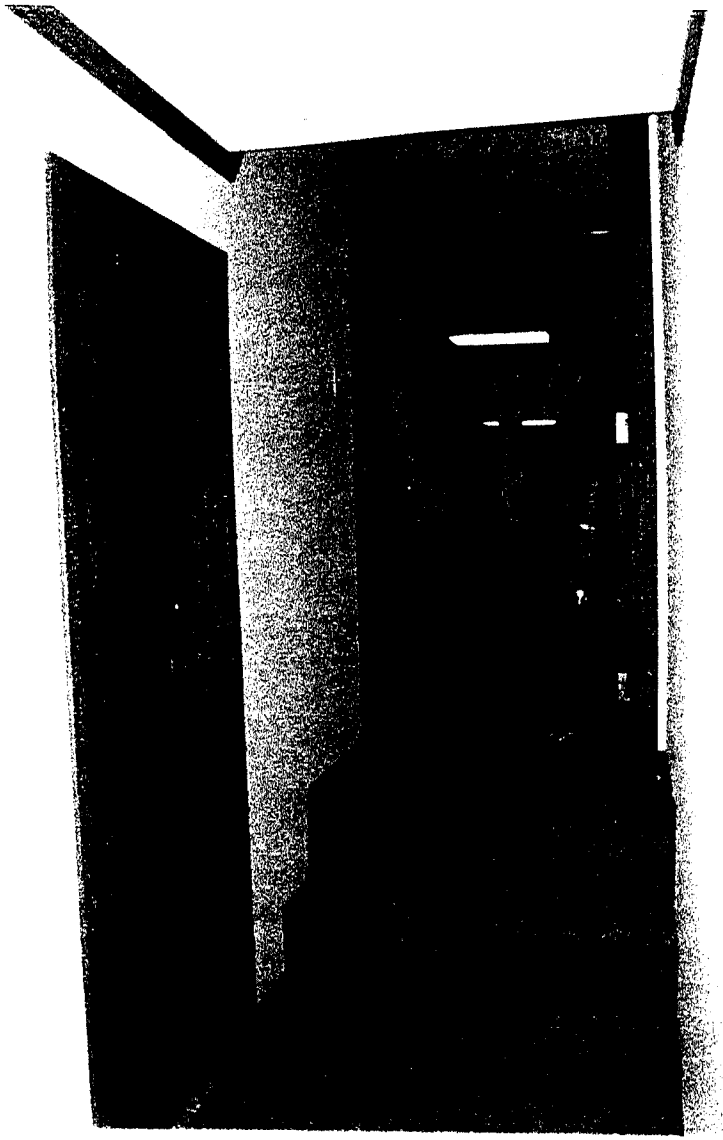


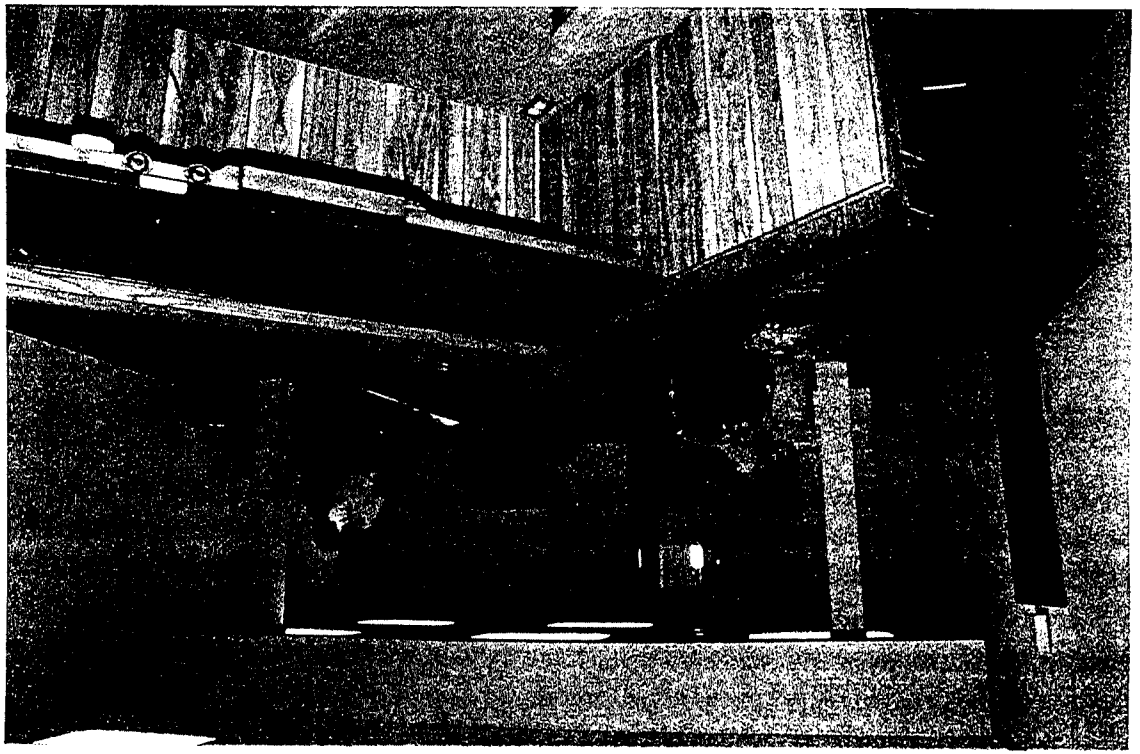


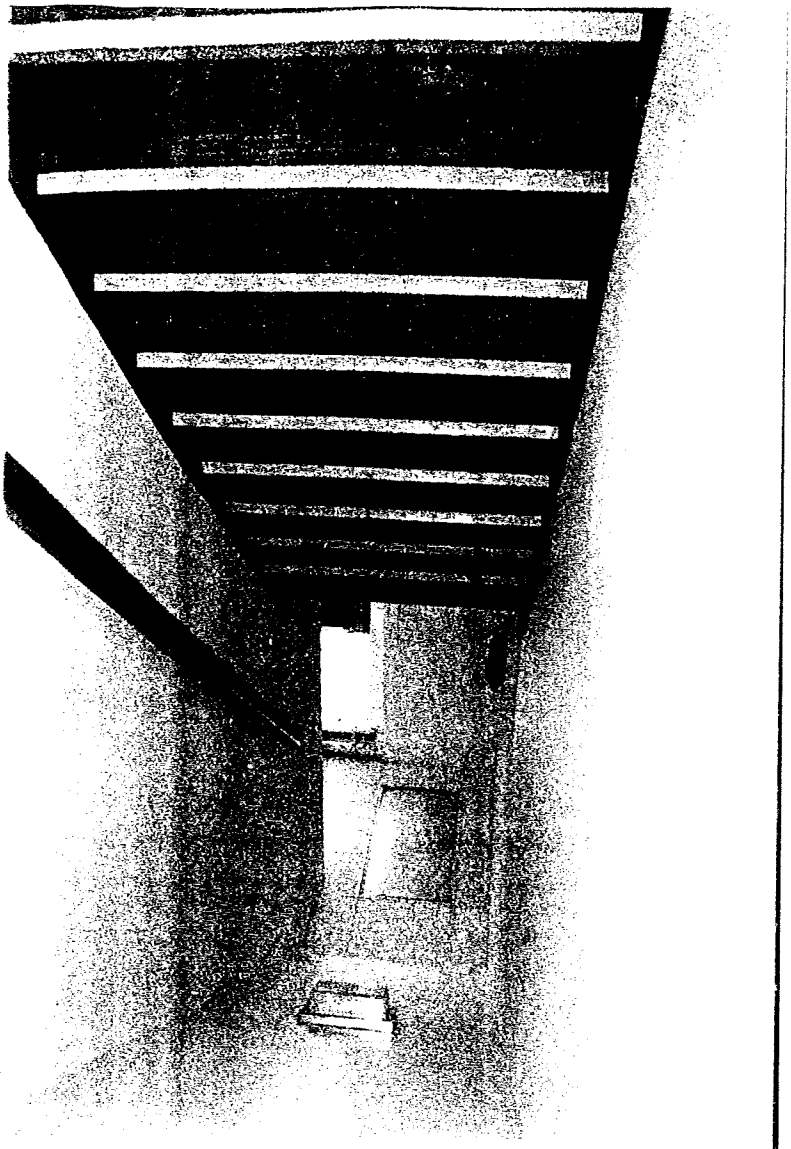


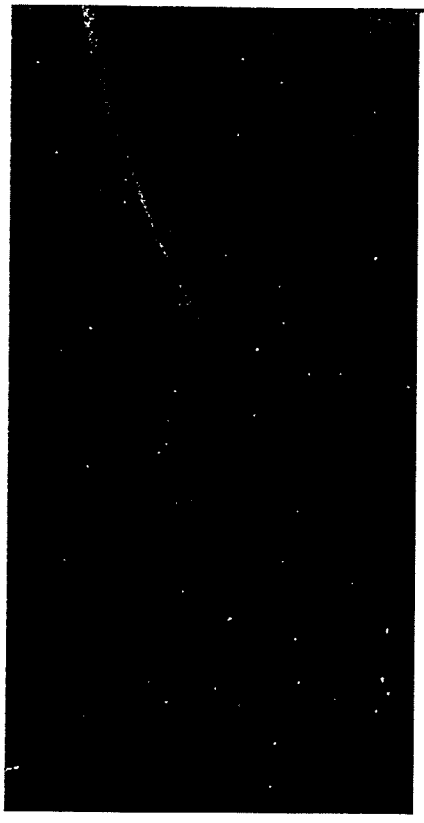


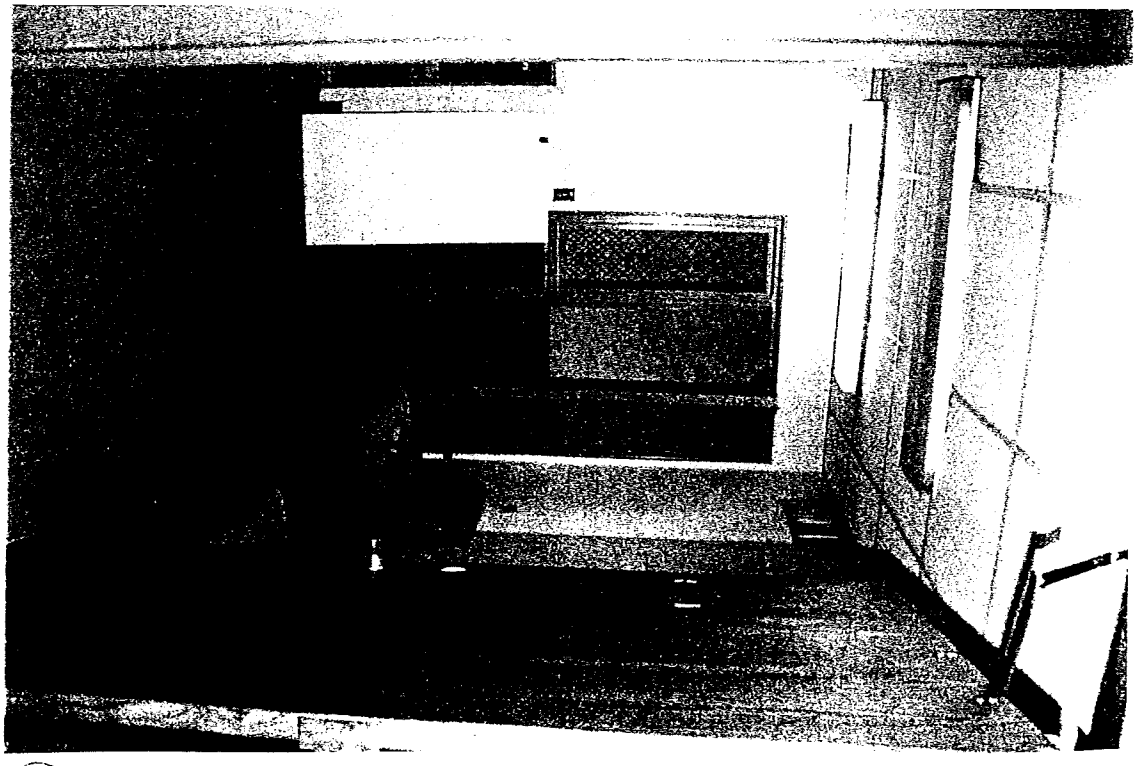


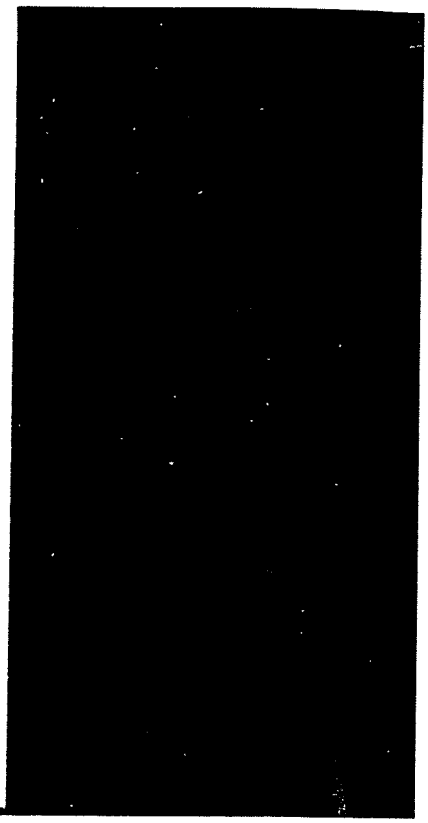


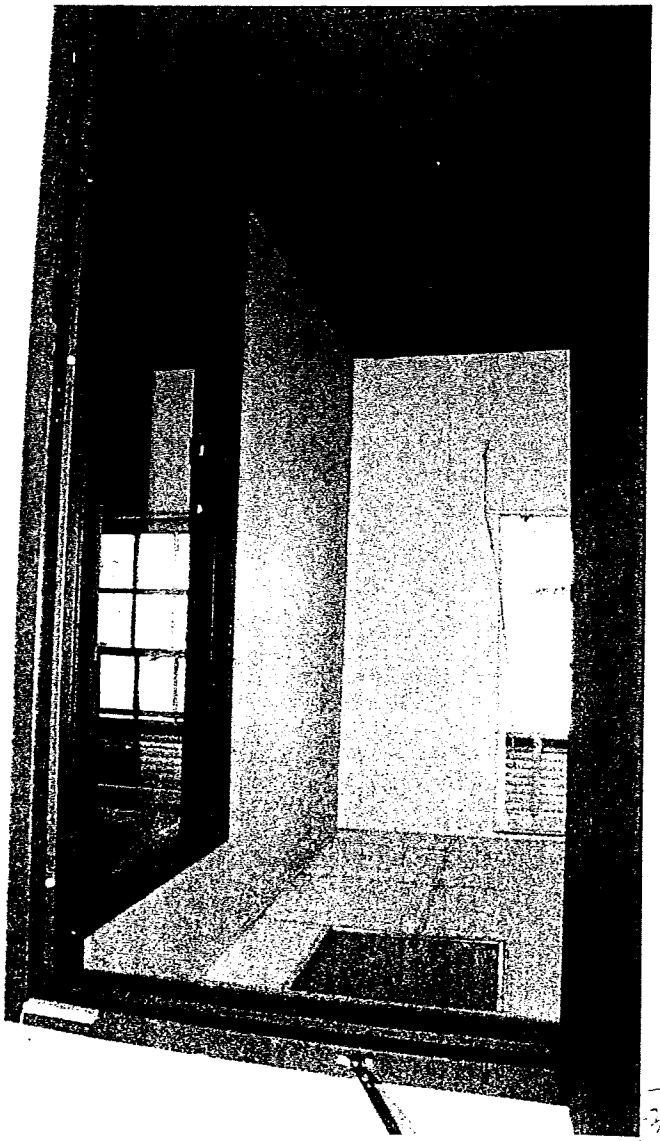


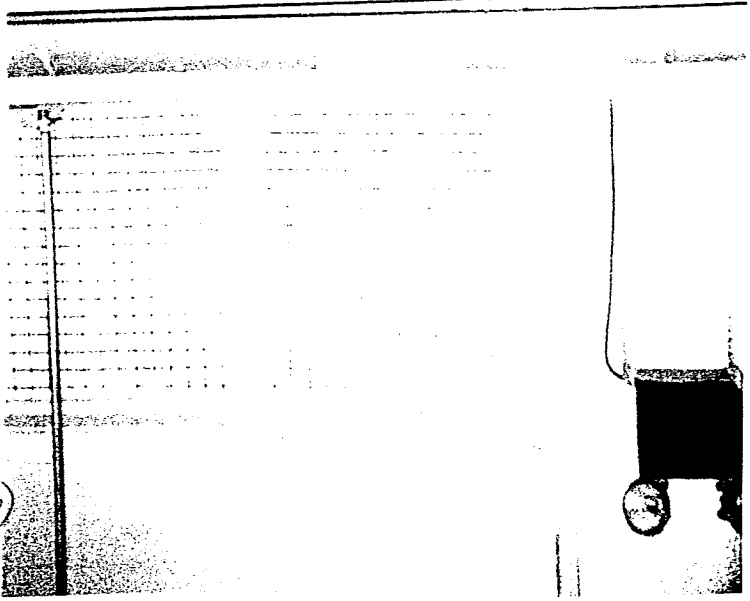








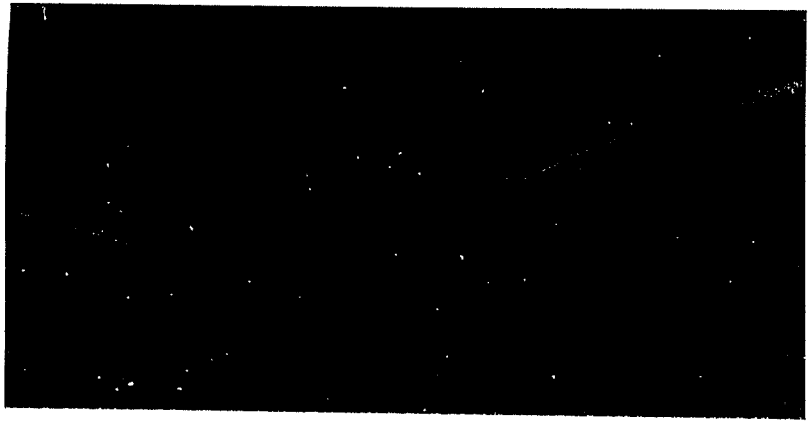


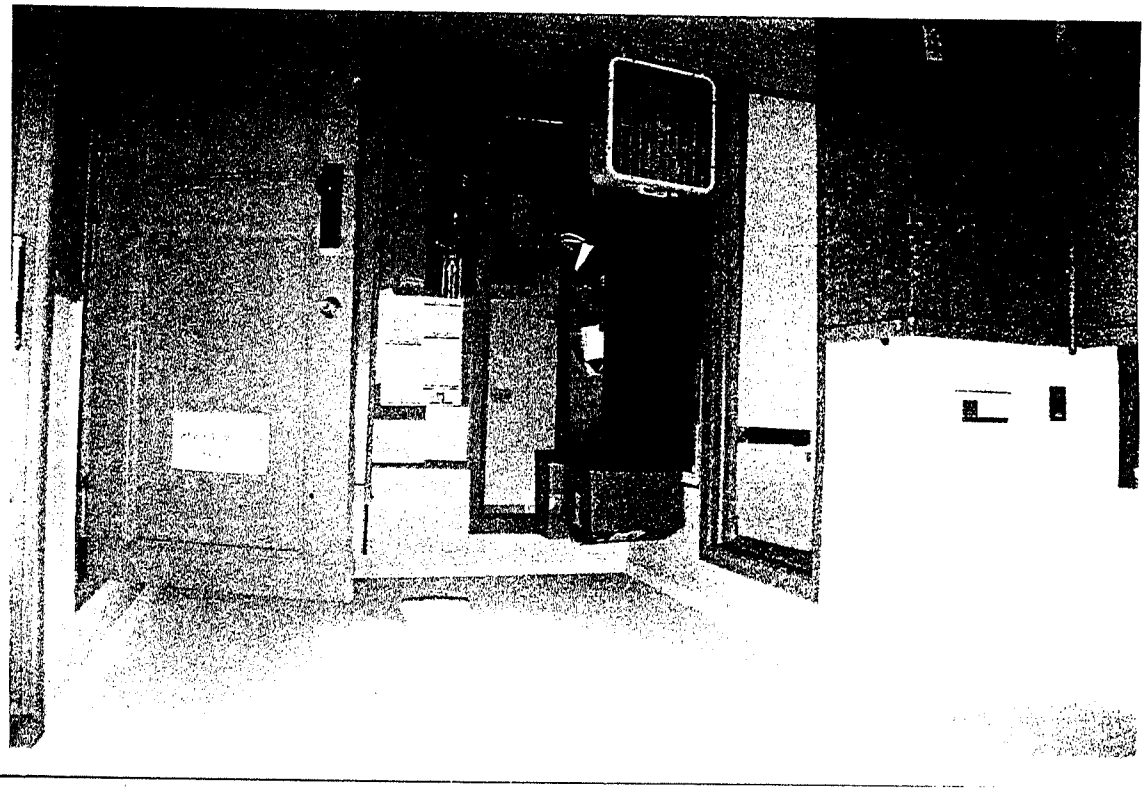


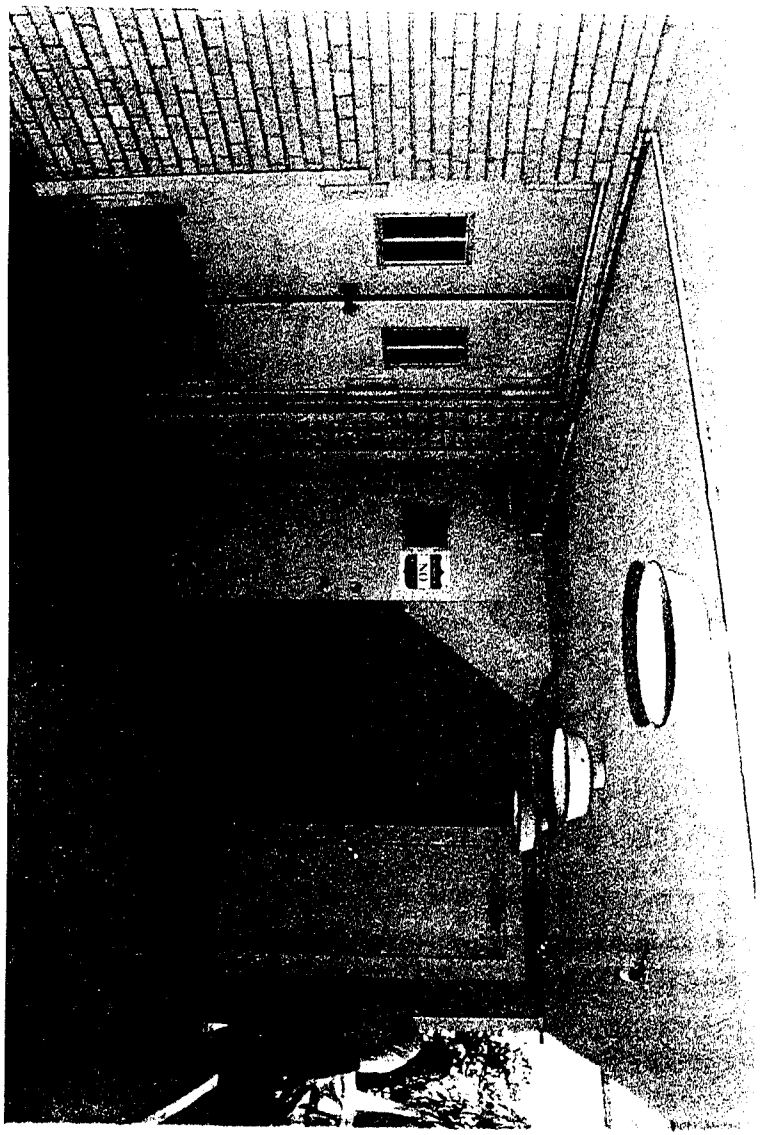
(50)



(47)



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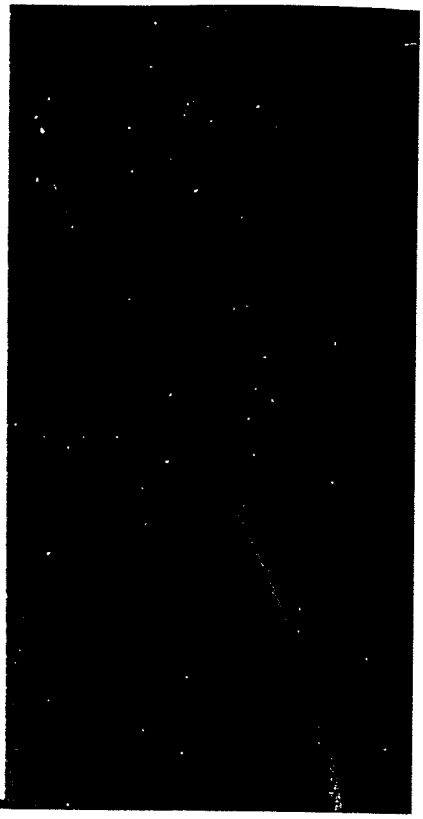

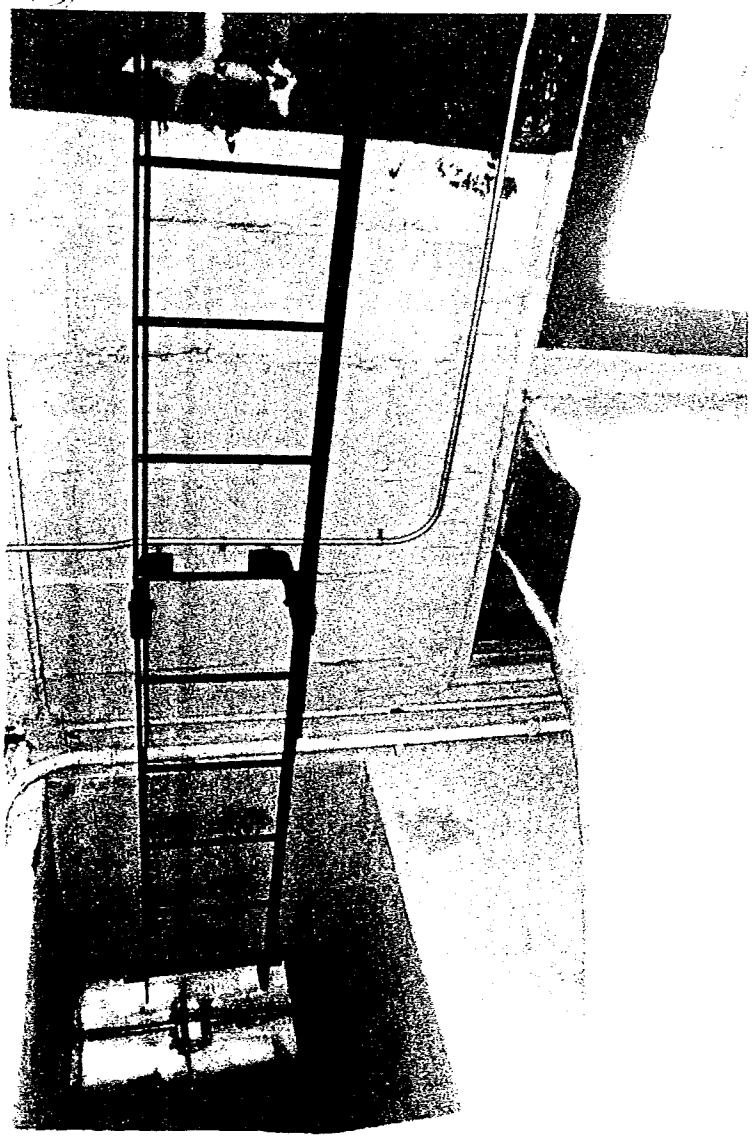

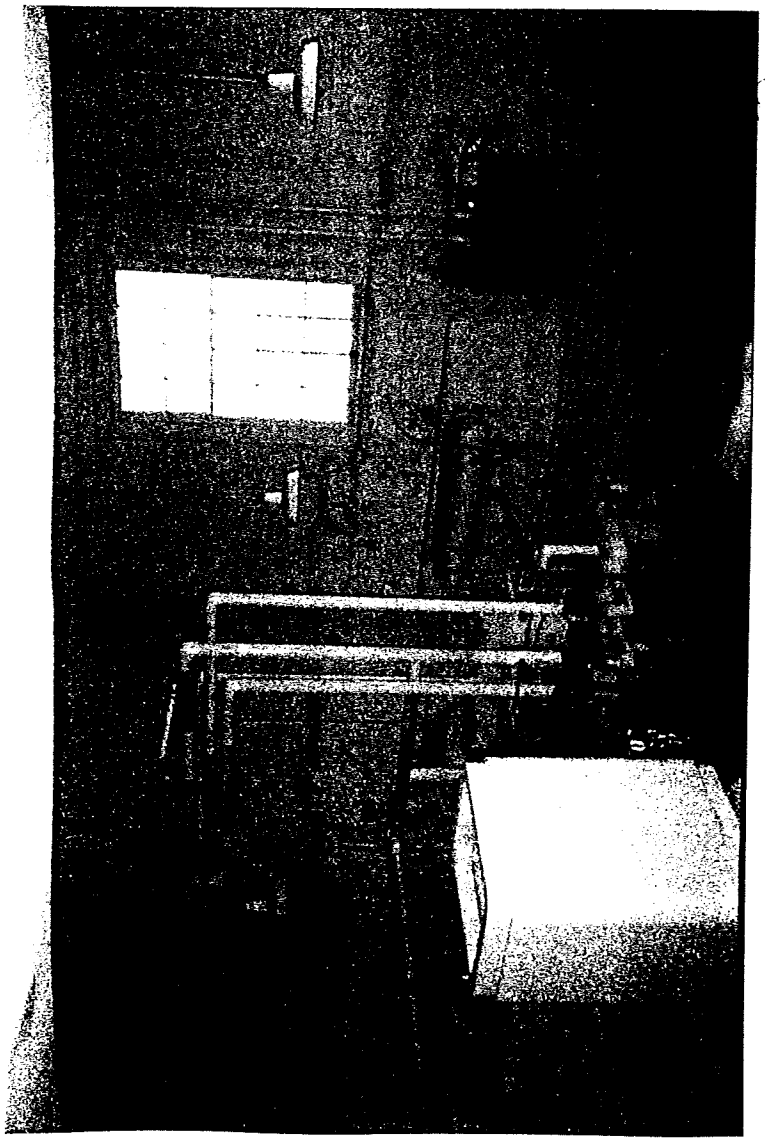

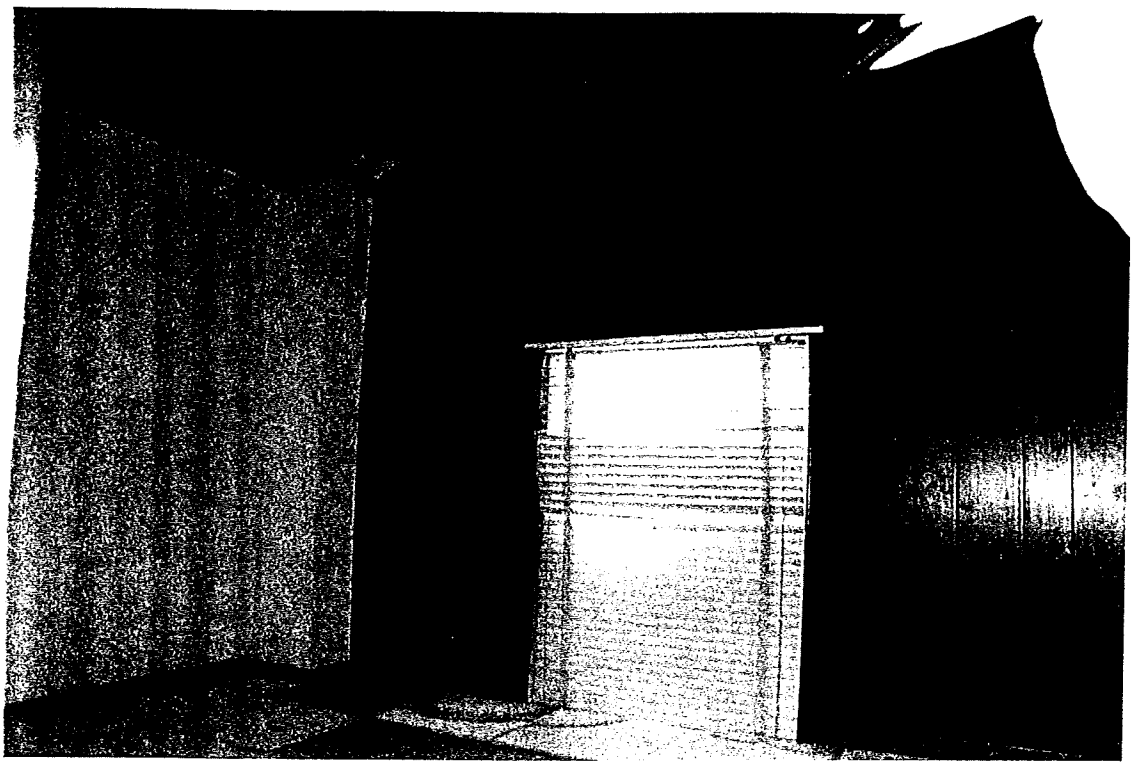

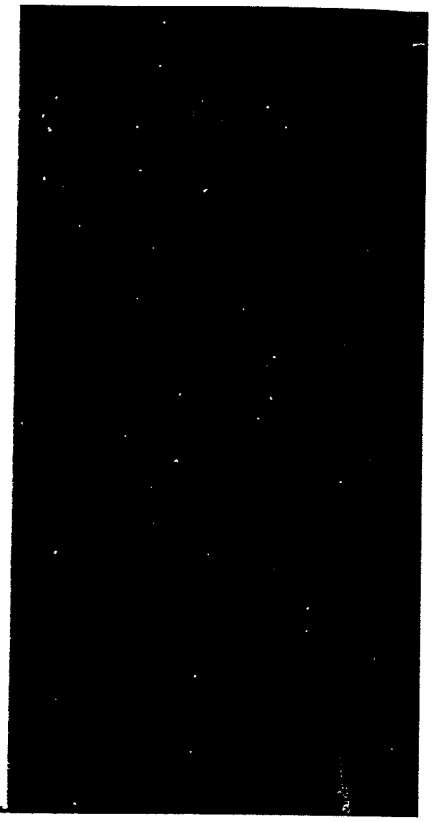

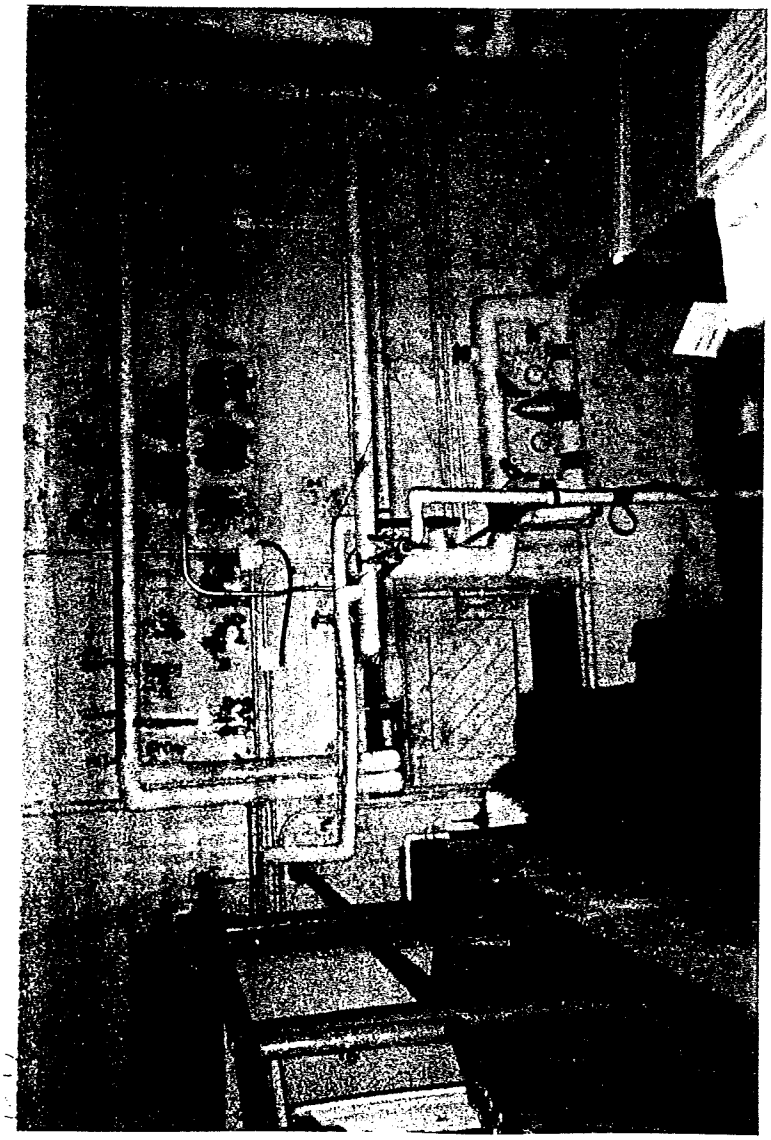

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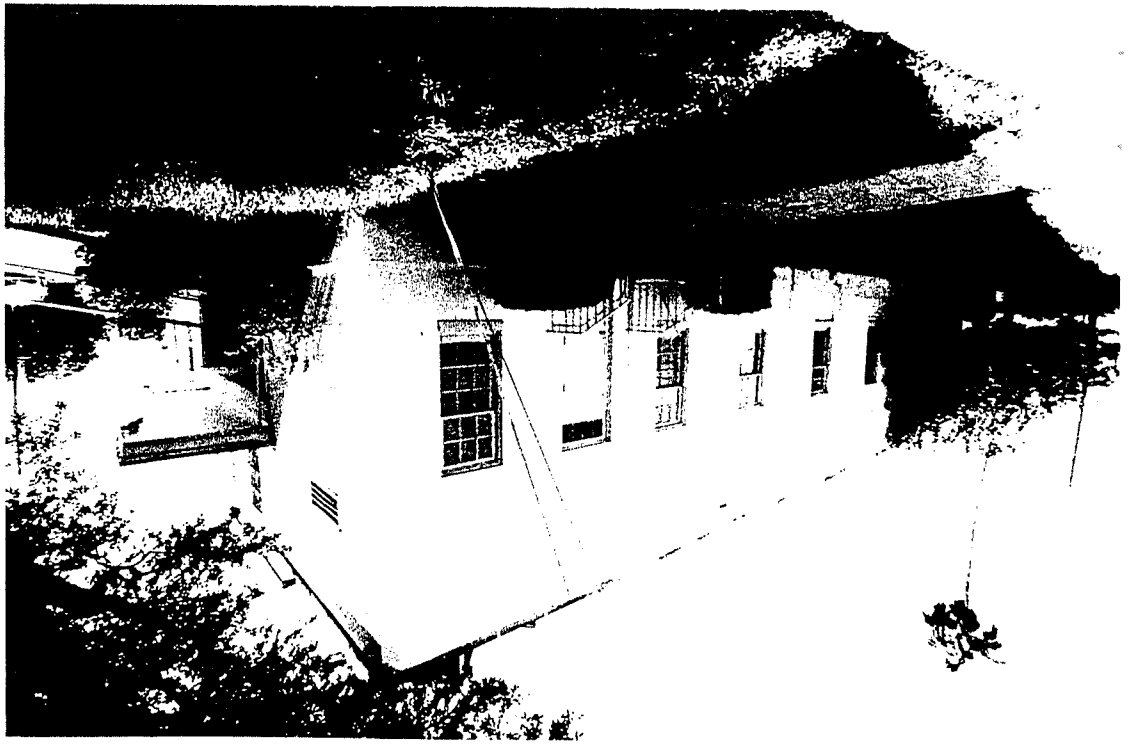
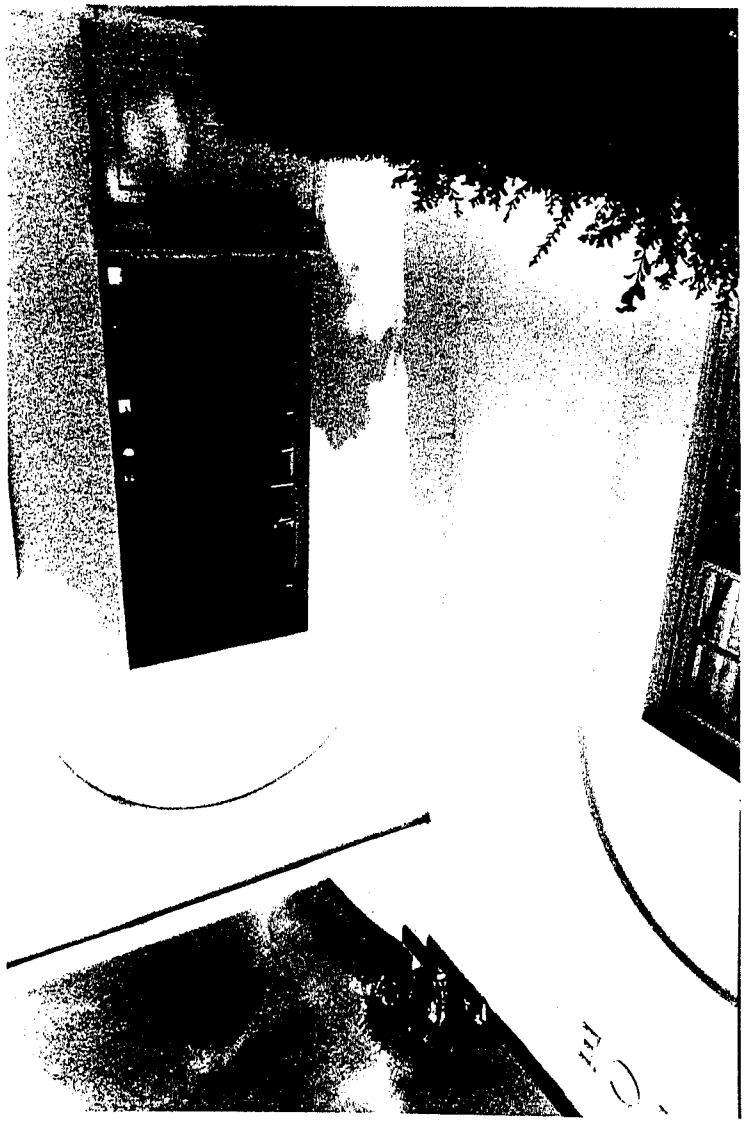
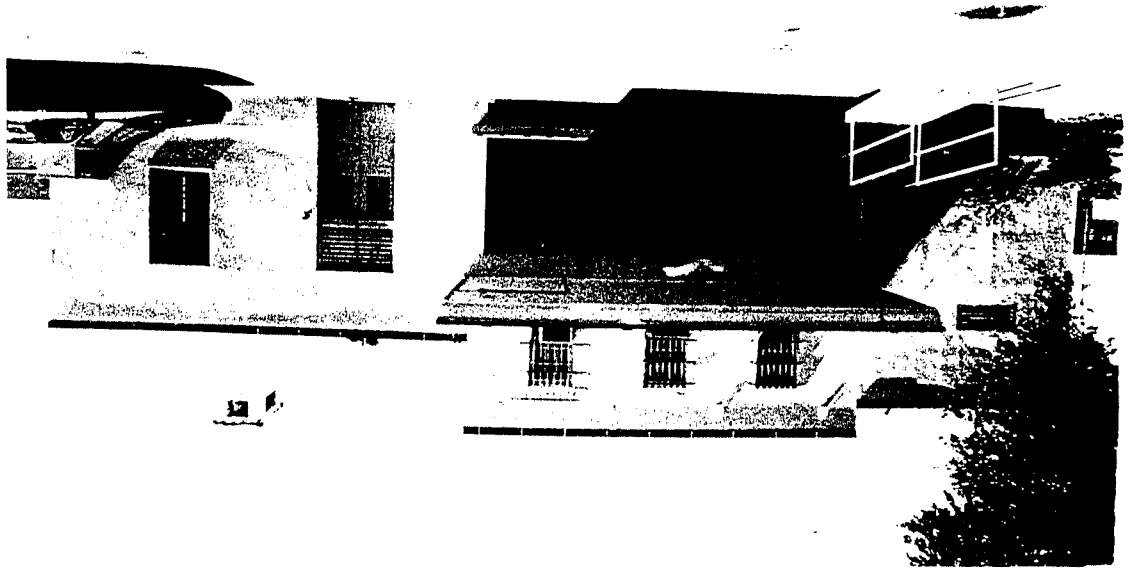
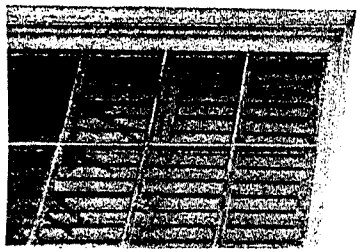
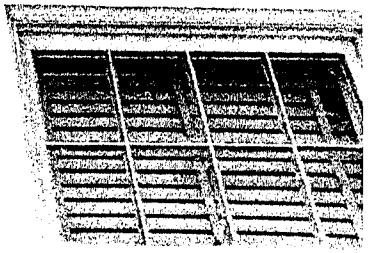


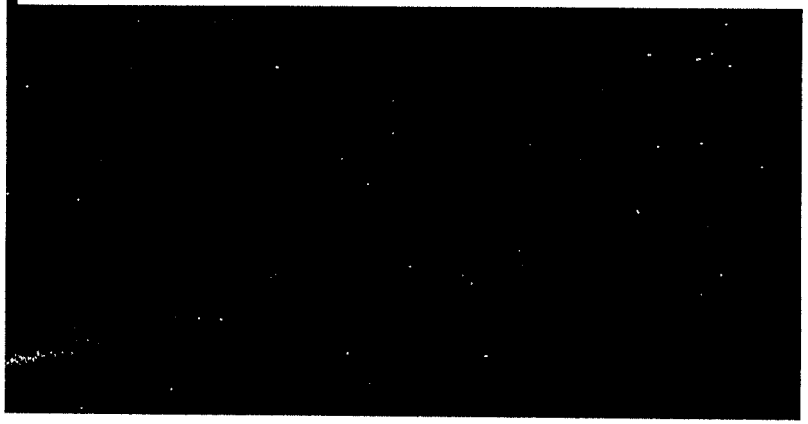


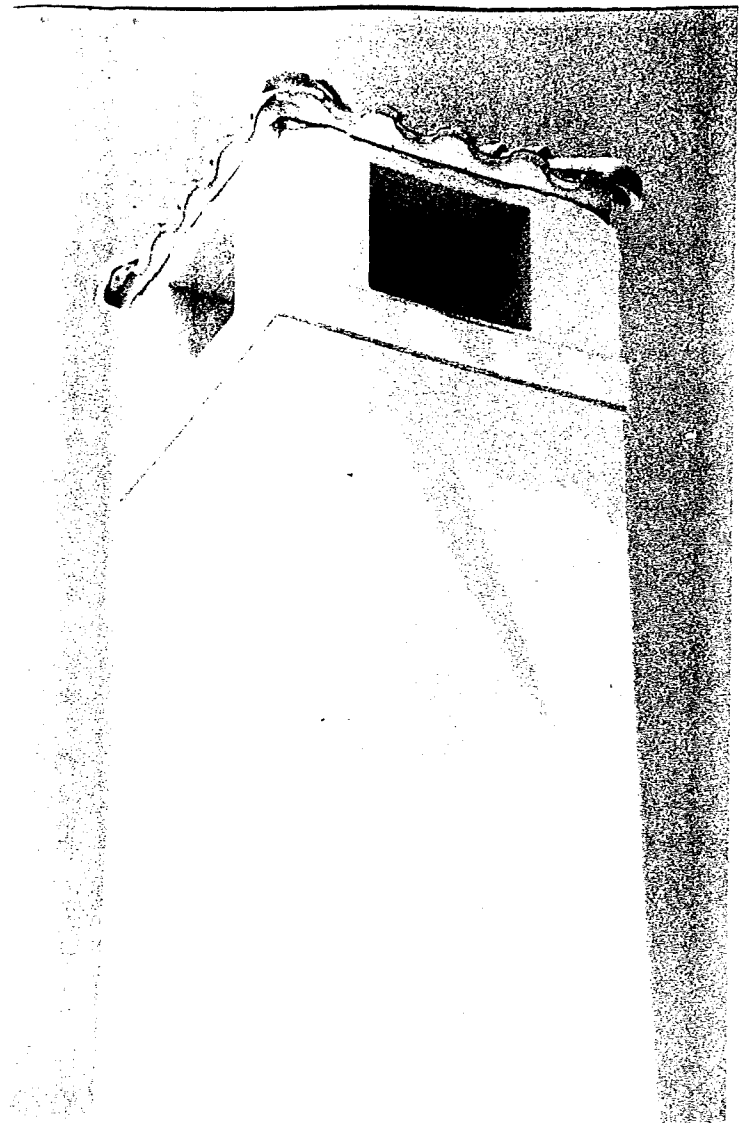


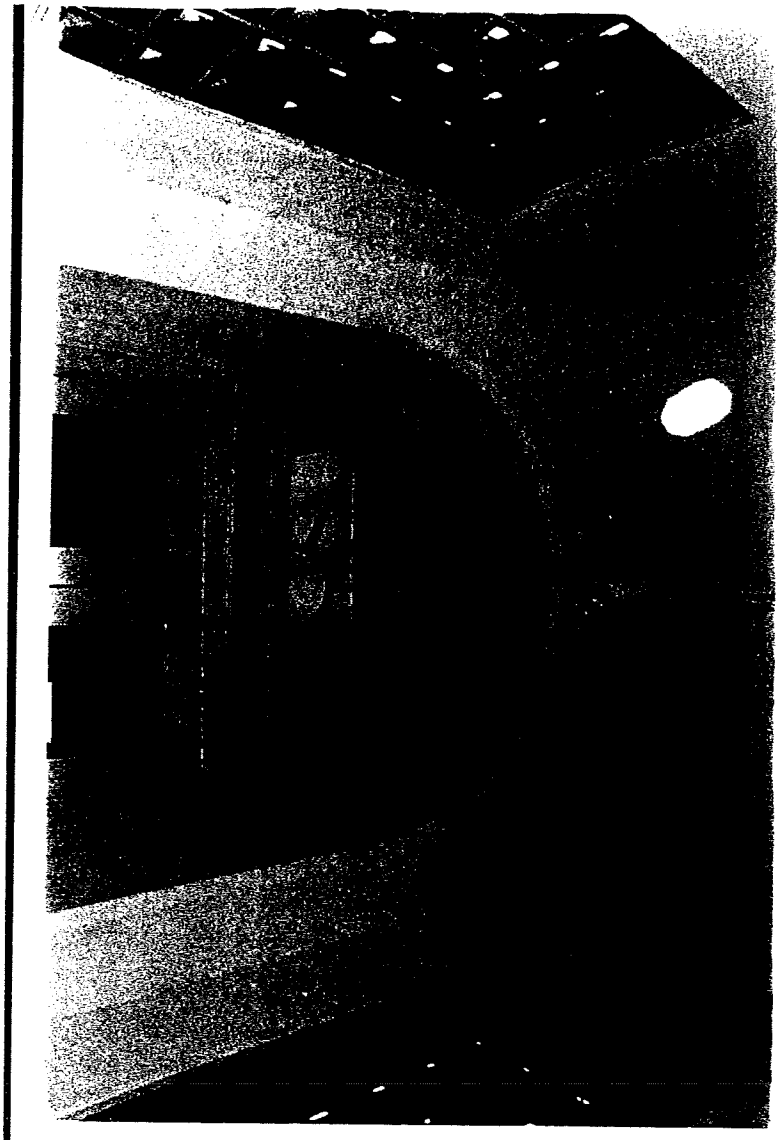


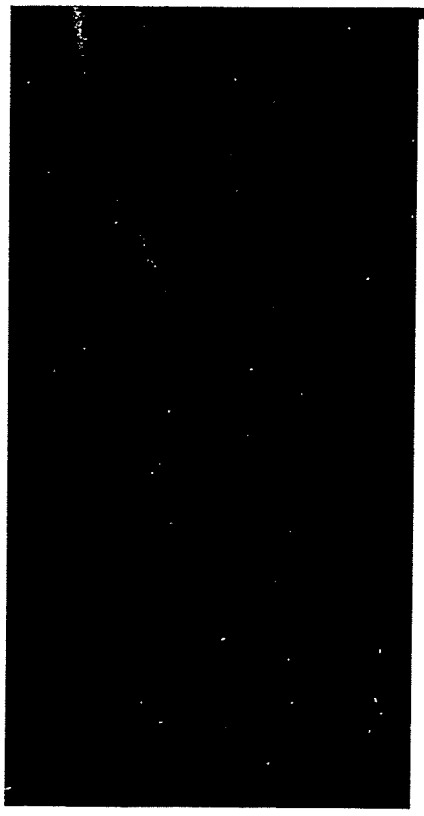


HENRY MORGENTHAU JR
SECRETARY OF THE TREASURY
JAMES A FARLEY
POSTMASTER GENERAL
LOUIS A SIMON
SUPERVISING ARCHITECT
NEAL A MELICK
SUPERVISING ENGINEER
1935

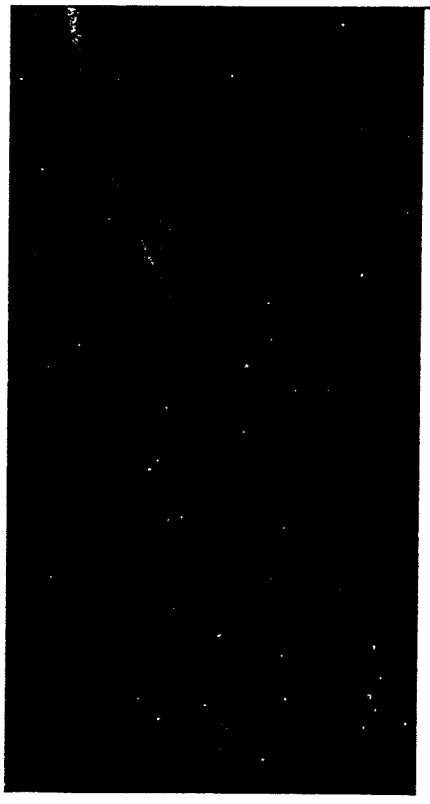


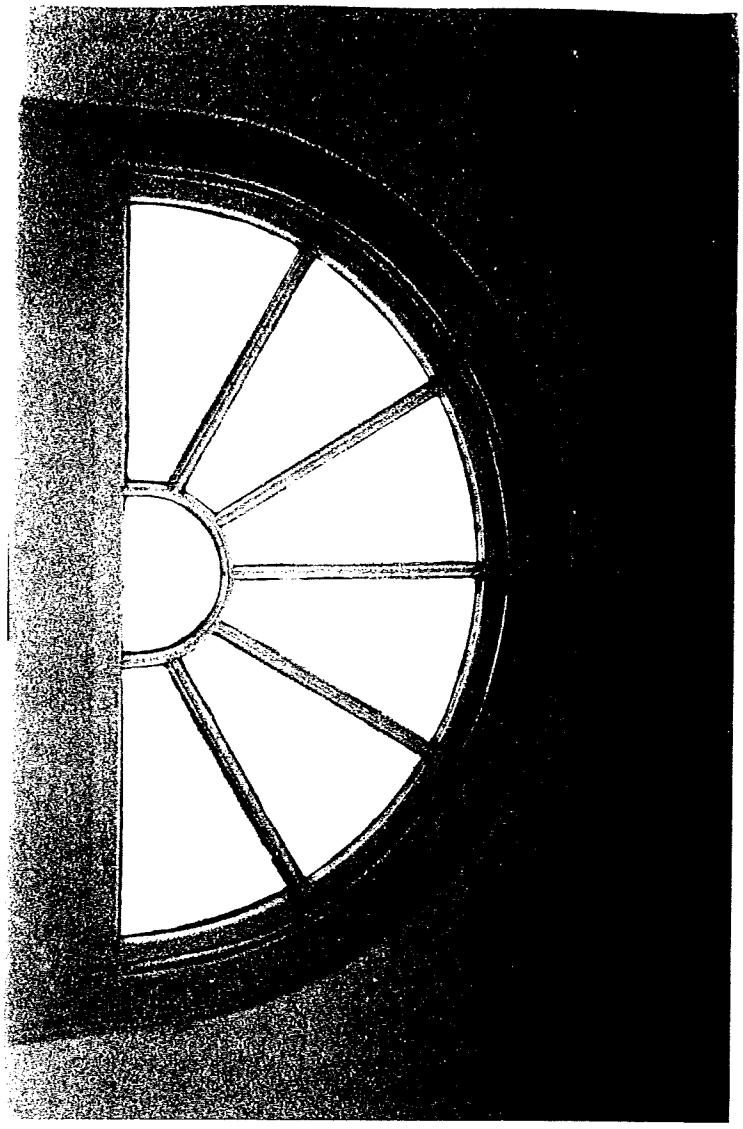


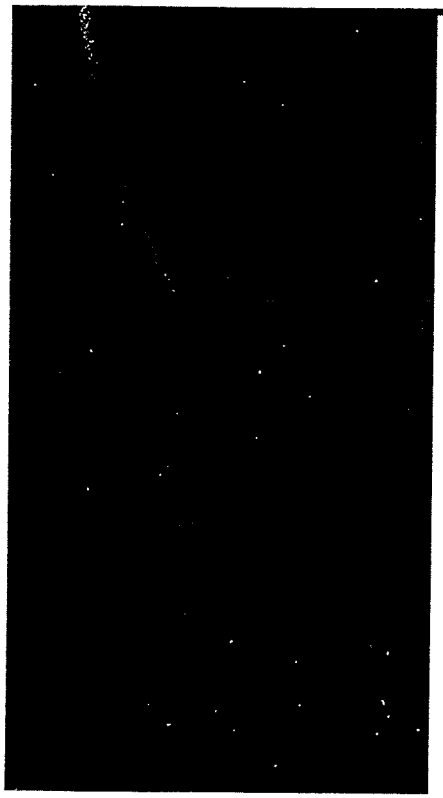


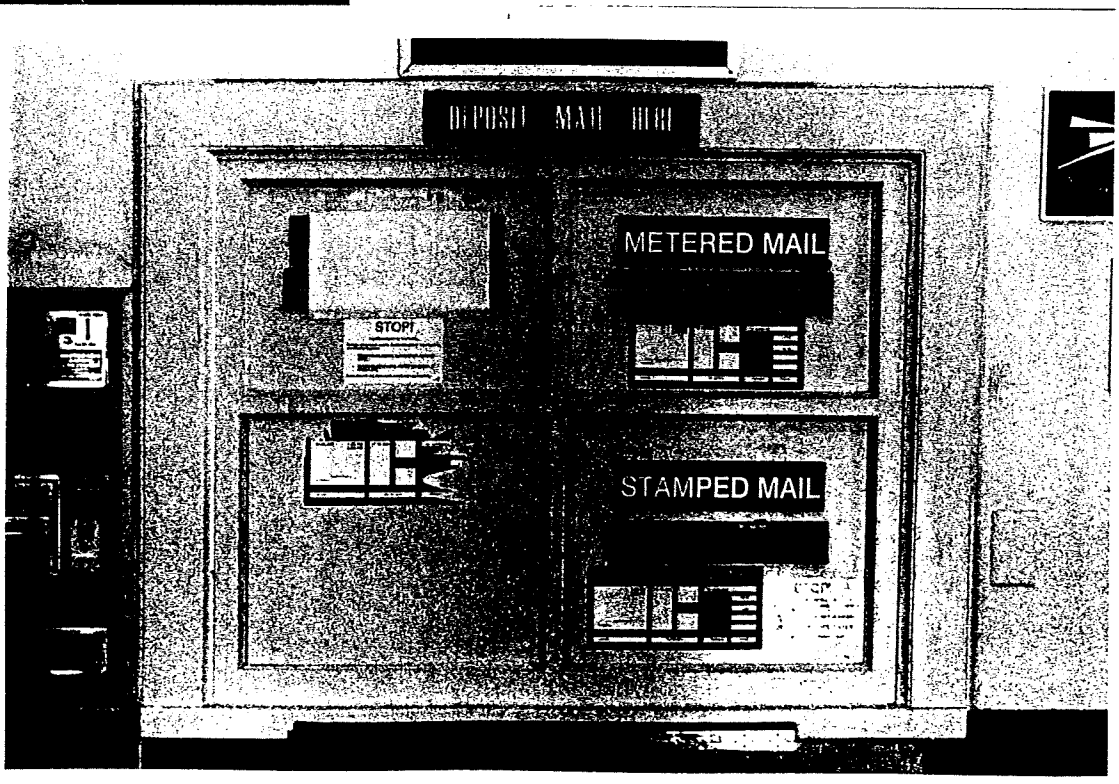


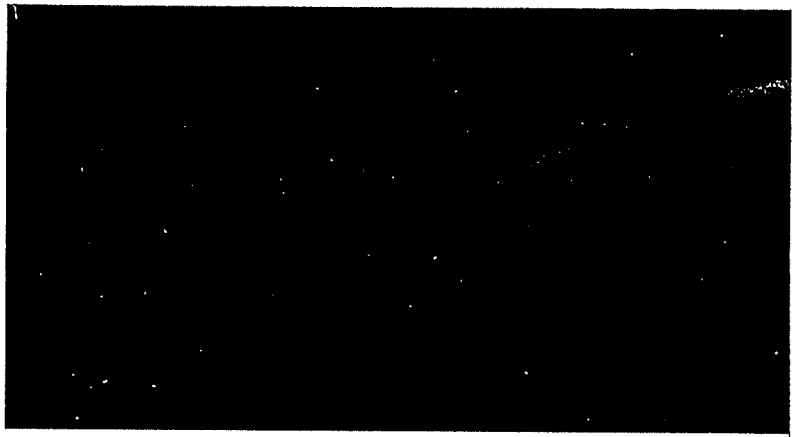
BOX HOLDERS

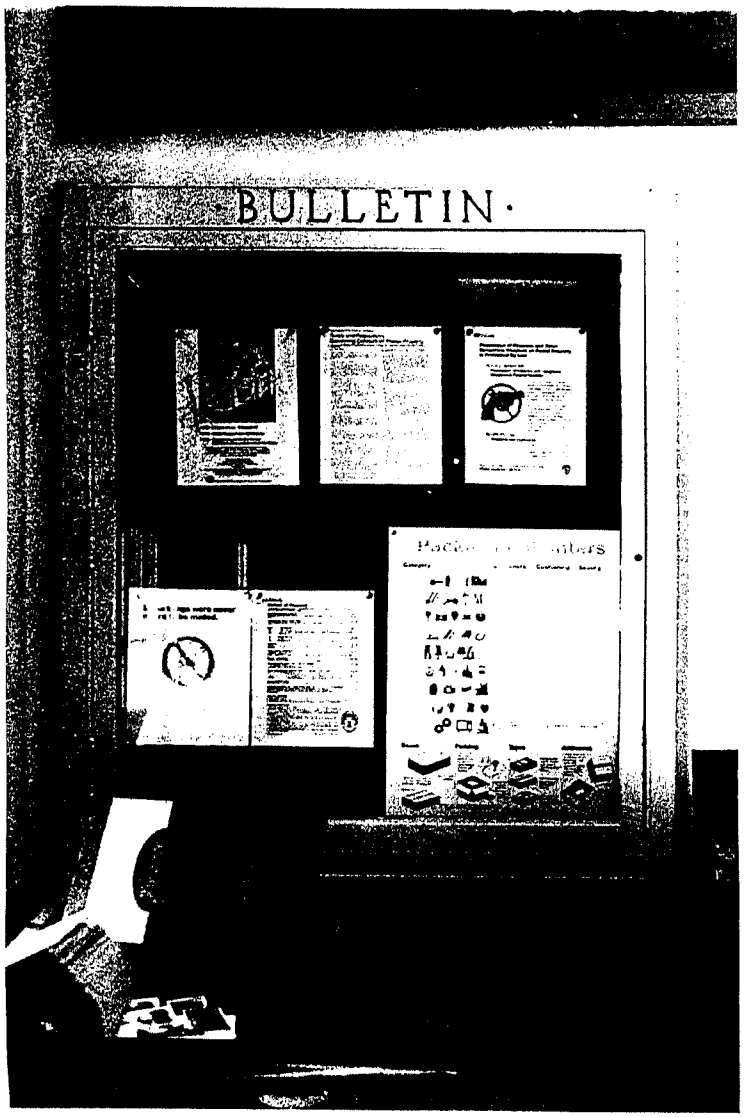




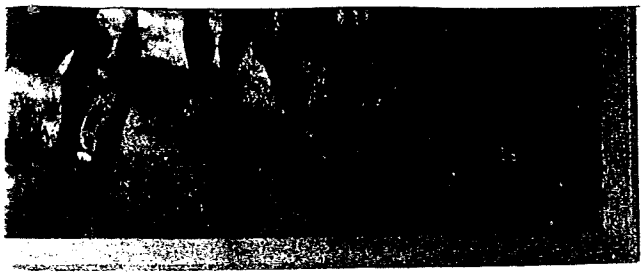


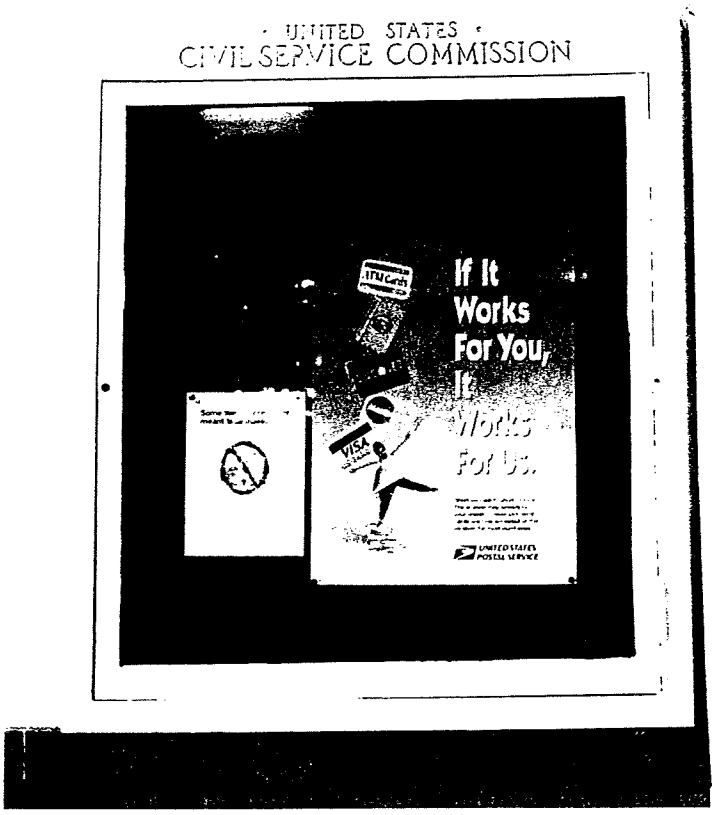

METERED MAIL
STOP
STAMPED MAIL

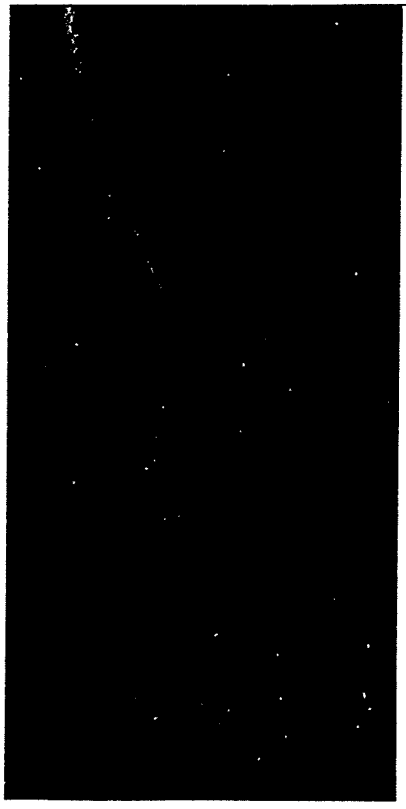


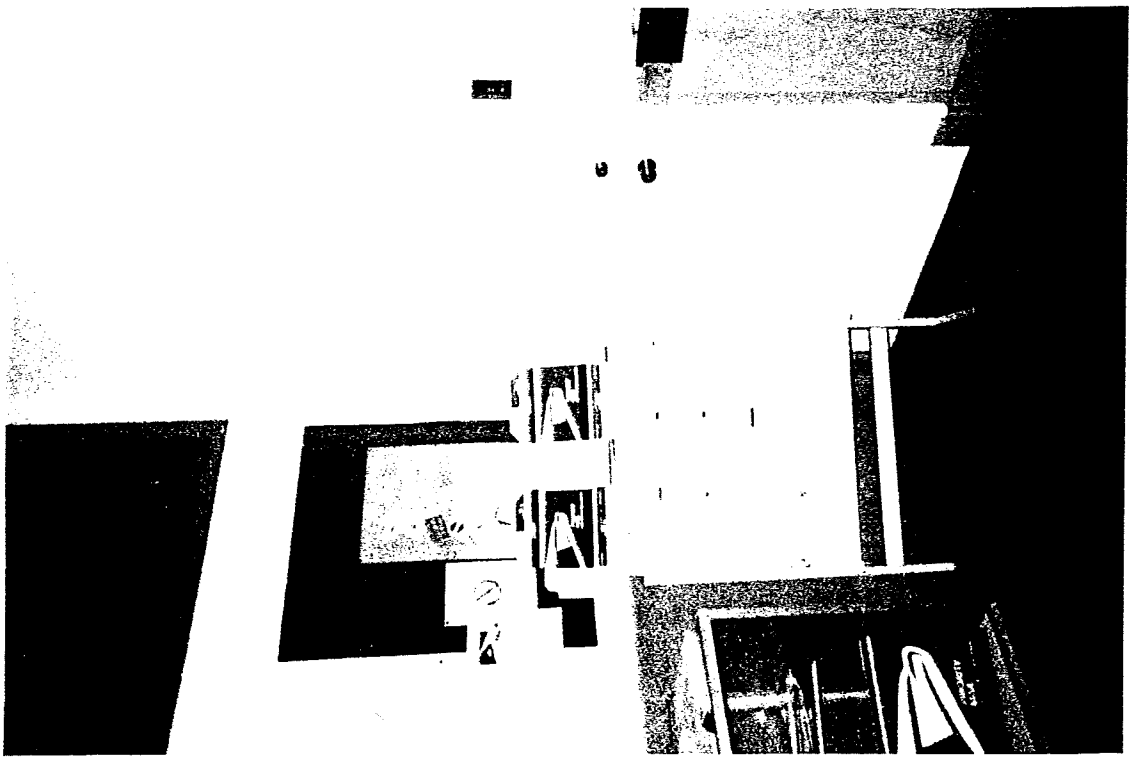

BULLETIN

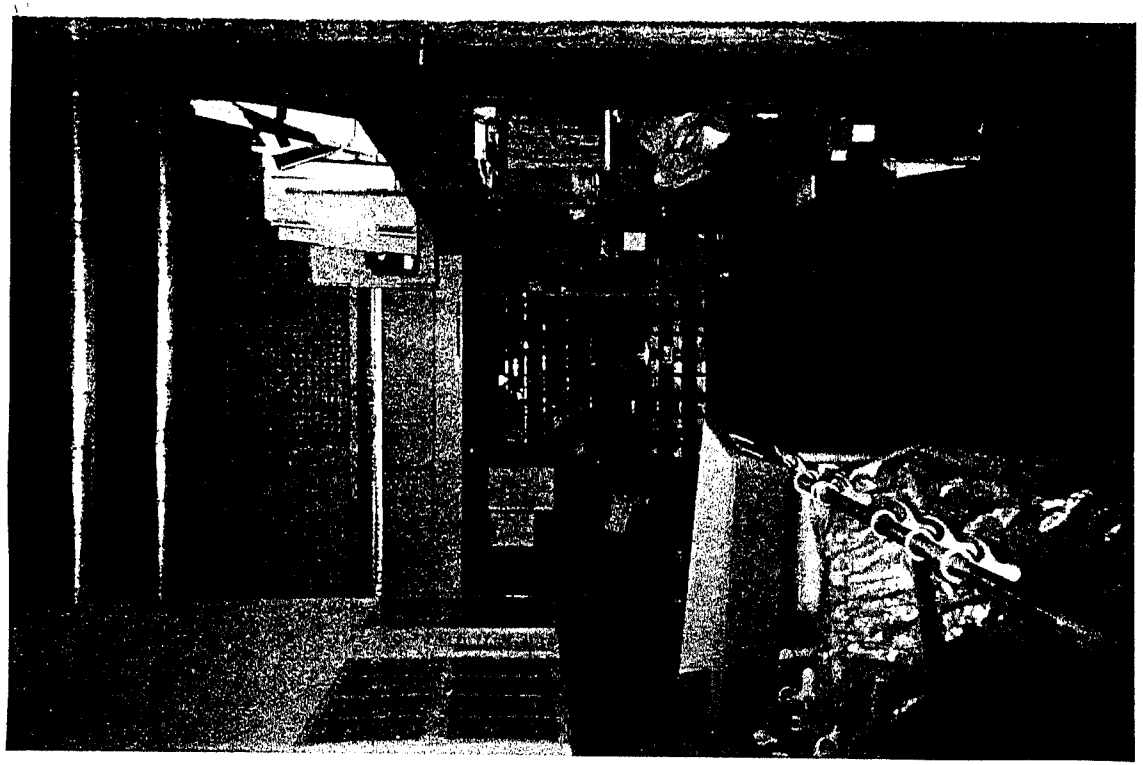
MOBILE
SQUARES TILE

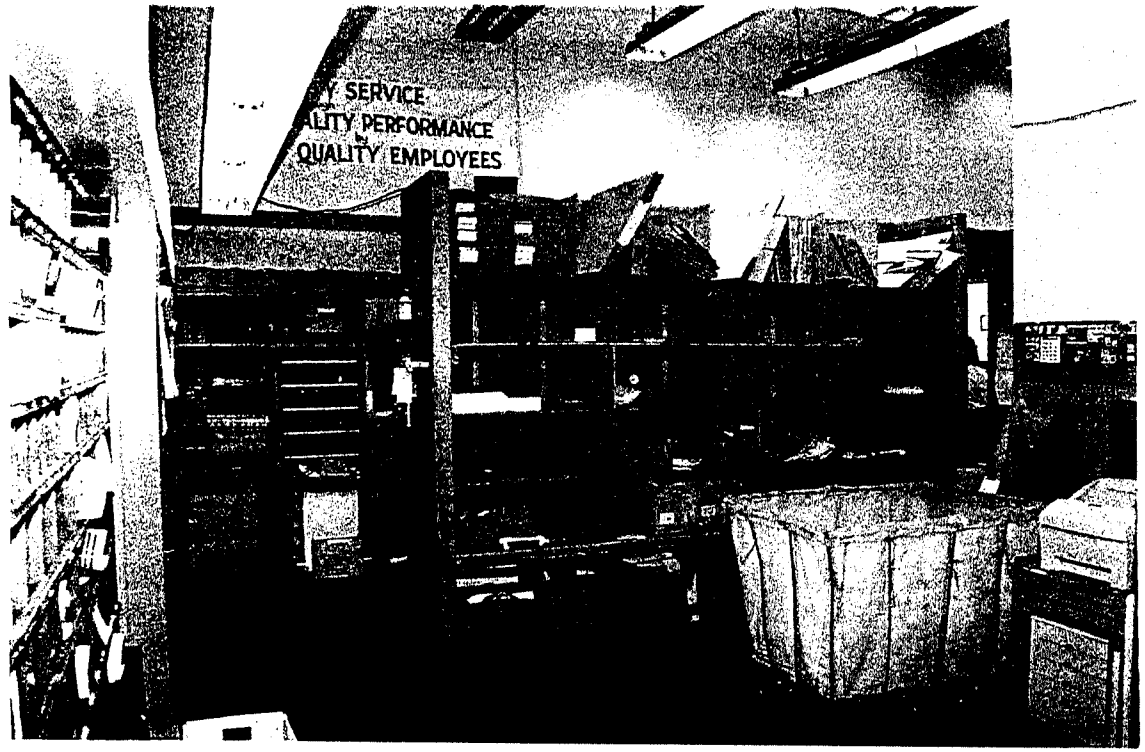


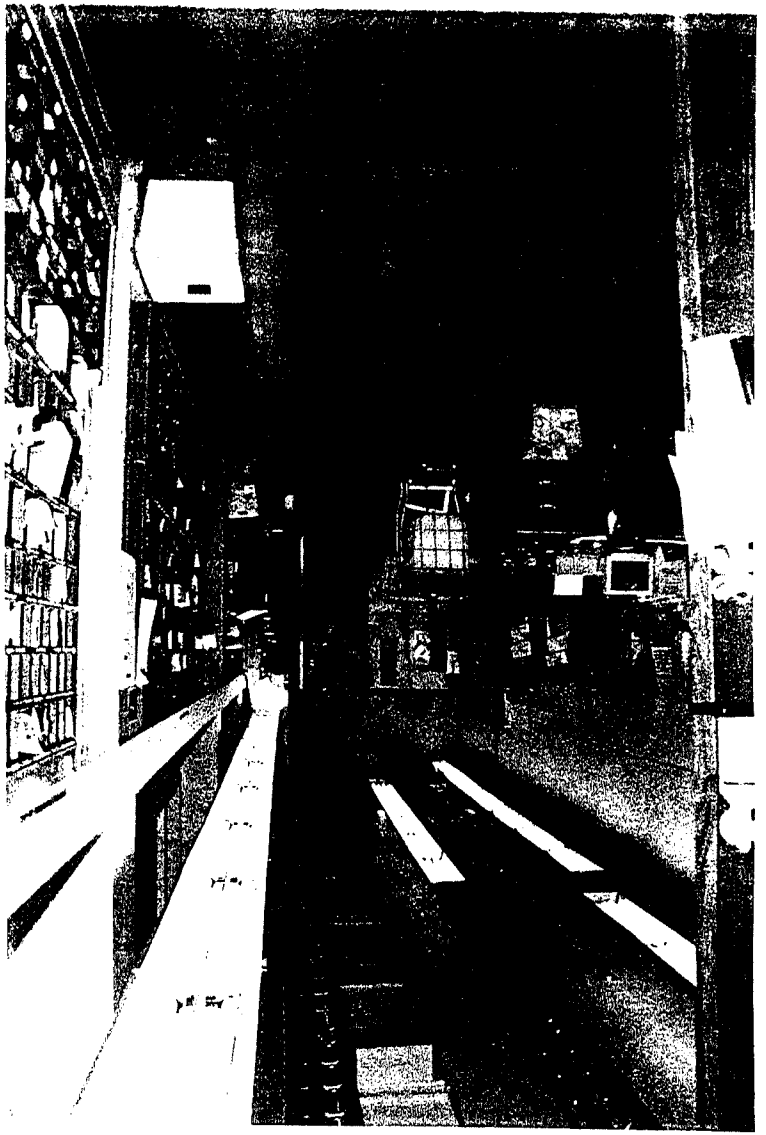

UNITED STATES
CIVIL SERVICE COMMISSION
If It
Works
For You,
It
Works
For Us.
VISA
UNITED STATES POSTAL SERVICE

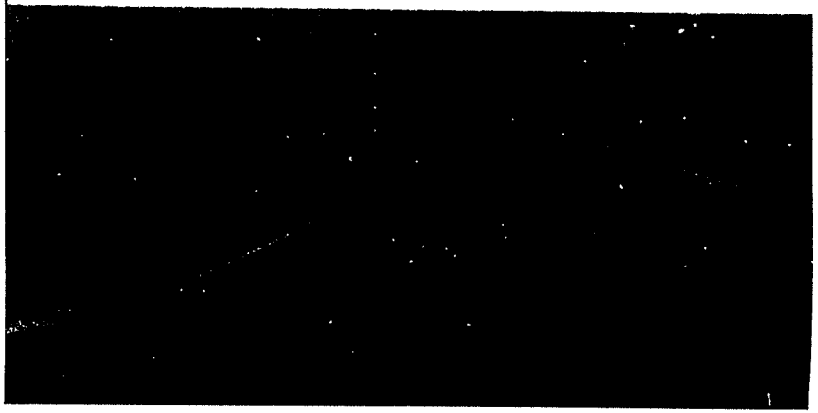







SERVICE
LITY PERFORMANCE
QUALITY EMPLOYEES





## PHOTOGRAPHIC INVENTORY

1. Old Fort Pierce Post Office, 500 Orange Avenue
2. Fort Pierce, St. Lucie County, Florida
3. Trent Greenan
4. May 10, 1999
5. Planning Department, City of Fort Pierce
6. Camera facing northeast
7. 1 of 50

**Item 5 is the same for photos 1 - 50.**

3. Tim Harrington
4. June 24, 1999
6. South elevation-Camera facing north
7. 2 of 50

**Items 3 & 4 are the same for photos 2 - 24.**

6. West elevation-Camera facing east
7. 3 of 50

6. North elevation-Camera facing south
7. 4 of 50

6. East elevation-Camera facing southwest
7. 5 of 50

6. Junction of portico and south wall-Camera facing northeast
7. 6 of 50

NPS Form 10-900-a
(8-86)

*OMB Approval No. 1024-0018*

**United States Department of the Interior**
National Park Service

# National Register of Historic Places Continuation Sheet



**PHOTOGRAPHIC INVENTORY**

1. Old Fort Pierce Post Office, 500 Orange Avenue
2. Fort Pierce, St. Lucie County, Florida
3. Trent Greenan
4. May 10, 1999
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**Item 5 is the same for photos 1 - 50.**

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6. West elevation-Camera facing east
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6. North elevation-Camera facing south
7. **4** of 50

6. East elevation-Camera facing southwest
7. **5** of 50

6. Junction of portico and south wall-Camera facing northeast
7. **6** of 50

6. Detail of pilaster, south elevation-Camera facing north
7. **7** of 50

6. Detail of dedication plaque-Camera facing north
7. **8** of 50

6. Portico, east elevation-Camera facing north
7. **9** of 50

6. Front entrance, east elevation-Camera facing north
7. **10** of 50

6. Chimney top-Camera facing northeast
7. **11** of 50

6. Detail of medallion at stanchion, north elevation-Camera facing south
7. **12** of 50

6. Box lobby-Camera facing north
7. **13** of 50

6. Box lobby-Camera facing south
7. **14** of 50

6. Detail of arch and ceiling in box lobby-Camera facing south
7. **15** of 50

6. Detail of fanlight over entry door-Camera facing south
7. **16** of 50

6. Foyer, showing partition-Camera facing southwest
7. **17** of 50

6. Detail of mail drop panel in foyer-Camera facing north
7. **18** of 50

6. Customer service lobby-Camera facing west
7. **19** of 50

6. Detail of mural-Camera facing west
7. **20** of 50

6. Detail of south bulletin case-Camera facing west
7. **21** of 50

6. Customer service lobby-Camera facing east
7. **22** of 50

6. Detail of north bulletin case-Camera facing west
7. **23** of 50

3. Tim Harrington
4. March 1, 2000
6. Door at northwest corner of customer service lobby-Camera facing northwest
7. **24** of 50

**Items 3 & 4 are the same for photos 24 - 50.**

6. Window service back room-Camera facing east
7. **25** of 50

6. Work room-Camera facing south
7. **26** of 50

6. Work room-Camera facing north
7. **27** of 50

6. Work room-Camera facing southeast
7. **28** of 50

6. East end of vestibule, swing room left, east entry center, work room door right-Camera facing east
7. **29** of 50

6. Mailing platform-Camera facing west
7. **30** of 50

6. Ladder to hatch in boiler room roof-Camera facing north
7. **31** of 50

6. Boiler room, boiler and chimney-Camera facing southwest
7. **32** of 50

6. Boiler room, platform and new door to mailing platform-Camera facing east
7. **33** of 50

6. Boiler room, access hatch to crawl space-Camera facing south
7. **34** of 50

6. Boiler room, old door to mailing platform-Camera facing north
7. **35** of 50

6. Clerk's of court's office-Camera facing northwest
7. **36** of 50

6. Stairs to probate office and jury room-Camera facing south
7. **37** of 50

6. Jury room-Camera facing northwest
7. **38** of 50

6. Jury room window detail-Camera facing west
7. **39** of 50

6. Courtroom from judge's bench-Camera facing northeast
7. **40** of 50

6. Courtroom from jury box, judge's bench left, witness box center-Camera facing northwest
7. **41** of 50

6. Hallway from lobby and judge's chambers to courtroom-Camera facing north
7. **42** of 50

6. Judge's chambers/postmaster's office-Camera facing southwest
7. **43** of 50

6. Stairs to federal marshall's offices-Camera facing north
7. **44** of 50

6. Holding cell-Camera facing south
7. **45** of 50

6. Marshall's office right, hallway along marquee wall left, from south office-Camera facing north
7. **46** of 50

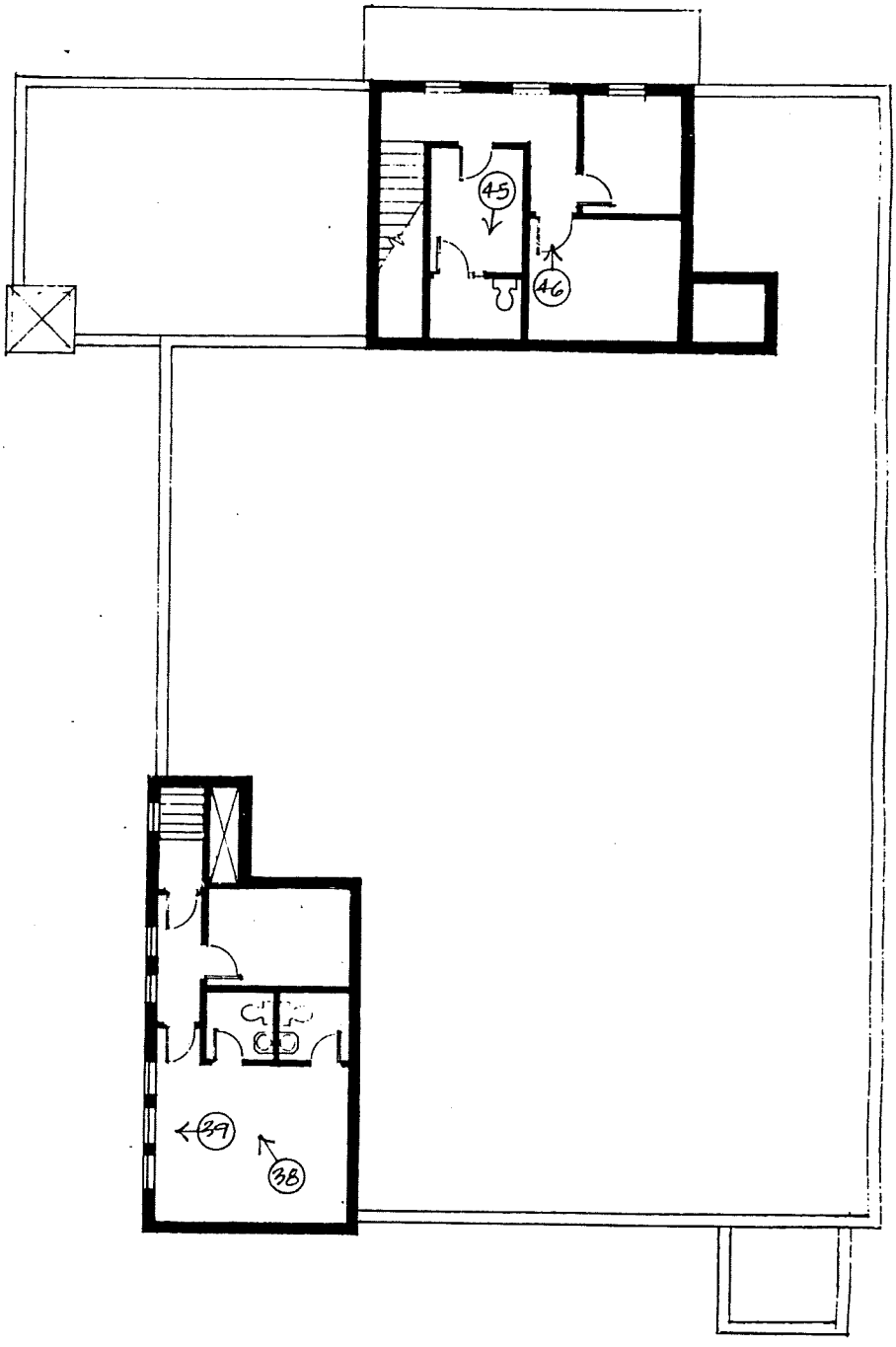
6. Grillwork above post office boxes-Camera facing east
7. **47** of 50

6. Mural in customer service lobby-Camera facing west
7. **48** of 50

6. Trap door in swing room ceiling-Camera facing north
7. **49** of 50

6. Original wood floor showing through courtroom carpet-Camera facing downward
7. **50** of 50

OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA

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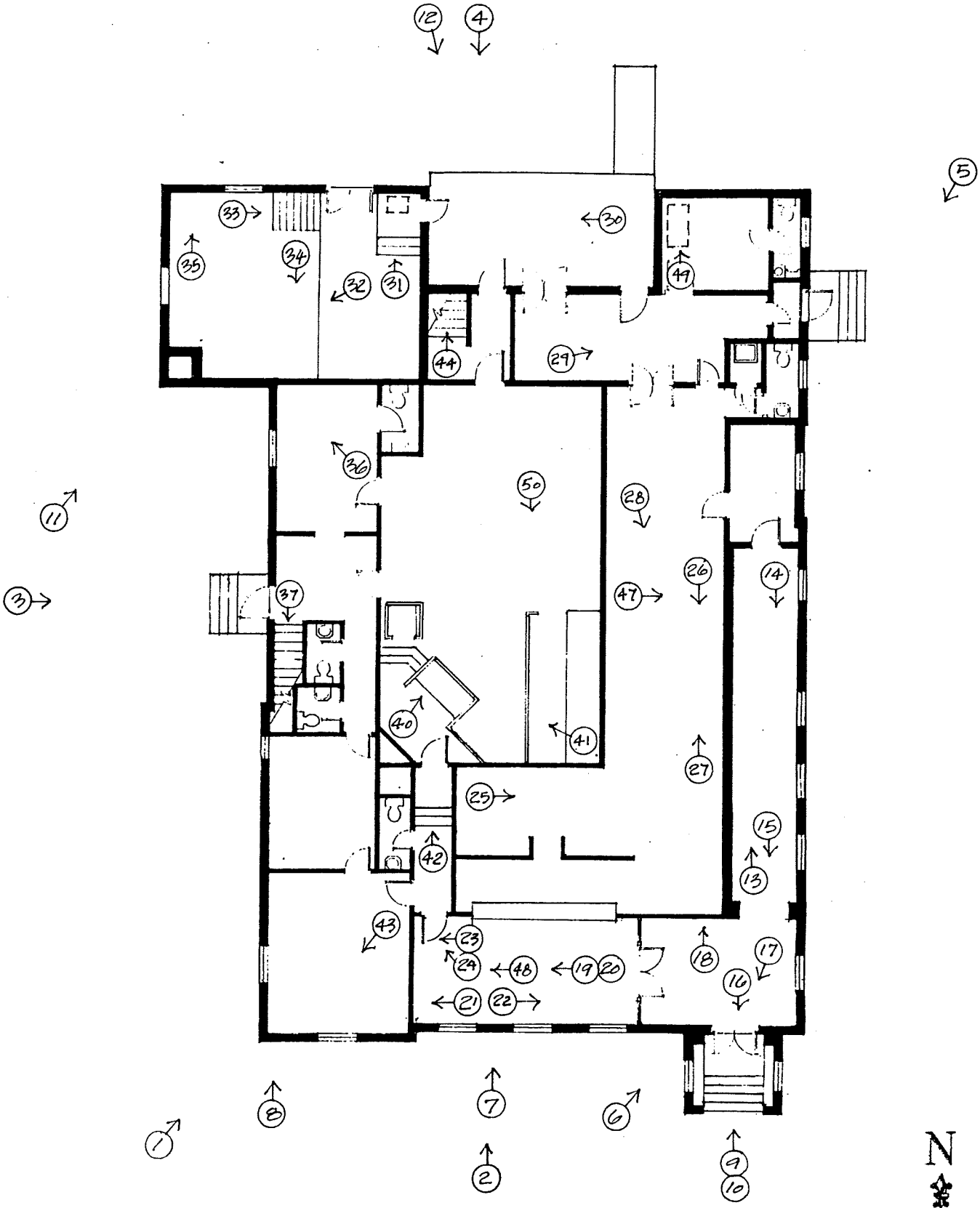
KEY TO PHOTOGRAPHIC INVENTORY - SECOND FLOOR
Not To Scale

OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA




KEY TO PHOTOGRAPHIC INVENTORY - FIRST FLOOR
Not To Scale

enjoyed falling in love with Osceola. I went to the Indian Museum and other places in the City that might have helpful information on the subject. I was deeply touched when I came upon a water color portrait of Osceola done by an artist sent by our government to paint him." She wrote to the Section on one occasion that she "became fascinated with the costumes."[64]

"Osceola Holding Informal Court With His Chiefs" depicts Chief Osceola, in the costume he wore at the time of his final capture, in discussion with other Indian officers. His gun is an old powder type used by the Indians which is in the Metropolitan Museum. His military rank is expressed by three silver plates on his chest. The feathers were from the heron, the leggings made of dyed deer skin. The white shirts were typical of the times, often heavily ruffled. To the left of the men is an informal domestic scene of two women and a child within a chikee. The women's costumes are of a later date. A puma lays at the center, and the surrounding landscape is composed entirely of native flora.[65]

The mural was installed in August of 1938. The Chamber of Commerce wrote to the artist, "It is very colorful, typical Floridian and beautifully done throughout. Comment on your work has been most favorable and enthusiastic."[66] The local newspaper reported, "Miss Lucille Blanch...(is) in the top ranks of American contemporary artists and Fort Pierce is indeed privileged to possess so comprehensive and representative an example of her work."[67] She was subsequently commissioned to paint a mural for the Appalachian Post Office in Virginia, and for post offices in Hemingberg, Kentucky; Tylertown, Mississippi and Sparta, Georgia.[68]

The Section of Fine Arts was devoted to sponsoring work of high quality regardless of the artist's need. The policy was controversial and the program only survived by keeping a low profile. As the

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[64]Fran Rowin, 54, 58.

[65]Ibid., 59.

[66]Ibid., 59.

[67]Paul Michael Siboroski, 35.

[68]Fran Rowin, 60.

nation began focusing on war, art lost its priority. In 1940 funding for federal building projects was cut, and by 1943 the funds left to finance existing projects were spent. The program was abolished the same year. During its ten year history, the Section had commissioned 1,118 murals, 10,000 easel paintings and 300 sculptures. From 1933 to 1943, the New Deal as a whole had sponsored more than 10,000 artists.[69]

[69]Paul Michael Siboroski, 7, 10, 11.

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earlier Federal style into a more Spartan classicism. New Deal architects also made an effort to tailor their styles to regional themes, such as Colonial on the Atlantic coast, French Provincial on the Gulf coast and Mediterranean Revival in Florida.

The new Fort Pierce Post Office was completed in early 1936 under the PWA (Public Works Administration), created by President Roosevelt in 1933 . The PWA built 75% of new schools, 65% of new courthouses and city buildings, and 35% of all new hospitals in the nation.[52] The post office was built from plans supplied by the U.S. Treasury Department, with Louis A. Simon as Supervising Architect and Neal A. Melick as Supervising Engineer. At the same time, Simon supervised construction of the Old Perry Post Office in Taylor County–very similar in design, but smaller overall. While the latter stood out in contrast to the prevailing north Florida architecture, the Fort Pierce Post Office fit in well with the Mediterranean ambience created throughout the city during the land boom of the 1920's. Louis A. Simon was also responsible for the Palm Beach Post Office, built in 1937, replacing Addison Mizner's design, which was adjudged too costly.[53] There Simon's building, which would have been upscale in Fort Pierce, is too plain for its neighbors. It continues to operate as Palm Beach's post office. Simon had previously collaborated with George Albee Freeman on the Classical Revival U.S. Post Office and Federal Building in Sarasota (1934).[54] Simon's Perry, Palm Beach and Sarasota post offices are listed on the National Register of Historic Places.

Mediterranean style was most effectively used in Fort Pierce to set apart prominent public buildings, such as City Hall, and was therefore a fitting style for a new Federal building downtown. The Old Post Office stands as the last example of any such public building constructed in the city until the present day. It is also one of only two significant examples of New Deal architecture in the county. It features St. Lucie County's only WPA/Treasury Department mural.

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[52]Fran Rowin, Federally Sponsored Murals in Florida Post Offices During the Depression, 3.

[53]Articles and correspondence-Palm Beach Post Office files.

[54]Morton D. Winsberg, ed., Florida's History Through Its Places.

## LUCILLE BLANCH, "THE SECTION", AND THE POST OFFICE MURAL

The Old Post Office's simplicity–in the sense of ornamental restraint–is relieved and–in the sense of handsomeness of design–accentuated by the mural in the lobby. It was sponsored by the U. S. Treasury Department's Section of Fine Arts, which achieved its best results in post offices. That is where most of its fourteen Florida murals were done, between 1936 and 1942.[55]

In 1934 Roosevelt created an emergency program called the Works Progress Administration. The WPA set out with $5 billion to create enough jobs–quickly–to take 3,500,000 people off relief, and became the first federal agency to put artists to work. Until the 1930's, in the rare cases where the U.S. government bought art, it patronized the European market. The WPA's secondary objective was not only to employ American artists, but to put them to work on "the best possible projects".[56] Many American artists themselves were still under the influence of Old World styles and themes, and concern had been growing since the 1920's that there was a lack of identity in American art. The federal government's experiment as a patron of the arts in the 1930's did much to change that.[57] It was policy that the commissioned art should embody a vision of America that would be an accurate representation of the local history or current occupations of the town where it was located. Post office murals in particular were aimed at putting people in touch with their traditions and fostering a positive outlook on the future of their community and the nation.[58]

There were four major programs for employing artists during the depression: the PWAP (Public Works of Art Project, 1933-34), TRAP (Treasury Relief Art Project, 1935-39), WPA/FAP (Works Progress Administration Federal Art Program, 1935-43), and "The Section" (Treasury Department's Section of Painting and Sculpture, later called the Section of Fine Arts, 1934-43). The Section was

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[55]Michael Zimney, "New Art, New Deal", Florida Heritage Winter 1998, 16.

[56]Fran Rowin, 10.

[57]Ibid., 4.

[58]Paul Michael Siboroski, Reflections of the Community: Post Office Murals in Florida Commissioned Under the New Deal, 13-15.

least, of all the four, a relief agency. Nationwide competitions were held, judged by juries of experts. The Section's primary duty was to "Secure the best quality art to embellish public buildings."[59] It reviewed newly designed Federal buildings and funded appropriate artwork through a 1% reserve of the construction cost, with approval of the Supervising Architect. Awards to individual artists ranged from $10 to $20 per square foot for murals. Two years were allowed for completion.[60]

Lucille Blanch was commissioned in late 1936 to paint a mural for the newly built Fort Pierce Post Office, based on work from a previous competition. The award was $630 for a painting to measure approximately 4 x 11 feet.[61] It was to be done in oils on canvas, and she proposed that it be mounted on stretcher strips that could be attached to the wall. The Section staff vetoed her method of installation because it would look like a "large painting", and asked her to "proceed in the usual manner." They were also in the habit of making suggestions as to content and execution.[62]

Lucille Blanch was born in Hawley, Minnesota, on December 13, 1895. She studied at the Minneapolis Art Institute under Goeteh and Koehler; and the Art Students' League in New York under Dumond, Robinson and Gruger. She taught at Sarah Lawrence College and at the Ringling School of Art in Sarasota. Her artwork was in the collection of the Metropolitan, Whitney, Minneapolis and University of Nebraska Museums. She received a Guggenheim Fellowship in 1933. She was a member of the Woodstock, NY, art community at the time she won the commission.[63]

She was unable to visit the town, due to teaching obligations, until after installation of the mural. She corresponded with the Chamber of Commerce in developing her subject. In a 1976 interview she recalled, "I did my research and the planning of the painting of the mural in New York City. I

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[59]Fran Rowin, 5, 8, 20.

[60]Ibid., 18.

[61]Paul Michael Siboroski, 32.

[62]Fran Rowin, 55.

[63]"Mural Painting by Lucille Blanch "Osceola Holding Informal Court With His Chiefs", Section of Fine Arts bulletin.

qualified voters present.[17] The Indian River Telephone Company was established in 1902, with exchanges in Jensen and Fort Pierce, salvaging parts of the one-wire telegraph line laid by the army from one end of the Indian River to the other during the Seminole wars.[18] The Fee family opened the Bank of Fort Pierce in 1903.[19] In 1905 Fort Pierce became the seat of St. Lucie County, population about 3000, recreated out of Brevard County, the seat of which was Titusville. The Florida East Coast Railroad had established a division point at Fort Pierce, boosting the job market. A proper county courthouse was built in 1909. The St. Lucie County Bank moved from Jensen to Fort Pierce in 1910 in recognition of the fact that the city's progress.[20] It had become the center of commerce for the entire county. The population of the county was over 4,000, that of the city just under 1,500. Citizens had electricity by 1912. In 1914 Fort Pierce High School was built, an outstanding example of Mission style architecture which for many years housed the only high school from Stuart to Melbourne.[21] Although the pineapple farming declined, the citrus industry took its place, followed by winter vegetables. Tourism was beginning to figure in the economy. By the end of the decade, the town had six churches, several hotels, a semi-weekly newspaper, a Golf and Country Club, a Rod and Gun Club and a Chamber of Commerce with a dedicated promotional program. The Fort Pierce ocean inlet was being dredged and scheduled to open in 1921.[22] The population was over 2,000 and growing fast. Fort Pierce was ready to take advantage of the land boom of the 1920's.

The early twenties saw plans under way for the opening of an ocean inlet and for a causeway to the barrier island. Symbolic of the optimism of the time, the Sunrise Theater was built by one of the town's leading entrepreneurs, Rupert Koblegard. It was, at the time of it construction in 1923, the largest theater between Jacksonville and

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[17]Charles S. Miley, 5.

[18]Walter R. Hellier, Indian River, Florida's Treasure Coast, 39, 99.

[19]Ibid., 92.

[20]Ibid., 96.

[21]Mary A. Bennett, Fort Pierce Elementary, A School and Its History, 36.

[22]Fort Pierce Chamber of Commerce, Fort Pierce Florida, "The Golden Belt", 1921.

Miami.[23] Fort Pierce began to call itself "The Sunrise City."[24] The city capitalized on its growing population and expansion of revenues with a series of community improvements. Street paving and widening, sewers, canals and bridges were given high priority.[25] A water filtration plant, incinerator, parks and wharves for the new port were planned From 1921 to 1923 more than 200 houses, the theater, a school and several business and office buildings were constructed at a cost of over $1,000,000. In 1924 the population was 4,000 and expenditures on development were expected to exceed $1,500,000.[26] Most of the local lawyers were busy with work for real estate dealers. The largest payroll in the city was still that of the Florida East Coast Railroad.[27] In 1925, the population peaked at 8,500. A new fire station and jail, and an elegant Mediterranean style City Hall were built. The county had 67 miles of paved road, mainly the Dixie Highway and Indian River Drive. The causeway from downtown to the beach on Hutchinson Island was complete. Of luxury projects, a casino was built at on the beach, a man-made island, in the manner of those between Miami and Miami Beach, was on the drawing boards; and several grandiose subdivisions were planned by private developers.[28]

The city's own Venetian Island and the Coral Gables-style developments like Indrio turned out to be sand castles when the real estate market collapsed, exacerbated by the south Florida hurricane of 1926. In Fort Pierce an ingenious method was devised to put people to work for the city and paying them in scrip.[29] Development continued at a slower pace until the Bank of Fort Pierce closed in 1927; two hurricanes, back to back, hit closer to home in 1928; and the stock market crashed in 1929. The St. Lucie County Bank was saved. The port was finished, giving Fort Pierce the only important deep water harbor between Jacksonville and Miami. Completion

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[23]Nichols Schwab Inc. et al., Sunrise Theater, Architectural Assessment and Preservation Plan, 6.

[24]E. L. Adams, Centennial Reflections, 34.

[25]Fort Pierce News Tribune, June 19, 1925.

[26]Fort Pierce Chamber of Commerce, The Cat's Out of the Bag at Fort Pierce Florida, "The Sunrise City."

[27]Judge Alto Lee Adams, The Fourth Quarter, 59-61.

[28]Fort Pierce Chamber of Commerce, Prosperous Fort Pierce-Where Ocean, River, Rail and Highway Meet, 1925.

[29]Judge Alto Lee Adams, 69.

of the Dixie Highway kept the city on the tourist map. The county built a 167 acre airport. The Chamber of Commerce, somewhat diminished in both resources and exuberance, continued to promote the Fort Pierce that was perfected during the golden age of the twenties.[30] In 1930 the population of the city had declined to under 5,000, rising to over 6,000 in 1935.[31]

In 1931 P. P. Cobb's store closed. The News Tribune wrote: "The closing of Cobb's store will mark the passing of a landmark, an institution that has been largely responsible for the development of this section. Thousands of families and individuals, both in pioneer and in later days, have been materially aided through the liberal but quiet generosity of its owner."[32] Only two significant buildings went up during the depression: the post office, in 1935, and the Coast Guard station, in 1937. Cattle ranchers and tomato farmers found a mutually beneficial arrangement whereby a pasture was lent to tomatoes one year and grass the next[33] People who could, went back to living off the land. For the average person, subsistence was his economic level, barter his medium of exchange. Nevertheless, community spirit was well–the beaches were pristine, there were always dances to attend and movies to see, and the fishing was still good.

In 1940 the city estimated its population at "8,000 in summer and 11,000 in winter."[34] One of 17 State Farmer's Markets was built in Fort Pierce and opened in 1941, primarily to serve tomato growers.[35] As the second World War began, construction came to a dead stop, but the depression was banished. The Navy chose Fort Pierce for the site of an amphibious training base, and many service men became part of community after the war. With its $380,000 citrus pre-cooling and refrigeration plant, the port of Fort Pierce was rated fifth in importance in the

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[30]Fort Pierce Chamber of Commerce, Economic Survey of Fort.Pierce and St. Lucie County, 1934.

[31]Fort Pierce Chamber of Commerce, 1935 Directory of Fort Pierce and St. Lucie County.

[32]Charles S. Miley, 97.

[33]Interview with Pete Serra, Fort Pierce State Farmers' Market, 2000.

[34]R.L. Polk & Co., Polk's Fort Pierce City Directory 1940.

[35]Pete Serra.

state.[36] In 1946 the city's first radio station, WIRA, began broadcasting.[37] The marina, beaches and fishing spots began to thrive again with tourists, and retirees discovered that the area was an affordable paradise. Post-war prosperity buoyed the economy throughout the fifties and sixties, although it brought with it serious new challenges to the city's viability.

**HISTORICAL SIGNIFICANCE**

After the Civil War, mail intended for the Indian River settlers came from Jacksonville by steamboat along the St. John's River as far as Salt Lake Landing. From there it was loaded on a trolley and pulled by mule to Titusville. James Paine, whose father had pioneered the St. Lucie settlement near Fort Capron, was commissioned to carry the mail up and down the Indian River partly by virtue of his skill with a sailboat. He would blow a conch shell as he approached a dock when he had a delivery, or stop at a signal flag for a pick-up. At the end of his route he passed his letters on to the "barefoot mailman" in Jupiter for delivery to points south. Paine became postmaster at St. Lucie, and served for 37 years.[38]

The first post office in what would be Fort Pierce was started in 1885 in the neighborhood of Edgartown, and was named Bass Post Office after its first postmaster, Charlie (Thomas C.) Bass.[39] Bass's successor was a reluctant Mr. Beecher, who was ready to retire, but could not find a man to replace him. His problem was solved when the office closed after "Cantown", across the creek, a half mile south of Edgartown, successfully applied to have a post office at their headquarters in the former Hogg's trading post. It was granted under the name "Fort Pierce", after the old fort, the site of which was a mile and a half down river.[40] The date was January 29, 1888, and Peter P. Cobb

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[36]R. L. Polk & Co.

[37]E. L. Adams, 66.

[38]Lucille Rieley Rights, 45-46.

[39]E. L. Adams, 6.

[40]Charles S. Miley, 3.

became the first postmaster.[43]

Other early postmasters were Reuben Carlton, Robert Lee Brown and Miss Ella Hankins.[44] Even after the railroad came through Fort Pierce in 1894, there were only two men on duty in the corner room at Cobb's Store. According to an article in the old Fort Pierce News from the early 1900's, "Residents used to gather there, mosquito brushes in hand, early in the evening after F.E.C. train No. 29 came in from Jacksonville, to get their mail and visit with each other."[45]

Eventually the post office outgrew Cobb's store and moved across Avenue A to the south of the Fort Pierce Bank Building, which was on the corner of Second Street and Avenue A. It was the beginning of the south Florida land boom. Thomas Roden was appointed postmaster by President Harding in 1922. For the first time Fort Pierce needed a letter carrier. Charles Croghan took the civil service exam, applied to Roden, and got the job in 1923. He delivered the mail for the next three decades, mainly on foot, and accompanied by his dog, Blackie.[46] Rodan also hired the first black postal clerk in Fort Pierce, Chester A. Moore. Moore lasted a day and Rodan was fired.[47] He was replaced by Wilbur C. Russell, who resigned in 1925, to be succeeded by W. S. Moe, commissioned by President Coolidge.[48]

The demise of the land boom was not really accepted in Fort Pierce until 1927 when the Bank of Fort Pierce closed. Development slowed to a halt, and the architects who had gathered to direct it, one by one, left to seek their fortunes elsewhere. In the midst of its newly-built charm, the city went back in time to live off the land. There were 15,000,000 unemployed workers in the country in 1933,

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[43]Kyle S. Van Landingham, Pictorial History of St. Lucie County, 17.

[44]Anna Pearl Leonard Newman, Stories of Life Along Beautiful Indian River, 31.

[45]Charles S. Miley, 3.

[46]The Fort Pierce News-Tribune, November 10, 1955.

[47]Vertical files, St. Lucie County Library.

[48]The Fort Pierce News-Tribune, January 4 & 7, 1934.

when President Roosevelt proposed a New Deal, featuring radical programs like the Public Works Administration, which instituted a national public building program. Over $700,000,000 would provide more than 1000 communities across the country with their first federal buildings. Fort Pierce became one of those communities.

In 1934 the city could announce that "The Government has appropriated $72,000 for a new Postoffice building, the site has been secured and work will start shortly" due to the fact that "the postal receipts for each quarter of 1934 have shown a decided increase over the corresponding quarter of 1933."[47] Postmaster Moe's term was up and Charlie W. Peters was the candidate endorsed by local democrats. He won the position with a salary of $2800 per year, $300 more than any of the neighboring towns for which applications were being called by the civil service commission at the same time.[48] He would preside over the new Fort Pierce Post Office building, dedicated in 1935.

Throughout the 40's and 50's, and even into the 60's, the post office was still known as a community meeting place and activity center. The roof was a popular vantage point for viewing street events, such as the Cattleman's Parade and the Sandy Shoes festival. It could also be used as a stake-out spot for the police, should the need arise. When the United States entered World War II, spare portions of the building were first leased to recruiting offices of the armed services. Later the FBI had its quarters in the building; and last the Federal Circuit Court. The Federal Marshall maintained his office there until 1997 when he moved to a new building nearby. Several trials were held there entailing high security, and the windows in the judge's chambers were replaced with bullet-resistant glass. What was formerly the postmaster's private entrance through the lobby became the judge's emergency exit.[49]

It was the main post office until 1964, when a larger facility was built several blocks west, which could accommodate the loading and unloading of trailer trucks. It then became known as Station A,

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[47] Economic Survey of Fort Pierce and St. Lucie County, 1934.

[48] Fort Pierce News-Tribune, January 7, 1934.

[49] Fred Lienhard, 1999.

and finally the Downtown Station. Unofficially, and popularly, it became known as the "Old Post Office."

Although the formerly leased spaces now stand vacant, the Old Post Office, a block from City Hall, is now a bastion of pedestrian activity in a sector which, cut off by the progress of U.S. 1 and other traffic developments, declined faster in the 1970's and 80's than the rest of the city. So much that, all but one of the churches which lined Orange Avenue moved away. The Methodist church made a conscious choice to stand fast, and remains as a gateway to downtown Fort Pierce. Its link is the Old Post Office. Demolition of the building under a previous postmaster was thwarted by community protest. The postal service is again considering its fate, without saying what form–renovation or other–it might take.[50] The Old Post Office is a crucial element in the City's and Main Street's preservation and revitalization plan for downtown Fort Pierce.

**ARCHITECTURAL SIGNIFICANCE**

The Panama-California Exposition of 1915 in San Diego had stimulated an interest in the use of vernacular architectural elements originating from the cultures around the Mediterranean Sea. The resulting styles became popular in areas of appropriate climate and history such as California and Florida. Mediterranean Revival became the signatory style of the land boom in southeast Florida. It includes elements common to Mission, Spanish Colonial and Italian Renaissance styles, such as classical and Moorish columns; low pitched, clay tile, gabled, hipped or flat parapeted roofs; stucco exteriors with terra cotta decorative features; and multi-level plans. Loggias and arcades and courtyards are frequently found. Walls may be decorated with cartouches, tile and terra cotta inserts. Decoration is often concentrated at door and window surrounds.[51]

The simpler and cheaper Art Moderne style gained favor with commercial builders in the depression era of the 1930's. Its influence on national public architecture caused the dressing down of the the

[50]Interview with Postmaster Herbert Owens, February, 2000.

[51]Marcus Whiffen, American Architecture Since 1780.

The eastern entrance is blocked from within, that space now being used for storage; traditionally it would have been the inspector's entrance. From his office at the northeast corner, now the swing room, he could have climbed through a trap door (Photo 49) to the gallery above to observe the employees through "peepholes."[3]

The non-postal interior has been considerably altered for the use of other federal agencies. The work room had taken up more space, such as that of the later courtroom, originally[4]. Much of that space was partitioned off. Most of the walls are paneled. Drop-ceiling hides the ductwork that occupies the formerly open ceiling space. Beneath the carpet that covers most of this section, the early hardwood flooring can be glimpsed (Photo 50). Original molding and trim is still apparent in places (Photo 39). Although some of the work may have started around the second World War, when armed forces recruiters had their offices in the building, most of the partitioning was done in 1964 and 1973[5].

[3]Ibid., 1999.

[4]Interview with Eula Carlton, 2000.

[5]Fred Lienhard, 1999.

## SUMMARY

The Old Post Office is significant at the local level under Criterion C in the areas of Architecture and Politics/Government. It exemplifies Public Works Administration (PWA) architecture as adapted to the Mediterranean Revival that defined an era in Fort Pierce and in south Florida. It was built under the supervision of architect Louis A. Simon, who designed several other landmark Florida post offices during the depression. It represents the city's first dignified federal presence as expressed architecturally. It is one of only two significant examples of New Deal architecture in the county. Its centerpiece is a mural in the lobby depicting a scene from the life of Seminole Chief Osceola. The mural is one of 14 that were sponsored by the Works Progress Administration (WPA), through the Treasury Department's Section of Fine Arts, in Florida between 1936 and 1942. It continues to function as the Downtown Station. It is a crucial element in the City's and Main Street's preservation and revitalization plan for downtown Fort Pierce.

## HISTORICAL CONTEXT

The United States took possession of Florida from Spain in 1821. The Ais of the south-central coast and other prehistoric Indians were virtually extinct by then, their few descendants melding with the mixture of immigrant tribes and runaway slaves who became the Seminoles. There were about 5,000 in Florida at the time. Friction with surveyors and settlers culminated in the 1835 attack on plantations south of St. Augustine which set off the Second Seminole War (1835-1842)[4]. The United States Army built a series of forts to counter the attacks and expedite the Policy of Indian Removal. One was founded on a bluff, the highest point visible, on the west bank four miles south of the Indian River Inlet, near an Ais mound and a spring. This took place in late 1837 by some accounts; perhaps on the morning of January 2, 1838, according to the journal of Dr. Jacob Rhett Motte, physician to the party of scouts. They named it after their commander, Lieutenant Colonel Benjamin Pierce, a career officer whose brother was Franklin Pierce, fourteenth President of the United States. The fort was deactivated after the war

[4]Lucille Rieley Rights, A Portrait of St. Lucie County, 29.

and burned down in 1843.[5]

The war stopped rather than ended, and settlers replaced soldiers under the Armed Occupation Act passed by Congress in 1842, providing for the homesteading of 160 acre lots of land. The sporadic pioneers of the 1840's along the Indian River often used the ruins of Fort Pierce as a reference point in describing claims.[6] The first attempt of an "Indian River Colony" to settle an area a few miles north of the fort was interrupted by the stabbing to death of John Barker, keeper of a trading post, by some Indians he had cheated.[7] The family and neighbors escaped to St. Augustine, not to return until the1850's, after the government had Fort Capron built near their homesteads, the site of present day St. Lucie Village. St. Lucie County had been created out of vast Mosquito County in 1844, the year before Florida became a state. The 1850 U.S. Census reported a county population of nearly 140, of whom 30 were soldiers and 27 slaves, commenting that "The inhabitants of the County were driven from it on account of the Indian hostilities and only a few of them have, as yet, returned."[8]

It was not until the 1870's that a settlement was founded that would be the beginning of Fort Pierce as a city. Alexander Bell had started a trading post at the site of the old fort in 1871, later homesteaded the land between Taylor Creek to the north and Moore's Creek to the south.[9] Moore's Creek remains the northern border of the commercial downtown. This would become Fort Pierce's first residential neighborhood. It was named Edgartown after the grandson of A.G. LaGow, one of the pioneers. Other founders were the families of Frank and James Bell, and Reuben Carlton.[10] Edgartown had a post office, named after the first postmaster, Thomas C. Bass. School was taught by Miss Ella Bell in her home until the first schoolhouse was built in the form of a "one-room palmetto-thatched shack" in 1881.[11]

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[5]Ibid., 30-31.

[6]Ibid., 36.

[7]Ada Coats Williams, A Brief History of St. Lucie County, 3.

[8]Lucille Rieley Rights, 36-41.

[9]Emily Lagow Bell, My Pioneer Days in Florida, 1876-1898, 25-29.

[10]Charles S. Miley, Miley's Memos, 3.

[11]Ibid., 3,8.

In 1879 Captain Benjamin Hogg and his wife Annie surprised and delighted the isolated settlers when they landed near Moore's Creek with a shipload of goods for sale. They considered the site of the old fort, about a mile and a half away, for setting up shop. But finally, in 1882, they built a two-story wooden building, with a long wooden dock stretching out into the river, about a block south of the mouth of Moore's Creek. Annie tended store while the Captain sailed his schooner between Fort Pierce, the Bahamas and Jacksonville trading green turtles and coconuts for goods with which to stock his trading post.[12] Annie found an much-needed assistant in Peter P. Cobb, who came from Cazenovia, New York in 1883.[13]

When some New England investors bought the building to start an oyster cannery in the mid1880's, Cobb stayed on to run the store. They called the place "Cantown."[14] After a year Cobb bought the cannery out and turned it into P.P. Cobb's General Merchandise Store. He also expanded the pier into Cobb's Dock which eventually extended twelve hundred feet into the Indian River, accommodating steam ships, fish houses, an oyster house, and tracks for carting ice out and fish back. Bass Post Office in Edgartown was closed down in favor of a new post office opened in the store in 1888, with Cobb as postmaster. The new post office was named "Fort Pierce". The commercial district that grew up around the river landing and general store followed suit. Throughout the pioneer period, when the Indian River settlements were only accessible by boat, the Hoggs' trading post and Cobb's store was famous from Eau Gallie to Jupiter. Its fame extended inland, too, both among Indians and cowmen, to Fort Drum and Okeechobee. It was the eastern origin of the cattle drives, along a route now designated the Florida Cracker Trail,[15] which ended with the sale of cattle in Fort Myers for shipment to Cuba from the port of Punta Rassa.[16]

The arrival in 1894 of Henry Flagler's railway, on its way south from Jacksonville, opened Fort Pierce to a new wave of settlers and a new range of economic possibilities. Pineapple growing was added to fishing and cattle raising. The city grew from a village to a town and was incorporated on February 2, 1901 with 53 out of 66

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[12]Ada Coats Williams, 11.

[13]Charles S. Miley, 97.

[14]Emily Lagow Bell, 29-30.

[15]The Tampa Tribune, September 9 & 10, 1987.

[16]Edward A. Fernald, Atlas of Florida, 101.

wall (Photo 4). A ladder adjacent to that door, inside, reaches through a hatch to the roof (Photo 31). From the concrete platform, several steps descend to a sunken boiler room. The boiler equipment and base of the chimney are down there. A hatch low on the south wall of the room opens onto the crawl space below the building (Photos 32-35).

The leased spaces were most recently used by the Federal Circuit Court, and consist of the south east third of the building including its upper story. The public entrance to the court room was on the west wall of the building (Photo 3, center door), through a lobby. The lobby led north to the clerk's office (Photo 36), east to the court room, and south to a secretary's office, beyond which were the judge's chambers. Stairs to the immediate south of the door (Photo 37) lead up to two rooms. The first was used by the probate officer; the second was the jury room (Photos 38, 39). These two rooms, and the restrooms between them, make up the building's upper story at the southwest corner, the portion with the tiled hip roof, lighted by the windows on the west elevation (Photo 3). The judge's bench stands at the south west corner of the court room, looking northeast (Photo 40). The jury area is on the judge's right hand, behind a knee-wall, and the witness box on his left (Photo 41). Behind the bench a hallway (Photo 42) led to either the paneled door in the lobby or to the judge's chambers. The chambers occupy the southwestern corner of the building at ground level, and were originally designed to be the postmaster's office (Photo 43). On the north wall of the loading dock, the westernmost of three doors was the Federal Marshall's entrance (Photo 30), which led south to the court room, or west and north, upstairs (Photo 44) to a hall overlooking the marquee through three windows (Photo 4). To the east of the stairwell, the first room is a holding cell (Photo 45), having a waiting foyer and a cell with a bench facing the door and a toilet concealed behind the wall. A room at the east end of the hall, and another off the hall to the south, are office spaces (Photo 46). This portion of the building is the flat-roofed, second-story block at the center of the north end of the post office (Photos 1, 4).

## ALTERATIONS

The main exterior alteration is the addition in the 1960's of the portico. An early picture postcard shows a broad flight of concrete steps with iron handrail leading up to the entrance, which is a double wood panel door with six lights (Attachment 1). A later view shows a different style of door, and

slightly less ornamentation around the fanlight, but similar steps (Attachment 2). The portico, as described above, is compatible in style, material and proportion with the rest of the building. The relocation of the wrought iron tracery from the fanlight to the portico entry preserves the original intent. The earlier entry doors have been replaced by metal-and-glass doors with panic-bars.

Other exterior changes include the two windows at the southwest corner of the building, east and west (Photos 2, 3). They were replaced with bullet-resistant glass. A second floor window on the south elevation, and two first floor windows on the west elevation have been filled in. The east and west entry doors are later replacements, as are most of those on the north elevation at the loading dock. The flagpole was not originally in its present spot on the lawn. It was on the roof, centered at the front (south). A postal worker climbed the roof each morning and evening to raise and lower the flag.[1]

Interior alterations to the public spaces are as follows. The foyer was created by installing a glass and aluminum partition at the entrance to the customer service lobby area so that the space could be locked while providing after-hours access to the mailboxes (Photos 17, 22). Originally a roll-up door had closed off the counter and both lobbies were open 24 hours a day. The panels high along the wall above the post office boxes were originally windows with open grillwork (the post office lobby windows were left open in good weather and the sea breezes provided fresh air)[2], but were later filled in (Photos 13, 15, 47). Free-standing interior furnishings are of various later dates. The customer service window trim and counter have been redone. The ceiling lights are recent. The wall-mounted mailboxes are original, as are the wood-framed bulletin cases below the mural (Photo 48). The mural is intact and maintains its historical place as an integral part of the post office lobby.

The postal work spaces have undergone some alteration over time. The wood flooring , some doors, parts of the mailbox interior section, and wall finishes up to the point of alteration for the sake of air conditioning are intact. Some of the office floor have been covered with linoleum. An inspector's gallery which might have looked out on all of the various postal operations below is not in evidence.

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[1] Interview with Billy Ferguson, 2000.

[2] Interview with Fred Lienhard, 1999.

extended all the way to the southwest corner of Fifth and Orange until a fire destroyed part of the west wing. To its north on Fifth is the old Masonic Hall, now an office building. Across Orange are a series of small storefront businesses. Farther west along Orange are more storefronts on the south side and an elaborate Moorishly-ornamented Mediterranean Revival house, and finally the Mexican-baroque, Mission style Methodist Church. The immediate neighborhood of the Old Post Office comprises the westernmost end of the city's community redevelopment area.

**EXTERIOR**

The Old Post Office has six roofs, or roof levels–seven, if the portico is included (Photo 1). The south (Photo 2) and east (Photo 5) elevations are most visible to pedestrian traffic and are the most developed in architectural detailing. The building maintains its harmonious proportions on all sides, and is surrounded by a parapet with water table and precast concrete coping (Photo 1). A projecting base rising 2 ½ ft. above grade also surrounds and unites the building. It occupies a space approximately 104 feet north by 72 feet west on its lot.

At the south elevation (Photo 2), facing Orange Avenue, three central 8/12 single-hung sash windows are set in recessed round arches, separated by pilasters (Photo 7). A fourth, similarly recessed, is centered on the west corner bay, and contains a picture window. Each sill is adorned below with a recessed rectangular apron. The entrance is at the east corner. A stone plaque at the west corner is engraved with the date of construction and names of officials, architect and builder (Photo 8).

The entrance consists of a flat-roofed portico sheltering steps up to a double door. The metal and glass door is framed by wood pilasters and header with a wood frame fanlight above (Photos 9, 10). Both sides of the portico echo the recessed round arch, and sill treatment, of the windows, but feature open clay tile grillwork in place of glass (Photo 6). The facade is similar, with wrought iron tracery set into the arch above the door opening. A coped parapet tops the portico. An ornamental scupper is centered below the point at which the main roof parapet rises to a stepped segmental arch, crowning the entrance (Photo 1).

The east elevation features five recessed-arched windows in a one-three-one group to the south, with typical pilaster and apron treatment. Toward the north end of this elevation follow three unadorned windows, the last two separated by a door set in a recessed arch. All the windows are 8/12 single-hung sash. The door is topped by a four pane transom and reached by an uncovered concrete stoop (Photo 5).

The north elevation has two distinct parts (Photo 4). The east corner houses a recessed mailing platform. This loading dock is accessible on foot by a concrete, handicapped-accessible ramp and is sheltered by a marquee. The marquee is suspended by means of four steel stanchions hooked to the facade at ornamental medallions. The lower, west wing features a double door with metal louvers above, and an unadorned 8/12 single-hung sash window (Photo 12). Electric utilities connect to the building at this corner. Within lies the boiler room, below grade.

The west elevation (Photo 3) includes the boiler room wing projecting furthest west with one plain 8/12 single-hung sash window centered, and a chimney in the shape of a mission bell tower with hipped tile roof (Photo 11). A central section of the elevation features one 8/12 single-hung sash window, a second filled in opening of the same size and shape, and a door with concrete stoop covered by a small marquee-like awning. The southwestern corner contains a second story topped by a hipped tile roof. This level is penetrated by a row of five smaller 6/6 single-hung sash windows grouped one-two-three. Below, on the ground level, are: one window similar to the above next to an identical filled opening. Last is a plain picture window of the typical 8/12 proportion.

**INTERIOR**

Interior to the building are public and private spaces. The private spaces are divided into those used for postal functions and those formerly leased to other governmental agencies, presently unoccupied. (See the ground floor and roof /second floor plans, attached) .

The public spaces are as follows. The foyer receives natural light from the fanlight over the double entry doors (Photo 16). To the west is the customer service lobby, continuous in form and finish with the foyer, although separated by a glass and aluminum partition (Photo 17). On the north wall

facing the entrance is a wood-framed panel containing mail deposit slots (Photo 18), of similar finish to the bulletin cases below the mural in the customer service lobby. To the right of the mail deposit panel, an arched opening leads to the box lobby.

The customer service lobby runs along the front of the building (Photos 19, 22), parallel to Orange Avenue, and receives the light of the windows in the southern wall. Stretching across the west wall at the end of the lobby, from the crown molding down, is a mural commissioned under the Treasury Department program, painted by Lucille Blanch, depicting "Osceola Holding Informal Court with his Chiefs" (Photo 20). It is in relatively good condition considering that it has overlooked the comings and goings of several generations of postal customers. Below are two original wood-framed bulletin cases (Photos 21, 23). There is a panel door set into the north wall at its western end. The postal counter, and service window, runs along the north wall, beginning after the door (Photos 22, 24).

Straight through the foyer and perpendicular to the customer service lobby is the box lobby (Photos 13, 14), a long hallway, down which eastern windows light rows of brass mailboxes along the western wall. At the north end of the lobby is a wood panel door, leading to an office and the work area. A flat-arched opening connects the box lobby to the foyer. The ceiling throughout the L-shaped lobby/foyer area is 14 feet high, coffered and trimmed with crown molding (Photo 15). Marble wainscoting runs along the walls. The flooring throughout is red and brown quarry tile.

The private, postal spaces are as follows. Behind and parallel to the customer service counter is the window service room (Photo 25), leading to the work room beyond, which is parallel to the box lobby (Photos 26, 27, 28). At the end of the work room, north, is the mailing vestibule , which adjoins the mailing platform at the rear of the building. The north east corner of the building is divided into, going north from the door at the end of the box lobby, an office and restrooms; then at the west end of the mailing vestibule, the foyer of the eastern door turned into a storage room (site of the original postal inspector's entrance), and a break, or "swing", room at the corner (Photo 29).

Outside, on the mailing platform, at the back of the building, a door at the west end of the dock (Photo 30) leads down two steps to a concrete platform also accessed by a double door on the north

FORT PIERCE POST OFFICE
Name of Property

ST. LUCIE, FL
County and State

## 5. Classification

**Ownership of Property**
(Check as many boxes as apply)

- ☐ private
- ☐ public-local
- ☐ public-State
- ☒ public-Federal

**Category of Property**
(Check only one box)

- ☒ buildings
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

**Number of Resources within Property**
(Do not include any previously listed resources in the count)

| Contributing | Noncontributing | |
|---|---|---|
| 1 | 0 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 1 | 0 | total |

**Name of related multiple property listings**
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

## 6. Function or Use

**Historic Functions**
(Enter categories from instructions)

Government/Post Office
Government/Federal Courthouse

**Current Functions**
(Enter categories from instructions)

Government/Post Office

## 7. Description

**Architectural Classification**
(Enter categories from instructions)

Other - PWA Mediterranean Revival

**Materials**
(Enter categories from instructions)

foundation Concrete
walls Stucco
roof Bitumen
other Tile
Cast Stone

**Narrative Description**
(Describe the historic and current condition of the property on one or more continuations sheets.)

## SUMMARY

The Old Post Office, built in 1935, is a two story building of asymmetrical plan, Mediterranean Revival in style. Its structure is steel frame on pilings. The walls are 12" terra cotta tile finished in smooth beige stucco. Of six roof levels, four are flat and parapeted; a red clay tile hipped roof covers the upper story level at the southwest corner, and also the northwest corner tower. Fenestration is single-hung sash, commonly in groups of three. Several interior rooms apart from the public postal spaces were remodeled in the 1960's and 1970's for use by other government agencies. The building anchors the western quadrant of Fort Pierce's community redevelopment area, comprising the traditional downtown as developed in the 1920's.

## SETTING

Fort Pierce is on the east coast of Florida, approximately 238 miles south of Jacksonville and 58 miles north of West Palm Beach. The city consists of nine square miles of irregularly shaped land surrounded by unincorporated areas of St. Lucie County. Fort Pierce is the county seat. It occupies the banks of the Indian River lagoon and the northern tip of Hutchinson Island, a barrier island separating the lagoon from the ocean. The city contains several residential neighborhoods, an oceanfront resort area and the county's historic downtown. The major traffic arteries serving the city are Interstate Highway 95, U. S. Route 1, and Coastal Highway A1A. There is a small airport. A commercial seaport and the city marina can be reached from the Intracoastal Waterway and through the Fort Pierce Inlet to the Atlantic Ocean.

The building stands on an 18,924 sq. ft. lot at the northwest corner of Orange Avenue and Fifth Street, with the entrance facing south on Orange Avenue. Except for the paving for parking, the site remains much as it was when the post office was built. There is a narrow parking lot for employees at the north end, and a larger one for customers at the west end of the property. Orange Avenue is a main thoroughfare leading to downtown Fort Pierce, running from the post office a block south to City Hall, a block farther to the FEC railway tracks and Depot Drive, a third block south to Second Street ("Main Street"), a fourth to Indian River Drive, and a fifth to the river itself. Across Fifth Street which runs north and south, is the Arcade, a Mediterranean style mixed-use building occupying most of the block along U.S. 1, one block east of, and parallel to, Fifth Street. It had

**EXHIBIT "A":**

NATIONAL PARK SERVICE NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

**Attached and labeled**

**EXHIBIT "B":**

PHOTOGRAPHIC RECORD OF PROPERTY INTERIOR TAKEN ON 10/3/02 AND INVENTORY OF CHARACTER-DEFINING HISTORIC FEATURES REMOVED

**Attached and labeled**

United States Department of the Interior
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

Adapted for the
**PROPOSAL**
of Properties in Florida for
Nomination to the National Register
of Historic Places

[redacted] Grayed Areas for Use by Staff [redacted]

**1. Name of Property** Fort Pierce Old Post Office

historic name Fort Pierce Post Office

other names Downtown Station, Station A, Old Post Office [redacted] FMSF Number [redacted]

**2. Location**

street & number 500 Orange Avenue ☐ not for publication

city or town Fort Pierce ☐ vicinity

state FLORIDA code FL county St. Lucie code [redacted] zip code 34950

**3. Owner Awareness Statement**

As the owner, or official representative of the owner, of the property identified above, I am aware of this proposal for its nomination for listing in the National Register of Historic Places. I have been advised of the procedures for review of the proposal by the State Historic Preservation Office and the Florida National Register Review Board, and for the formal nomination of the property at the discretion of the State Historic Preservation Officer. I understand that I will be notified of the date and place of the public meeting at which the proposal will be considered by the Florida National Register Review Board, and that I will be given an opportunity to submit written comments and to appear in person in support of or opposition to the nomination of the property.

At this time I _____ support _____ oppose _____ reserve opinion on this proposal.

_____
Signature of property owner or representative Date

**4. Legal Description of Property** (according to county property appraiser's office)

AMENDED PLAT OF BLK 2 OF RE-S/D OF RECEIVER'S S/D LOT 4 (MAP 24/10D)

Attach continuation sheet if necessary

EXHIBIT
tabbies
A

**FLORIDA STATE HISTORIC PRESERVATION OFFICER:**

Date: 11/7/2002

Dr. Janet Snyder Matthews, Phd.
Director

**CITY OF FORT PIERCE:**

Date: 11-13-02

Edward G. Enns, Mayor

**Attest::**

Cassandra Steele, City Clerk

**Approved as to form and content:**

Robert V. Schwerer, Esquire
Assistant City Attorney

**Concurring for the National Trust for Historic Preservation:**

Date: _____

Betsy Merritt, Esquire
Deputy General Counsel

## EXHIBIT "C"

## PROTECTIVE COVENANTS

In consideration of the conveyance of certain improved real Property hereinafter referred to as the Historic Downtown Fort Pierce Post Office ("Property") located at 500 Orange Avenue in Fort Pierce, St. Lucie County, Florida, which is more fully described as:

Lot 4 of Block 2 of amended Plat of Block 2. Resubdivision of Receivers Subdivision of Block "L" of Lee's Map of the City of Fort Pierce, Florida. Said amended Plat being recorded in Plat Book 7, page 22, St. Lucie County, Florida public records.

Buyer hereby covenants on behalf of itself, its heirs, successors, and assigns at all times to the Florida State Historic Preservation Office to maintain and preserve the Property as follows:

1. To preserve and maintain the Property in a manner that preserves the character defining historic features of the exterior and interior of the building in substantially the same condition received at the time of sale in order to preserve and enhance the qualities that make the Property eligible for listing on the National Register of Historic Places ("National Register")

2. Buyer has received the Property with certain interior features of the structure in an altered state from that of the date the Property was accepted onto the National Register of Historic Places. Buyer shall not be responsible for the altered state of the interior as received, nor shall Buyer be required to perform any remedial restoration of the interior.

3. That no alteration, remodeling or other work that relate to the characteristics that qualify it for inclusion to the National Register and that would further diminish the historic integrity of the Property shall be undertaken or permitted to be undertaken without prior consultation with, and permission from, the Florida State Historic Preservation Officer ("SHPO"), such permission shall not be unreasonably withheld.

4. The Section of Fine Arts mural "Osceola Holding Court with his Chiefs" is on permanent loan from the USPS to Buyer, as an integral character defining historical feature of this Property. The USPS shall retain all ownership rights. The Buyer shall take any and all reasonable steps to ensure the preservation and protection of the mural. At the end of every two calendar years the Buyer shall inform the USPS of the state of the mural. The USPS has the right to inspect the mural at any time, and should it find that the mural is not being cared for in a manner consistent with applicable Federal guidelines, the USPS has the right to take any and all remedies to force the Buyer to preserve and protect the mural.

5. That the Florida SHPO or authorized representative thereof shall be permitted at all reasonable times to inspect the Property in order to ascertain if the above conditions are being observed. Prior to said inspection; the SHPO shall furnish properly written notification to the Buyer of its intent to inspect the Property.

6. That these covenants are binding on the Buyer, its heirs, successors, and assigns in perpetuity. Restrictions and covenants contained herein shall be incorporated into any deed or other legal instrument by which it divests itself of either the fee simple title or any other lesser estate in the Property or any part thereof;

7. That the failure of the SHPO to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time; and

8. That these covenants shall be a binding servitude upon the real property that includes the Historic Downtown Fort Pierce Post Office ("Property") and shall be deemed to run with the land.

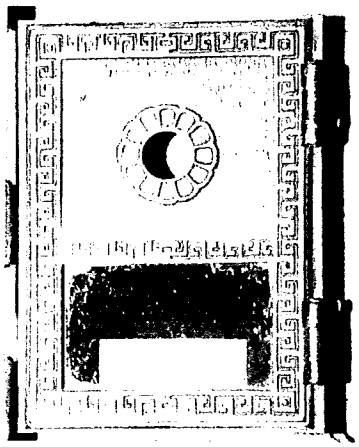
These covenants shall constitute conclusive evidence that the Buyer agrees to be bound by the foregoing conditions and restrictions and to perform to obligations herein set forth.

**PO Box Brass Fronts Returned**

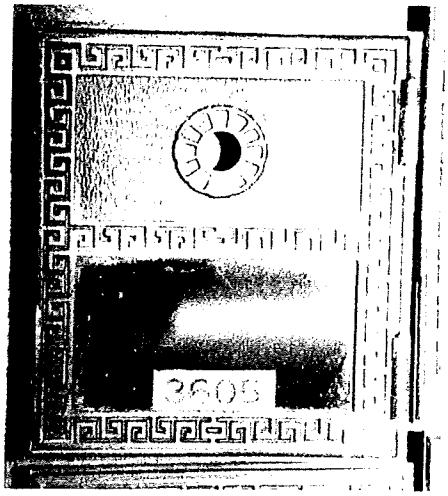
| size (in.) | |
|---|---|
| #1 (3 ½ x 5) | 414 |
| #2 (5 ½ x 6) | 83 |
| #3 (11 x 6 drawers) | 23 |
| #4 (11 x 12 drawers) | 9 |
| *Total* | *529* |

**PO Box Brass Fronts Missing** 10/03/02

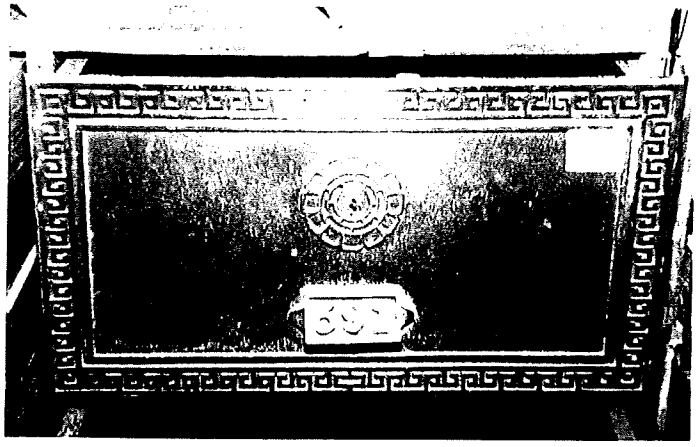
| size (in.) | qty |
|---|---|
| #1 (3 ½ x 5) | 183 |
| #2 (5 ½ x 6) | 117 |
| #3 (11 x 6) | 59 |
| #4 (11 x 12) | 9 |
| *Total* | *368* |



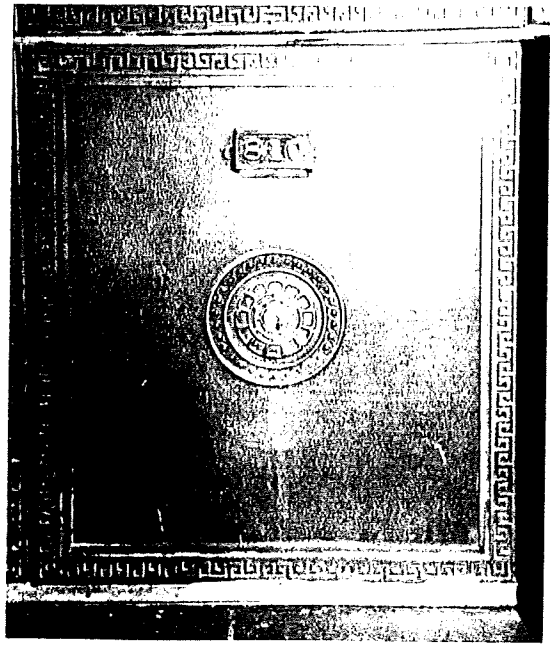
#1 Door



#2 Door



#3 Drawer



#4 Drawer

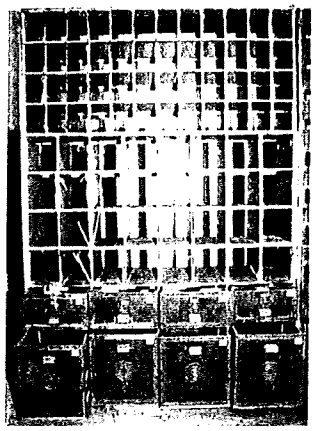
**PO Box Wooden Frames Returned**

| size (in.) | qty |
|---|---|
| 33 x 62 | 0 |
| 45 x 62 (A & B) | 2 |
| 56 x 62 (C) | 1 |
| *Total* | *3* |

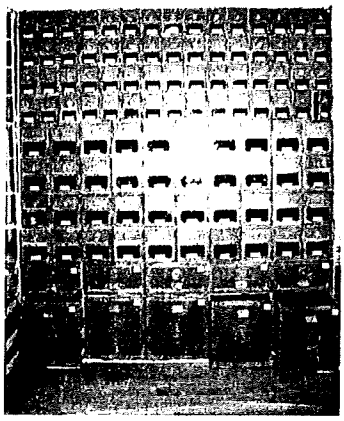
**PO Box Wooden Frames Missing** 10/03/02

| size (in.) | qty |
|---|---|
| 33 x 62 | 3 |
| 45 x 62 | 1 |
| 56 x 62 | 2 |
| *Total* | *6* |

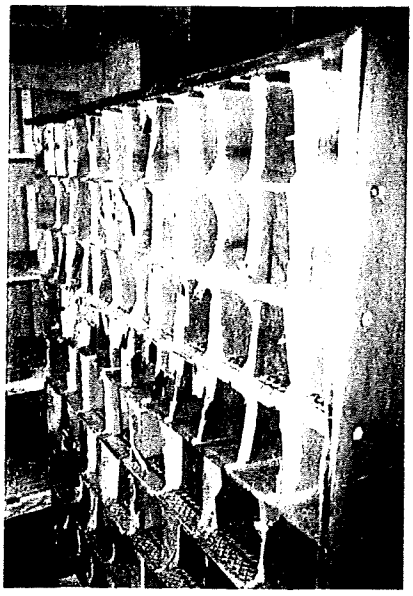
Box Frame A



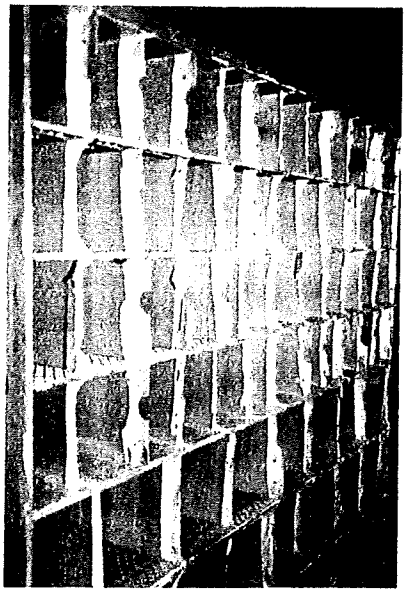
Box Frame B



Box Section C



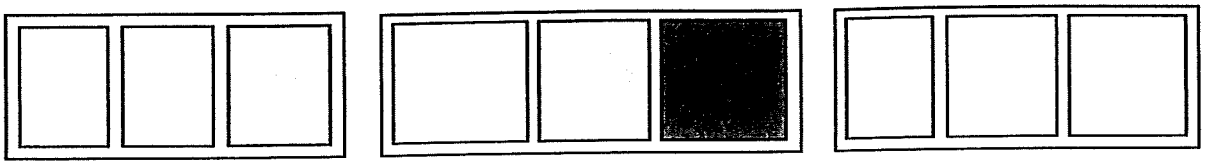
Damage to Frame A



Damage to Frame B

Detail, Frame A

**Pattern of PO Boxes Returned and Missing** 10/03/02



(South) A B C (North)

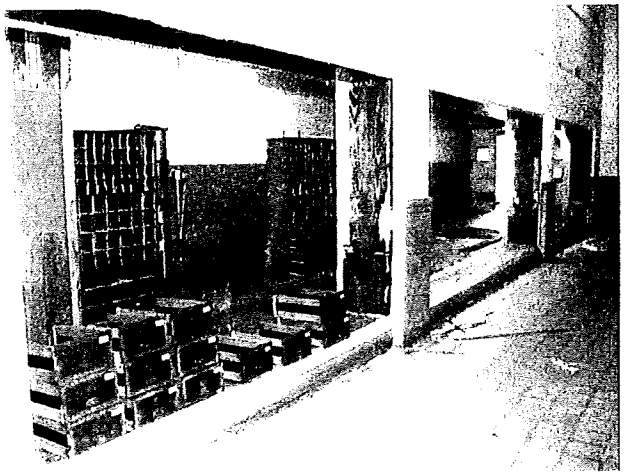
KEY

Opening in west wall of box lobby: (3) at 111", 157", and 134" wide each, from south to north

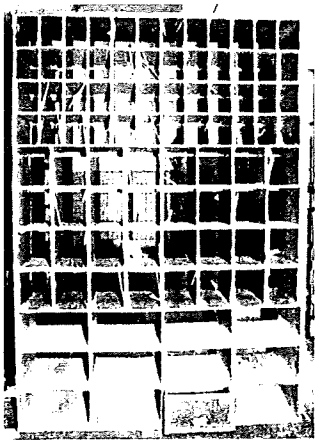
Space for missing PO box frame

Space for returned PO box frame, damaged, doors removed, some drawers present: A & B

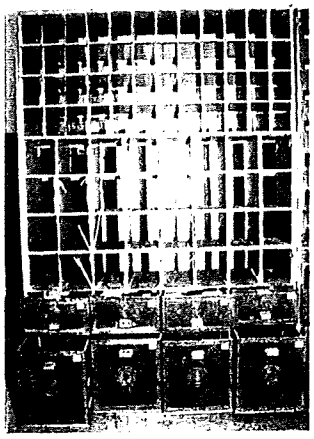
Space for returned PO box section (frame with doors mounted and all drawers present): C



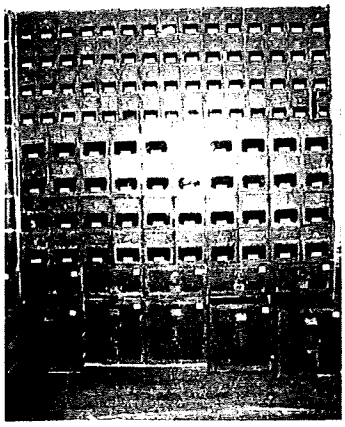
West wall of box lobby looking northwest (10/03/02)



Box frame A

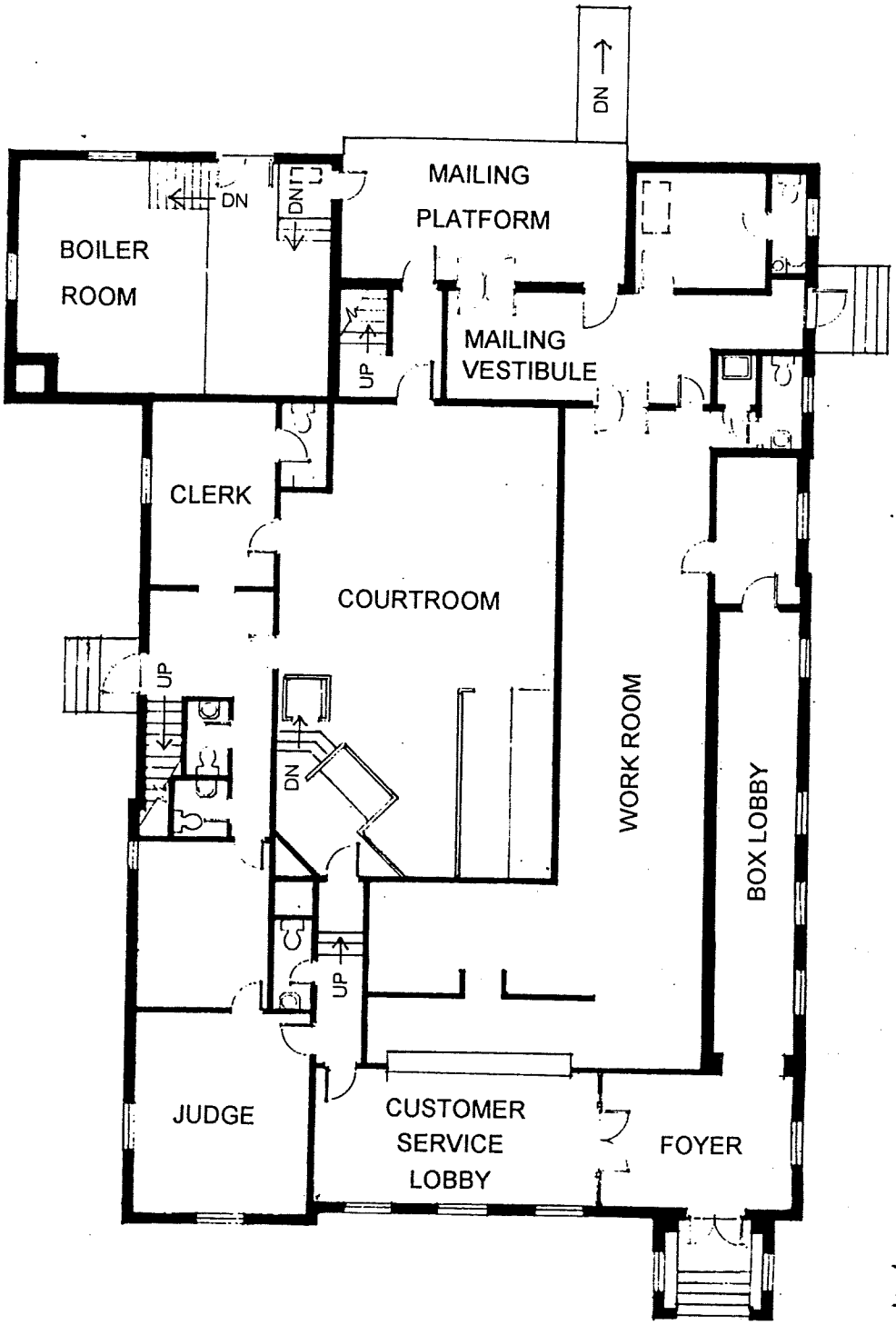


Box Frame B



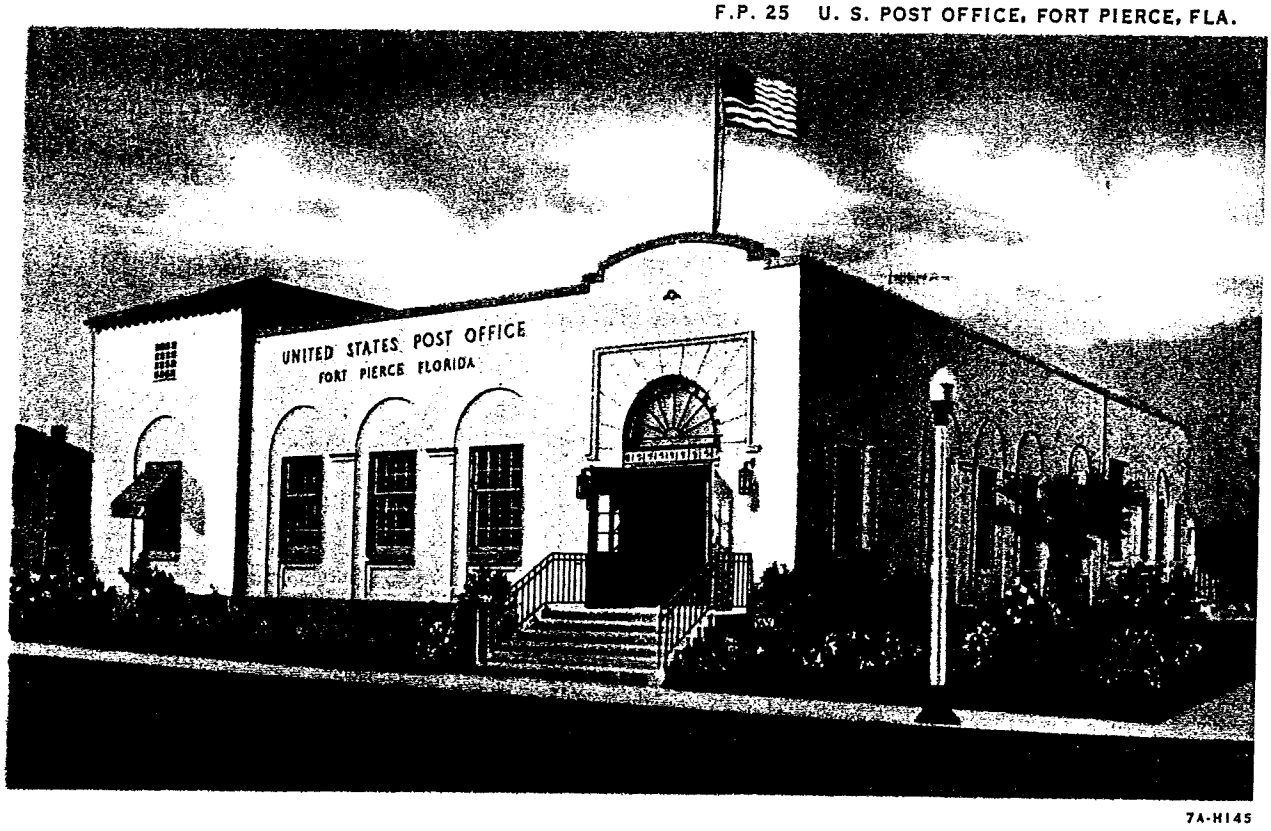
Box Section C

OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA




FIRST FLOOR PLAN
Not To Scale

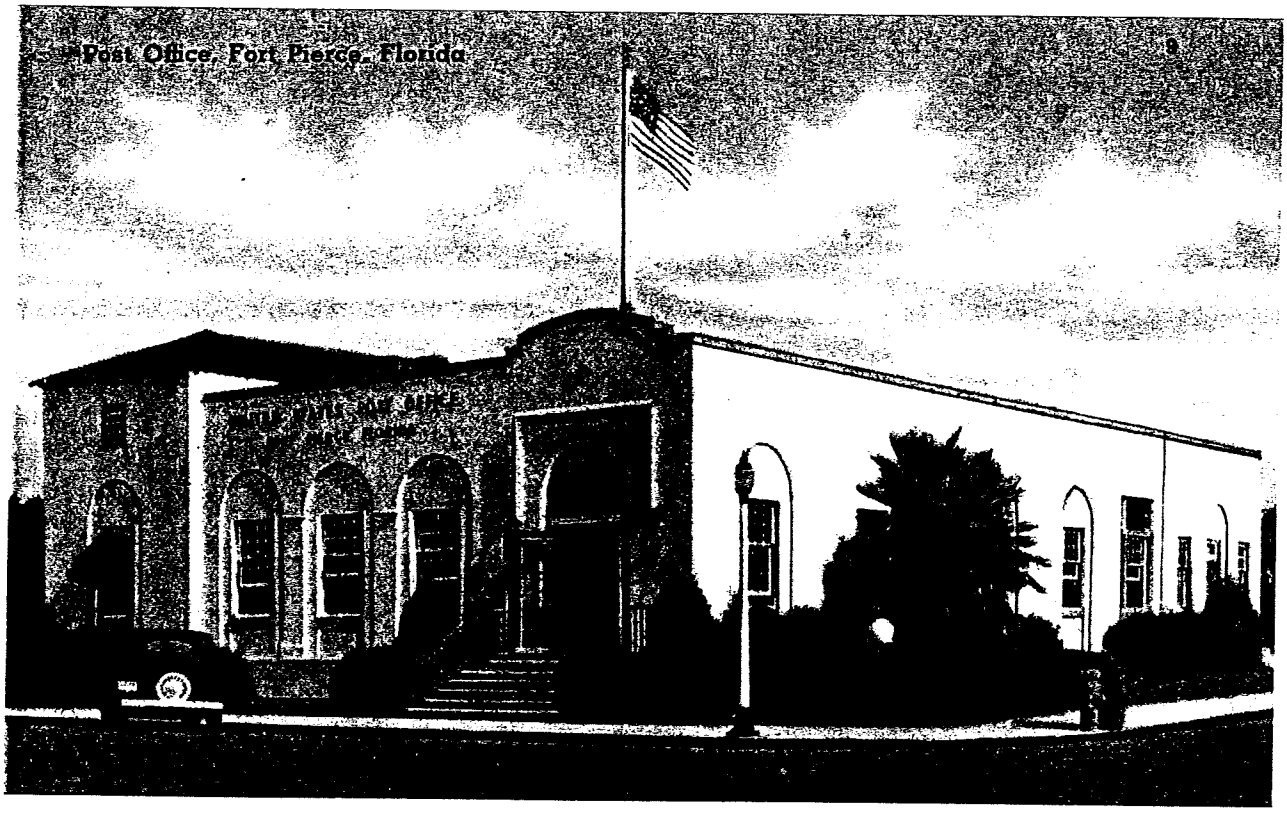
# OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA




Attachment 1 of 3

South elevation from a picture postcard of the late 1930's.
Courtesy of Main Street Fort Pierce.

OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA




Attachment 2 of 3

South elevation from a picture postcard of the early 1940's.
Courtesy of Ramon Trias.

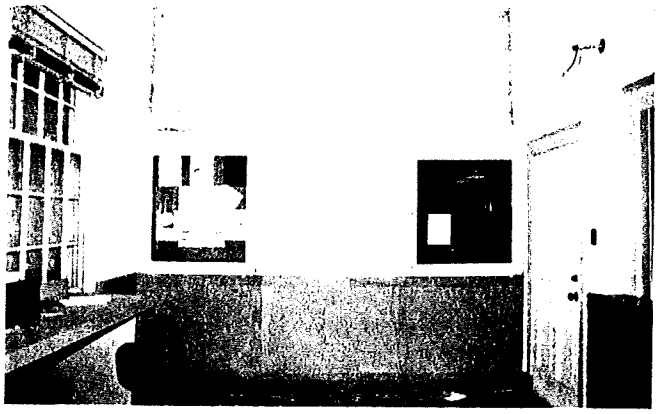
OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA

Attachment 3 of 3

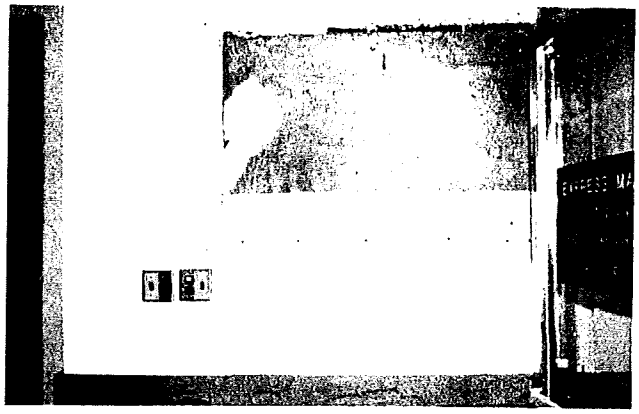
"OSCEOLA HOLDING INFORMAL COURT WITH HIS CHIEFS"

Mural in Old Post Office Lobby, by Lucille Blanch, 1938.

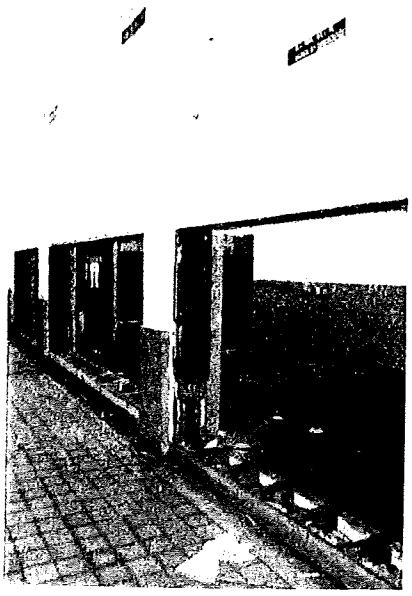
**Conditions After Return of Some Missing Fixtures** Old Fort Pierce Post Office 10/03/02



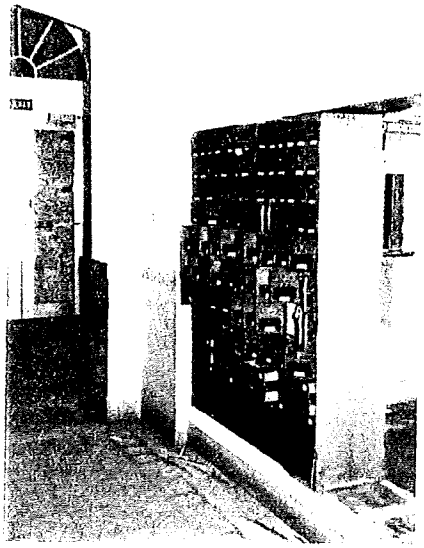
Customer Service Lobby (mural under restoration)



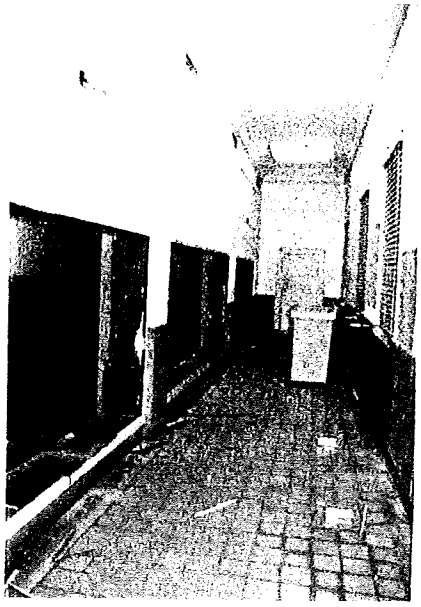
Foyer, south wall with missing bulletin board



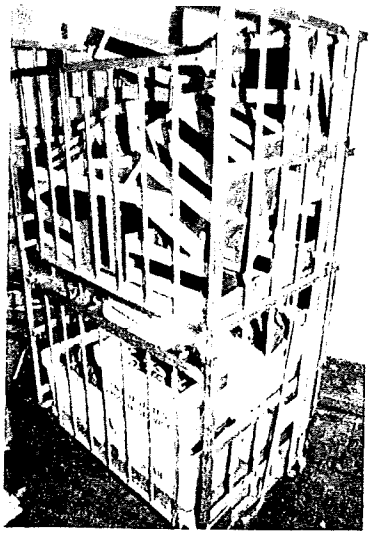
Box lobby, looking southwest



Mispositioned box section C



Box lobby, looking northwest

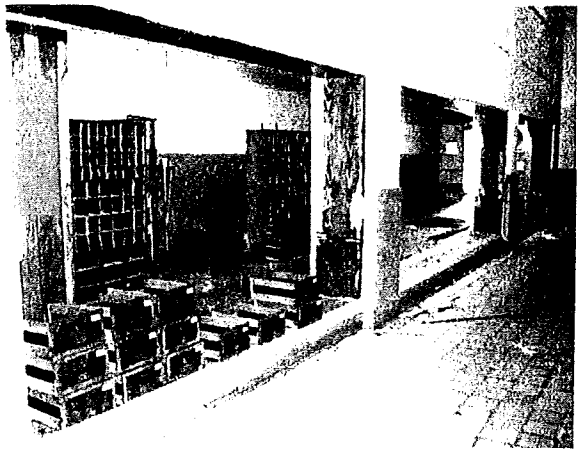


Cart with loose box doors

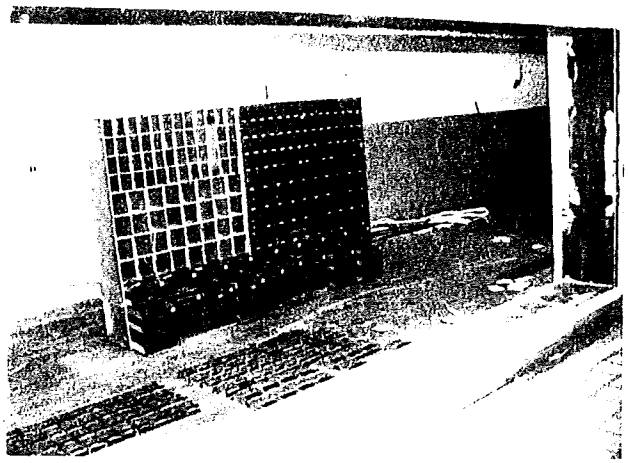
Basket from cart, with loose box doors removed from frames



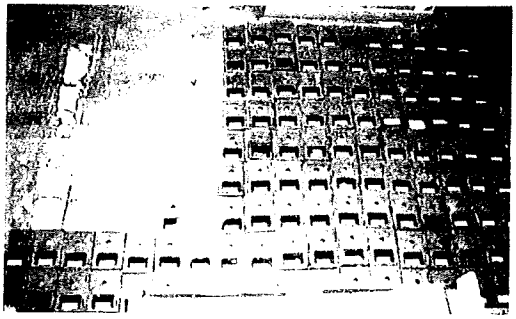
EXHIBIT
B



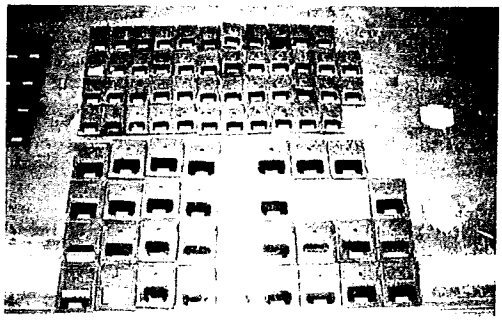
South opening, box lobby west wall



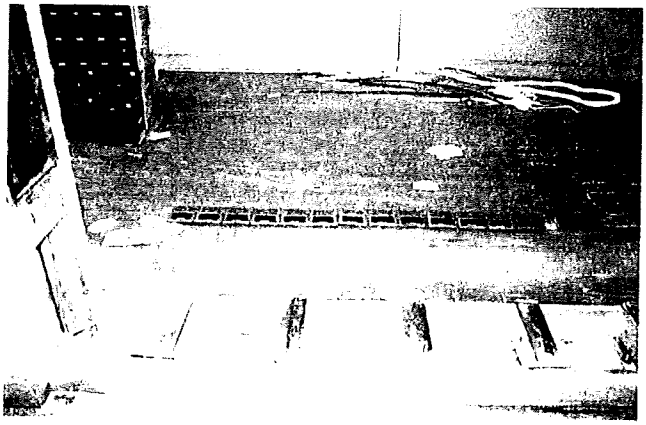
Center opening, box lobby west wall



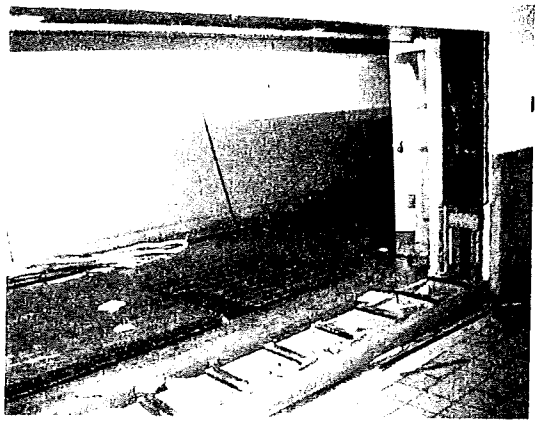
Boxes from south opening, south end



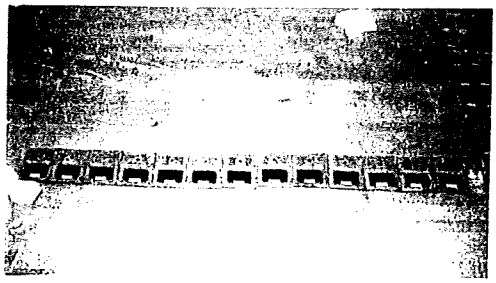
Boxes from south opening, frame A



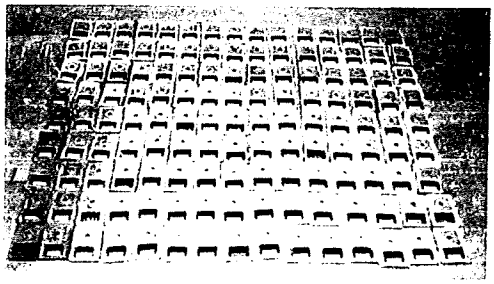
North opening, boxes from south end



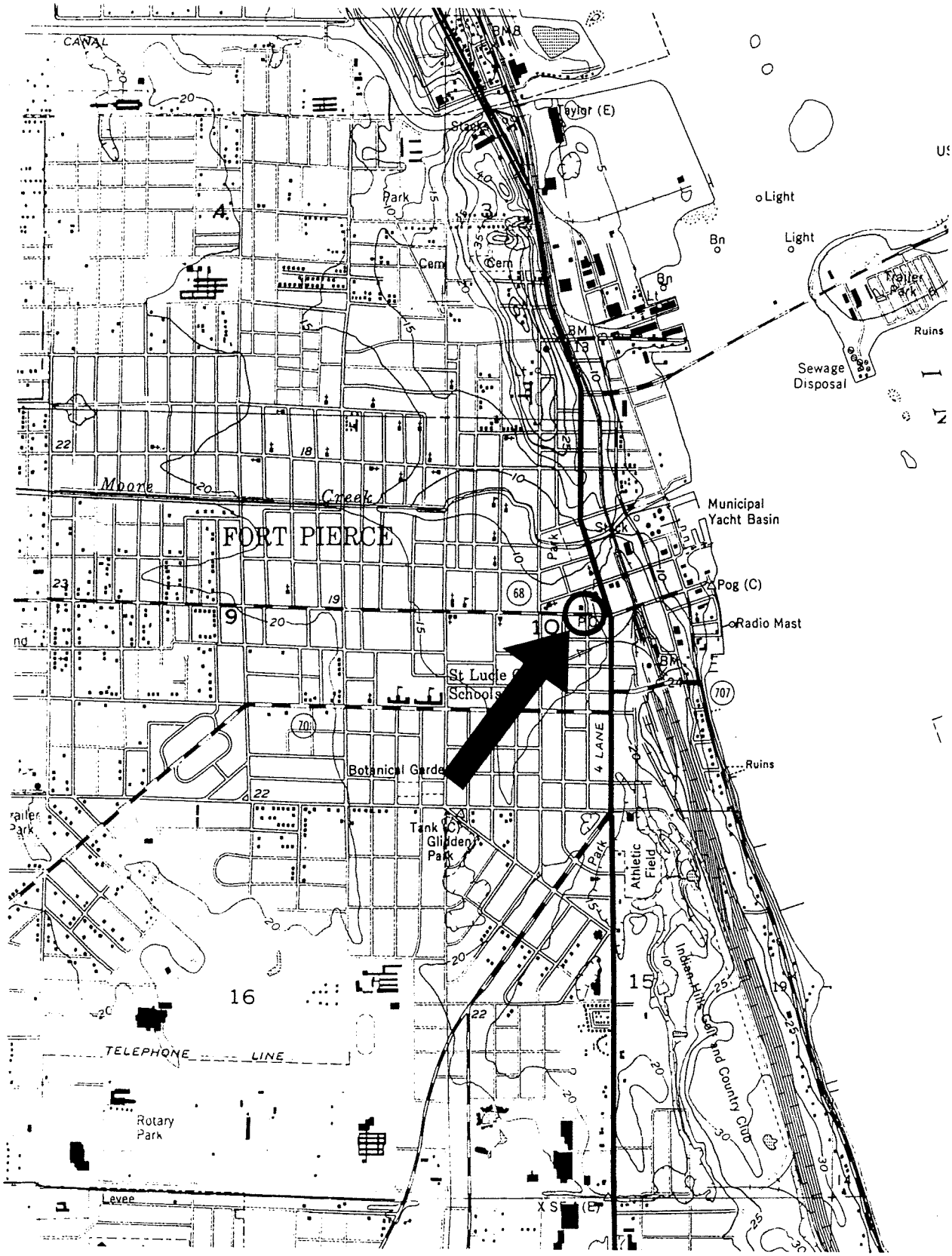
North opening, north end



Boxes from north opening, south end

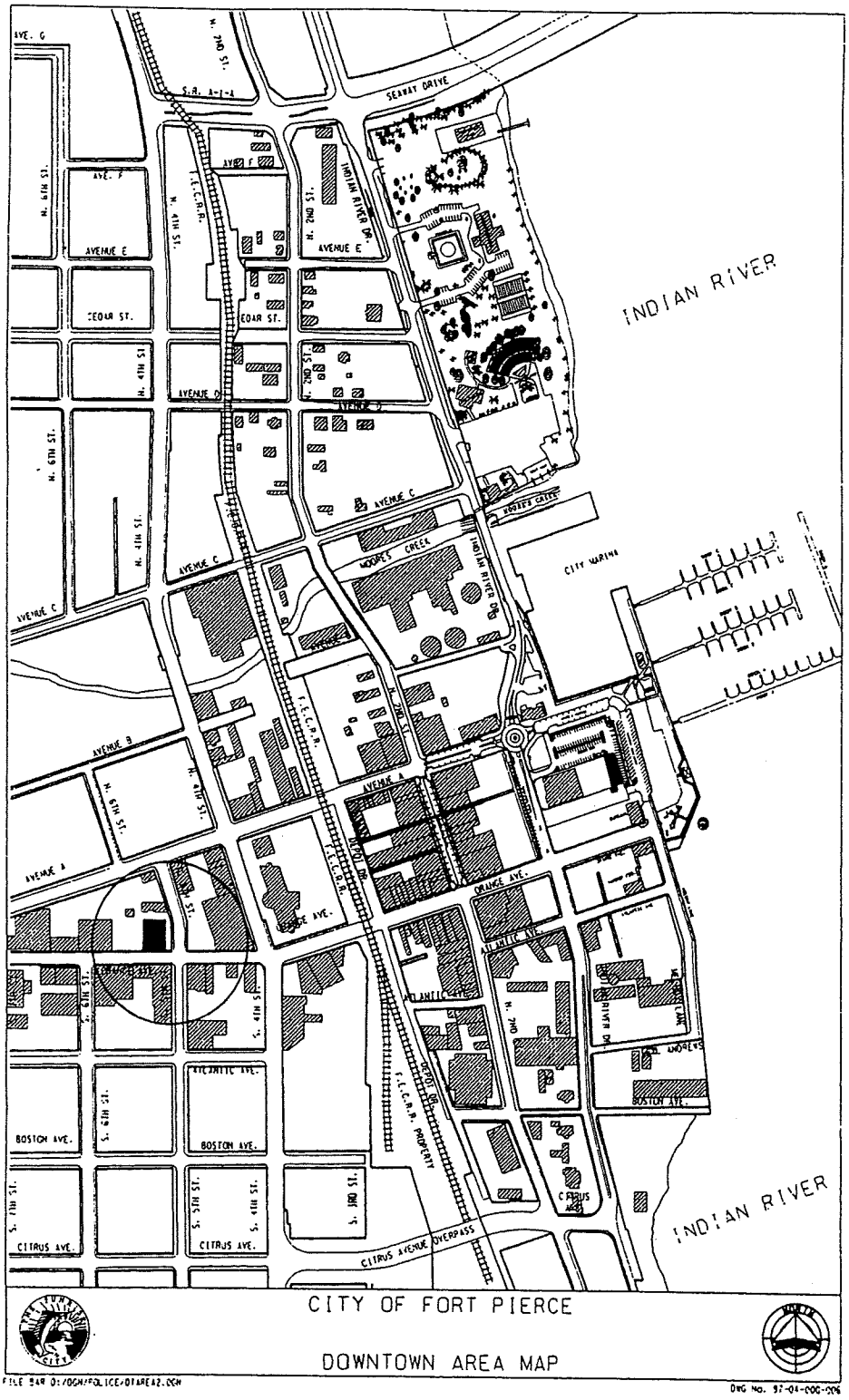


Boxes from north opening, north end




OLD POST OFFICE

Location on USGS map, Fort Pierce Quadrangle, FL, St. Lucie County; 1983.

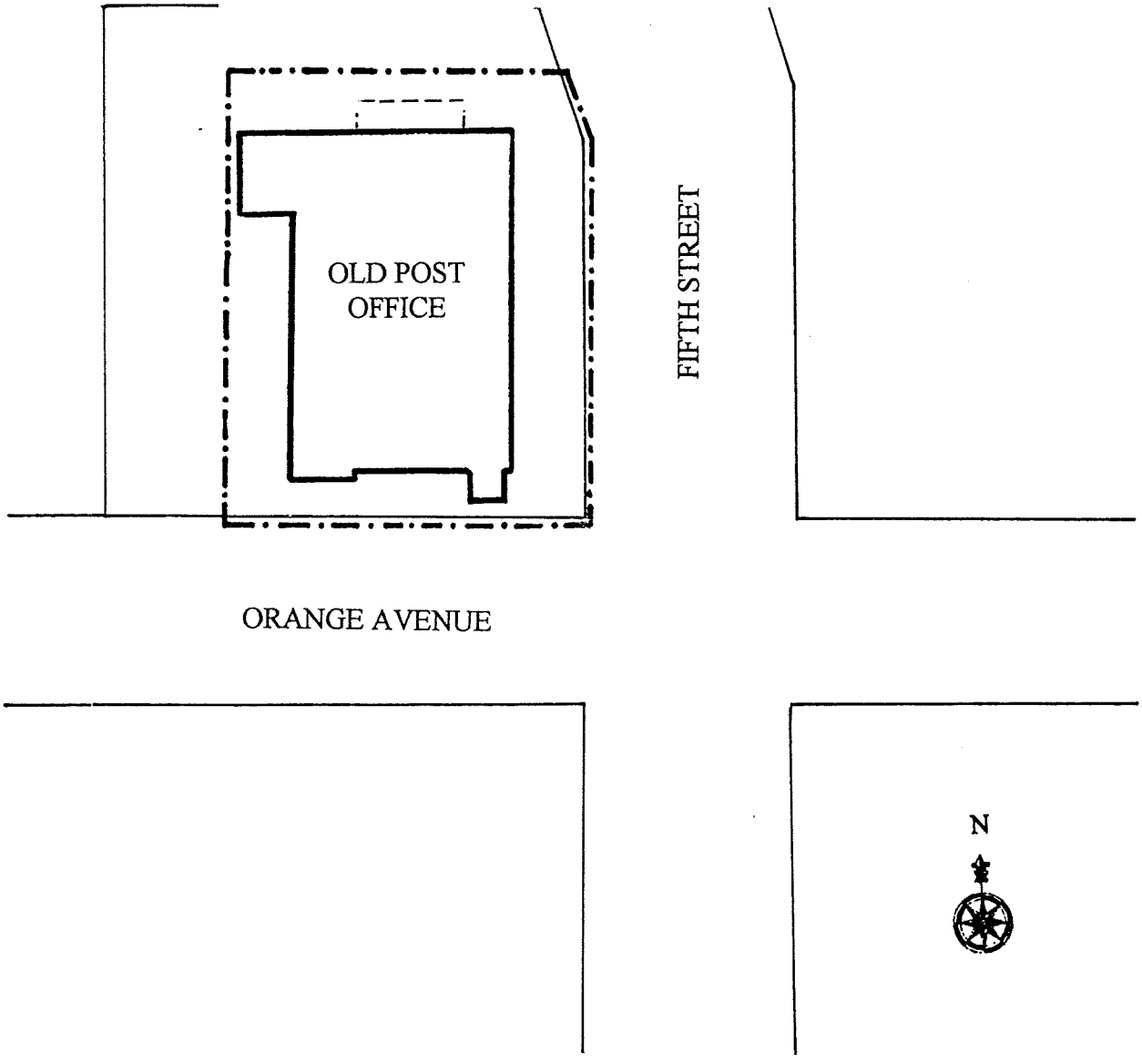



Location of OLD POST OFFICE, Fort Pierce, St. Lucie, Florida

per Barbara Mattick = 4/17/01:

Change boundary to encompass the lot (currently so) and also boundary descriptions.

TM

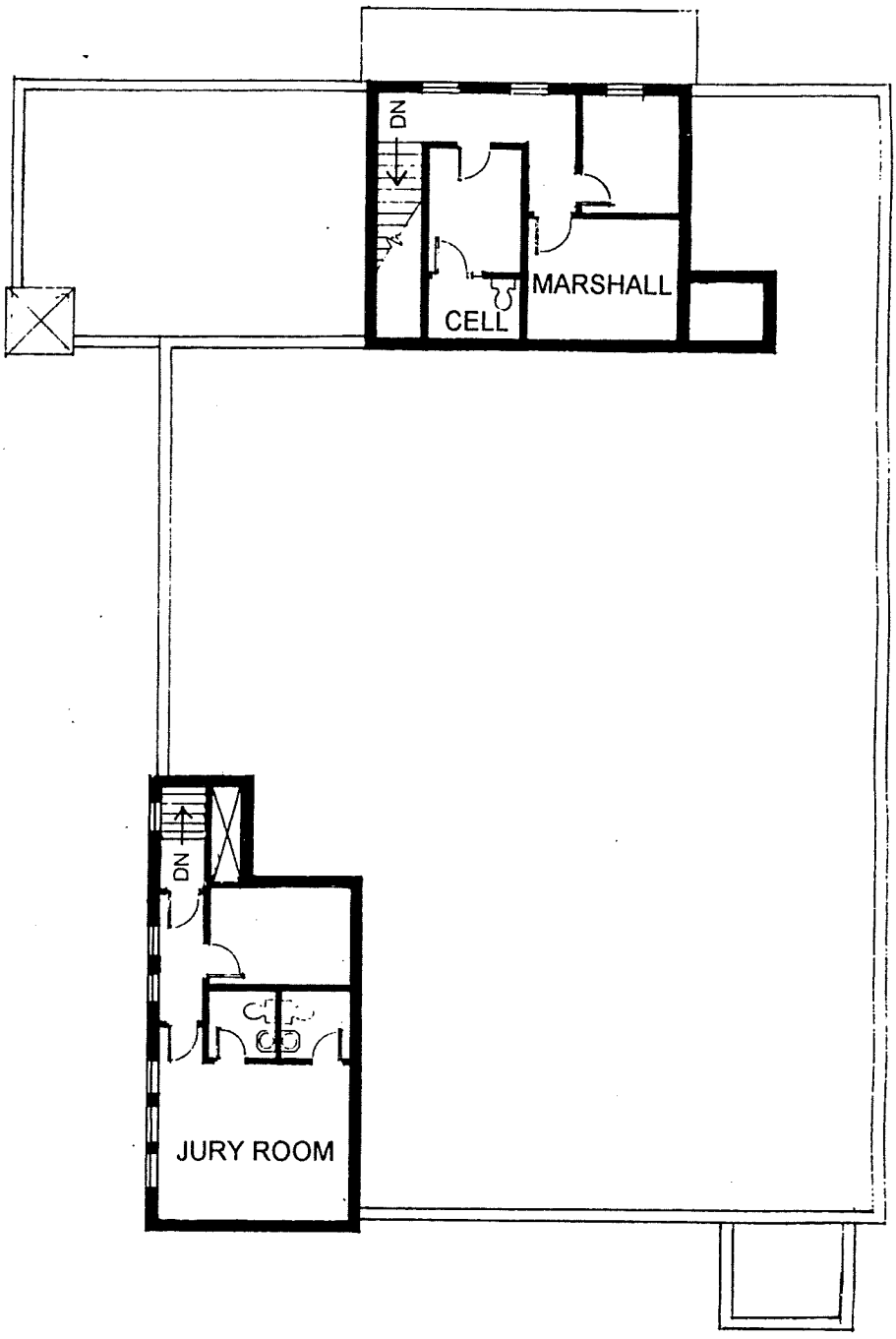



**SITE PLAN**

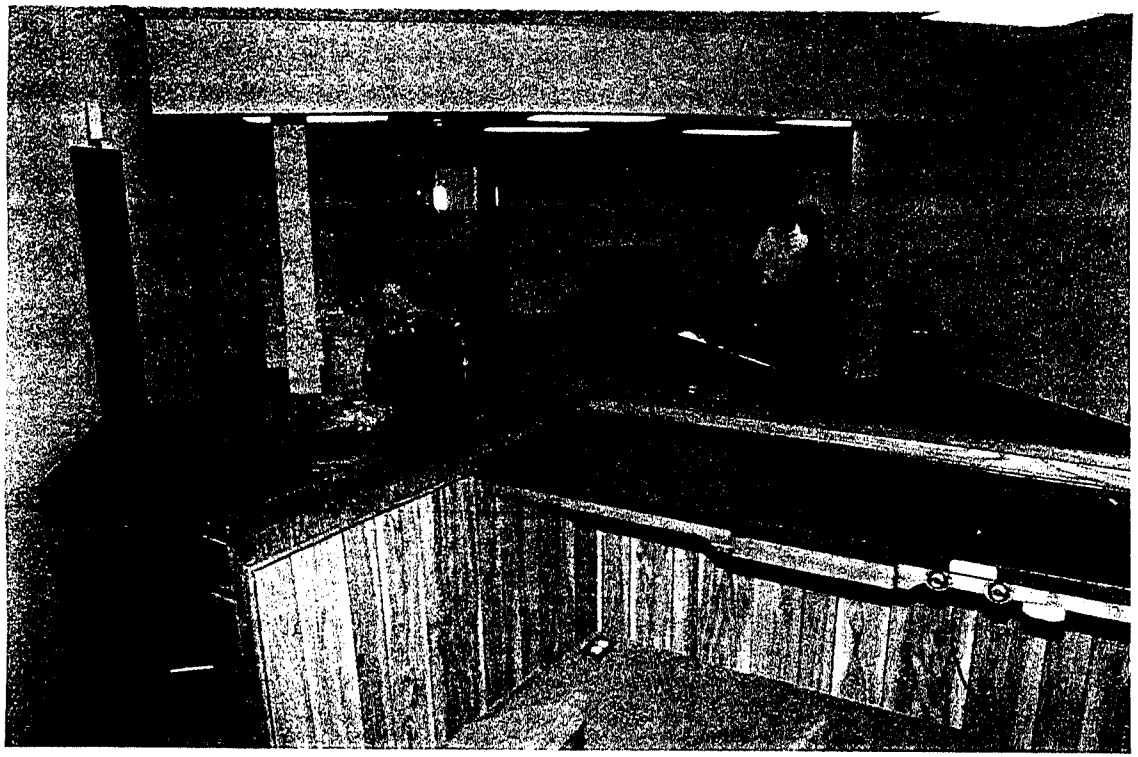
OLD POST OFFICE, Fort Pierce, St. Lucie, Florida

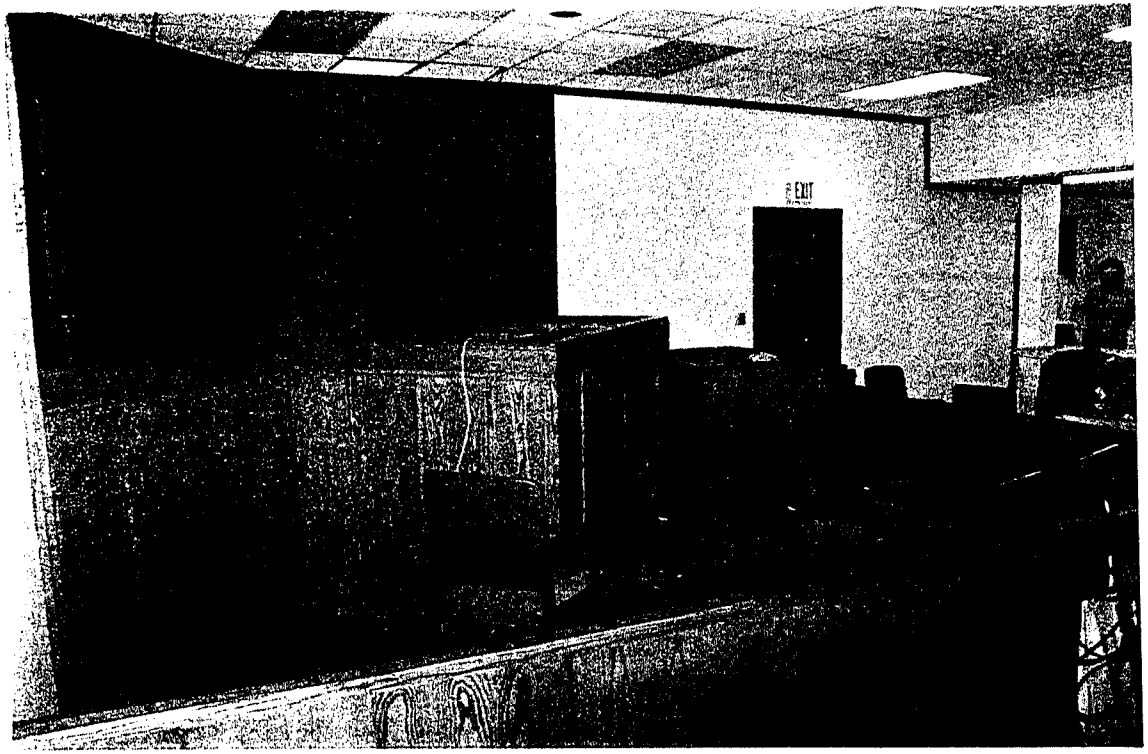
-·-·- = Boundary Line Approximate Scale: 1" = 500'

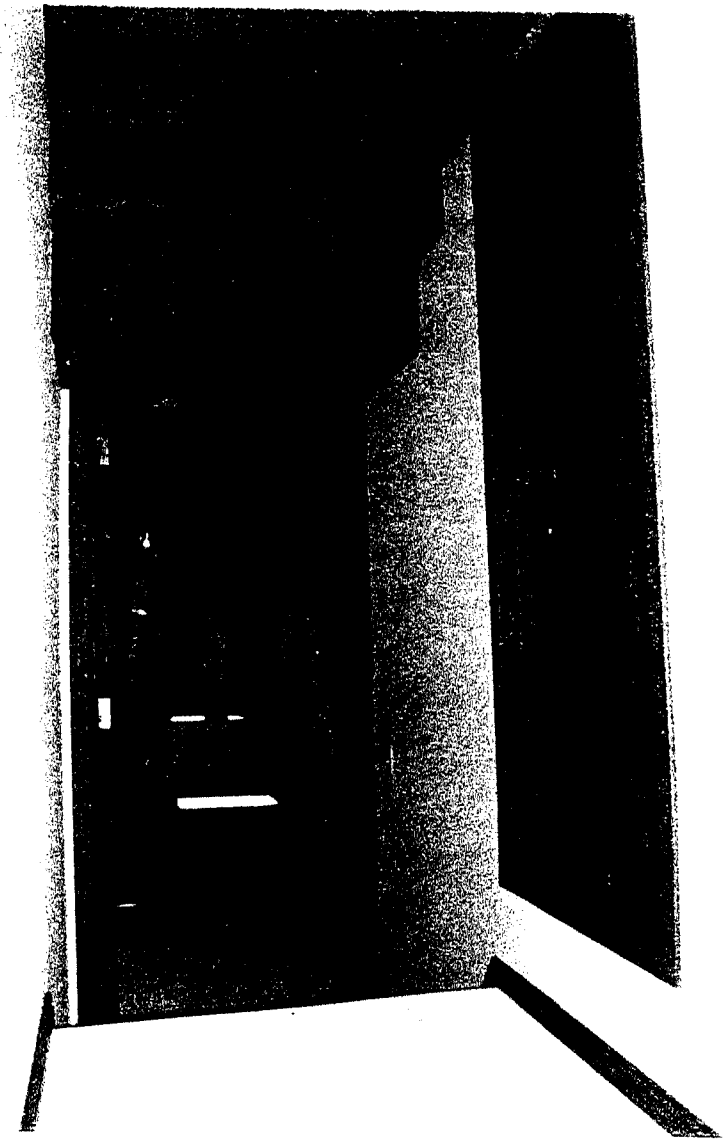
OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA

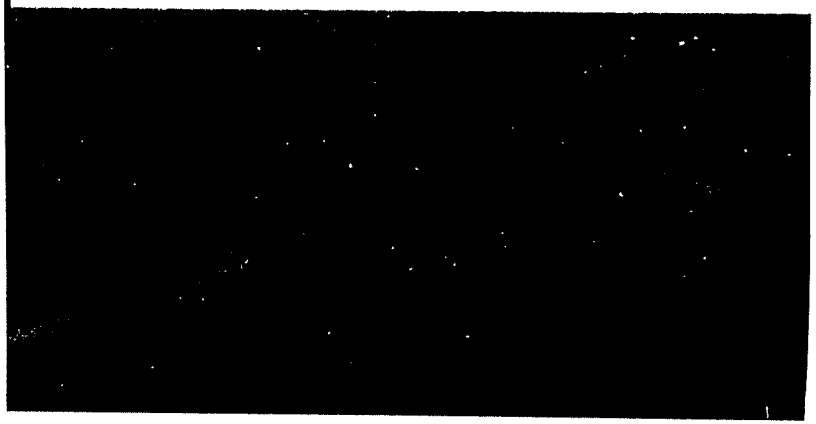


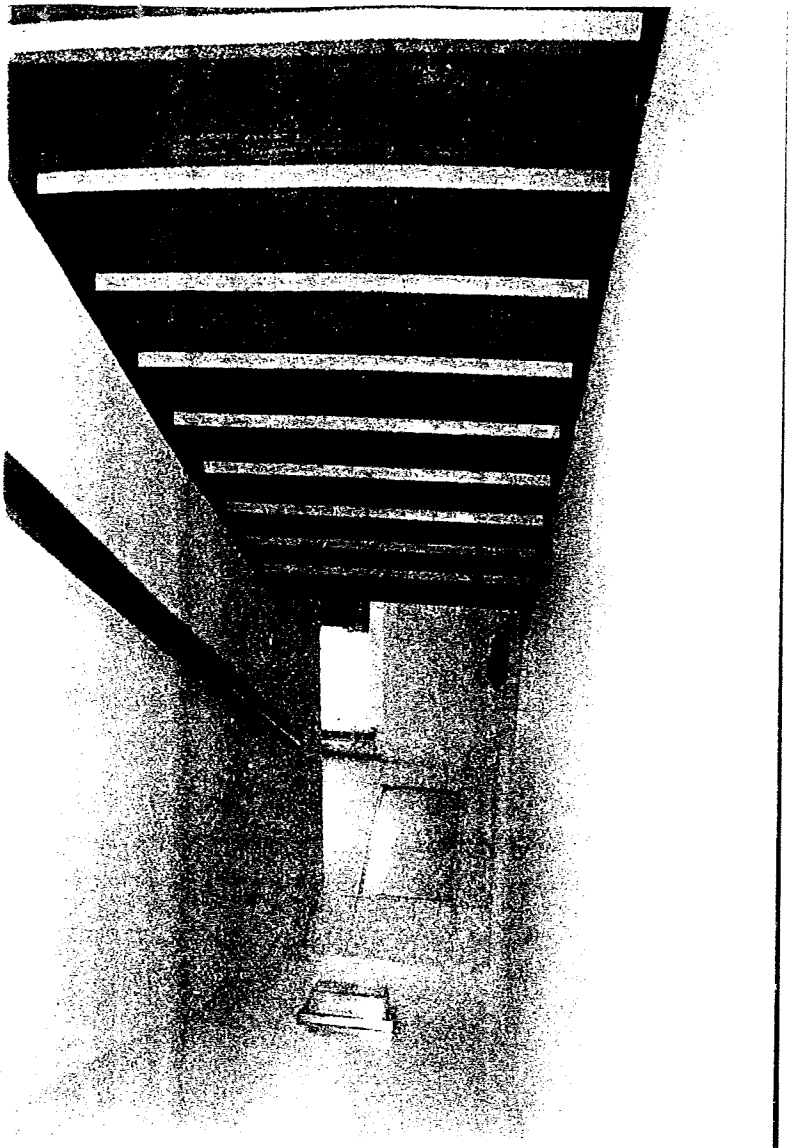

SECOND FLOOR AND ROOF PLAN
Not To Scale

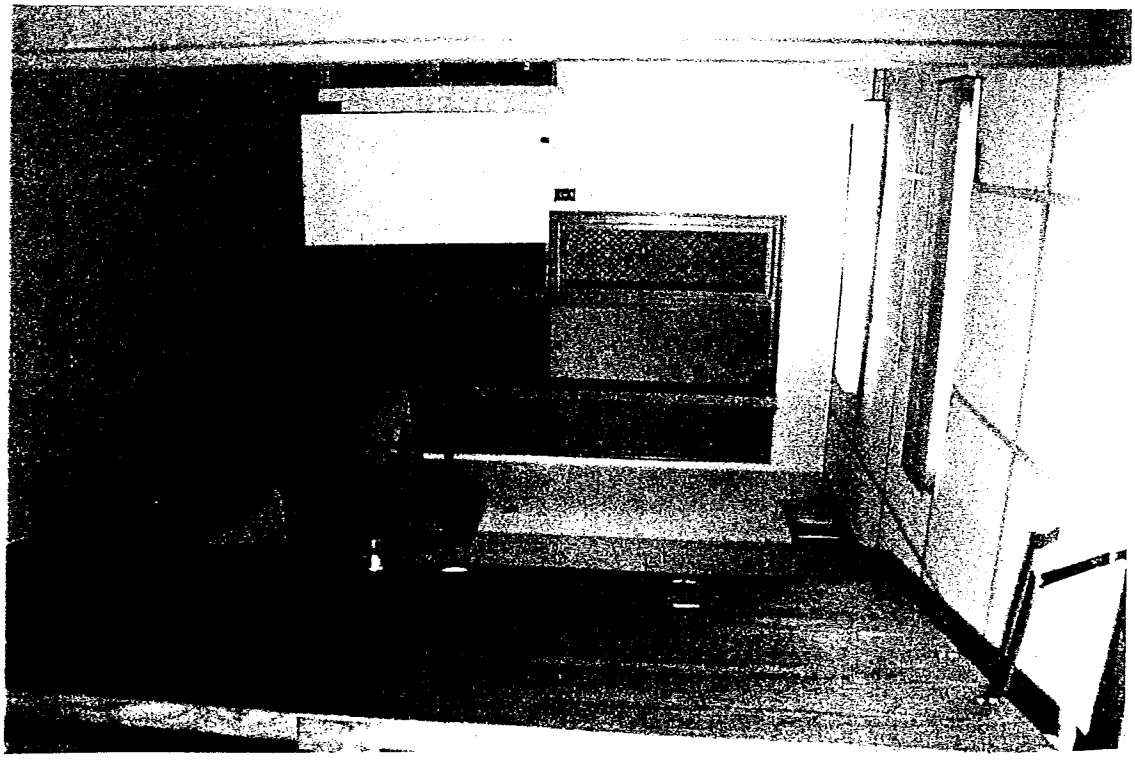


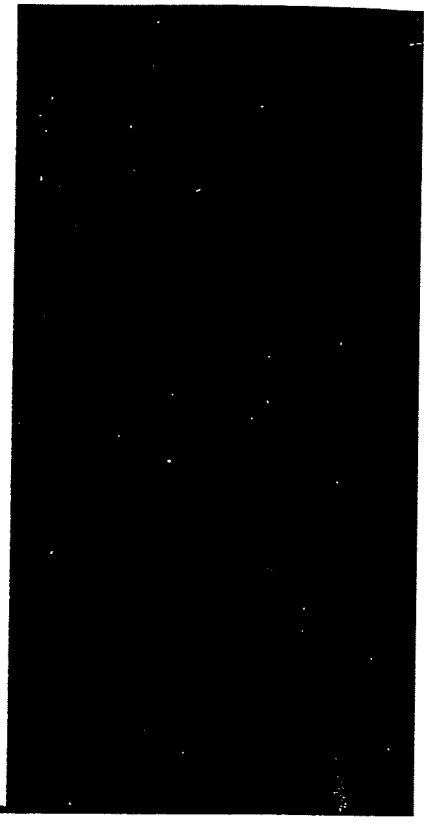

EXIT

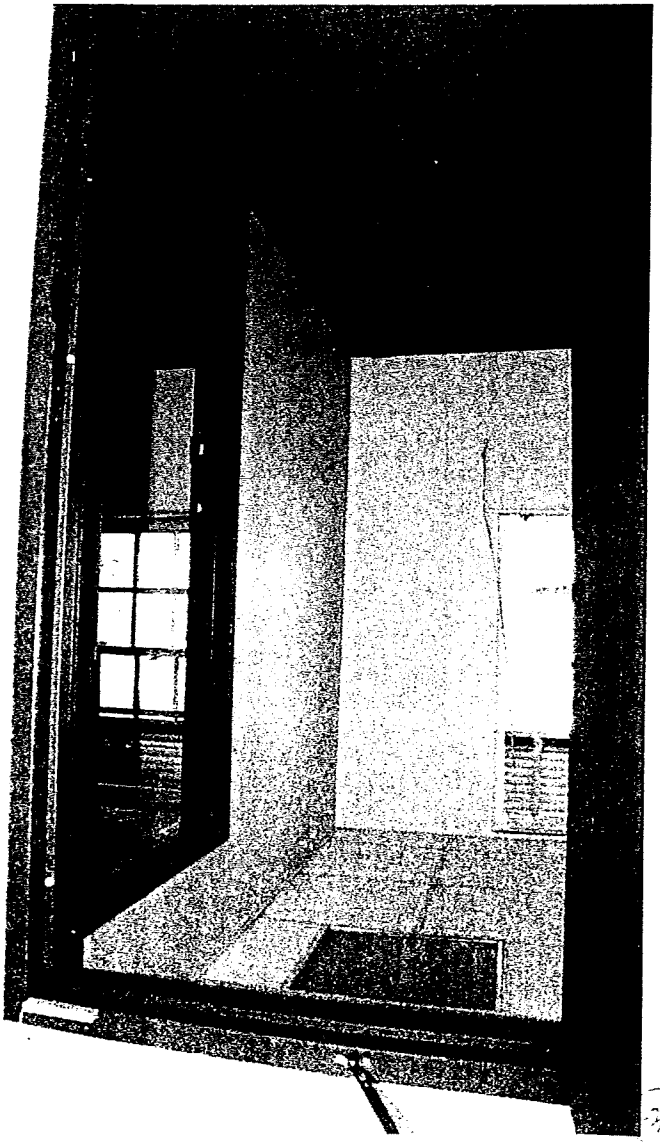


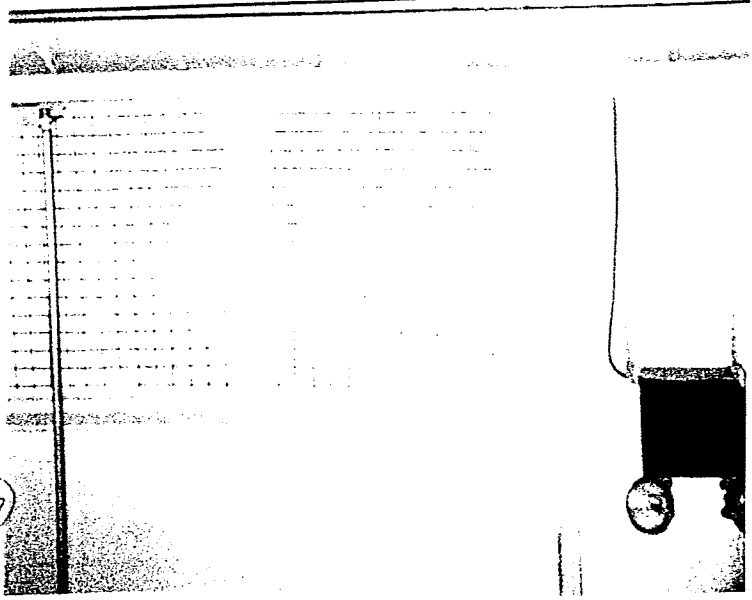








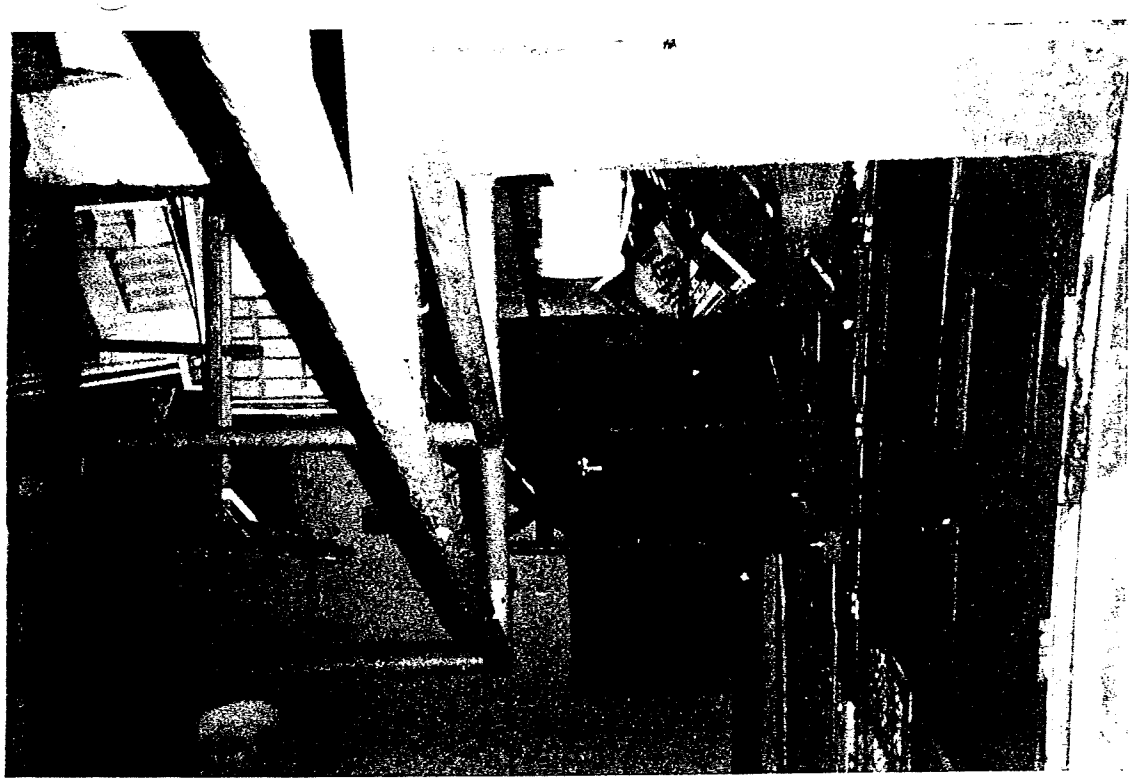


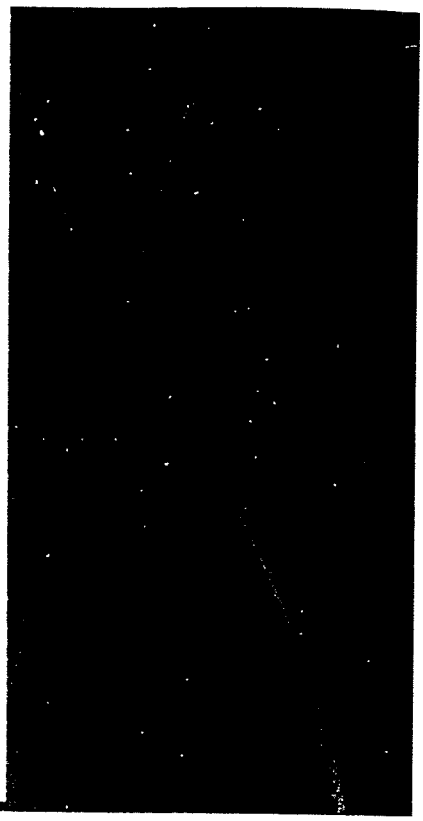


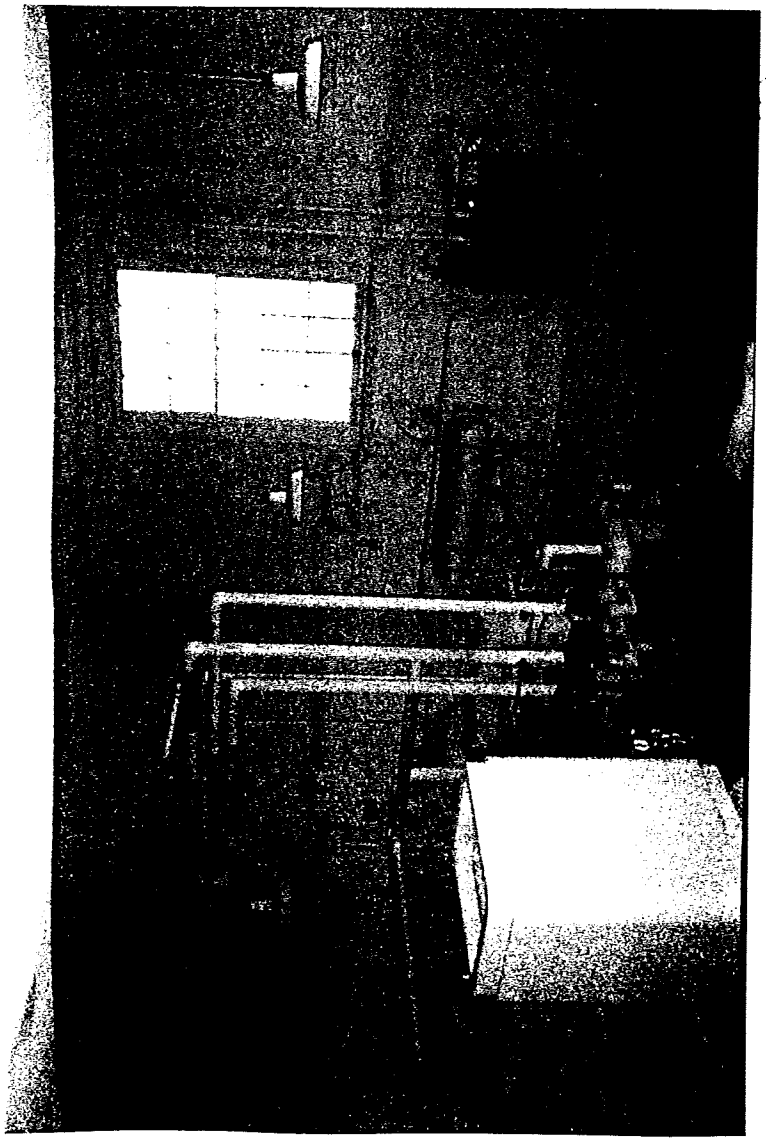
(50)

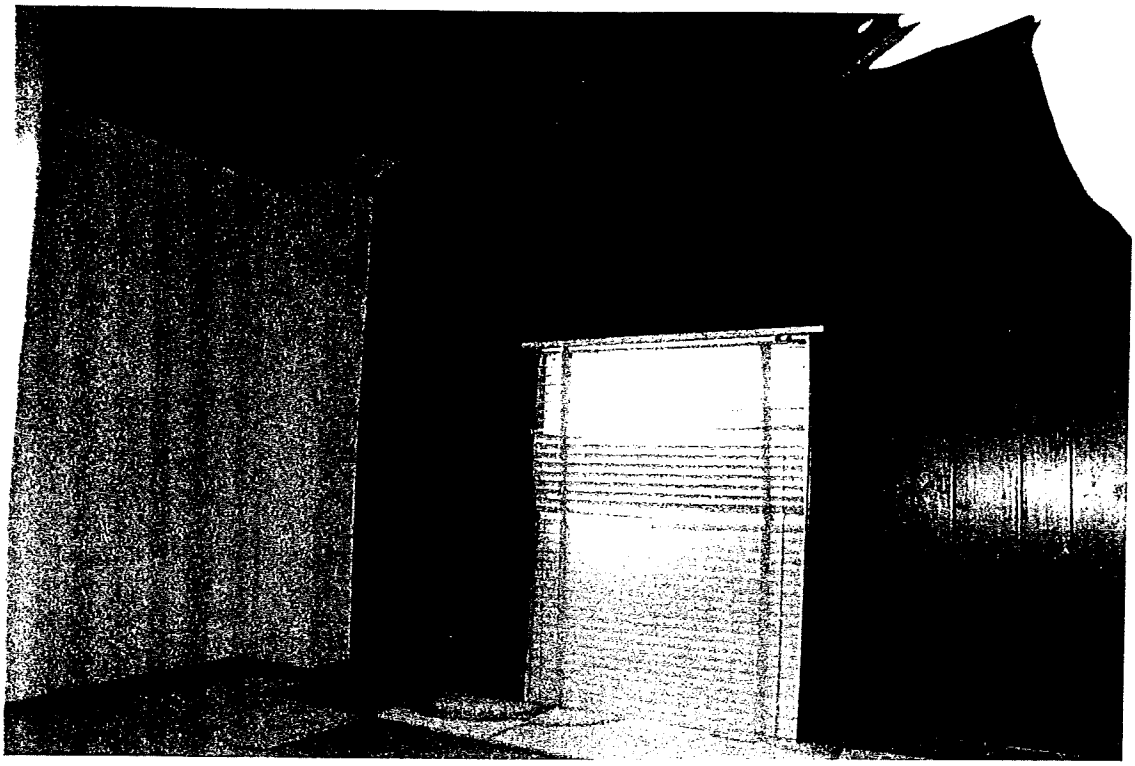


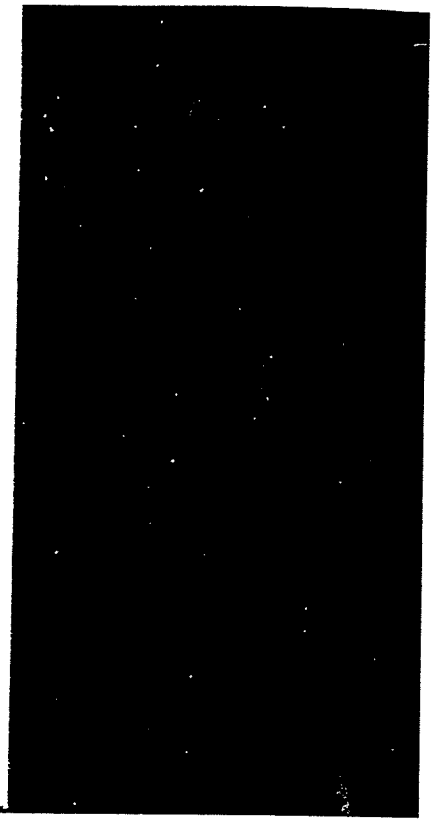
(47)

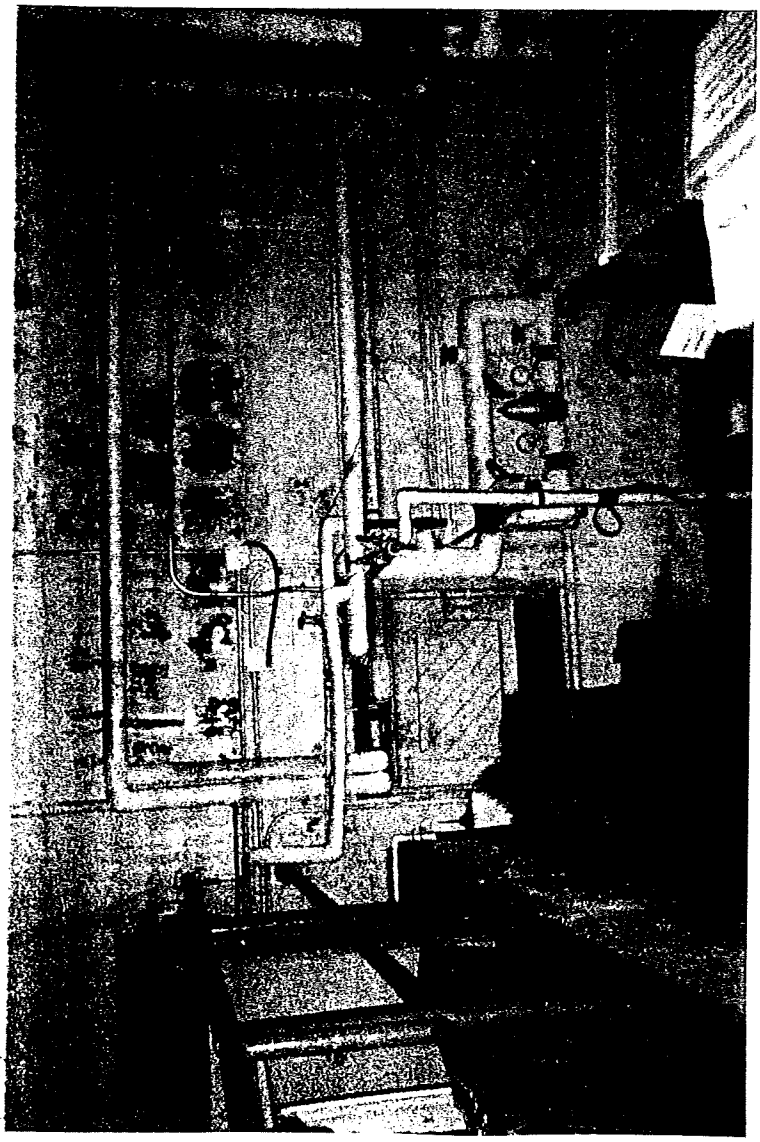




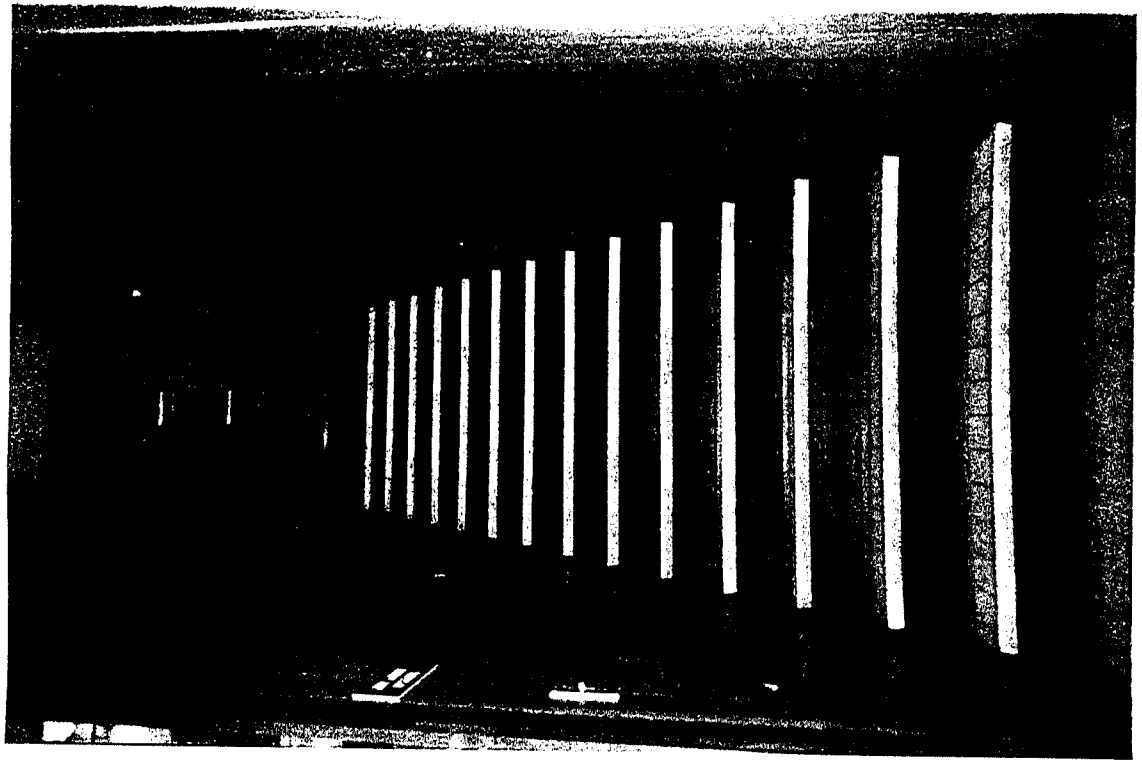


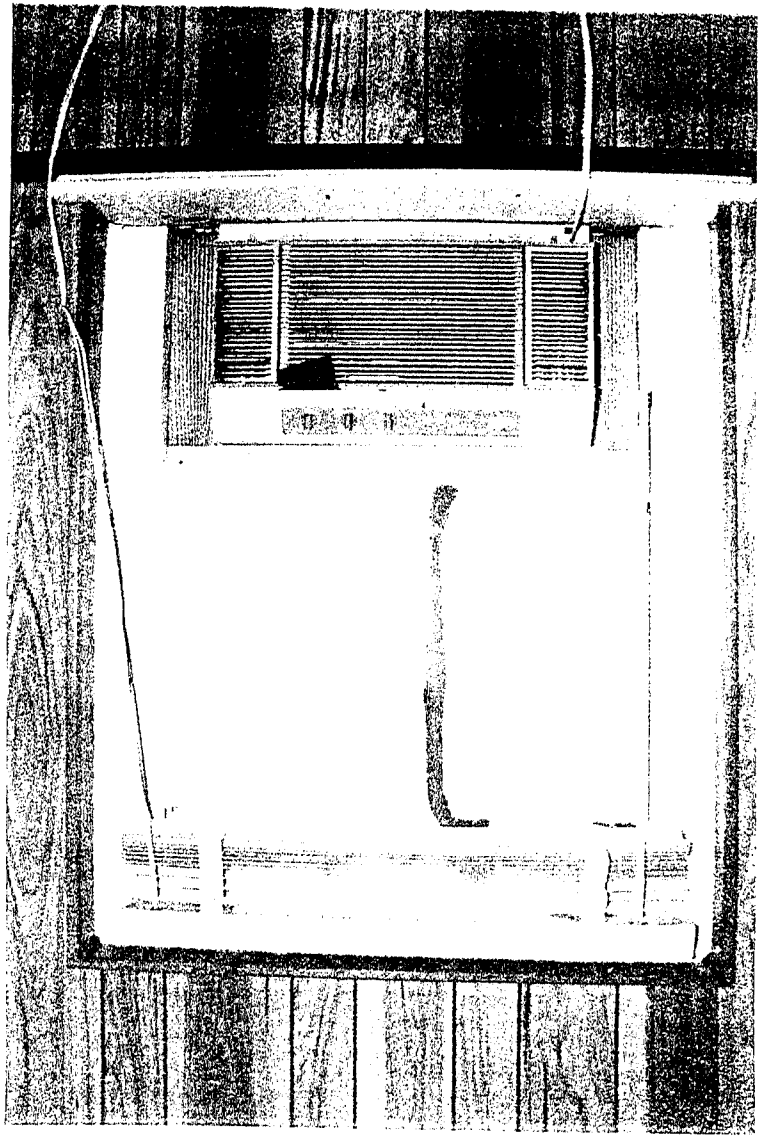


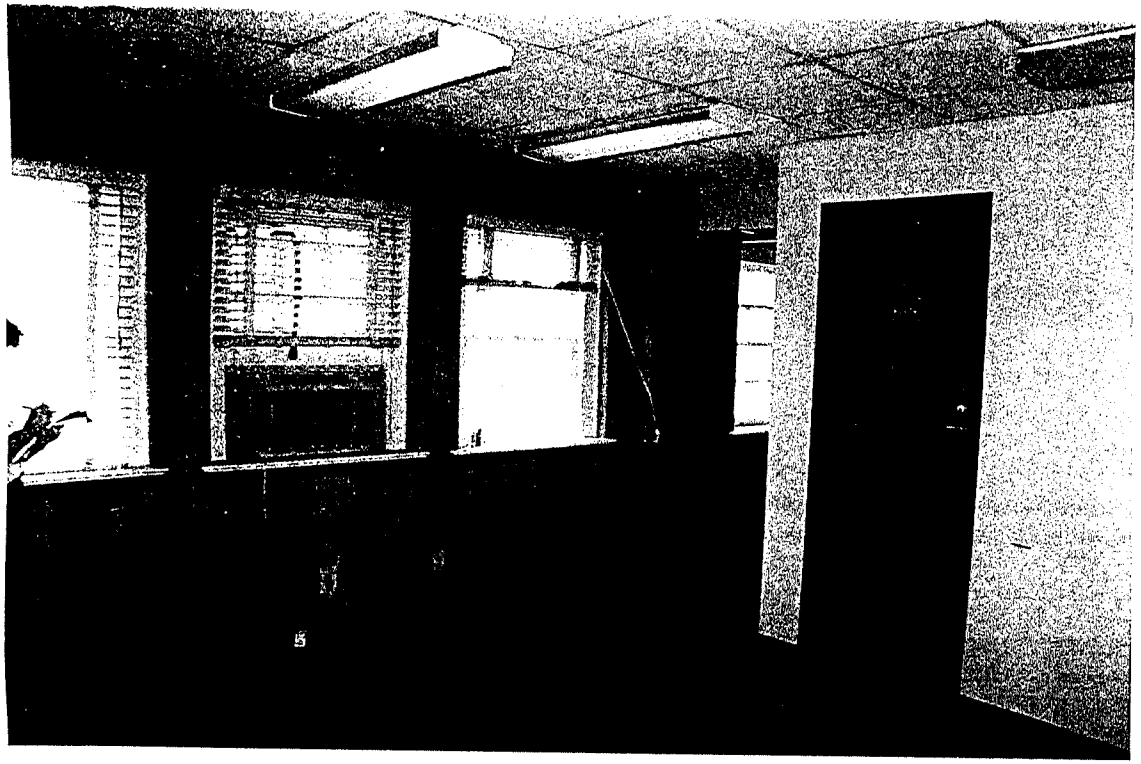


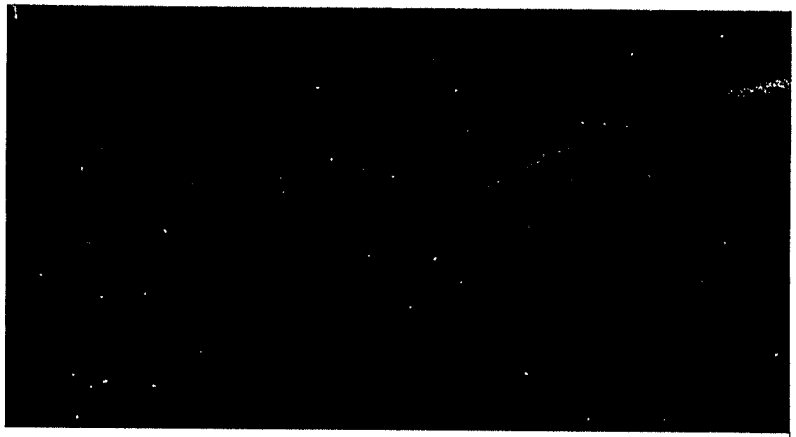


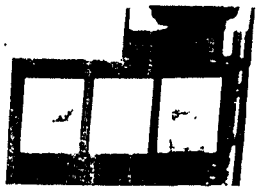
EXIT

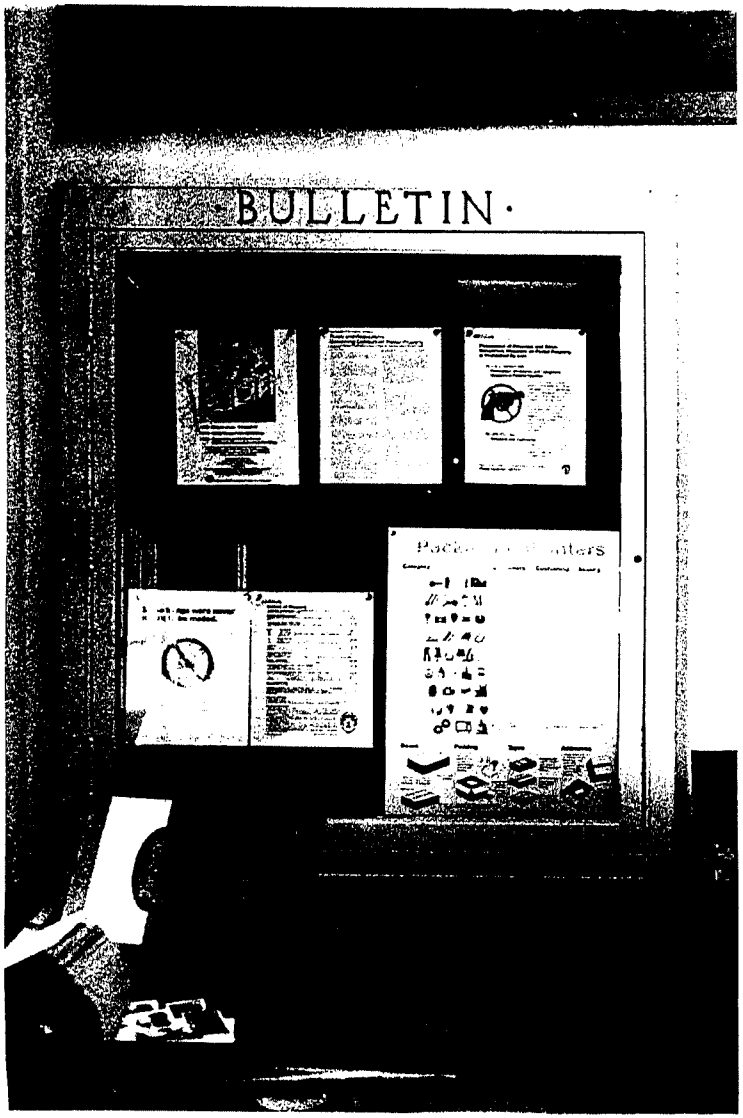












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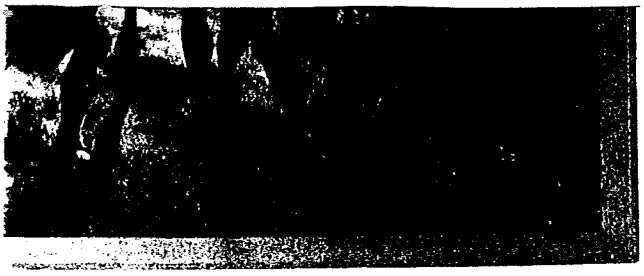

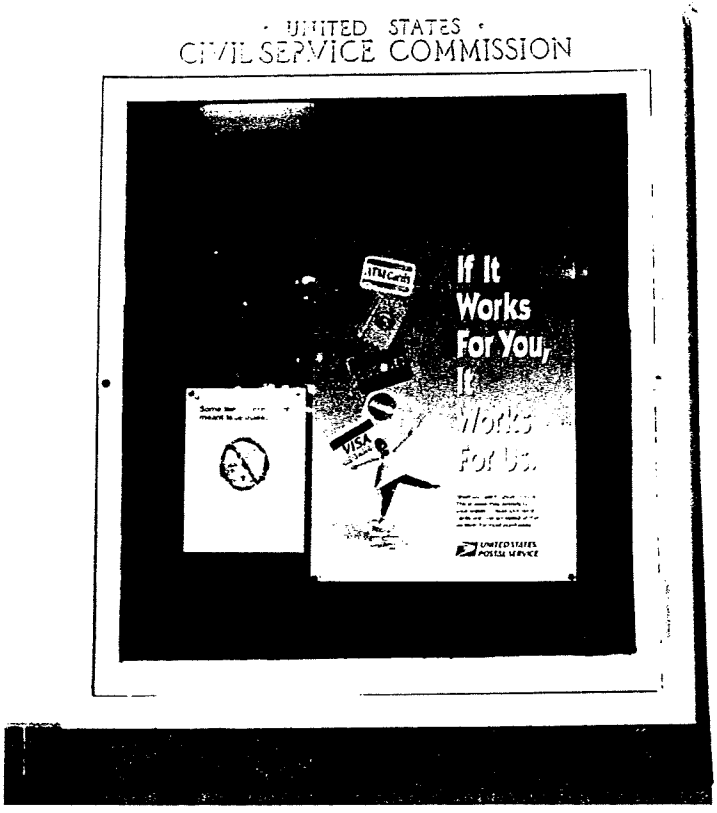
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CIVIL SERVICE COMMISSION
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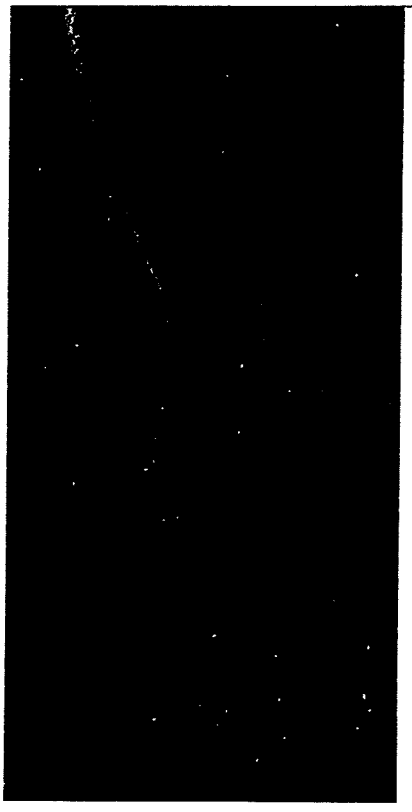
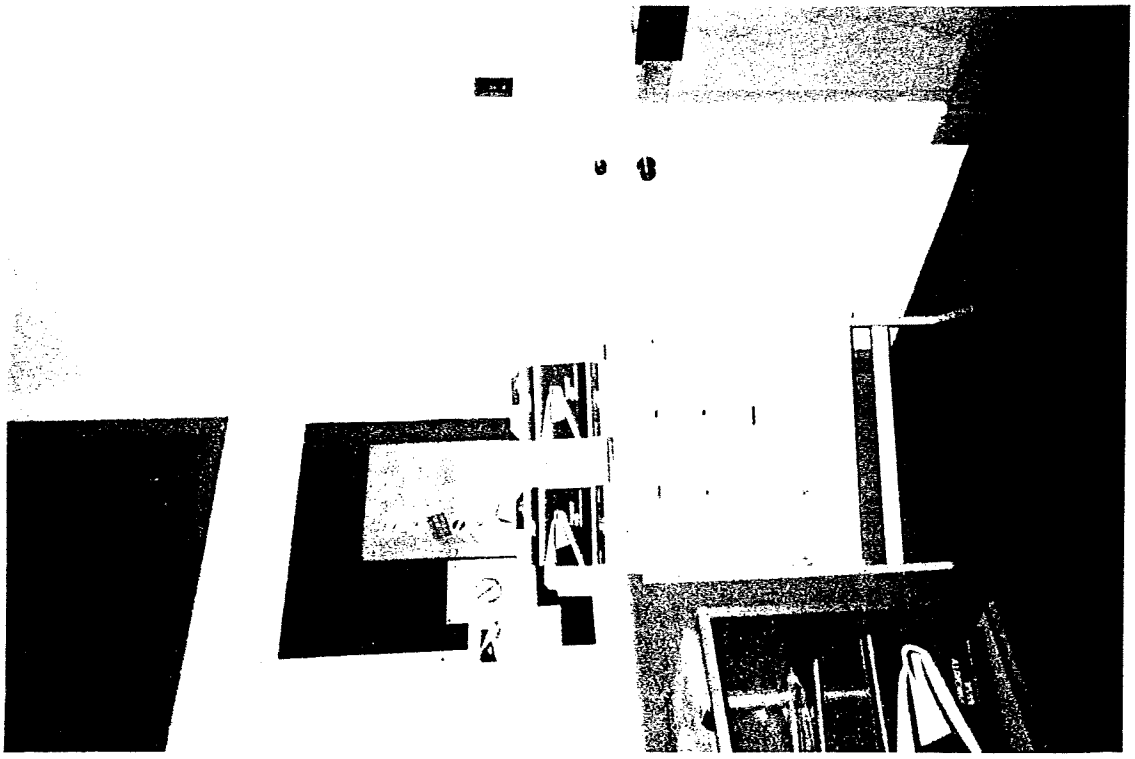
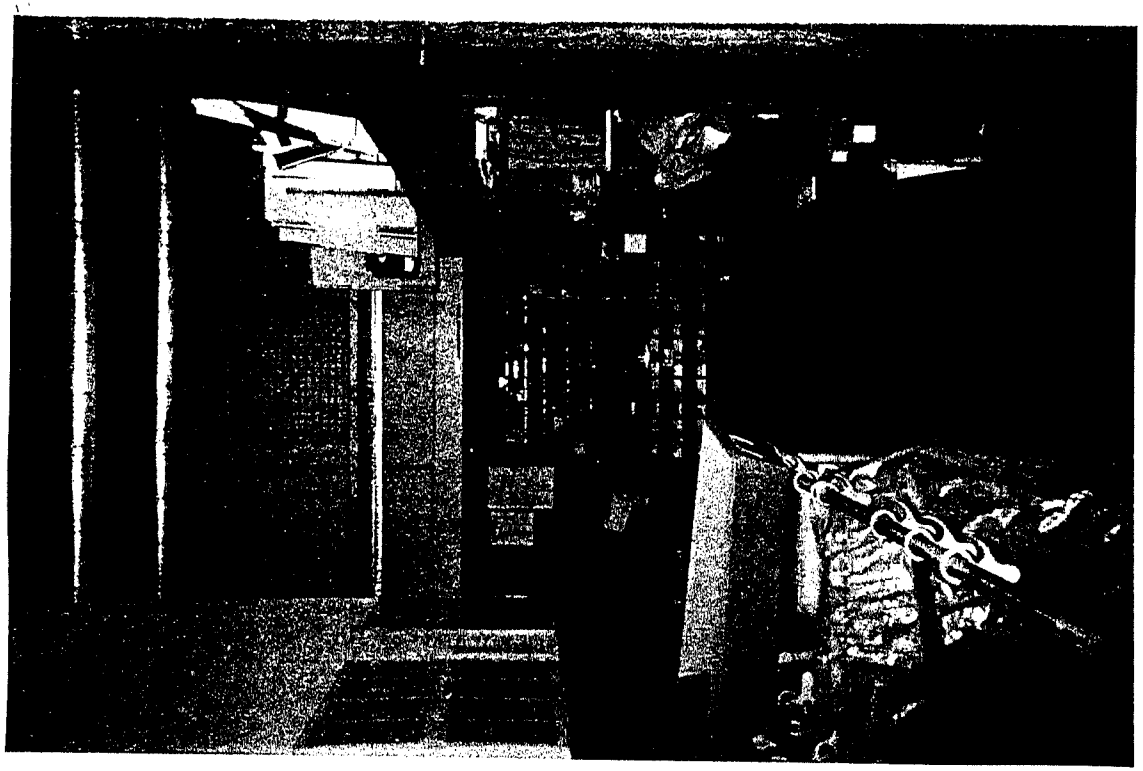
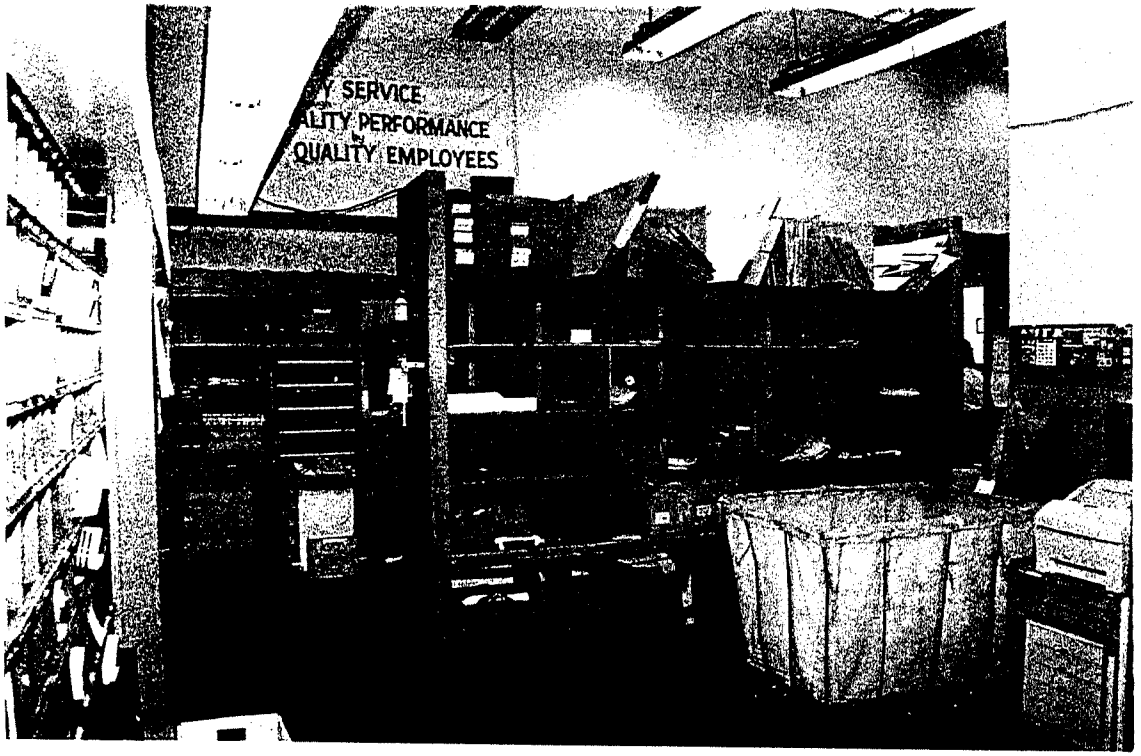
VISA
UNITED STATES POSTAL SERVICE





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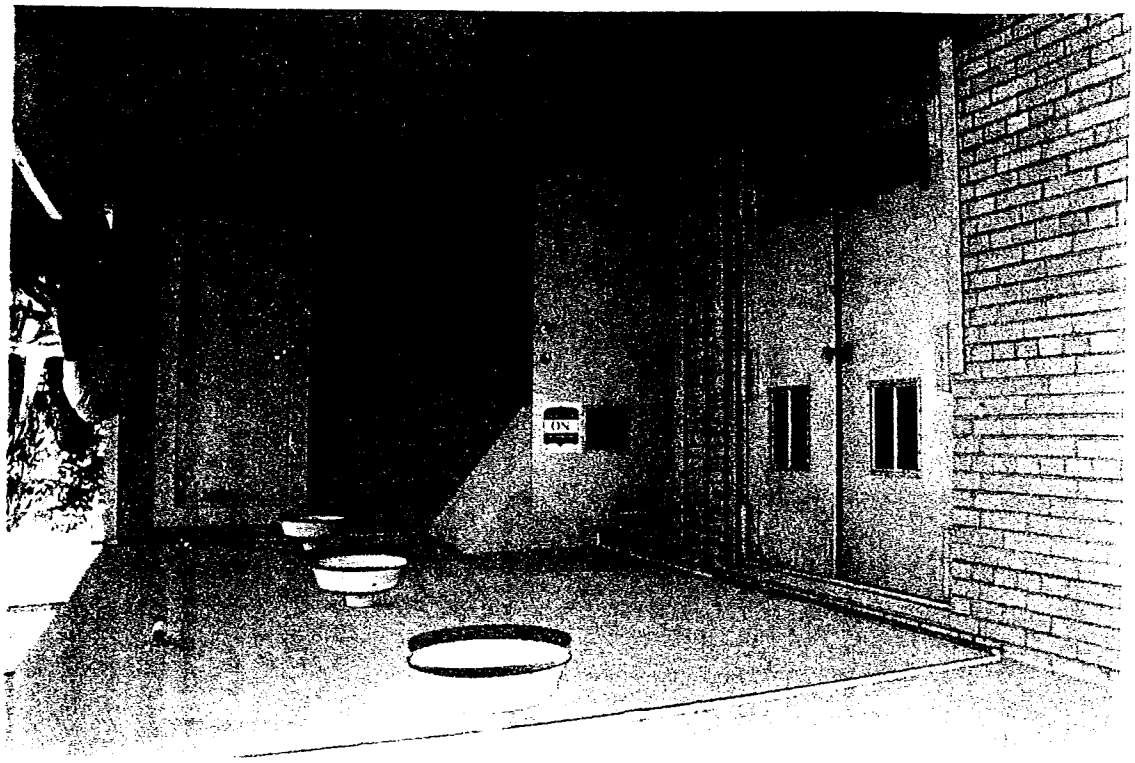

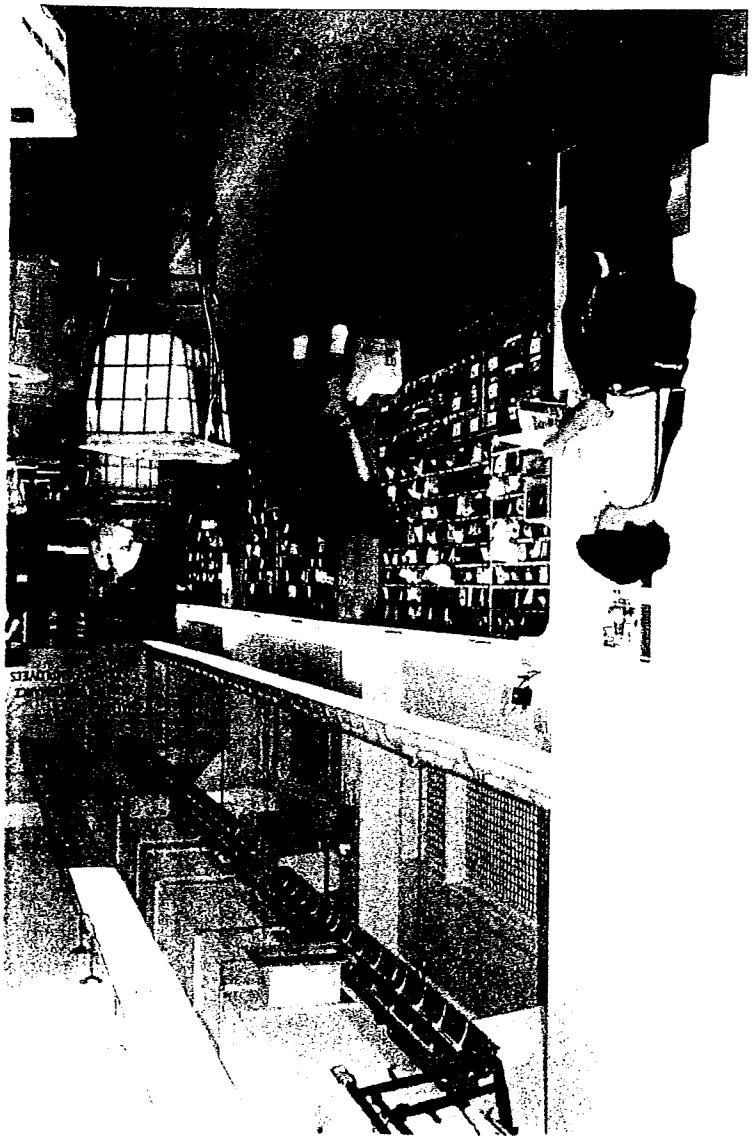

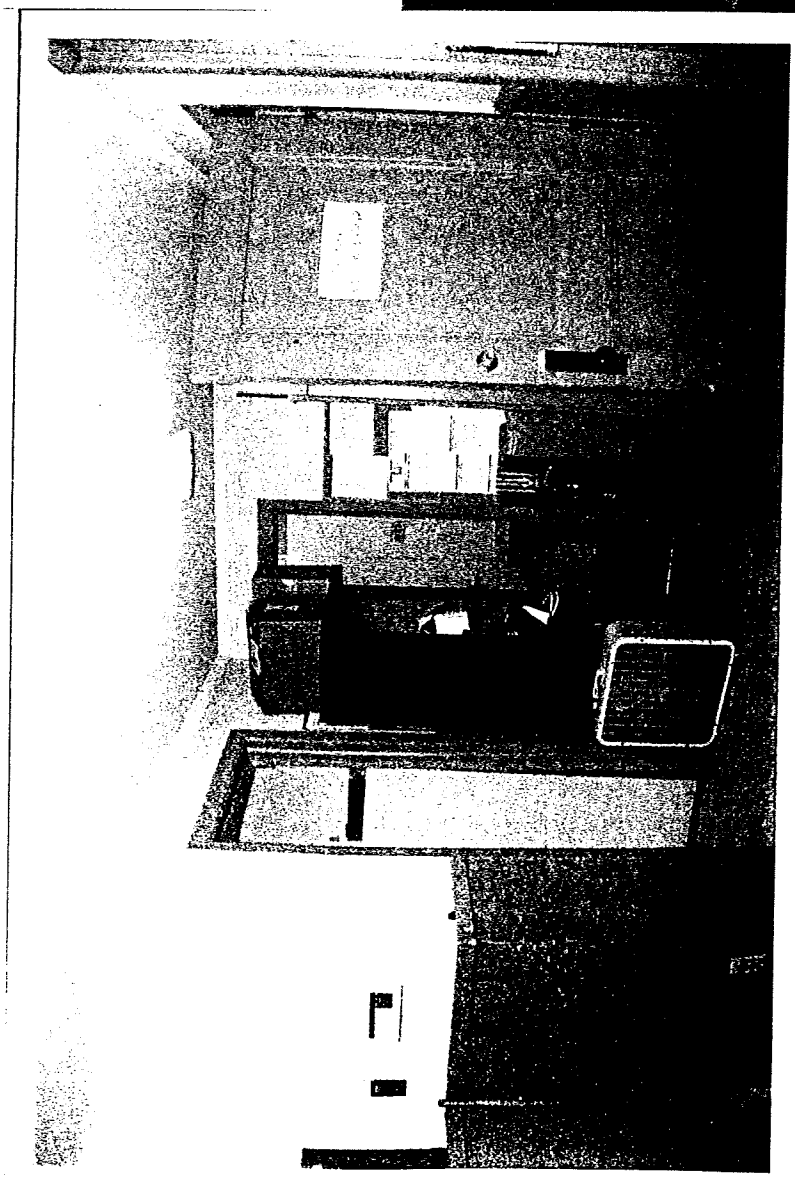

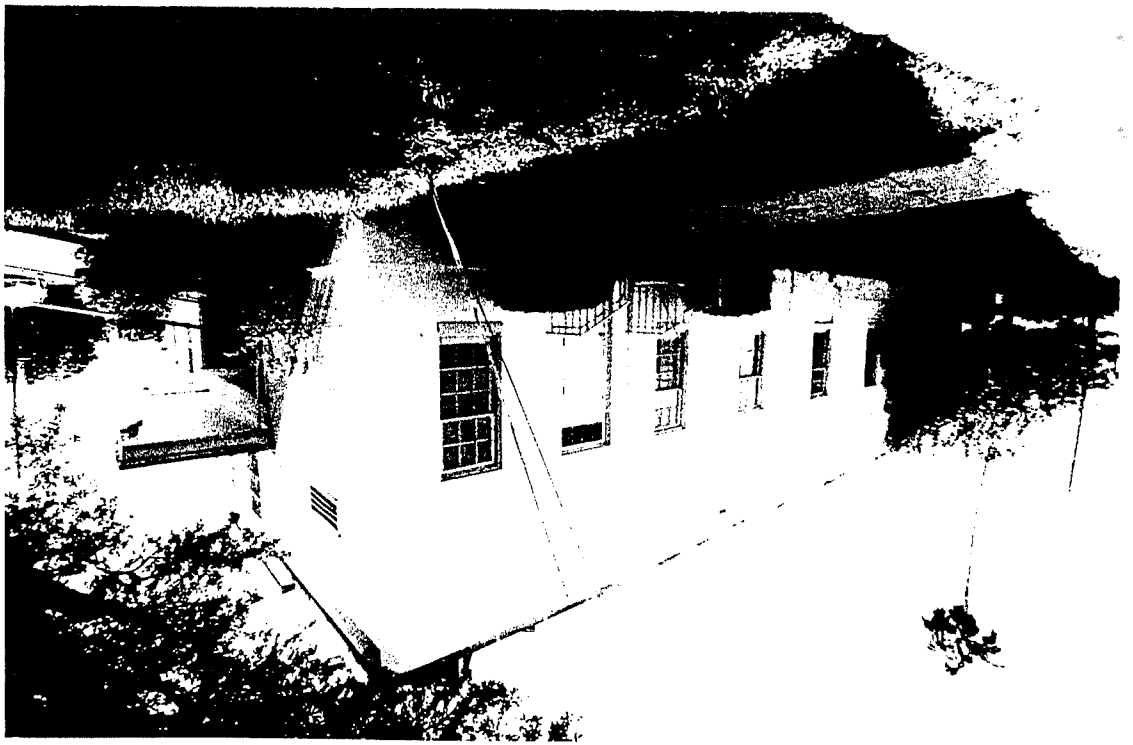

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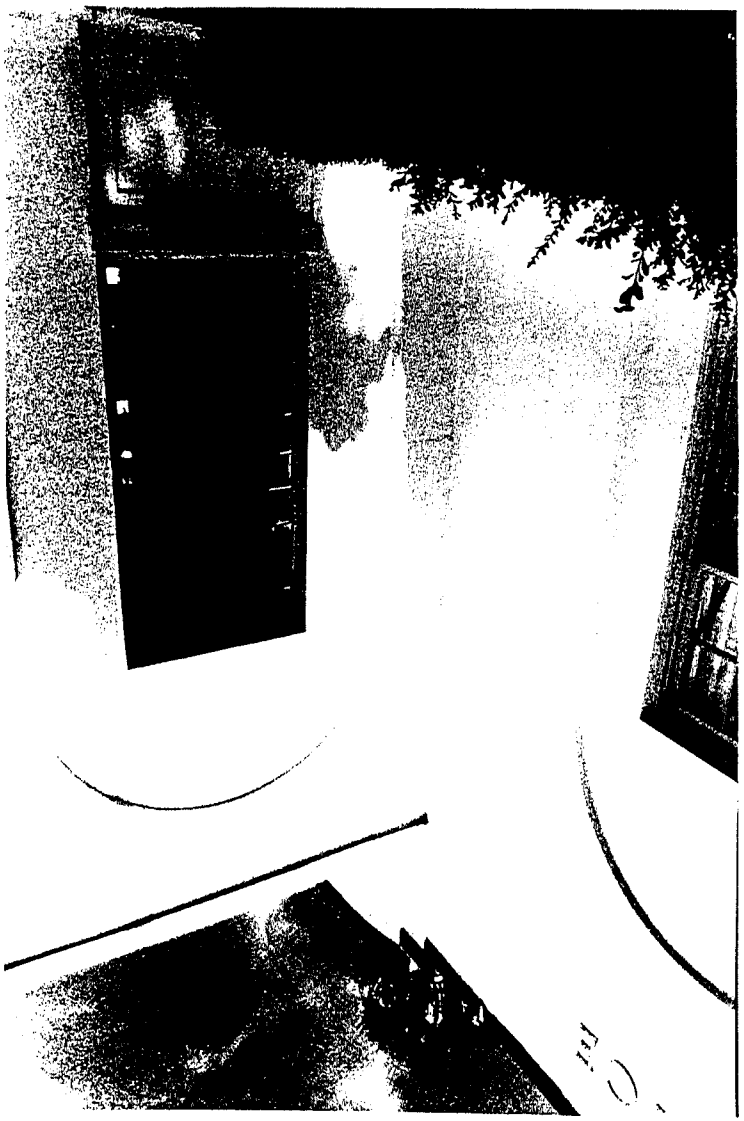
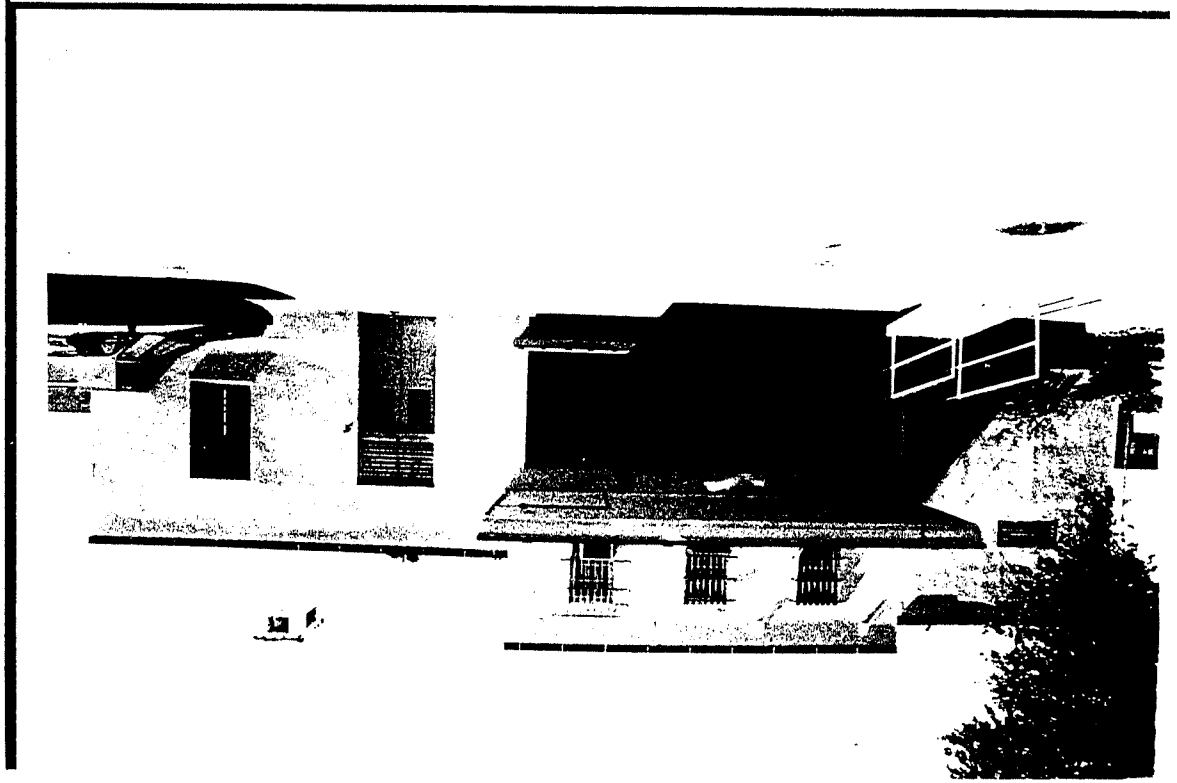
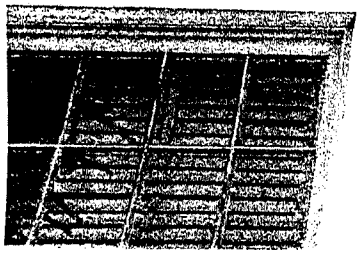
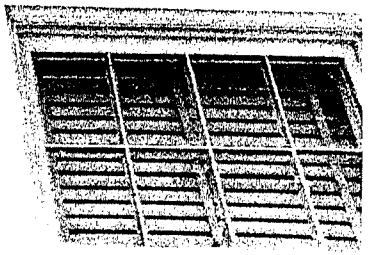
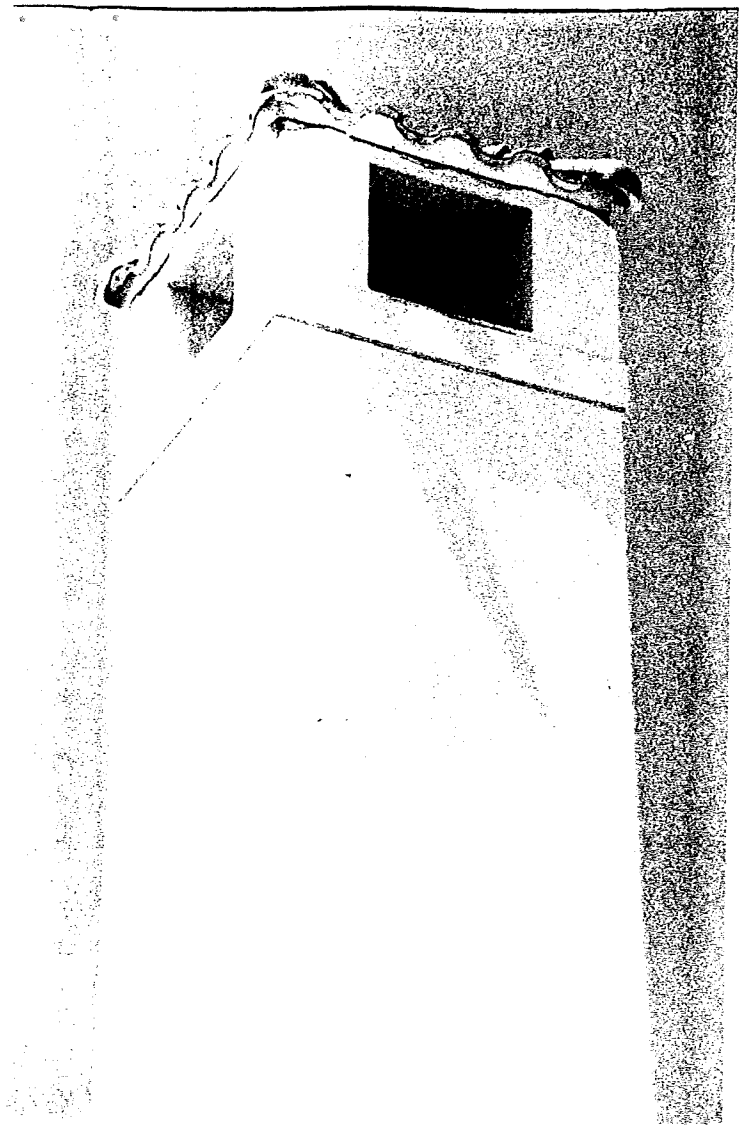


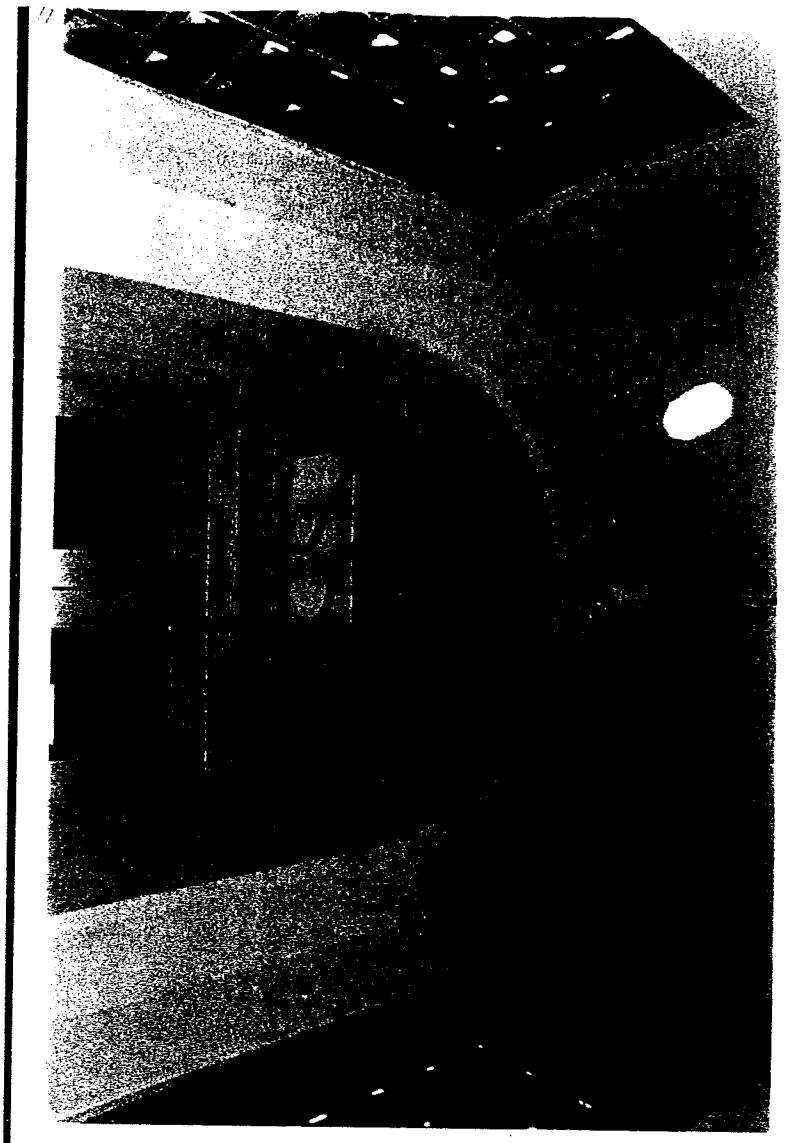


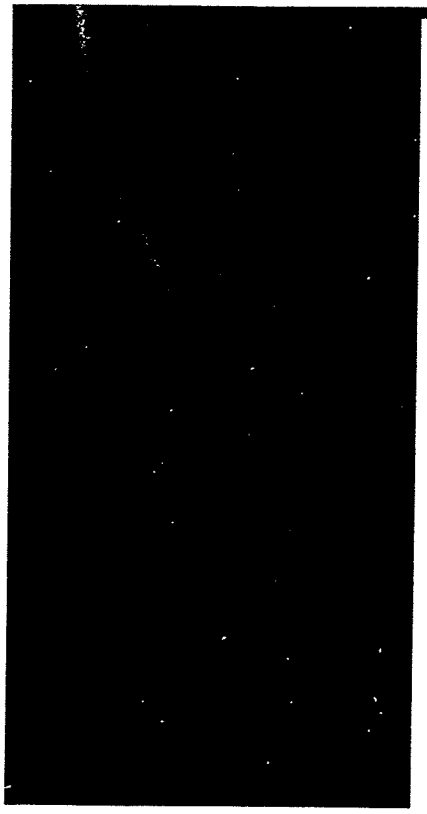




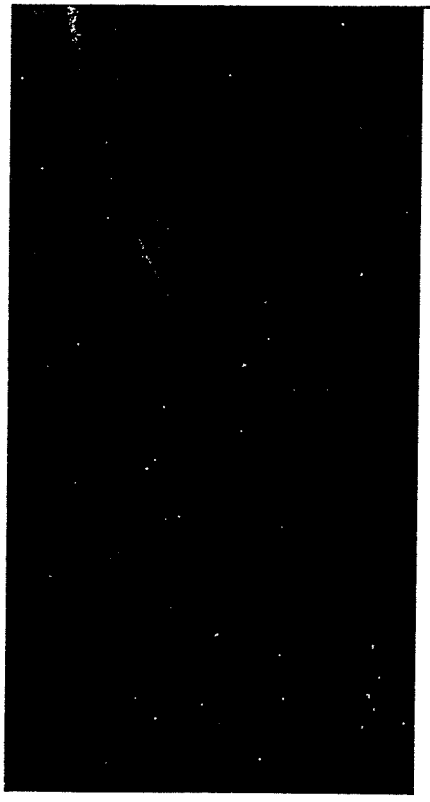
HENRY MORGENTHAU JR
SECRETARY OF THE TREASURY
JAMES A FARLEY
POSTMASTER GENERAL
LOUIS A SIMON
SUPERVISING ARCHITECT
NEAL A MELICK
SUPERVISING ENGINEER
1935

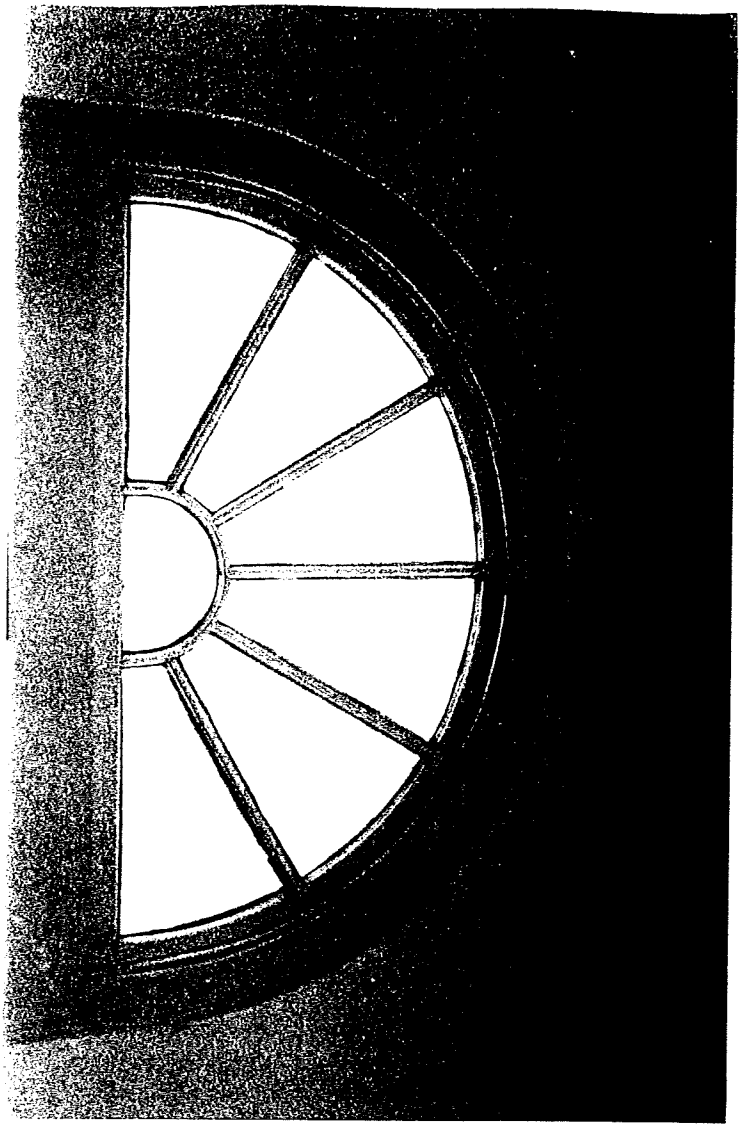


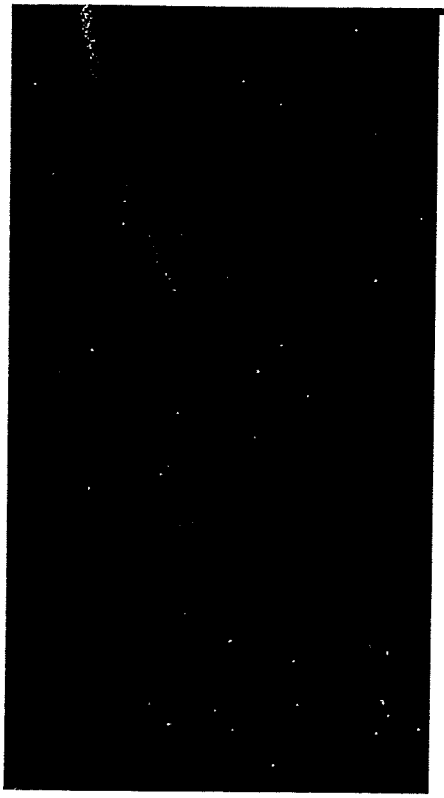


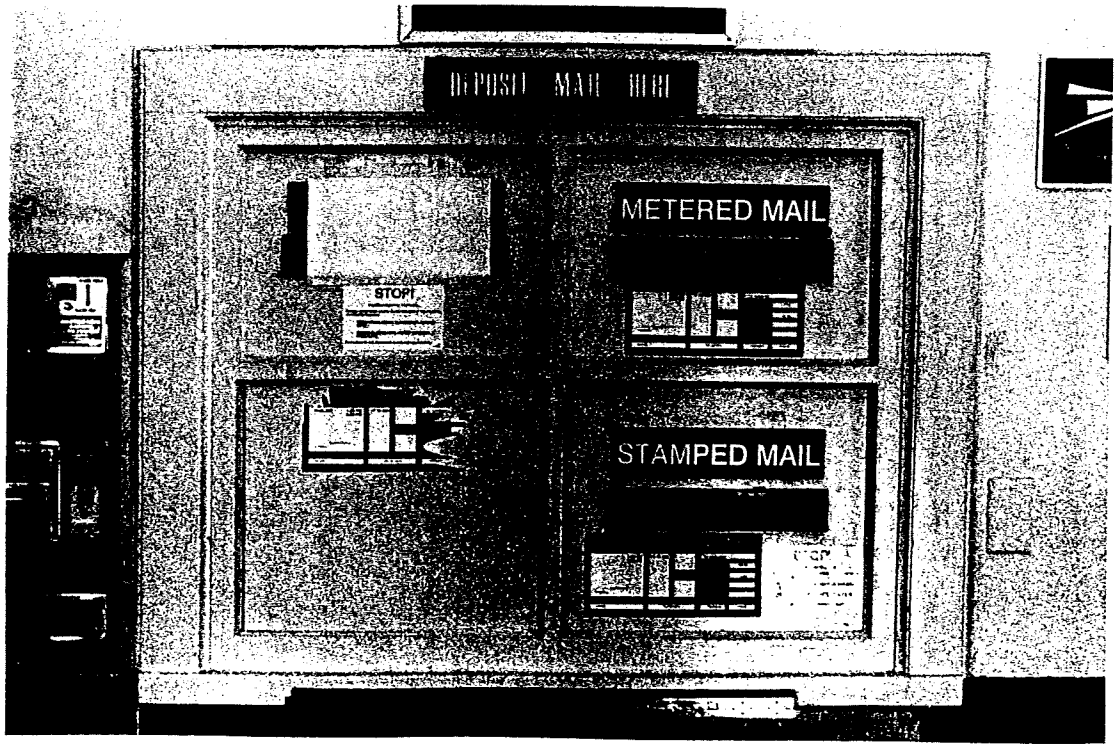


BOX HOLDERS








METERED MAIL
STOP!
STAMPED MAIL

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## PHOTOGRAPHIC INVENTORY

1. Old Fort Pierce Post Office, 500 Orange Avenue
2. Fort Pierce, St. Lucie County, Florida
3. Trent Greenan
4. May 10, 1999
5. Planning Department, City of Fort Pierce
6. Camera facing northeast
7. 1 of 50

**Item 5 is the same for photos 1 - 50.**

3. Tim Harrington
4. June 24, 1999
6. South elevation-Camera facing north
7. 2 of 50

**Items 3 & 4 are the same for photos 2 - 24.**

6. West elevation-Camera facing east
7. 3 of 50

6. North elevation-Camera facing south
7. 4 of 50

6. East elevation-Camera facing southwest
7. 5 of 50

6. Junction of portico and south wall-Camera facing northeast
7. 6 of 50

**PHOTOGRAPHIC INVENTORY**

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7. **4** of 50

6. East elevation-Camera facing southwest
7. **5** of 50

6. Junction of portico and south wall-Camera facing northeast
7. **6** of 50

6. Detail of pilaster, south elevation-Camera facing north
7. **7** of 50

6. Detail of dedication plaque-Camera facing north
7. **8** of 50

6. Portico, east elevation-Camera facing north
7. **9** of 50

6. Front entrance, east elevation-Camera facing north
7. **10** of 50

6. Chimney top-Camera facing northeast
7. **11** of 50

6. Detail of medallion at stanchion, north elevation-Camera facing south
7. **12** of 50

6. Box lobby-Camera facing north
7. **13** of 50

6. Box lobby-Camera facing south
7. **14** of 50

6. Detail of arch and ceiling in box lobby-Camera facing south
7. **15** of 50

6. Detail of fanlight over entry door-Camera facing south
7. **16** of 50

6. Foyer, showing partition-Camera facing southwest
7. **17** of 50

6. Detail of mail drop panel in foyer-Camera facing north
7. **18** of 50

6. Customer service lobby-Camera facing west
7. **19** of 50

6. Detail of mural-Camera facing west
7. **20** of 50

6. Detail of south bulletin case-Camera facing west
7. **21** of 50

6. Customer service lobby-Camera facing east
7. **22** of 50

6. Detail of north bulletin case-Camera facing west
7. **23** of 50

3. Tim Harrington
4. March 1, 2000
6. Door at northwest corner of customer service lobby-Camera facing northwest
7. **24** of 50

**Items 3 & 4 are the same for photos 24 - 50.**

6. Window service back room-Camera facing east
7. **25** of 50

6. Work room-Camera facing south
7. **26** of 50

6. Work room-Camera facing north
7. **27** of 50

6. Work room-Camera facing southeast
7. **28** of 50

6. East end of vestibule, swing room left, east entry center, work room door right-Camera facing east
7. **29** of 50

6. Mailing platform-Camera facing west
7. **30** of 50

6. Ladder to hatch in boiler room roof-Camera facing north
7. **31** of 50

6. Boiler room, boiler and chimney-Camera facing southwest
7. **32** of 50

6. Boiler room, platform and new door to mailing platform-Camera facing east
7. **33** of 50

6. Boiler room, access hatch to crawl space-Camera facing south
7. **34** of 50

6. Boiler room, old door to mailing platform-Camera facing north
7. **35** of 50

6. Clerk's of court's office-Camera facing northwest
7. **36** of 50

6. Stairs to probate office and jury room-Camera facing south
7. **37** of 50

6. Jury room-Camera facing northwest
7. **38** of 50

6. Jury room window detail-Camera facing west
7. **39** of 50

6. Courtroom from judge's bench-Camera facing northeast
7. **40** of 50

6. Courtroom from jury box, judge's bench left, witness box center-Camera facing northwest
7. **41** of 50

6. Hallway from lobby and judge's chambers to courtroom-Camera facing north
7. **42** of 50

6. Judge's chambers/postmaster's office-Camera facing southwest
7. **43** of 50

6. Stairs to federal marshall's offices-Camera facing north
7. **44** of 50

6. Holding cell-Camera facing south
7. **45** of 50

6. Marshall's office right, hallway along marquee wall left, from south office-Camera facing north
7. **46** of 50

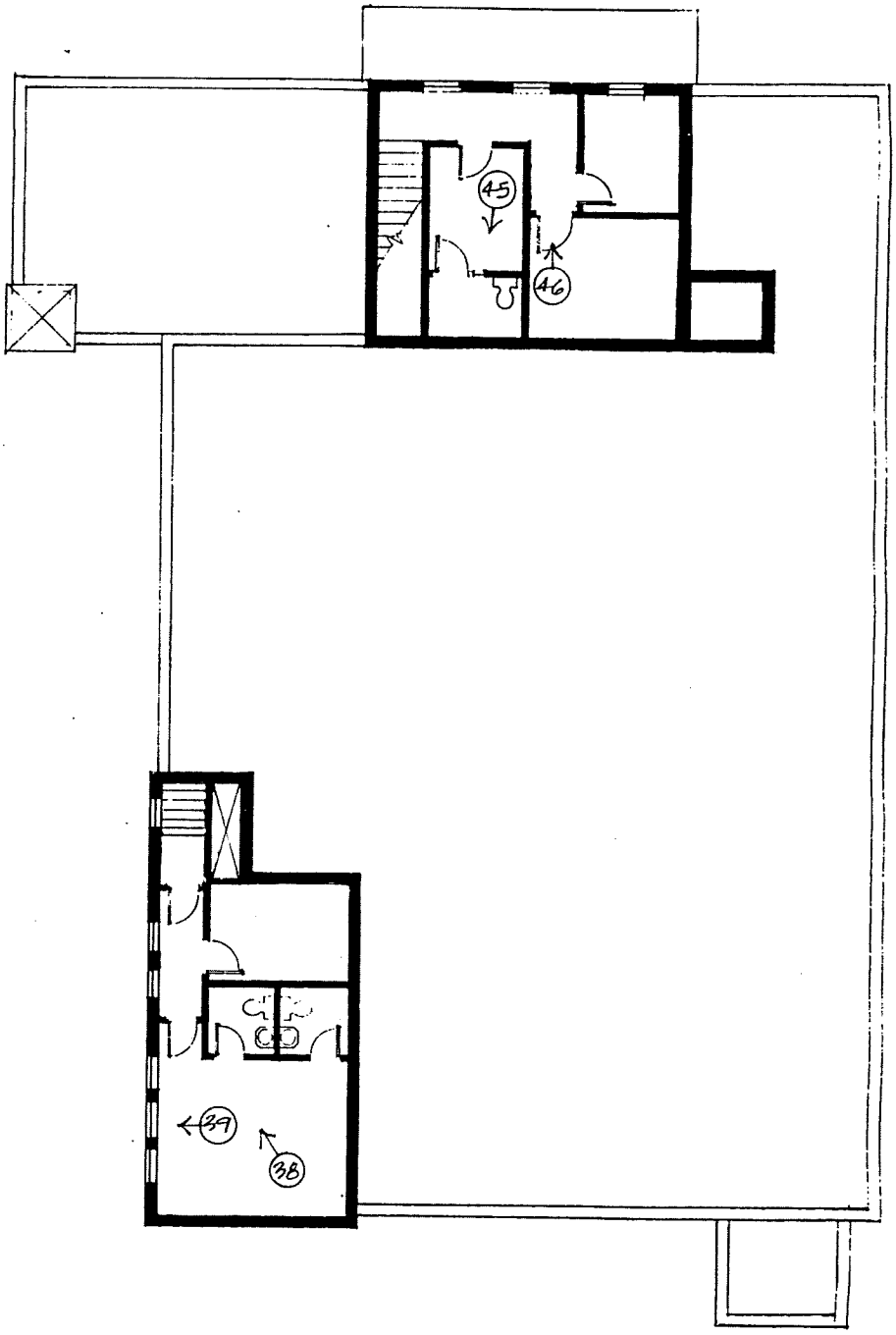
6. Grillwork above post office boxes-Camera facing east
7. **47** of 50

6. Mural in customer service lobby-Camera facing west
7. **48** of 50

6. Trap door in swing room ceiling-Camera facing north
7. **49** of 50

6. Original wood floor showing through courtroom carpet-Camera facing downward
7. **50** of 50

OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA

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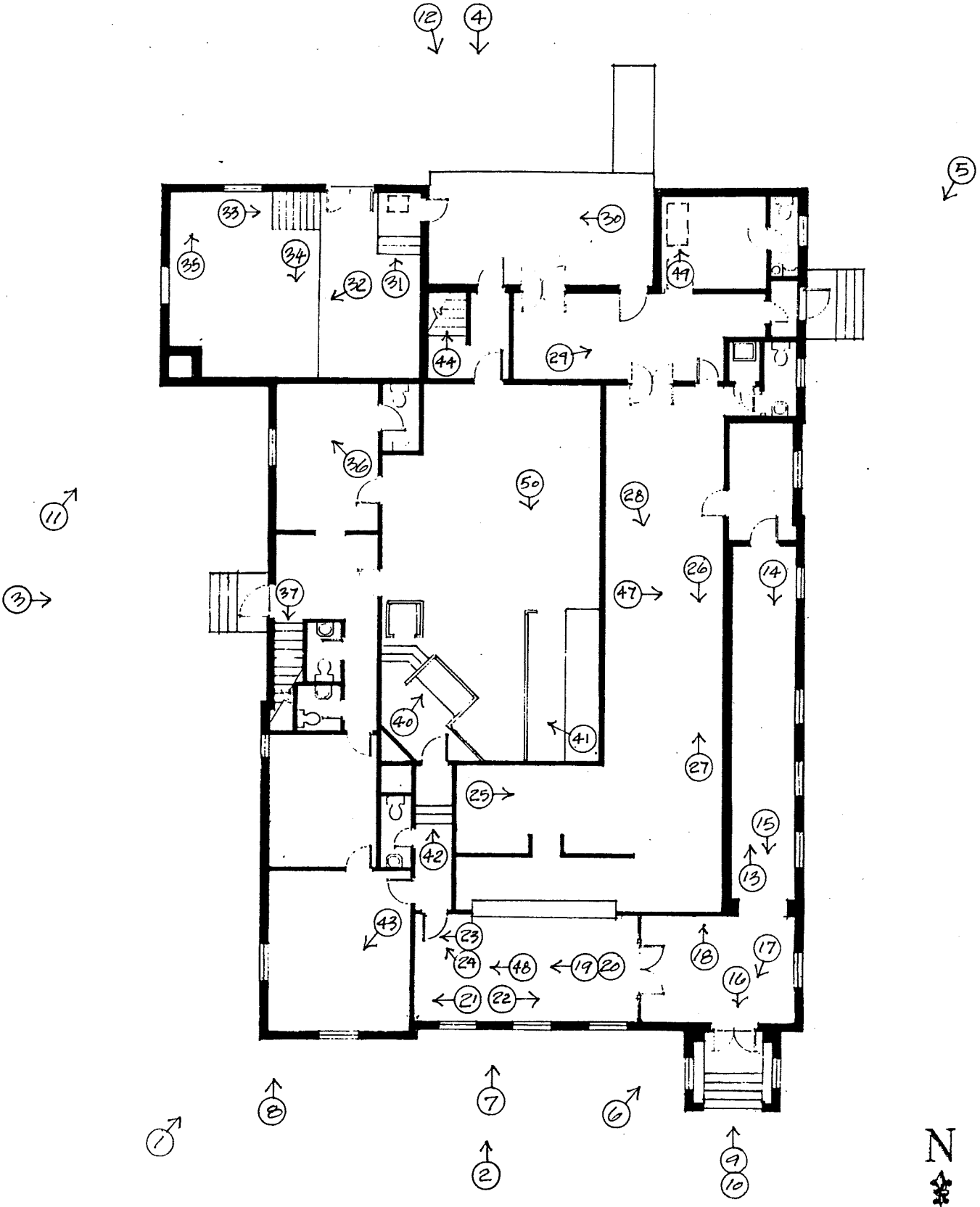
KEY TO PHOTOGRAPHIC INVENTORY - SECOND FLOOR
Not To Scale

OLD POST OFFICE, FORT PIERCE, ST. LUCIE, FLORIDA




KEY TO PHOTOGRAPHIC INVENTORY - FIRST FLOOR
Not To Scale

## LUCILLE BLANCH, "THE SECTION", AND THE POST OFFICE MURAL

The Old Post Office's simplicity–in the sense of ornamental restraint–is relieved and–in the sense of handsomeness of design–accentuated by the mural in the lobby. It was sponsored by the U. S. Treasury Department's Section of Fine Arts, which achieved its best results in post offices. That is where most of its fourteen Florida murals were done, between 1936 and 1942.[55]

In 1934 Roosevelt created an emergency program called the Works Progress Administration. The WPA set out with $5 billion to create enough jobs–quickly–to take 3,500,000 people off relief, and became the first federal agency to put artists to work. Until the 1930's, in the rare cases where the U.S. government bought art, it patronized the European market. The WPA's secondary objective was not only to employ American artists, but to put them to work on "the best possible projects".[56] Many American artists themselves were still under the influence of Old World styles and themes, and concern had been growing since the 1920's that there was a lack of identity in American art. The federal government's experiment as a patron of the arts in the 1930's did much to change that.[57] It was policy that the commissioned art should embody a vision of America that would be an accurate representation of the local history or current occupations of the town where it was located. Post office murals in particular were aimed at putting people in touch with their traditions and fostering a positive outlook on the future of their community and the nation.[58]

There were four major programs for employing artists during the depression: the PWAP (Public Works of Art Project, 1933-34), TRAP (Treasury Relief Art Project, 1935-39), WPA/FAP (Works Progress Administration Federal Art Program, 1935-43), and "The Section" (Treasury Department's Section of Painting and Sculpture, later called the Section of Fine Arts,1934-43). The Section was

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[55]Michael Zimney, "New Art, New Deal", Florida Heritage Winter 1998, 16.

[56]Fran Rowin, 10.

[57]Ibid., 4.

[58]Paul Michael Siboroski, Reflections of the Community: Post Office Murals in Florida Commissioned Under the New Deal, 13-15.

least, of all the four, a relief agency. Nationwide competitions were held, judged by juries of experts. The Section's primary duty was to "Secure the best quality art to embellish public buildings."[59] It reviewed newly designed Federal buildings and funded appropriate artwork through a 1% reserve of the construction cost, with approval of the Supervising Architect. Awards to individual artists ranged from $10 to $20 per square foot for murals. Two years were allowed for completion.[60]

Lucille Blanch was commissioned in late 1936 to paint a mural for the newly built Fort Pierce Post Office, based on work from a previous competition. The award was $630 for a painting to measure approximately 4 x 11 feet.[61] It was to be done in oils on canvas, and she proposed that it be mounted on stretcher strips that could be attached to the wall. The Section staff vetoed her method of installation because it would look like a "large painting", and asked her to "proceed in the usual manner." They were also in the habit of making suggestions as to content and execution.[62]

Lucille Blanch was born in Hawley, Minnesota, on December 13, 1895. She studied at the Minneapolis Art Institute under Goeteh and Koehler; and the Art Students' League in New York under Dumond, Robinson and Gruger. She taught at Sarah Lawrence College and at the Ringling School of Art in Sarasota. Her artwork was in the collection of the Metropolitan, Whitney, Minneapolis and University of Nebraska Museums. She received a Guggenheim Fellowship in 1933. She was a member of the Woodstock, NY, art community at the time she won the commission.[63]

She was unable to visit the town, due to teaching obligations, until after installation of the mural. She corresponded with the Chamber of Commerce in developing her subject. In a 1976 interview she recalled, "I did my research and the planning of the painting of the mural in New York City. I

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[59]Fran Rowin, 5, 8, 20.

[60]Ibid., 18.

[61]Paul Michael Siboroski, 32.

[62]Fran Rowin, 55.

[63]"Mural Painting by Lucille Blanch "Osceola Holding Informal Court With His Chiefs", Section of Fine Arts bulletin.

enjoyed falling in love with Osceola. I went to the Indian Museum and other places in the City that might have helpful information on the subject. I was deeply touched when I came upon a water color portrait of Osceola done by an artist sent by our government to paint him." She wrote to the Section on one occasion that she "became fascinated with the costumes."[64]

"Osceola Holding Informal Court With His Chiefs" depicts Chief Osceola, in the costume he wore at the time of his final capture, in discussion with other Indian officers. His gun is an old powder type used by the Indians which is in the Metropolitan Museum. His military rank is expressed by three silver plates on his chest. The feathers were from the heron, the leggings made of dyed deer skin. The white shirts were typical of the times, often heavily ruffled. To the left of the men is an informal domestic scene of two women and a child within a chikee. The women's costumes are of a later date. A puma lays at the center, and the surrounding landscape is composed entirely of native flora.[65]

The mural was installed in August of 1938. The Chamber of Commerce wrote to the artist, "It is very colorful, typical Floridian and beautifully done throughout. Comment on your work has been most favorable and enthusiastic."[66] The local newspaper reported, "Miss Lucille Blanch...(is) in the top ranks of American contemporary artists and Fort Pierce is indeed privileged to possess so comprehensive and representative an example of her work."[67] She was subsequently commissioned to paint a mural for the Appalachian Post Office in Virginia, and for post offices in Hemingberg, Kentucky; Tylertown, Mississippi and Sparta, Georgia.[68]

The Section of Fine Arts was devoted to sponsoring work of high quality regardless of the artist's need. The policy was controversial and the program only survived by keeping a low profile. As the

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[64]Fran Rowin, 54, 58.

[65]Ibid., 59.

[66]Ibid., 59.

[67]Paul Michael Siboroski, 35.

[68]Fran Rowin, 60.

nation began focusing on war, art lost its priority. In 1940 funding for federal building projects was cut, and by 1943 the funds left to finance existing projects were spent. The program was abolished the same year. During its ten year history, the Section had commissioned 1,118 murals, 10,000 easel paintings and 300 sculptures. From 1933 to 1943, the New Deal as a whole had sponsored more than 10,000 artists.[69]

[69]Paul Michael Siboroski, 7, 10, 11.

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Fort Pierce News-Tribune, "Story of First Postman Here." November 10, 1955.

Hellier, Walter R. Indian River, Florida's Treasure Coast. Miami, Florida: Hurricane House Publishers, Inc., 1965.

Lienhard, Fred C., Manager, Fort Pierce Station A, U.S. Postal Service, (retired). Interview, June 1999.

Miley, Charles S. Miley's Memos. Ft. Pierce, Florida: Indian River Community College Historical Data Center, 1980.

state.[36] In 1946 the city's first radio station, WIRA, began broadcasting.[37] The marina, beaches and fishing spots began to thrive again with tourists, and retirees discovered that the area was an affordable paradise. Post-war prosperity buoyed the economy throughout the fifties and sixties, although it brought with it serious new challenges to the city's viability.

**HISTORICAL SIGNIFICANCE**

After the Civil War, mail intended for the Indian River settlers came from Jacksonville by steamboat along the St. John's River as far as Salt Lake Landing. From there it was loaded on a trolley and pulled by mule to Titusville. James Paine, whose father had pioneered the St. Lucie settlement near Fort Capron, was commissioned to carry the mail up and down the Indian River partly by virtue of his skill with a sailboat. He would blow a conch shell as he approached a dock when he had a delivery, or stop at a signal flag for a pick-up. At the end of his route he passed his letters on to the "barefoot mailman" in Jupiter for delivery to points south. Paine became postmaster at St. Lucie, and served for 37 years.[38]

The first post office in what would be Fort Pierce was started in 1885 in the neighborhood of Edgartown, and was named Bass Post Office after its first postmaster, Charlie (Thomas C.) Bass.[39] Bass's successor was a reluctant Mr. Beecher, who was ready to retire, but could not find a man to replace him. His problem was solved when the office closed after "Cantown", across the creek, a half mile south of Edgartown, successfully applied to have a post office at their headquarters in the former Hogg's trading post. It was granted under the name "Fort Pierce", after the old fort, the site of which was a mile and a half down river.[40] The date was January 29, 1888, and Peter P. Cobb

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[36]R. L. Polk & Co.

[37]E. L. Adams, 66.

[38]Lucille Rieley Rights, 45-46.

[39]E. L. Adams, 6.

[40]Charles S. Miley, 3.

became the first postmaster.[43]

Other early postmasters were Reuben Carlton, Robert Lee Brown and Miss Ella Hankins.[44] Even after the railroad came through Fort Pierce in 1894, there were only two men on duty in the corner room at Cobb's Store. According to an article in the old Fort Pierce News from the early 1900's, "Residents used to gather there, mosquito brushes in hand, early in the evening after F.E.C. train No. 29 came in from Jacksonville, to get their mail and visit with each other."[45]

Eventually the post office outgrew Cobb's store and moved across Avenue A to the south of the Fort Pierce Bank Building, which was on the corner of Second Street and Avenue A. It was the beginning of the south Florida land boom. Thomas Roden was appointed postmaster by President Harding in 1922. For the first time Fort Pierce needed a letter carrier. Charles Croghan took the civil service exam, applied to Roden, and got the job in 1923. He delivered the mail for the next three decades, mainly on foot, and accompanied by his dog, Blackie.[46] Rodan also hired the first black postal clerk in Fort Pierce, Chester A. Moore. Moore lasted a day and Rodan was fired.[47] He was replaced by Wilbur C. Russell, who resigned in 1925, to be succeeded by W. S. Moe, commissioned by President Coolidge.[48]

The demise of the land boom was not really accepted in Fort Pierce until 1927 when the Bank of Fort Pierce closed. Development slowed to a halt, and the architects who had gathered to direct it, one by one, left to seek their fortunes elsewhere. In the midst of its newly-built charm, the city went back in time to live off the land. There were 15,000,000 unemployed workers in the country in 1933,

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[43]Kyle S. Van Landingham, Pictorial History of St. Lucie County, 17.

[44]Anna Pearl Leonard Newman, Stories of Life Along Beautiful Indian River, 31.

[45]Charles S. Miley, 3.

[46]The Fort Pierce News-Tribune, November 10, 1955.

[47]Vertical files, St. Lucie County Library.

[48]The Fort Pierce News-Tribune, January 4 & 7, 1934.

when President Roosevelt proposed a New Deal, featuring radical programs like the Public Works Administration, which instituted a national public building program. Over $700,000,000 would provide more than 1000 communities across the country with their first federal buildings. Fort Pierce became one of those communities.

In 1934 the city could announce that "The Government has appropriated $72,000 for a new Postoffice building, the site has been secured and work will start shortly" due to the fact that "the postal receipts for each quarter of 1934 have shown a decided increase over the corresponding quarter of 1933."[47] Postmaster Moe's term was up and Charlie W. Peters was the candidate endorsed by local democrats. He won the position with a salary of $2800 per year, $300 more than any of the neighboring towns for which applications were being called by the civil service commission at the same time.[48] He would preside over the new Fort Pierce Post Office building, dedicated in 1935.

Throughout the 40's and 50's, and even into the 60's, the post office was still known as a community meeting place and activity center. The roof was a popular vantage point for viewing street events, such as the Cattleman's Parade and the Sandy Shoes festival. It could also be used as a stake-out spot for the police, should the need arise. When the United States entered World War II, spare portions of the building were first leased to recruiting offices of the armed services. Later the FBI had its quarters in the building; and last the Federal Circuit Court. The Federal Marshall maintained his office there until 1997 when he moved to a new building nearby. Several trials were held there entailing high security, and the windows in the judge's chambers were replaced with bullet-resistant glass. What was formerly the postmaster's private entrance through the lobby became the judge's emergency exit.[49]

It was the main post office until 1964, when a larger facility was built several blocks west, which could accommodate the loading and unloading of trailer trucks. It then became known as Station A,

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[47] Economic Survey of Fort Pierce and St. Lucie County, 1934.

[48] Fort Pierce News-Tribune, January 7, 1934.

[49] Fred Lienhard, 1999.

and finally the Downtown Station. Unofficially, and popularly, it became known as the "Old Post Office."

Although the formerly leased spaces now stand vacant, the Old Post Office, a block from City Hall, is now a bastion of pedestrian activity in a sector which, cut off by the progress of U.S. 1 and other traffic developments, declined faster in the 1970's and 80's than the rest of the city. So much that, all but one of the churches which lined Orange Avenue moved away. The Methodist church made a conscious choice to stand fast, and remains as a gateway to downtown Fort Pierce. Its link is the Old Post Office. Demolition of the building under a previous postmaster was thwarted by community protest. The postal service is again considering its fate, without saying what form–renovation or other–it might take.[50] The Old Post Office is a crucial element in the City's and Main Street's preservation and revitalization plan for downtown Fort Pierce.

**ARCHITECTURAL SIGNIFICANCE**

The Panama-California Exposition of 1915 in San Diego had stimulated an interest in the use of vernacular architectural elements originating from the cultures around the Mediterranean Sea. The resulting styles became popular in areas of appropriate climate and history such as California and Florida. Mediterranean Revival became the signatory style of the land boom in southeast Florida. It includes elements common to Mission, Spanish Colonial and Italian Renaissance styles, such as classical and Moorish columns; low pitched, clay tile, gabled, hipped or flat parapeted roofs; stucco exteriors with terra cotta decorative features; and multi-level plans. Loggias and arcades and courtyards are frequently found. Walls may be decorated with cartouches, tile and terra cotta inserts. Decoration is often concentrated at door and window surrounds.[51]

The simpler and cheaper Art Moderne style gained favor with commercial builders in the depression era of the 1930's. Its influence on national public architecture caused the dressing down of the the

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[50]Interview with Postmaster Herbert Owens, February, 2000.

[51]Marcus Whiffen, American Architecture Since 1780.

earlier Federal style into a more Spartan classicism. New Deal architects also made an effort to tailor their styles to regional themes, such as Colonial on the Atlantic coast, French Provincial on the Gulf coast and Mediterranean Revival in Florida.

The new Fort Pierce Post Office was completed in early 1936 under the PWA (Public Works Administration), created by President Roosevelt in 1933 . The PWA built 75% of new schools, 65% of new courthouses and city buildings, and 35% of all new hospitals in the nation.[52] The post office was built from plans supplied by the U.S. Treasury Department, with Louis A. Simon as Supervising Architect and Neal A. Melick as Supervising Engineer. At the same time, Simon supervised construction of the Old Perry Post Office in Taylor County–very similar in design, but smaller overall. While the latter stood out in contrast to the prevailing north Florida architecture, the Fort Pierce Post Office fit in well with the Mediterranean ambience created throughout the city during the land boom of the 1920's. Louis A. Simon was also responsible for the Palm Beach Post Office, built in 1937, replacing Addison Mizner's design, which was adjudged too costly.[53] There Simon's building, which would have been upscale in Fort Pierce, is too plain for its neighbors. It continues to operate as Palm Beach's post office. Simon had previously collaborated with George Albee Freeman on the Classical Revival U.S. Post Office and Federal Building in Sarasota (1934).[54] Simon's Perry, Palm Beach and Sarasota post offices are listed on the National Register of Historic Places.

Mediterranean style was most effectively used in Fort Pierce to set apart prominent public buildings, such as City Hall, and was therefore a fitting style for a new Federal building downtown. The Old Post Office stands as the last example of any such public building constructed in the city until the present day. It is also one of only two significant examples of New Deal architecture in the county. It features St. Lucie County's only WPA/Treasury Department mural.

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[52]Fran Rowin, Federally Sponsored Murals in Florida Post Offices During the Depression, 3.

[53]Articles and correspondence-Palm Beach Post Office files.

[54]Morton D. Winsberg, ed., Florida's History Through Its Places.

and burned down in 1843.[5]

The war stopped rather than ended, and settlers replaced soldiers under the Armed Occupation Act passed by Congress in 1842, providing for the homesteading of 160 acre lots of land. The sporadic pioneers of the 1840's along the Indian River often used the ruins of Fort Pierce as a reference point in describing claims.[6] The first attempt of an "Indian River Colony" to settle an area a few miles north of the fort was interrupted by the stabbing to death of John Barker, keeper of a trading post, by some Indians he had cheated.[7] The family and neighbors escaped to St. Augustine, not to return until the1850's, after the government had Fort Capron built near their homesteads, the site of present day St. Lucie Village. St. Lucie County had been created out of vast Mosquito County in 1844, the year before Florida became a state. The 1850 U.S. Census reported a county population of nearly 140, of whom 30 were soldiers and 27 slaves, commenting that "The inhabitants of the County were driven from it on account of the Indian hostilities and only a few of them have, as yet, returned."[8]

It was not until the 1870's that a settlement was founded that would be the beginning of Fort Pierce as a city. Alexander Bell had started a trading post at the site of the old fort in 1871, later homesteaded the land between Taylor Creek to the north and Moore's Creek to the south.[9] Moore's Creek remains the northern border of the commercial downtown. This would become Fort Pierce's first residential neighborhood. It was named Edgartown after the grandson of A.G. LaGow, one of the pioneers. Other founders were the families of Frank and James Bell, and Reuben Carlton.[10] Edgartown had a post office, named after the first postmaster, Thomas C. Bass. School was taught by Miss Ella Bell in her home until the first schoolhouse was built in the form of a "one-room palmetto-thatched shack" in 1881.[11]

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[5]Ibid., 30-31.

[6]Ibid., 36.

[7]Ada Coats Williams, A Brief History of St. Lucie County, 3.

[8]Lucille Rieley Rights, 36-41.

[9]Emily Lagow Bell, My Pioneer Days in Florida, 1876-1898, 25-29.

[10]Charles S. Miley, Miley's Memos, 3.

[11]Ibid., 3,8.

In 1879 Captain Benjamin Hogg and his wife Annie surprised and delighted the isolated settlers when they landed near Moore's Creek with a shipload of goods for sale. They considered the site of the old fort, about a mile and a half away, for setting up shop. But finally, in 1882, they built a two-story wooden building, with a long wooden dock stretching out into the river, about a block south of the mouth of Moore's Creek. Annie tended store while the Captain sailed his schooner between Fort Pierce, the Bahamas and Jacksonville trading green turtles and coconuts for goods with which to stock his trading post.[12] Annie found an much-needed assistant in Peter P. Cobb, who came from Cazenovia, New York in 1883.[13]

When some New England investors bought the building to start an oyster cannery in the mid1880's, Cobb stayed on to run the store. They called the place "Cantown."[14] After a year Cobb bought the cannery out and turned it into P.P. Cobb's General Merchandise Store. He also expanded the pier into Cobb's Dock which eventually extended twelve hundred feet into the Indian River, accommodating steam ships, fish houses, an oyster house, and tracks for carting ice out and fish back. Bass Post Office in Edgartown was closed down in favor of a new post office opened in the store in 1888, with Cobb as postmaster. The new post office was named "Fort Pierce". The commercial district that grew up around the river landing and general store followed suit. Throughout the pioneer period, when the Indian River settlements were only accessible by boat, the Hoggs' trading post and Cobb's store was famous from Eau Gallie to Jupiter. Its fame extended inland, too, both among Indians and cowmen, to Fort Drum and Okeechobee. It was the eastern origin of the cattle drives, along a route now designated the Florida Cracker Trail,[15] which ended with the sale of cattle in Fort Myers for shipment to Cuba from the port of Punta Rassa.[16]

The arrival in 1894 of Henry Flagler's railway, on its way south from Jacksonville, opened Fort Pierce to a new wave of settlers and a new range of economic possibilities. Pineapple growing was added to fishing and cattle raising. The city grew from a village to a town and was incorporated on February 2, 1901 with 53 out of 66

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[12]Ada Coats Williams, 11.

[13]Charles S. Miley, 97.

[14]Emily Lagow Bell, 29-30.

[15]The Tampa Tribune, September 9 & 10, 1987.

[16]Edward A. Fernald, Atlas of Florida, 101.

qualified voters present.[17] The Indian River Telephone Company was established in 1902, with exchanges in Jensen and Fort Pierce, salvaging parts of the one-wire telegraph line laid by the army from one end of the Indian River to the other during the Seminole wars.[18] The Fee family opened the Bank of Fort Pierce in 1903.[19] In 1905 Fort Pierce became the seat of St. Lucie County, population about 3000, recreated out of Brevard County, the seat of which was Titusville. The Florida East Coast Railroad had established a division point at Fort Pierce, boosting the job market. A proper county courthouse was built in 1909. The St. Lucie County Bank moved from Jensen to Fort Pierce in 1910 in recognition of the fact that the city's progress.[20] It had become the center of commerce for the entire county. The population of the county was over 4,000, that of the city just under 1,500. Citizens had electricity by 1912. In 1914 Fort Pierce High School was built, an outstanding example of Mission style architecture which for many years housed the only high school from Stuart to Melbourne.[21] Although the pineapple farming declined, the citrus industry took its place, followed by winter vegetables. Tourism was beginning to figure in the economy. By the end of the decade, the town had six churches, several hotels, a semi-weekly newspaper, a Golf and Country Club, a Rod and Gun Club and a Chamber of Commerce with a dedicated promotional program. The Fort Pierce ocean inlet was being dredged and scheduled to open in 1921.[22] The population was over 2,000 and growing fast. Fort Pierce was ready to take advantage of the land boom of the 1920's.

The early twenties saw plans under way for the opening of an ocean inlet and for a causeway to the barrier island. Symbolic of the optimism of the time, the Sunrise Theater was built by one of the town's leading entrepreneurs, Rupert Koblegard. It was, at the time of it construction in 1923, the largest theater between Jacksonville and

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[17]Charles S. Miley, 5.

[18]Walter R. Hellier, Indian River, Florida's Treasure Coast, 39, 99.

[19]Ibid., 92.

[20]Ibid., 96.

[21]Mary A. Bennett, Fort Pierce Elementary, A School and Its History, 36.

[22]Fort Pierce Chamber of Commerce, Fort Pierce Florida, "The Golden Belt", 1921.

Miami.[23] Fort Pierce began to call itself "The Sunrise City."[24] The city capitalized on its growing population and expansion of revenues with a series of community improvements. Street paving and widening, sewers, canals and bridges were given high priority.[25] A water filtration plant, incinerator, parks and wharves for the new port were planned From 1921 to 1923 more than 200 houses, the theater, a school and several business and office buildings were constructed at a cost of over $1,000,000. In 1924 the population was 4,000 and expenditures on development were expected to exceed $1,500,000.[26] Most of the local lawyers were busy with work for real estate dealers. The largest payroll in the city was still that of the Florida East Coast Railroad.[27] In 1925, the population peaked at 8,500. A new fire station and jail, and an elegant Mediterranean style City Hall were built. The county had 67 miles of paved road, mainly the Dixie Highway and Indian River Drive. The causeway from downtown to the beach on Hutchinson Island was complete. Of luxury projects, a casino was built at on the beach, a man-made island, in the manner of those between Miami and Miami Beach, was on the drawing boards; and several grandiose subdivisions were planned by private developers.[28]

The city's own Venetian Island and the Coral Gables-style developments like Indrio turned out to be sand castles when the real estate market collapsed, exacerbated by the south Florida hurricane of 1926. In Fort Pierce an ingenious method was devised to put people to work for the city and paying them in scrip.[29] Development continued at a slower pace until the Bank of Fort Pierce closed in 1927; two hurricanes, back to back, hit closer to home in 1928; and the stock market crashed in 1929. The St. Lucie County Bank was saved. The port was finished, giving Fort Pierce the only important deep water harbor between Jacksonville and Miami. Completion

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[23]Nichols Schwab Inc. et al., Sunrise Theater, Architectural Assessment and Preservation Plan, 6.

[24]E. L. Adams, Centennial Reflections, 34.

[25]Fort Pierce News Tribune, June 19, 1925.

[26]Fort Pierce Chamber of Commerce, The Cat's Out of the Bag at Fort Pierce Florida, "The Sunrise City."

[27]Judge Alto Lee Adams, The Fourth Quarter, 59-61.

[28]Fort Pierce Chamber of Commerce, Prosperous Fort Pierce-Where Ocean, River, Rail and Highway Meet, 1925.

[29]Judge Alto Lee Adams, 69.

of the Dixie Highway kept the city on the tourist map. The county built a 167 acre airport. The Chamber of Commerce, somewhat diminished in both resources and exuberance, continued to promote the Fort Pierce that was perfected during the golden age of the twenties.[30] In 1930 the population of the city had declined to under 5,000, rising to over 6,000 in 1935.[31]

In 1931 P. P. Cobb's store closed. The News Tribune wrote: "The closing of Cobb's store will mark the passing of a landmark, an institution that has been largely responsible for the development of this section. Thousands of families and individuals, both in pioneer and in later days, have been materially aided through the liberal but quiet generosity of its owner."[32] Only two significant buildings went up during the depression: the post office, in 1935, and the Coast Guard station, in 1937. Cattle ranchers and tomato farmers found a mutually beneficial arrangement whereby a pasture was lent to tomatoes one year and grass the next[33] People who could, went back to living off the land. For the average person, subsistence was his economic level, barter his medium of exchange. Nevertheless, community spirit was well–the beaches were pristine, there were always dances to attend and movies to see, and the fishing was still good.

In 1940 the city estimated its population at "8,000 in summer and 11,000 in winter."[34] One of 17 State Farmer's Markets was built in Fort Pierce and opened in 1941, primarily to serve tomato growers.[35] As the second World War began, construction came to a dead stop, but the depression was banished. The Navy chose Fort Pierce for the site of an amphibious training base, and many service men became part of community after the war. With its $380,000 citrus pre-cooling and refrigeration plant, the port of Fort Pierce was rated fifth in importance in the

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[30]Fort Pierce Chamber of Commerce, Economic Survey of Fort Pierce and St. Lucie County, 1934.

[31]Fort Pierce Chamber of Commerce, 1935 Directory of Fort Pierce and St. Lucie County.

[32]Charles S. Miley, 97.

[33]Interview with Pete Serra, Fort Pierce State Farmers' Market, 2000.

[34]R.L. Polk & Co., Polk's Fort Pierce City Directory 1940.

[35]Pete Serra.

## SUMMARY

The Old Post Office, built in 1935, is a two story building of asymmetrical plan, Mediterranean Revival in style. Its structure is steel frame on pilings. The walls are 12" terra cotta tile finished in smooth beige stucco. Of six roof levels, four are flat and parapeted; a red clay tile hipped roof covers the upper story level at the southwest corner, and also the northwest corner tower. Fenestration is single-hung sash, commonly in groups of three. Several interior rooms apart from the public postal spaces were remodeled in the 1960's and 1970's for use by other government agencies. The building anchors the western quadrant of Fort Pierce's community redevelopment area, comprising the traditional downtown as developed in the 1920's.

## SETTING

Fort Pierce is on the east coast of Florida, approximately 238 miles south of Jacksonville and 58 miles north of West Palm Beach. The city consists of nine square miles of irregularly shaped land surrounded by unincorporated areas of St. Lucie County. Fort Pierce is the county seat. It occupies the banks of the Indian River lagoon and the northern tip of Hutchinson Island, a barrier island separating the lagoon from the ocean. The city contains several residential neighborhoods, an oceanfront resort area and the county's historic downtown. The major traffic arteries serving the city are Interstate Highway 95, U. S. Route 1, and Coastal Highway A1A. There is a small airport. A commercial seaport and the city marina can be reached from the Intracoastal Waterway and through the Fort Pierce Inlet to the Atlantic Ocean.

The building stands on an 18,924 sq. ft. lot at the northwest corner of Orange Avenue and Fifth Street, with the entrance facing south on Orange Avenue. Except for the paving for parking, the site remains much as it was when the post office was built. There is a narrow parking lot for employees at the north end, and a larger one for customers at the west end of the property. Orange Avenue is a main thoroughfare leading to downtown Fort Pierce, running from the post office a block south to City Hall, a block farther to the FEC railway tracks and Depot Drive, a third block south to Second Street ("Main Street"), a fourth to Indian River Drive, and a fifth to the river itself. Across Fifth Street which runs north and south, is the Arcade, a Mediterranean style mixed-use building occupying most of the block along U.S. 1, one block east of, and parallel to, Fifth Street. It had

extended all the way to the southwest corner of Fifth and Orange until a fire destroyed part of the west wing. To its north on Fifth is the old Masonic Hall, now an office building. Across Orange are a series of small storefront businesses. Farther west along Orange are more storefronts on the south side and an elaborate Moorishly-ornamented Mediterranean Revival house, and finally the Mexican-baroque, Mission style Methodist Church. The immediate neighborhood of the Old Post Office comprises the westernmost end of the city's community redevelopment area.

**EXTERIOR**

The Old Post Office has six roofs, or roof levels–seven, if the portico is included (Photo 1). The south (Photo 2) and east (Photo 5) elevations are most visible to pedestrian traffic and are the most developed in architectural detailing. The building maintains its harmonious proportions on all sides, and is surrounded by a parapet with water table and precast concrete coping (Photo 1). A projecting base rising 2 ½ ft. above grade also surrounds and unites the building. It occupies a space approximately 104 feet north by 72 feet west on its lot.

At the south elevation (Photo 2), facing Orange Avenue, three central 8/12 single-hung sash windows are set in recessed round arches, separated by pilasters (Photo 7). A fourth, similarly recessed, is centered on the west corner bay, and contains a picture window. Each sill is adorned below with a recessed rectangular apron. The entrance is at the east corner. A stone plaque at the west corner is engraved with the date of construction and names of officials, architect and builder (Photo 8).

The entrance consists of a flat-roofed portico sheltering steps up to a double door. The metal and glass door is framed by wood pilasters and header with a wood frame fanlight above (Photos 9, 10). Both sides of the portico echo the recessed round arch, and sill treatment, of the windows, but feature open clay tile grillwork in place of glass (Photo 6). The facade is similar, with wrought iron tracery set into the arch above the door opening. A coped parapet tops the portico. An ornamental scupper is centered below the point at which the main roof parapet rises to a stepped segmental arch, crowning the entrance (Photo 1).

The east elevation features five recessed-arched windows in a one-three-one group to the south, with typical pilaster and apron treatment. Toward the north end of this elevation follow three unadorned windows, the last two separated by a door set in a recessed arch. All the windows are 8/12 single-hung sash. The door is topped by a four pane transom and reached by an uncovered concrete stoop (Photo 5).

The north elevation has two distinct parts (Photo 4). The east corner houses a recessed mailing platform. This loading dock is accessible on foot by a concrete, handicapped-accessible ramp and is sheltered by a marquee. The marquee is suspended by means of four steel stanchions hooked to the facade at ornamental medallions. The lower, west wing features a double door with metal louvers above, and an unadorned 8/12 single-hung sash window (Photo 12). Electric utilities connect to the building at this corner. Within lies the boiler room, below grade.

The west elevation (Photo 3) includes the boiler room wing projecting furthest west with one plain 8/12 single-hung sash window centered, and a chimney in the shape of a mission bell tower with hipped tile roof (Photo 11). A central section of the elevation features one 8/12 single-hung sash window, a second filled in opening of the same size and shape, and a door with concrete stoop covered by a small marquee-like awning. The southwestern corner contains a second story topped by a hipped tile roof. This level is penetrated by a row of five smaller 6/6 single-hung sash windows grouped one-two-three. Below, on the ground level, are: one window similar to the above next to an identical filled opening. Last is a plain picture window of the typical 8/12 proportion.

**INTERIOR**

Interior to the building are public and private spaces. The private spaces are divided into those used for postal functions and those formerly leased to other governmental agencies, presently unoccupied. (See the ground floor and roof /second floor plans, attached) .

The public spaces are as follows. The foyer receives natural light from the fanlight over the double entry doors (Photo 16). To the west is the customer service lobby, continuous in form and finish with the foyer, although separated by a glass and aluminum partition (Photo 17). On the north wall

facing the entrance is a wood-framed panel containing mail deposit slots (Photo 18), of similar finish to the bulletin cases below the mural in the customer service lobby. To the right of the mail deposit panel, an arched opening leads to the box lobby.

The customer service lobby runs along the front of the building (Photos 19, 22), parallel to Orange Avenue, and receives the light of the windows in the southern wall. Stretching across the west wall at the end of the lobby, from the crown molding down, is a mural commissioned under the Treasury Department program, painted by Lucille Blanch, depicting "Osceola Holding Informal Court with his Chiefs" (Photo 20). It is in relatively good condition considering that it has overlooked the comings and goings of several generations of postal customers. Below are two original wood-framed bulletin cases (Photos 21, 23). There is a panel door set into the north wall at its western end. The postal counter, and service window, runs along the north wall, beginning after the door (Photos 22, 24).

Straight through the foyer and perpendicular to the customer service lobby is the box lobby (Photos 13, 14), a long hallway, down which eastern windows light rows of brass mailboxes along the western wall. At the north end of the lobby is a wood panel door, leading to an office and the work area. A flat-arched opening connects the box lobby to the foyer. The ceiling throughout the L-shaped lobby/foyer area is 14 feet high, coffered and trimmed with crown molding (Photo 15). Marble wainscoting runs along the walls. The flooring throughout is red and brown quarry tile.

The private, postal spaces are as follows. Behind and parallel to the customer service counter is the window service room (Photo 25), leading to the work room beyond, which is parallel to the box lobby (Photos 26, 27, 28). At the end of the work room, north, is the mailing vestibule , which adjoins the mailing platform at the rear of the building. The north east corner of the building is divided into, going north from the door at the end of the box lobby, an office and restrooms; then at the west end of the mailing vestibule, the foyer of the eastern door turned into a storage room (site of the original postal inspector's entrance), and a break, or "swing", room at the corner (Photo 29).

Outside, on the mailing platform, at the back of the building, a door at the west end of the dock (Photo 30) leads down two steps to a concrete platform also accessed by a double door on the north

wall (Photo 4). A ladder adjacent to that door, inside, reaches through a hatch to the roof (Photo 31). From the concrete platform, several steps descend to a sunken boiler room. The boiler equipment and base of the chimney are down there. A hatch low on the south wall of the room opens onto the crawl space below the building (Photos 32-35).

The leased spaces were most recently used by the Federal Circuit Court, and consist of the south east third of the building including its upper story. The public entrance to the court room was on the west wall of the building (Photo 3, center door), through a lobby. The lobby led north to the clerk's office (Photo 36), east to the court room, and south to a secretary's office, beyond which were the judge's chambers. Stairs to the immediate south of the door (Photo 37) lead up to two rooms. The first was used by the probate officer; the second was the jury room (Photos 38, 39). These two rooms, and the restrooms between them, make up the building's upper story at the southwest corner, the portion with the tiled hip roof, lighted by the windows on the west elevation (Photo 3). The judge's bench stands at the south west corner of the court room, looking northeast (Photo 40). The jury area is on the judge's right hand, behind a knee-wall, and the witness box on his left (Photo 41). Behind the bench a hallway (Photo 42) led to either the paneled door in the lobby or to the judge's chambers. The chambers occupy the southwestern corner of the building at ground level, and were originally designed to be the postmaster's office (Photo 43). On the north wall of the loading dock, the westernmost of three doors was the Federal Marshall's entrance (Photo 30), which led south to the court room, or west and north, upstairs (Photo 44) to a hall overlooking the marquee through three windows (Photo 4). To the east of the stairwell, the first room is a holding cell (Photo 45), having a waiting foyer and a cell with a bench facing the door and a toilet concealed behind the wall. A room at the east end of the hall, and another off the hall to the south, are office spaces (Photo 46). This portion of the building is the flat-roofed, second-story block at the center of the north end of the post office (Photos 1, 4).

## ALTERATIONS

The main exterior alteration is the addition in the 1960's of the portico. An early picture postcard shows a broad flight of concrete steps with iron handrail leading up to the entrance, which is a double wood panel door with six lights (Attachment 1). A later view shows a different style of door, and

slightly less ornamentation around the fanlight, but similar steps (Attachment 2). The portico, as described above, is compatible in style, material and proportion with the rest of the building. The relocation of the wrought iron tracery from the fanlight to the portico entry preserves the original intent. The earlier entry doors have been replaced by metal-and-glass doors with panic-bars.

Other exterior changes include the two windows at the southwest corner of the building, east and west (Photos 2, 3). They were replaced with bullet-resistant glass. A second floor window on the south elevation, and two first floor windows on the west elevation have been filled in. The east and west entry doors are later replacements, as are most of those on the north elevation at the loading dock. The flagpole was not originally in its present spot on the lawn. It was on the roof, centered at the front (south). A postal worker climbed the roof each morning and evening to raise and lower the flag.[1]

Interior alterations to the public spaces are as follows. The foyer was created by installing a glass and aluminum partition at the entrance to the customer service lobby area so that the space could be locked while providing after-hours access to the mailboxes (Photos 17, 22). Originally a roll-up door had closed off the counter and both lobbies were open 24 hours a day. The panels high along the wall above the post office boxes were originally windows with open grillwork (the post office lobby windows were left open in good weather and the sea breezes provided fresh air)[2], but were later filled in (Photos 13, 15, 47). Free-standing interior furnishings are of various later dates. The customer service window trim and counter have been redone. The ceiling lights are recent. The wall-mounted mailboxes are original, as are the wood-framed bulletin cases below the mural (Photo 48). The mural is intact and maintains its historical place as an integral part of the post office lobby.

The postal work spaces have undergone some alteration over time. The wood flooring , some doors, parts of the mailbox interior section, and wall finishes up to the point of alteration for the sake of air conditioning are intact. Some of the office floor have been covered with linoleum. An inspector's gallery which might have looked out on all of the various postal operations below is not in evidence.

---

[1] Interview with Billy Ferguson, 2000.

[2] Interview with Fred Lienhard, 1999.

The eastern entrance is blocked from within, that space now being used for storage; traditionally it would have been the inspector's entrance. From his office at the northeast corner, now the swing room, he could have climbed through a trap door (Photo 49) to the gallery above to observe the employees through "peepholes."[3]

The non-postal interior has been considerably altered for the use of other federal agencies. The work room had taken up more space, such as that of the later courtroom, originally[4]. Much of that space was partitioned off. Most of the walls are paneled. Drop-ceiling hides the ductwork that occupies the formerly open ceiling space. Beneath the carpet that covers most of this section, the early hardwood flooring can be glimpsed (Photo 50). Original molding and trim is still apparent in places (Photo 39). Although some of the work may have started around the second World War, when armed forces recruiters had their offices in the building, most of the partitioning was done in 1964 and 1973[5].

[3]Ibid., 1999.

[4]Interview with Eula Carlton, 2000.

[5]Fred Lienhard, 1999.

## SUMMARY

The Old Post Office is significant at the local level under Criterion C in the areas of Architecture and Politics/Government. It exemplifies Public Works Administration (PWA) architecture as adapted to the Mediterranean Revival that defined an era in Fort Pierce and in south Florida. It was built under the supervision of architect Louis A. Simon, who designed several other landmark Florida post offices during the depression. It represents the city's first dignified federal presence as expressed architecturally. It is one of only two significant examples of New Deal architecture in the county. Its centerpiece is a mural in the lobby depicting a scene from the life of Seminole Chief Osceola. The mural is one of 14 that were sponsored by the Works Progress Administration (WPA), through the Treasury Department's Section of Fine Arts, in Florida between 1936 and 1942. It continues to function as the Downtown Station. It is a crucial element in the City's and Main Street's preservation and revitalization plan for downtown Fort Pierce.

## HISTORICAL CONTEXT

The United States took possession of Florida from Spain in 1821. The Ais of the south-central coast and other prehistoric Indians were virtually extinct by then, their few descendants melding with the mixture of immigrant tribes and runaway slaves who became the Seminoles. There were about 5,000 in Florida at the time. Friction with surveyors and settlers culminated in the 1835 attack on plantations south of St. Augustine which set off the Second Seminole War (1835-1842)[4]. The United States Army built a series of forts to counter the attacks and expedite the Policy of Indian Removal. One was founded on a bluff, the highest point visible, on the west bank four miles south of the Indian River Inlet, near an Ais mound and a spring. This took place in late 1837 by some accounts; perhaps on the morning of January 2, 1838, according to the journal of Dr. Jacob Rhett Motte, physician to the party of scouts. They named it after their commander, Lieutenant Colonel Benjamin Pierce, a career officer whose brother was Franklin Pierce, fourteenth President of the United States. The fort was deactivated after the war

[4]Lucille Rieley Rights, A Portrait of St. Lucie County, 29.

**EXHIBIT "A":**

NATIONAL PARK SERVICE NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

**Attached and labeled**

**EXHIBIT "B":**

PHOTOGRAPHIC RECORD OF PROPERTY INTERIOR TAKEN ON 10/3/02 AND INVENTORY OF CHARACTER-DEFINING HISTORIC FEATURES REMOVED

**Attached and labeled**

United States Department of the Interior
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

Adapted for the
**PROPOSAL**
of Properties in Florida for
Nomination to the National Register
of Historic Places

[redacted]

**1. Name of Property** Fort Pierce Old Post Office

historic name Fort Pierce Post Office

other names Downtown Station, Station A, Old Post Office [redacted]

**2. Location**

street & number 500 Orange Avenue ☐ not for publication

city or town Fort Pierce ☐ vicinity

state FLORIDA code FL county St. Lucie code [redacted] zip code 34950

**3. Owner Awareness Statement**

As the owner, or official representative of the owner, of the property identified above, I am aware of this proposal for its nomination for listing in the National Register of Historic Places. I have been advised of the procedures for review of the proposal by the State Historic Preservation Office and the Florida National Register Review Board, and for the formal nomination of the property at the discretion of the State Historic Preservation Officer. I understand that I will be notified of the date and place of the public meeting at which the proposal will be considered by the Florida National Register Review Board, and that I will be given an opportunity to submit written comments and to appear in person in support of or opposition to the nomination of the property.

At this time I _____ support _____ oppose _____ reserve opinion on this proposal.

_____
Signature of property owner or representative Date

**4. Legal Description of Property** (according to county property appraiser's office)

AMENDED PLAT OF BLK 2 OF RE-S/D OF RECEIVER'S S/D LOT 4 (MAP 24/10D)

Attach continuation sheet if necessary

EXHIBIT
tabbies
A

FORT PIERCE POST OFFICE
Name of Property

ST. LUCIE, FL
County and State

## 5. Classification

**Ownership of Property**
(Check as many boxes as apply)

- ☐ private
- ☐ public-local
- ☐ public-State
- ☒ public-Federal

**Category of Property**
(Check only one box)

- ☒ buildings
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

**Number of Resources within Property**
(Do not include any previously listed resources in the count)

| Contributing | Noncontributing | |
|---|---|---|
| 1 | 0 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 1 | 0 | total |

**Name of related multiple property listings**
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

## 6. Function or Use

**Historic Functions**
(Enter categories from instructions)

Government/Post Office
Government/Federal Courthouse

**Current Functions**
(Enter categories from instructions)

Government/Post Office

## 7. Description

**Architectural Classification**
(Enter categories from instructions)

Other - PWA Mediterranean Revival

**Materials**
(Enter categories from instructions)

foundation Concrete
walls Stucco
roof Bitumen
other Tile
Cast Stone

**Narrative Description**
(Describe the historic and current condition of the property on one or more continuations sheets.)

**WHEREAS,** the National Trust for Historic Preservation (NTHP) requested to be a consulting party to this transfer, and has been invited to concur in this Memorandum of Agreement (MOA);

**NOW, THEREFORE,** the USPS, the Florida SHPO, and the City of Fort Pierce agree that the conveyance of the Property shall be carried out in accordance with the following stipulations in order to take into account the effect of the conveyance on the Property.

**STIPULATIONS**

**The USPS shall ensure that the following measures are carried out:**

**1. Covenants:** The covenants attached hereto as Exhibit "C" (Covenants) will be included in the transfer instrument and promptly recorded in the real estate records of Saint Lucie County, State of Florida, for the sale of the Property.

**2. Significant character-defining features:**

a) The property is a 1935 Spanish Revival style building built as a post office to serve the City of Fort Pierce, and served in this role until it was closed by the USPS. Most of its character-defining historical features are those associated with the structure's role as a post office, and include the Section mural "Osceola Holding Court with his Chiefs" as well as a number of internal standard post office fixtures such as brass post office boxes, mail slots, tables, customer service windows and furniture, etc. These original features are shown in the original documents for the nomination of the building to the National Register of Historic Places (dated April 18, 2001 and attached to this Agreement as Exhibit "A").

b) Many of these original features are shown in the original documents for the nomination of the Property to the National Register of Historic Places. A number of these features have been altered by the USPS by their removal. Such alteration has impacted the identifying characteristics as originally shown in the nomination forms. The altered state of the internal character-defining historical features are recorded in photographs taken of the Property's interior on October 3, 2002 along with an inventory list of unreturned items, and attached to the Agreement as Exhibit "B".

c) The USPS has made every reasonable effort to locate, return, and restore to the Property these items that it removed and sold that are considered to contribute to the Property's historic significance (as noted above and described and noted in the National Register of Historic Places Registration Nomination Form dated April 18, 2001 and attached to this Agreement as Exhibit "A", and as recorded in photographs of the Property interior on October 3, 2002 and an inventory list of unreturned items attached to this Agreement as Exhibit "B")

**3. The Section of Fine Arts Mural:**

a) The Section of Fine Arts mural "Osceola Holding Court with his Chiefs" shall be placed permanently back in the Property, as soon as practical following its restoration, but shall remain the Property of the USPS.

b) The City of Fort Pierce, as initial caretaker of the mural, agrees to maintain and preserve the mural in accordance with the Covenants, any applicable National Park Service guidelines, and the provisions contained in this MOA.

c) The City of Fort Pierce shall provide the USPS with a minimum of ninety (90) days written notice of its intent to transfer title to the Property to any third party, so long as the Section mural is located in the Property.

**4. Amendments to, and termination of, this MOA**

a) If any signatory to this MOA, including any invited signatory, determines that its terms will not or cannot be carried out or that an amendment to its terms must be made, that party shall immediately consult with the other parties to develop an amendment. The amendment will be effective on the date a copy signed by all of the original signatories is filed with the Council. Such amendment of the MOA shall not affect the protective covenants appended to the MOA and recorded in public records along with any deed or other instrument transferring or divesting fee simple title or any lesser estate in the property or any part thereof.

b) If such efforts at amending the MOA fail, the ACHP may be asked by any signatory to this MOA to review the terms of the MOA and its implementation by the USPS. If the ACHP determines that the terms of the MOA are not being carried out, the MOA will be terminated. If the MOA is terminated for any reason, the USPS shall request Council comments per 36 CFR Part 800.7(a)(1). The Postmaster General will then take those comments into account and respond per 36 CFR Part 800.7(c)(4).

Execution of this MOA by the USPS, the Florida SHPO, and the City of Fort Pierce and implementation of its terms evidences that the USPS has taken into account the effects of the conveyance on the Property.

**SIGNATORIES:**

**UNITED STATES POSTAL SERVICE**

Date 11-8-02

Randy W. Alder, Asset Management
Contracting Officer authorized by USPS

**FLORIDA STATE HISTORIC PRESERVATION OFFICER:**

Janet Snyder Matthews

Dr. Janet Snyder Matthews, Phd.
Director

Date: 11/7/2002

**CITY OF FORT PIERCE:**

Edward G. Enns, Mayor

Date: 11-13-02

**Attest::**

Cassandra Steele

Cassandra Steele, City Clerk

**Approved as to form and content:**

Eileen Merritt

Robert V. Schwerer, Esquire
Assistant City Attorney

**Concurring for the National Trust for Historic Preservation:**

Betsy Merritt, Esquire
Deputy General Counsel

Date: _____

# MEMORANDUM

**TO** : Cassandra Steele, City Clerk

**FROM** : Robert V. Schwerer, Esquire, Assistant City Attorney

**SUBJECT** : Executed Memorandum of Agreement for 500 Orange Avenue Post Office Between the City, U.S.P.S. and the State Historic Preservation Office

**DATE** : November 21, 2002

---

Attached for the City's records is an original, fully executed final Memorandum of Agreement for the Historic Downtown Post Office.

Exhibit "C" of this document corresponds to the protective covenants recorded with the deed at the time of purchase. When the original Deed and Covenants from the post office purchase are forwarded to this office by the U.S.P.S. closing agent after recording, our office will forward those to you as well.

Robert V. Schwerer, Esquire
Assistant City Attorney

RVS/eml
Attachment

cc: Dennis W. Beach, City Manager (w/o attachment)
Tim Harrington, Historic Preservation Planner (w/o attachment)

**MEMORANDUM OF AGREEMENT**
**AMONG**
**THE UNITED STATES POSTAL SERVICE**
**THE FLORIDA STATE HISTORIC PRESERVATION OFFICER**
**AND THE**
**CITY OF FORT PIERCE, FLORIDA**
**FOR THE CONVEYANCE OF THE**
**HISTORIC DOWNTOWN FORT PIERCE POST OFFICE**

**WHEREAS,** the United States Postal Service (USPS) is conveying in fee simple the Historic Downtown Fort Pierce Post Office ("Property"), located at 500 Orange Avenue, City of Fort Pierce, County of Saint Lucie, State of Florida to the City of Fort Pierce, a municipal corporation ("Buyer"), and

**WHEREAS,** the Property was built in Spanish Revival style in 1935 and has been listed in the National Register of Historic Places for its significant architecture, art and its place in the downtown life of Fort Pierce, and

**WHEREAS,** the interior of the Property contains a mural commissioned by the Section of Fine Arts (Section), Public Buildings Administration, Federal Works Agency, entitled "Osceola Holding Court with his Chiefs". The Section mural, painted by Lucille Blanch in 1937 and installed in the Property in 1938, is currently being restored by the U.S.P.S. and will be placed back in the Property; and

**WHEREAS,** the USPS has determined that conveyance of the Property and subsequent actions taken by the USPS to remove and partially return character-defining historic features of the building (listed in Exhibits "A" and "B") constitutes adverse effects on this historic Property, and has consulted with Florida State Historic Preservation Officer (SHPO) and the City of Fort Pierce pursuant to the regulations 36 CFR Part 800, implementing Section 106 of the National Historic Preservation Act Preservation Act (NHPA, 16 U.S.C. 470f), and

**WHEREAS,** the Advisory Council on Historic Preservation is not formally participating in the consultation process regarding the transfer of the Historic Downtown Fort Pierce Post Office by the U.S.P.S. pursuant to 36 CFR Part 800.2(b)(1), but has provided assistance in the development of this Memorandum of Agreement in accordance with 36 CFR Part 800.2(b)(2); and

**WHEREAS**, the City of Fort Pierce has adopted the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, and Reconstructing Historic Properties, in Chapter 23, Sections 23-4 and 23-45 of the City Code of Ordinances, as applying to all historic properties designated within the City of Fort Pierce;

500 Orange Avenue

COPY

Return to:
This document prepared by:
Eileen C. Elms
Universal Land Title, Inc.
1555 Palm Beach Lakes Boulevard
Suite 100
West Palm Beach, Fl 33401

Property Tax ID # 2410-607-0004-000-6

COPY

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made and executed the 7th day of November, 2002, by the **UNITED STATES - UNITED STATES POSTAL SERVICE, pursuant to Postal Reorganization Act at 39 USC 401 (5),** existing under the laws of the United States of America and having it principal place of business at 8055 E. Tufts Avenue, Ste 400, Denver, CO 80237-2881, ("Grantor"), to the **CITY OF FORT PIERCE**, a Florida Municipal Corporation, whose Post Office address is City Hall, 100 North U.S. 1, P.O. Box 1480, Fort Pierce, FL 34954-1480, (Grantee"):

(The terms "Grantor" and "Grantee" include all the parties to this instrument and their respective successors and assigns.)

Grantor, in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to the Grantee that certain land in **ST. LUCIE** County, Florida, more particularly described as follows:

COPY

Lot 4, Block 2, AN AMENDED PLAT OF BLOCK 2 OF RESUBDIVISION OF RECEIVER'S SUBDIVISION OF BLOCK L, AARON LEE'S MAP OF THE CITY OF FORT PIERCE, according to the Plat recorded in Plat Book 7, Page 22 as recorded in the Public Records of St. Lucie County, Florida; said land situate, lying and being in St. Lucie, Florida.

**TOGETHER** with all tenements, hereditament and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** Grantor hereby covenants with Grantee that it is lawfully seized of the land in fee simple; that it has good right and lawful authority to sell and convey the land; that it hereby fully warrants the title to the land and will defend against claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for taxes and assessments for the year 2002 and subsequent years, and easements, covenants and restrictions of record.

**AND** Grantee hereby covenants and agrees to the historic restrictions on the use of the above-described property as set forth in the Protective Covenants attached to this deed as Exhibit "A".

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2120280 OR BOOK 1613 PAGE 2457
Recorded:11/18/02 11:10

COPY

**IN WITNESS WHEREOF,** Grantor has caused this deed to be executed in its name, and its corporate seal to be affixed by its proper officers as of the day and year first above written.

COPY

Executed in the presence of:

Witness:

Printed Name

**UNITED STATES - UNITED STATES POSTAL SERVICE, pursuant to Postal Reorganization Act at 39 USC 401(5)**

BY: Randyl W. Alder
Contracting Officer

Witness:

Printed Name

**STATE OF COLORADO**
**CITY AND COUNTY OF DENVER**

COPY

The foregoing instrument was acknowledged before me this 7th day of November, 2002 by Randyl W. Alder, as a Contracting Officer of the **UNITED STATES - UNITED STATES POSTAL SERVICE, pursuant to Postal Reorganization Act at 39 USC 401 (5).** He is personally known to me.

Notary Public
Printed Name

(SEAL)

My commission expires: June 28, 2005

GLORIA M. CHARLSON NOTARY PUBLIC STATE OF COLORADO

OR BOOK 1613 PAGE 2458

COPY

EXHIBIT "A"

**PROTECTIVE COVENANTS**

In consideration of the conveyance of certain improved real Property hereinafter referred to as the Historic Downtown Fort Pierce Post Office ("Property") located at 500 Orange Avenue in Fort Pierce, St. Lucie County, Florida, which is more fully described as:

Lot 4 of Block 2 of amended Plat of Block 2. Resubdivision of Receivers Subdivision of Block "L" of Lee's Map of the City of Fort Pierce, Florida. Said amended Plat being recorded in Plat Book 7, page 22, St. Lucie County, Florida public records.

Buyer hereby covenants on behalf of itself, its heirs, successors, and assigns at all times to the Florida State Historic Preservation Office to maintain and preserve the Property as follows:

1. To preserve and maintain the Property in a manner that preserves the character defining historic features of the exterior and interior of the building in substantially the same condition received at the time of sale in order to preserve and enhance the qualities that make the Property eligible for listing on the National Register of Historic Places ("National Register")

2. Buyer has received the Property with certain interior features of the structure in an altered state from that of the date the Property was accepted onto the National Register of Historic Places. Buyer shall not be responsible for the altered state of the interior as received, nor shall Buyer be required to perform any remedial restoration of the interior.

3. That no alteration, remodeling or other work that relate to the characteristics that qualify it for inclusion to the National Register and that would further diminish the historic integrity of the Property shall be undertaken or permitted to be undertaken without prior consultation with, and permission from, the Florida State Historic Preservation Officer ("SHPO"), such permission shall not be unreasonably withheld.

4. The Section of Fine Arts mural "Osceola Holding Court with his Chiefs" is on permanent loan from the USPS to Buyer, as an integral character defining historical feature of this Property. The USPS shall retain all ownership rights. The Buyer shall take any and all reasonable steps to ensure the preservation and protection of the mural. At the end of every two calendar years the Buyer shall inform the USPS of the state of the mural. The USPS has the right to inspect the mural at any time, and should it find that the mural is not being cared for in a manner consistent with applicable Federal guidelines, the USPS has the right to take any and all remedies to force the Buyer to preserve and protect the mural.

COPY

COPY

COPY

5. That the Florida SHPO or authorized representative thereof shall be permitted at all reasonable times to inspect the Property in order to ascertain if the above conditions are being observed. Prior to said inspection; the SHPO shall furnish properly written notification to the Buyer of its intent to inspect the Property.

6. That these covenants are binding on the Buyer, its heirs, successors, and assigns in perpetuity. Restrictions and covenants contained herein shall be incorporated into any deed or other legal instrument by which it divests itself of either the fee simple title or any other lesser estate in the Property or any part thereof;

7. That the failure of the SHPO to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time; and

COPY

8. That these covenants shall be a binding servitude upon the real property that includes the Historic Downtown Fort Pierce Post Office ("Property") and shall be deemed to run with the land.

These covenants shall constitute conclusive evidence that the Buyer agrees to be bound by the foregoing conditions and restrictions and to perform to obligations herein set forth.

COPY

OR BOOK 1613 PAGE 2460

| Address | Seller's Name | Offer | Escrow | Closing Date | Proof of Funds | Addendum (Outlining improvements, uses proposed & timeframe) | Staff Recommendation | Rank (1 is best to 5 the least) |
|---|---|---|---|---|---|---|---|---|
| 505 N 7th | Salvation Army | $100 | written letter of intent | | | | Accept preliminary offer, move forward to contract | |
| 500 Orange Ave | RAST Properties Inc | $111,000 | $1,000 | 45 days after acceptance | included | Inc luded | Do not accept offer | 5 |
| 500 Orange Ave | Daniel Bajaroff or Assigns | $135,000 | $10,000 | 60 days after acceptance | included | Included | Do not accept offer | 4 |
| 500 Orange Ave | Kite Tax Lien Capital LLC | $135,000 | $10,000 | 45 days after acceptance | included | Not included | Do not accept offer | 3 |
| 500 Orange Ave | Synkowski or Assigns | $139,000 | $5,000 | 60 days after acceptance | included | included | Accept offer | 1 |
| 500 Orange Ave | Principal Real Estate Dev LLC | $160,000 | $1,000 | 45 days after acceptance | included | included | Consideration as Backup offer | 2 |

**Treasure Coast Newspapers** | **TCPALM**

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

# AFFIDAVIT OF PUBLICATION

**STATE OF FLORIDA**
**COUNTY OF ST. LUCIE**

**Before the undersigned authority personally appeared, Sherri Cipriani, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.**

| Customer | Ad Number | Copyline | PO # |
|---|---|---|---|
| 463454 - CITY OF FT PIERCE/LEGALS | 1457107 | Meeting: 2/21/17: 500 Orange Avenue | Meeting: 2/21/17 |

**Pub Dates**
January 27, 2017
February 3, 2017

Sworn to and subscribed before me this day of, February 02, 2017, by

Sherri Cipriani, who is

Sherri Cipriani

(X) personally known to me or

( ) who has produced _____ as identification.

Sandra Coldren

**Sandra Coldren** **Notary Public**

NOTARY PUBLIC STATE OF FLORIDA
SANDRA COLDREN
MY COMMISSION # FF 004035
EXPIRES: April 1, 2017
Bonded Thru Notary Public Underwriters

Ad Number: 1457107
Insertion Number: N/A
Size: 1 Col x 66 ag
Color Type: N/A

Advertiser: City of Fort Pierce
Agency: N/A
Section-Page-Zone(s): E-6-All
Description: Meeting: 2/21/17: 500 Orange Aven...

# St. Lucie News Tribune

TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK

## Friday, February 03, 2017



### Notice To Creditors

FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 3, 12, 2017.

Personal Representative:
Charles Bartnik
547 Rte. 9D
Garrison, New York 10524

Attorney for
Personal Representative:
Beth Teardo Prinz, Esquire
Attorney
Florida Bar Number: 0786462
SPRAKER & PRINZ
P.O. Box 1138
Stuart, Florida 34995
Telephone:
(772) 220-0212
Fax: (772) 220-0422
E-Mail:
sprakerp@bellsouth.net
Secondary E-Mail:
BethPrinzLaw@gmail.com

Pub: February 3, 10, 2017
TCN 1469813

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IN THE CIRCUIT COURT IN AND FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 17-46 CP

IN RE: ESTATE OF
VERONICA M. SHORTELL,
a/k/a
VERONICA MARIE SHORTELL,
a/k/a
VERONICA SHORTELL,
Deceased.

NOTICE TO CREDITORS
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
The administration of the Estate of Veronica M. Shortell, a/k/a Veronica Marie Shortell, a/k/a Veronica Shortell, deceased, whose date of death was January 4, 2017, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is Post Office Box 9016, Stuart, Florida 34995. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of the first publication of this Notice is January 27, 2017.

Personal Representative:
LESLIE ELAM
8305 Cherokee Trail
Crossville, TN 38572
Attorney for Personal Representative:
JORDAN FIELDS, ESQUIRE
Florida Bar No. 205745
416 Cortez Avenue
Stuart, FL 34994
Phone: (772) 286-0890
Fax: (772) 288-1728
Primary e-mail:
jordan@jfpalaw.com
Secondary e-mail:
chris@jfpalaw.com
Pub: January 27, February 3, 2017
TCN 1458010

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IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
File No.: 17000050CPAXMA

IN RE: ESTATE OF
EVANS U. SISMANSON,
Deceased.

NOTICE TO CREDITORS
The administration of the estate of EVANS U. SISMANSON, deceased, whose date of death was December 6, 2016, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 East Ocean Boulevard, Stuart, Florida 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 3, 2017.

Personal Representative:
Christine T. McIsaac
46 Medford Road
Ridge, New York 11961
Attorney for Personal Representative:
Beth Teardo Prinz, Esquire
Attorney
Florida Bar Number: 0786462
SPRAKER & PRINZ
P.O. Box 1138
Stuart, Florida 34995
Telephone: (772) 220-0212
Fax: (772) 220-0422
E-Mail:
sprakerp@bellsouth.net
Secondary E-Mail:
BethPrinzLaw@gmail.com
Pub: February 3, 10, 2017
TCN 1471908

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IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
File No.:
432016CP000787CPAXMX

IN RE: ESTATE OF
DORIS E. WERESZAK
A/K/A
DORIS E. WERESZCZAK
Deceased.

NOTICE TO CREDITORS
The administration of the estate of Doris E. Wereszak a/k/a Doris E. Wereszczak, deceased, whose date of death was May 19, 2016, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 E. Ocean Boulevard, Stuart, FL 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is fEBRUARY 3, 2017.

Personal Representative:
Ann Atkinson
4005 Forestvale Avenue
Woodbridge, Virginia 22193
Attorney for Personal Representative:
Jeffrey Hap, Esquire
Florida Bar Number: #75541
Plumosus Center
824 W. Indiantown Rd.
Jupiter, FL 33458
Telephone: (561) 575-1900
Fax: (561) 575-6565
E-Mail: jeff@haplaw.com
Secondary E-Mail:
Karen@haplaw.com
Pub: February 3, 10, 2017
TCN 1472317

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IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
File No.:
432017CP000090CPAXMX

IN RE: ESTATE OF
EUGENE A. WILLIS,
Deceased.

NOTICE TO CREDITORS
The administration of the estate of Eugene A. Willis, deceased, whose date of death was November 28, 2016, is pending in the Circuit Court for MARTIN County, Florida, Probate Division, the address of which is 100 SE Ocean Blvd., Stuart, FL 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 3, 2017.

Personal Representative:
Cara A. Smith
6350 SE Lillian Ct
Stuart, Florida 34997
Attorney for Personal Representative:
ELDER AND ESTATE PLANNING ATTORNEYS PA
480 Maplewood Drive Suite 3
Jupiter, FL 33458
Telephone: (561) 694-7827
Fax: (561) 745-6460
Eservice Email:
EEPAPA@elderlawyersfl.com
Secondary Email:
anne@elderlawyersfl.com
By: Anné Desormier-Cartwright
FL Bar No. 457582
Pub: February 3, 10, 2017
TCN 1471274

### Public Notices

NOTICE
The Martin County School Board has scheduled a Special Board Meeting for Friday, February 10, 2017 at 3:30pm. The Special Board meeting will be held in the School Board Meeting Room, 500 E. Ocean Blvd., Stuart, Florida 34994.
Pub: February 3, 2017
TCN 1473749

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CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The Planning Board, acting as the Local Planning Agency (LPA), of the City of Fort Pierce, Florida, pursuant to Section 163.3174 of Florida State Statutes, will on Tuesday, February 14th, 2017, hold a Public Hearing in the St. Lucie County Commission Chambers, 2300 Virginia Avenue, 3rd Floor of Roger Poitras Building, Fort Pierce, Florida 34982, at their meeting which begins at 6:00 p.m., to consider recommendation of an application for Comprehensive Plan Amendment to the Future Land Use Map as follows:
Amendment of the Future Land Use Designation of Parcel 2404-144-0000-000-9, totaling 4.42 acres, from Low Density Residential (RL), to General Commercial (GC). Said parcel zoned General and Recreational Open Space Zone (OS-1).

Amendment of the Future Land Use Designation of the western 190 ft. of Parcel 2403-233-0002-000-3, totaling 1.57 acres, from Conservation and Open Space (COS) to General Commercial (GC). Said segment of parcel zoned Single-Family Moderate Density Zone (R-3).

All interested parties may appear at the meeting and be heard with respect to the application. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE ACTION OF THE PLANNING BOARD AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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.

/s/ Kori Benton,
Senior Planner
Pub: February 3, 2017
TCN 1468953

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CITY OF FORT PIERCE
NOTICE OF CONVEYANCE
OF REAL PROPERTY

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 13 of the City Charter and having determined that this property is not needed for public purpose, will consider the adoption of Resolution No. 17-R03 at its meeting which begins at 6:30 p.m. on Tuesday, February 21, 2017, at City Commission Chambers, 100 N US Highway 1, Fort Pierce, FL, authorizing the transfer of certain real property generally located at 500 Orange Avenue and legally described as: AMENDED PLAT OF BLK 2 OF RE-S/D OF RECEIVER'S S/D LOT 4 (MAP 24/10D)(OR 1613-2457). Property will be transferred to 4616 Investment, LLC in exchange for $139,000.00. The property is subject to protective covenants which are recorded with the St. Lucie County Clerk of Court at File No. 2120280 or Book 1613 Page 2457-2460.
All interested parties may appear at the meeting and be heard with respect to the conveyance of land. Said resolution, protective covenants and supporting documents will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway #1, Fort Pierce, Florida.
ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Linda W. Cox, City Clerk
Pub: January 27, February 3, 2017
TCN 1457107

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### Request for Bids

CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY
INVITATION TO NEGOTIATE (ITN)

Children's Services Council of Martin County (CSCMC) invites eligible community service providers for Martin County's children/families to submit responses to an Invitation to Negotiate (ITN) proposing a Black Infant Birth and Health Equity Program to improve birth and health outcomes.

ITN Respondent Questionnaire and budget forms for completion will be available on or after 02/03/17 by e-mail request to Sarah Gosney, Director of Policy and Operations, at sgosney@cscmc.org. ITN related documents in a view-only format are located on the CSCMC website at www.cscmc.org (see Home Page for link). ITN responses must be submitted to CSCMC via hand-delivery by 3:00 PM on 03/10/17 when they will be publicly opened, as well as via e-mail to sgosney@cscmc.org.

CSCMC reserves the right to accept ITN responses in the best interest of the Council, waive any non-substantial deficiency or irregularity in a response, or reject any or all responses. Responses will not be accepted by CSCMC after due date and time.

For further info, contact Sarah Gosney at sgosney@cscmc.org or 772-288-5758 x101.
Pub: February 3, 2017
TCN 1459331

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CITY OF FORT PIERCE
NOTICE OF CONVEYANCE
OF REAL PROPERTY

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 13 of the City Charter and having determined that this property is not needed for public purpose, will accept bids for the property described as Lot 13 Lincoln Ct., Parcel ID 2409-501-0233-000-1, with a legal description as follows: Lot 13, Block 8, Lincoln Park No. 2, according to the Plat thereof, recorded in Plat Book 4, at Page 77, of the Public Records of St. Lucie County, Florida. Property will be conveyed via Quit Claim Deed and bids will be evaluated based on dollar amount.
All bids must be received in the Fort Pierce Purchasing Office, 100 N US Highway 1, Fort Pierce, FL on the first floor of City Hall no later than 3:00 p.m. on Tuesday, February 14, 2017 to be considered. Questions should be directed to the Purchasing Office at 772-467-3748.

Linda W. Cox, City Clerk
Pub: January 27, February 3, 2017
TCN 1457131

### Tax Deed Application

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that EVERGREEN ASSURITY COMPANY the holder of the following certificate has filed said certificate(s) for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name(s) in which it was assessed are as follows:

Certificate No: 1256
Year of Issuance:June-01-2009

Description of Property:
MONTEREY, LOT 28 BLK 6
09-38-41-006-006-00280.70000
Said property being in the County of Martin, State of Florida

Name(s) in which assessed:
COBRA INVESTMENTS INC.

Unless said certificate shall be redeemed according to law, the property in such certificate shall be sold to the highest bidder at the MARTIN COUNTY COURTHOUSE COMPLEX, 1ST FLOOR OF THE CONSTITUTIONAL OFFICE BUILDING,JURY MANAGEMENT ROOM,100 SE OCEAN BLVD, STUART FLORIDA 34994 at 10:00 A.M., on the 16th day of March, 2017. Property is sold subject to any additional outstanding taxes.

CAROLYN TIMMANN,
CLERK OF CIRCUIT COURT
& COMPTROLLER
Martin County, Florida
Sue Konney
Deputy Clerk

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Sue Konney – 100 East Ocean Boulevard Stuart, FL 34994. (PO Box 9016, Stuart, FL 34995) at 772-288-5554 within 2 working days of your receipt of this Notice of Application for Tax Deed; if you are hearing or voice impaired, call 711.

Pub: February 10, 17, 24, March 3, 2017
TCN 1469962

Real Estate
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TCPALM localfieds

### Tax Deed Application

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MAGNOLIA TC 14 NSA LLC the holder of the following certificate has filed said certificate(s) for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name(s) in which it was assessed are as follows:

Certificate No: 1819
YearofIssuance:June-01-2014

Description of Property:
SANDY RIDGE UNREC LOT 23
DIXIE PARK, LOTS 34 & 35 LESS E 5' BLK 2
30-38-42-005-000-00230.60000
Said property being in the County of Martin, State of Florida

Name(s) in which assessed:
SIMONE P. LEAO

Unless said certificate shall be redeemed according to law, the property in such certificate shall be sold to the highest bidder at the MARTIN COUNTY COURTHOUSE COMPLEX, 1ST FLOOR OF THE CONSTITUTIONAL OFFICE BUILDING,JURY MANAGEMENT ROOM,100 SE OCEAN BLVD, STUART FLORIDA 34994 at 10:00 A.M., on the 16th day of March, 2017. Property is sold subject to any additional outstanding taxes.

CAROLYN TIMMANN,
CLERK OF CIRCUIT COURT
& COMPTROLLER
Martin County, Florida
Sue Konney
Deputy Clerk
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Sue Konney – 100 East Ocean Boulevard Stuart, FL 34994. (PO Box 9016, Stuart, FL 34995) at 772-288-5554 within 2 working days of your receipt of this Notice of Application for Tax Deed; if you are hearing or voice impaired, call 711.
Pub: February 10, 17, 24, March 3, 2017
TCN 1469940



### Real Estate Sales

#### Open Houses

**VERO BEACH** Gated Community. 4bd/2ba/3car garage, kitchen opens to family room, granite counters, in-ground pool. Large screened lanai. F.S.B.O. Call 772-567-9298 WEB 1459132

#### Homes For Sale

**PORT ST LUCIE** - Torino area, 2100 sf, 3/2/2, (as large as most 4 bdrms), built in 2005, high ceilings, 18x18 scrnd porch. No Agents. $233K; 305-213-4982 or 772-267-2842 No Texts. Web Id 1455504

**PORT ST LUCIE** FSBO - $280K Spacious 4bd/3ba/2cg pool home w/scrn'd lanai, corian, in-law suite, vaulted ceilings, family rm, oversized lot w/ circ drwy, St. James Area 772-370-9948 Web Id 1451727

**PORT ST. LUCIE - FOR SALE BY OWNER** 4 BEDROOM POOL HOME $334,000. Renovated w/open floor plan. New kitchen & baths, granite, lots of tile, tankless water heater, SS appliances, accordion storm shutters & custom pool all on 1/2 acre. Call 772-370-4841 WEB ID 1432020

**PORT ST. LUCIE** Floresta area, 3/2 & carport, 1700 sf, 2 story, LR 2 story ceiling, pool & Jacuzzi + 14x40 patio, all scrnd-in; $179K, No Agents. 305-213-4982 or 772-267-2842 WEB ID 1455390

**SEBASTIAN** New 3bd/2ba/2car gar. 1863 living. April completion. 614 Stevenson Ave. Pick your floors & appliances. Email: wmbxyz@flbb.net with any questions. $239,000. WEB 1436510

**ST LUCIE WEST - CASCADES**, 55+ gated comm, 2300sf 4bd/2ba/2cg on lake; LV & Fam rm, tennis courts, 9-Hole golf, huge clbhse, exc room, activites galore! $290K; 772-485-7364 Web Id 1457024

**STUART** 2703 SE Castle Pine Place Summerfield Gated Community. 3/2.5/2 + den. Public Golf Course, Clubhouse, Pool, Tennis. $125/mo HOA. $369,000. Barbara 772-708-5151 WEB ID 1473781

#### Homes-Furn

**VERO BEACH** - Vista Royale, $89,900. 55+. 2bedroom /2bath, 2nd floor, Beautiful view of golf course & pond. 4 clubhouses, pools & tennis courts. Call (561)337-6044 WEB ID 1472204

#### Condos-Furn

**NORTH HUTCHINSON IS** A1A, By Owner, Ocean Front, corner unit, A View Second to None, 3/2,updates gar, $425K 270-929-5410 or 270-929-2695 WEB ID 1471904

**STUART** Monterey Yacht & Country Club Beautifully furn. 2/2 upper, new a/c system,impact glass, unlimited golf,pool,55+comm, $82,500 772-486-4461 **MUST SEE!** WEB ID 1465236

Real Estate
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#### Condos-Unfurn

**5393 SE MILES GRANT A-206** Don't miss this great 2nd floor unit in Miles Grant. The unit boast of an updated kitchen, enclosed lanai with golf course view, minutes to the pool, carpeting in the living area and bedroom. This is a very active Community, social membership required. $68,000.00 Call Christine Matos with Mel-Ry Realty Group 772-215-3586 WEB ID #1441040

**NO HUTCHINSON IS** - Rare Opportunity Condo! 2/2,1078 sf, intercoastal vw, ocean access, renov, marina, pools, jacuzzi, tennis. Must See! $239,900; 772-359-2103 or 561-543-3572 WEB ID 1436565

**SEBASTIAN** 2bd/2ba, 2nd floor Condo in Pelican Point. Granite kitchen. Recently painted & updated. Pristine! Many amenities: Pool, Golf, Tennis, Marina, Boat Storage. $157,900. Furn. neg. Call 772-643-4107 WEB ID 1459522

**ST. LUCIE WEST** - 2/2, Ideal location, Near I95 and shops, recently painted $115,000 (772)873-1624 #1473916

#### Waterfront/Beach Property

**PORT ST. LUCIE** OCEAN ACCESS 3bd/2ba/2car CBS, dock for 50' boat, newer Seawall, Roof, Windows, etc. 1237 SE Coral Reef St. $299K. Owner will finance. Call 772-785-9576 WEB ID 1442454

**VERO BEACH** Oceanfront PH 2/2 on Ocean Dr. Boardwalk. Recently remodeled. 1450sf. Pool, tennis, security entry. On-site property manager. Furn. $474K. 804-339-2653 WEB ID 1466669

#### Manufactured Homes

**FORT PIERCE TANGLEWOOD FAMILY PARK** - Over 4 Homes to choose from. New & Used; Lease to Own Available. Call Eddy: 772-882-0237 Web Id 1469450

#### Mobile Homes/Lots

**FT. PIERCE** - Deluxe RV/Home Site, between FtP & Vero B. on Atlantic Ocean. Private Beach W/Side on Indian River, Gated Comm.,new tennis courts, olympic size pool, free marina, great rental site, $112,500 Financing Available 772-559-1059 WEB ID 1462523

**STUART NATALIE ESTATES** - 4800 SE Federal Highway, Lot 23, mobile home 2/2, furn, updtd, ramp to porch/ shed, covd. screened patio, carport, irrig. Free WIFI, htd pool. $180/mo w/water, garb p/u, cable. No dogs allowed. 55+. zillow.com $55K incls lot. FSBO. 772-220-7634/772-285-6877 WEB ID 1452353

#### Lots/Acreage for Sale

**VERO BEACH** Bent Pine Golf Course lot. Best cul-de-sac location in guard gated comm. Substantially cleared w/lg trees. $195K. See http://bentpine.wixsite.com/lotfor sale for photos & details or call 954-559-1103.

### Real Estate Rentals

#### Apartments - Furnished

**STUART** - waterfront efficiency on St. Lucie river, downtown, in historical district, off street parking, clean, no pets; Rent includes utilities; Call 772-283-5677 WEB ID 1466963

#### Apartments - Unfurn.

**FORT PIERCE** - 1bd/1ba with Waterview; Downtown - close to shops & restaurants; $800mo 772-940-3351 WEB ID 1440586

**FORT PIERCE** 1BR/1BA 2BR/2.5BA **www.CortezVillage.net** (772) 466-1505 WEB ID 1439812

**WHITE CITY** Townhome Community 2 Bedroom, Pool 772-466-0091 www.Weatherbee Townhomes.net WEB ID 1439824

#### Homes Unfurnished

**FORT PIERCE** - Large Studio Apartment; ideal for student or professional. Central Location. $650 mo, incl utilities & internet. Call 772-940-3351 WEB ID 1440478

**INDIAN RIVER COUNTY** - house on 10 acres, 2/2 w/office & stock room. Pets welcome. Parking for equipment, boats, etc. 5 min from downtown Vero Beach, Must See! Call Robert (772) 360-8998

**PALM CITY** - Martin Downs 2/2/2. Lake/golf views. Gated. Den, scrnd patio, W/D hookup, cable. Near shops. tnpk, I95. Yr. lease $1650/mo. No pets/smoke. 772-285-7216 WEB ID 1460184

#### Condos Furnished

**VERO BEACH** - 2br/2ba, 55+ 1st floor, Annual Lease Only $990 per month + Security. Available April 15th. Clbhse, heated pool, close to everything! (908) 745-8238 WEB ID 1468214

**City Commission Regular Meeting** **Agenda Item # 13. b.**

**Meeting Date:** 02/21/2017

**Re:** Planning Board Appointments

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

**SUBJECT:**

Resolution 17-R06 Certifying Appointments/Reappointments to the Planning Board following a vote.

**SUMMARY:**

There are four regular and one alternate positions on the Planning Board whose terms end on February 28th, 2017. All five current members are seeking reappointment and their applications are attached: Timothy O'Connell (regular), John George (regular), Robert Poitier (regular), Charlie Hayek (regular), and Al Bernetti (alternate). Mr. Broderick, who serves on the Historic Preservation board, has also asked to be considered.

Additionally, both alternates have asked to be considered for regular positions: Steve Weaver and Al Bernetti.

Commission should select four regular members and one alternate from the candidate applications.

**RECOMMENDATION:**

Staff recommends that the City Commission select four regular members and one alternate from the submitted applications.

**ALTERNATIVES:**

Continue seeking additional applications

**RESPONSIBLE STAFF:**

Rebecca Grohall, Planning Director

**COORDINATED WITH:**

Linda Cox, City Clerk

**Fiscal Impact**

**Budgeted Y/N:** N

**Fiscal Year:** 2017

**OTHER INFORMATION:**

Not applicable

**Attachments**

17-R06

Attendance Record
Timothy O'Connell
John George
Robert Poitier
Charlie Hayek
Steve Weaver
Michael Broderick
Al Bernetti

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## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Rebecca Grohall | 01/24/2017 01:47 PM |
| City Manager | Rebecca Grohall | 01/24/2017 01:49 PM |
| City Manager | Nick Mimms | 01/30/2017 10:31 AM |

Form Started By: Rebecca Grohall Started On: 01/24/2017 10:01 AM

Final Approval Date: 02/07/2017

**RESOLUTION NO. 17-R06**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT/ REAPPOINTMENT OF MEMBERS TO THE CITY PLANNING BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

**BE IT RESOLVED** By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the City Planning Board; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

| Name | Type | Term Expires |
|---|---|---|
| _____ | Regular | February 28, 2019 |
| _____ | Regular | February 28, 2019 |
| _____ | Regular | February 28, 2019 |
| _____ | Regular | February 28, 2019 |
| _____ | Alternate | February 28, 2019 |

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 21st day of February, 2017.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
JAMES MESSER, CITY ATTORNEY

**PLANNING BOARD**

**ATTENDANCE RECORD 2016**

| BOARD MEMBERS | 1/12/2016 | Special Mtg. 1/26/2016 | 2/9/2016 | 3/8/2016 | 4/12/2016 | 5/10/2016 | 6/14/2016 | 7/12/2016 | 8/9/2016 | 9/13/2016 | 10/11/2016 | 11/8/2016 | 12/13/2016 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BURDGE, BOB (Chair as of 4/14/15) | P | P | P | P | P | P | P | P | P | P | P | P | P |
| CUMINGS, ELOISE | P | P | P | P | P | P | P | P | P | P | E | P | P |
| POITIER, ROBERT (Reg. Member as of 2/9/16) | E | P | P | P | P | P | P | E | P | P | P | P | P |
| GEORGE, JOHN | P | P | P | P | P | P | P | P | P | P | P | P | P |
| BAKER, MARCIA (Secretary as of 4/14/15) | P | P | P | P | P | P | P | P | P | P | P | P | P |
| O'CONNELL, TIM | P | P | P | P | P | P | P | P | P | P | P | P | P |
| PAUL, BRIAN | P | P | P | P | P | P | E | E | P | P | E | P | U |
| MUJICA, EDUARDO (Resigned 2/2016) | P | P | Resigned | | | | | | | | | | |
| DAHAN, MIKE | P | P | E | P | P | P | P | P | P | P | P | P | P |
| WEAVER, STEVE (Alternate as of 3/7/16) | P | P | P | P | P | P | P | P | P | P | P | P | P |
| HAYEK, CHARLIE (Vice-Chair as of 11/10/15) | P | P | P | P | P | P | P | P | P | P | P | P | P |
| CREYAUFMILLER, FRANK (Reg. Member as of 3/7/16) | P | P | P | P | P | P | P | P | P | P | P | P | P |
| BERNETTI, AL (Alternate as of 3/7/16) | | | | P | P | P | P | P | P | P | P | P | P |
| Members present | 11 | 12 | 11 | 12 | 12 | 12 | 11 | 10 | 12 | 12 | 10 | 11 | 11 |

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841


## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** Planning Board

| | |
|---|---|
| Name: Tim O'Connell | Phone: 772 924 2911 |
| Home Address: 420 N 2nd ST | How long at this address? 5 yrs |

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Realtor

Do you own a business that operates within the City of Fort Pierce? ☑ Yes ☐ No
If yes, list the address and nature of said business:
OC Realty 420 N 2nd ST

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No
If yes, state the business and location:
OC Realty 420 N 2nd ST

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☑ Yes ☐ No
Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:
Describe your education, background, training and knowledge in the above area(s):

Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No
If yes, please specify:
Planning Board

Have you ever been convicted of a crime? ☐ Yes ☒ No
If yes, what was the nature of the crime(s) you were convicted of:

| | |
|---|---|
| Referred by: | Email Address: Timoconnell5@gmail.com |
| Date: Dec 16 | Applicant's Signature Timothy J Connell |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 468-3841 or via email at lcox@city-ftpierce.com**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** Planning

| | |
|---|---|
| Name: John L. George | Phone: (772) 834-7001 |
| Home Address: 786 Bent Creek Dr. | How long at this address? |

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Engineer/Contractor

Do you own a business that operates within the City of Fort Pierce? ☑ Yes ☐ No
If yes, list the address and nature of said business:

707 N. 19th St.; Ft. Pierce, FL 34950

Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No
If yes, in what capacity?

Construction "If any bids come out".

Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No
If yes, state the business and location:

Same as above.

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☐ No Engineering: ☑ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No
Contracting: ☑ Yes ☐ No Land Development: ☑ Yes ☐ No Other:
Describe your education, background, training and knowledge in the above area(s):

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No
If yes, please specify: Planning/Code Enforcement

Have you ever been convicted of a crime? ☐ Yes ☑ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Comm. Alexander Email Address: Jgeorge@constructionbygeorge.com

Date: 12/13/2016 Applicant's Signature J. George

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 468-3841 or via email at lcox@city-ftpierce.com**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** PLANNING

| | |
|---|---|
| Name: Robert H. Poitier Jr | Phone: 772-332-6263 |
| Home Address: 306 N 22nd St FT Pierce FL 34950 | How long at this address? 1977 |
| Are you a citizen of the United States? ☑ Yes ☐ No | |
| Occupation: Retired | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge in the above area(s): | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No<br>If yes, please specify: | |
| Have you ever been convicted of a crime? ☐ Yes ☑ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: | Email Address: |
| Date: 12/13/16 | Applicant's Signature Robert H. Poitier Jr |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 468-3841 or via email at lcox@city-ftpierce.com**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** PLANNING

| | |
|---|---|
| Name: CHARLES HAYEK | Phone: 772-828-1080 |
| Home Address: 1111 FERNANDINA STREET FORT PIERCE 34949 | How long at this address? 2 YRS. |
| Are you a citizen of the United States? ☒ Yes ☐ No | |
| Occupation: | |
| Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No<br>If yes, list the address and nature of said business:<br>1111 FERNANDINA ST. FORT PIERCE, FL 34949 | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No<br>If yes, state the business and location:<br>HAYEK CONSTRUCTION<br>1111 FERNANDINA ST. FP 34949 | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☒ Yes ☐ No<br>Contracting: ☒ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge in the above area(s): | |
| Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No<br>If yes, please specify:<br>HISTORICAL PRESERVATION, CONSTRUCTION BOARD OF APPEALS & ADJ. | |
| Have you ever been convicted of a crime? ☐ Yes ☒ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: | Email Address: CCHAWK77@AOL.COM |
| Date: 12-10-16 | Applicant's Signature |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 468-3841 or via email at lcox@city-ftpierce.com**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

JAN 10 2017

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: PLANNING BOARD

| | |
|---|---|
| Name: STEVEN WEAVER | Phone: 772 344-7100 |
| Home Address: 607 MALABAR AVENUE | How long at this address? 2 YEARS |

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: REALTOR + BUILDER

Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No
If yes, list the address and nature of said business:
REALTIME PROPERTY DEVELOPMENT SERVICES, INC.
101 A

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No
If yes, state the business and location:
HOYT C. MURPHY COLDWELL BANKER REALTORS.
411 SOUTH U.S. HIGHWAY 1

Do you have special training or knowledge in the area of:
Architecture: ☒ Yes ☐ No Engineering: ☒ Yes ☐ No Real Estate Brokering: ☒ Yes ☐ No
Contracting: ☒ Yes ☐ No Land Development: ☒ Yes ☐ No Other:
Describe your education, background, training and knowledge in the above area(s):
STATE LICENSED GENERAL CONTRACTOR
STATE LICENSED REAL ESTATE SALES PERSON
FORT PIERCE LICENSED LAND DEVELOPMENT CONSULTANT.

Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No
If yes, please specify: PLANNING BOARD

Have you ever been convicted of a crime? ☐ Yes ☒ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: COMMISSIONER SESSIONS Email Address: realtimeftp@aol.com

Date: JAN 10, 2016 Applicant's Signature

RECEIVED
JAN 11 2017
CITY CLERK'S OFFICE

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841


## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying: Planning Board**

| | |
|---|---|
| Name: Michael Broderick | Phone: 561-719-3356 |
| Home Address: 1127 Granada St.<br>City/Zip Code: Ft. Pierce Fl. 34949 | How long at this address? 13 years |
| Are you a citizen of the United States? x Yes ☐ No | |
| Occupation: Commercial Real Estate broker, property management, property rehabilitation | |
| Do you own a business that operates within the City of Fort Pierce? X Yes ☐ No<br>If yes, list the address and nature of said business:<br>Trident Properties Management; Commercial real estate leasing, management and property rehabilitation<br>1221 Delaware Ave. Ft. Pierce Fl. 34950<br>Anytime Fitness; Gym<br>111 Orange Ave. Ft. Pierce Fl. 34950 | |
| Do you now or in the future plan to do business with the City of Fort Pierce? Yes x No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? X Yes ☐ No<br>If yes, state the business and location:<br>Trident Properties Management<br>1221 Delaware Ave.<br>Ft. Pierce Fl. 34950 | |
| Do you have special training or knowledge in the area of:<br>Architecture: X Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: X Yes ☐ No<br>Contracting: X Yes ☐ No Land Development: X Yes ☐ No Other:<br>Describe your education, background, training and knowledge in the above area(s):<br>33 years commercial real estate brokerage, extensive background in renovations, leasing, construction management. | |
| Are you currently a member of a Commission-appointed board/committee? X Yes ☐ No<br>If yes, please specify:<br>Historic Preservation Board | |
| Have you ever been convicted of a felony? ☐ Yes X No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: | Applicant Email Address: tridentproperty@bellsouth.net |
| Date: 9/19/16 | Applicant's Signature |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@city-ftpierce.com**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

JAN 10 2017

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** PLANNING BOARD

| | |
|---|---|
| Name: AL BERNETTI | Phone: 772-519-0482 |
| Home Address: 1777 BAYSHORE DR. #207 FT. PIERCE FL. 34949 | How long at this address? 19 YEARS |
| Are you a citizen of the United States? ☒ Yes ☐ No | |
| Occupation: | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No<br>If yes, state the business and location:<br>McCURDY & ASSOCIATES REAL ESTATE<br>MELODY LANE | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☑ Yes ☐ No<br>Contracting: ☑ Yes ☐ No Land Development: ☑ Yes ☐ No Other:<br>Describe your education, background, training and knowledge in the above area(s):<br>MAGIC HOMES AND DEVELOPMENT FROM 1990 TO 2006 | |
| Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No<br>If yes, please specify: CODE ENFORCEMENT & PLANNING | |
| Have you ever been convicted of a crime? ☐ Yes ☑ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: KORI BENTON | Email Address: CAPT.AL.BERNETTI@GMAIL |
| Date: 1/10/17 | Applicant's Signature: Al Bernetti |

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JAN 11 2017
CITY CLERK'S OFFICE

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 468-3841 or via email at lcox@city-ftpierce.com**

**City Commission Regular Meeting** **Agenda Item # 13. c.**

**Meeting Date:** 02/21/2017

**Re:** Appointment/Reappointment to the Board of Adjustment

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

---

**SUBJECT:**

Resolution 17-R07 Certifying Appointments/Reappointments to the Board of Adjustment following a vote.

**SUMMARY:**

There are two (2) regular positions and one alternate position on the Board of Adjustment whose terms end February 2017, Bill Nunn and Joyce Calvert, both are seeking reapppointment. A third applicant has put in her application, Rebecca Isaac.

**RECOMMENDATION:**

Staff recommends the City Commission select two to serve as regular members and one to serve as an alternate.

**ALTERNATIVES:**

Continue seeking additional applications.

**RESPONSIBLE STAFF:**

Rebecca Grohall, AICP

**COORDINATED WITH:**

Linda Cox, City Clerk

---

**Fiscal Impact**

**Budgeted Y/N:** N

**Fiscal Year:** 2017

**OTHER INFORMATION:**

Not applicable

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**Attachments**

17-R07

Attendance Record

Bill Nunn

Joyce Calvert

Rebecca Isaac

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**Form Review**

| Inbox | Reviewed By | Date |
|---|---|---|

| | | |
|---|---|---|
| City Manager | Nick Mimms | 01/30/2017 10:31 AM |
| Form Started By: Rebecca Grohall | | Started On: 01/24/2017 01:45 PM |
| Final Approval Date: 02/07/2017 | | |

**RESOLUTION NO. 17-R07**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT /REAPOINTMENT OF MEMBERS TO THE BOARD OF ADJUSTMENT**; PROVIDING FOR AN EFFECTIVE DATE.

**BE IT RESOLVED** By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Board of Adjustment; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

| Name | Type | Term Expires |
|---|---|---|
| _____ | regular | February 28, 2020 |
| _____ | regular | February 28, 2020 |
| _____ | alternate | February 28, 2020 |

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 21st day of February, 2017.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
JAMES MESSER, CITY ATTORNEY

# BOARD OF ADJUSTMENT
# ATTENDANCE RECORD 2016

| BOARD MEMBERS | 1/28/2016 | 2/25/2016 | 3/24/2016 | 4/28/2016 | Rescheduled 6/2/2016 | 6/23/2016 | 7/28/2016 | 8/25/2016 | 9/22/2016 | 10/27/2016 | 11/17/2016 | 12/1/2016 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CRIST, JAMES | P | x | x | P | P | x | E | P | x | x | x | P |
| CALVERT, JOYCE (Vice Chair as of 7/23/15) | P | x | x | P | P | x | P | E | x | x | x | E |
| CLARK, BENNIE | P | x | x | P | P | x | P | P | x | x | x | P |
| MCCAIN, BRET (Chair as of 8/25/16) | P | x | x | P | P | x | E | P | x | x | x | P |
| NUNN, WILLIAM | E | x | x | E | P | x | P | P | x | x | x | P |
| COLLINS, RYAN (Appt. 8/1/16) | | | | | | | | P | x | x | x | P |

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** Board of Zoning & Adjustment

| | |
|---|---|
| Name: William Nunn | Phone: 772-595-3717 |
| Home Address: 1807 S. IRP Ft Pierce, FL 34950 | How long at this address? 18 years |

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Development Consulting

Do you own a business that operates within the City of Fort Pierce? ☑ Yes ☐ No
If yes, list the address and nature of said business: 1807 S. IRP Fort Pierce
Due diligence and permitting for commercial development

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No
If yes, state the business and location: West Marine
1463 S. US1

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☑ Yes ☐ No
Contracting: ☑ Yes ☐ No Land Development: ☑ Yes ☐ No Other:
Describe your education, background, training and knowledge in the above area(s): I have a B.A. in Legal Studies from UCF. I had a Florida Real Estate Licence (no longer active) and I have been in Commercial development for eighteen years

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No
If yes, please specify: I am Chairman of the Board for the Housing Authority for the City of Fort Pierce.

Have you ever been convicted of a crime? ☑ Yes ☐ No
If yes, what was the nature of the crime(s) you were convicted of:
DUI - plead no contest 1980

Referred by: Email Address: nunncout@bellsouth.net

Date: 12/6/2016 Applicant's Signature

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 468-3841 or via email at lcox@city-ftpierce.com**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841


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DEC 19 2016

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: City of Fort Pierce Board of Adjustment

| | |
|---|---|
| Name: Joyce L. Calvert | Phone: 772-464-3393 |
| Home Address: 1007 Grandview Blvd. Fort Pierce, FL 34982 | How long at this address? 34 years |

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Real Estate Broker / Owner

Do you own a business that operates within the City of Fort Pierce? ☑ Yes ☐ No
If yes, list the address and nature of said business:
1007 Grandview Blvd.
Fort Pierce, FL 34982
Real Estate

Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No
If yes, in what capacity?
Real Estate

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No
If yes, state the business and location:

Do you have special training or knowledge in the area of:
Architecture: ☑ Yes ☐ No Engineering: ☑ Yes ☐ No Real Estate Brokering: ☑ Yes ☐ No
Contracting: ☑ Yes ☐ No Land Development: ☑ Yes ☐ No Other:
Describe your education, background, training and knowledge in the above area(s):
AA Degree - Indian River State College
Real Estate Courses
44 years selling real estate in Fort Pierce and St. Lucie County
Serving on City of Fort Pierce Board of Adjustment for over 17 years.

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No
If yes, please specify: City of Fort Pierce Board of Adjustment

Have you ever been convicted of a crime? ☐ Yes ☑ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Email Address: cgator1@bellsouth.net

Date: 12/19/16 Applicant's Signature Joyce L Calvert

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 468-3841 or via email at lcox@city-ftpierce.com**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

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NOV 07 2016
CLERK'S OFFICE

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Board of Adjustment

| | |
|---|---|
| Name: Rebecca Isaac | Phone: 772-621-0582 |
| Home Address: 227 Grand Club Place, Fort Pierce, FL 34982 | How long at this address? 2 years, 4 months |
| Are you a citizen of the United States? ☐ Yes ☐ No | |
| Occupation: Direct Care Professional | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No<br>If yes, in what capacity?<br>I want to start a business that will help the citizens in the city find ~~resources~~ resources to help them. | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge in the above area(s):<br>AA degree - Journalism / Communication<br>Bilingual - Haitian - Creole<br>Good at typing, organizing, and filing | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No<br>If yes, please specify: | |
| Have you ever been convicted of a crime? ☐ Yes ☑ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: | Email Address: rebeccaisaac8@gmail.com |
| Date: 11/7/16 | Applicant's Signature Rebecca Isaac |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@city-ftpierce.com**

**City Commission Regular Meeting** **Agenda Item # 13. d.**

**Meeting Date:** 02/21/2017

**Re:** Consideration of Communitywide Council Volunteer Application

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

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**SUBJECT:**

Resolution 17-R08 Appointing Joseph Hayek to the Communitywide Council.

**SUMMARY:**

Request for City Commission to consider Joseph Hayek's Application for Appointment to the Communitywide Council.

**RECOMMENDATION:**

Consider Mr. Hayek's application to serve on the Communitywide Council; approve Mr. Hayek's application to serve at the next regularly-scheduled Communitywide Council meeting.

**ALTERNATIVES:**

Do not approve Mr. Hayek's application to serve on the Communitywide Council.

**RESPONSIBLE STAFF:**

Libby Woodruff, Manager, Urban Redevelopment

**COORDINATED WITH:**

Rebecca Grohall, Director, Planning Department

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## Fiscal Impact

**Budgeted Y/N:** N

**Fiscal Year:** N/A

**Account:** N/A

**Amount:** N/A

**OTHER INFORMATION:**

There will be no fiscal impact from this agenda item.

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## Attachments

17-R08

Hayek Communitywide Council App

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## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 01/31/2017 03:45 PM |

Form Started By: Libby Woodruff Started On: 01/24/2017 02:49 PM

Final Approval Date: 02/07/2017

**RESOLUTION NO. 17-R08**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE COMMUNITYWIDE COUNCIL**; PROVIDING FOR AN EFFECTIVE DATE.

**BE IT RESOLVED** By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Communitywide Council in accordance with the Citizens Participation Plan adopted by Resolution No. 88-84; said terms to commence upon adoption of this resolution and to expire February 20, 2020, or when a successor has been duly appointed.

| Name | Represents |
|---|---|
| Joseph Hayek | Target/CDBG |

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 21st day of February, 2017.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
JAMES MESSER, CITY ATTORNEY

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841

RECEIVED
JAN 06 2017
CITY CLERK'S OFFICE

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** COMMUNITYWIDE COUNCIL ADVISORY BOARD

| | |
|---|---|
| Name: JOSEPH HAYEK | Phone: 561-262-3768 |
| Home Address: 2602 RHODE ISLAND AVE.<br>City/Zip Code: FORT PIERCE, FL 34947 | How long at this address? 2 YEARS |
| Are you a citizen of the United States? ☒ Yes ☐ No | |
| Occupation: SHIPPING ASSOCIATE | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No<br>If yes, state the business and location:<br>WALMART DISTRIBUTION CENTER<br>S. JENKINS ROAD | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☒ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☒ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge in the above area(s):<br>I HAVE BEEN INVOLVED IN CONSTRUCTION (REMODEL) FOR 10 YEARS & HAVE WORKED WITH MANY ARCHITECTS NOT ONLY IN CONSTRUCTION BUT IN CONSTRUCTION SALES AS WELL. | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No<br>If yes, please specify: | |
| Have you ever been convicted of a felony? ☐ Yes ☒ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: NICK MIMMS | Applicant Email Address: HAYGAR1111@YAHOO.COM |
| Date: 1-6-2017. | Applicant's Signature Joseph Hayek |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**

**City Commission Regular Meeting** **Agenda Item # 13. e.**

**Meeting Date:** 02/21/2017

**Re:** Appointment/Reappointment to Construction Board of Adjustments and Appeals

**Submitted For:** Paul Thomas, Interim Building Official, Building

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**SUBJECT:**

Appointment/Reappointment to the Construction Board of Adjustments and Appeals

**SUMMARY:**

There are two positions on the Construction Board of Adjustments and Appeals whose terms end on February 28, 2017. Current member Charles Hayek is seeking reappointment, and new applications are being submitted by Lionel Dunbar and Fernando Velasco.

**RECOMMENDATION:**

Staff recommends that the City Commission approve applications for appointment/reappointment to the Construction Board of Adjustments and Appeals.

**ALTERNATIVES:**

Continue seeking additional applications.

**RESPONSIBLE STAFF:**

Paul Thomas, Interim Building Official

**COORDINATED WITH:**

Linda Cox, City Clerk/Deputy City Manager

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## Fiscal Impact

**Budgeted Y/N:** N

**Fiscal Year:** 2017

**Account:** N/A

**Amount:** N/A

**OTHER INFORMATION:**

Not Applicable

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## Attachments

CBAA Hayek Application

CBAA Dunbar Application

CBAA Velasco Application

CBAA Attendance 2016

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## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|

| | | |
|---|---|---|
| Building | Paul Thomas | 02/10/2017 03:20 PM |
| City Manager | Nick Mimms | 02/13/2017 05:16 PM |

Form Started By: Karen Murphy Started On: 02/09/2017 01:32 PM

Final Approval Date: 02/13/2017

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841


## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Choose Board from drop-down list:** Construction Board of Adjustments & Appeals

| | | | |
|---|---|---|---|
| Name: | Charles Hayek | Home Phone: | 772-828-1080 |
| Home Address: | 1111 Fernandina Street, Fort Pierce, FL 34949 | | |

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: General Contractor

Do you own a business that operates within the City of Fort Pierce? ☑ Yes ☐ No

If yes, list the address and nature of said business:

Same as above
General Contractor

Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No

If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No

If yes, state the business and location:

Same as above

Do you have special training or knowledge in the area of:

Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☑ Yes ☐ No

Contracting: ☑ Yes ☐ No Land Development: ☐ Yes ☐ No Other:

Describe your education, background, training and knowledge in the above area(s):

General Contractor 44 years
State Licensed General Contractor 44 years Real Estate Associate 45 years
Master of Science Degree with Real Estate major

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No

If yes, please specify:

Planning Board- Historical Preservation Board

Have you ever been convicted of a crime? ☐ Yes ☑ No

If yes, what was the nature of the crime(s) you were convicted of:

| | |
|---|---|
| Date: 1/24/17 | Referred by: |

**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**or via email at lcox@city-ftpierce.com**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841


## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Choose Board from drop-down list:**

| | |
|---|---|
| Name: | Home Phone: |
| Home Address: | |
| Are you a citizen of the United States? ☐ Yes ☐ No | |
| Occupation: | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge in the above area(s): | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No<br>If yes, please specify: | |
| Have you ever been convicted of a crime? ☐ Yes ☐ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Date: | Referred by: |

**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**or via email at lcox@city-ftpierce.com**

Email

Print

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Choose Board from drop-down list:** Choose an item Board of Examiners of Contractors or Construction Board of Adjustments and Appeals.

| | |
|---|---|
| Name: Fernando Velasco | Home Phone: (772) 342-6928 |
| Home Address: 2440 S Jenkins Rd, Fort Pierce FL 34947 | |
| Are you a citizen of the United States? | ☒ Yes ☐ No |
| Occupation: Contractor | |

Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No

If yes, list the address and nature of said business:
2440 S Jenkins Rd Fort Pierce FL 34947

Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No

If yes, in what capacity?
We have done work for the city, for the Fort Pierce Redevelopment program.

Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No

If yes, state the business and location:
2440 S Jenkins Rd, Fort Pierce FL, 34947

Do you have special training or knowledge in the area of:

Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No

Contracting: ☒ Yes ☐ No Land Development: ☐ Yes ☐ No Other:

Describe your education, background, training and knowledge in the above area(s):
Knowledge in construction, owner of Gentile Corp and Advance building contractor, Inc. Florida State Certified CBC 1331595

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No

If yes, please specify:

Have you ever been convicted of a crime? ☐ Yes ☒ No

If yes, what was the nature of the crime(s) you were convicted of:

| | |
|---|---|
| Date: 2/1/2017 | Referred by: |

**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**or via email at lcox@city-ftpierce.com**

# Construction Board of Adjustments and Appeals
# Attendance 2016

| Meeting Dates: | 26-Jan | 23-Feb | 29-Mar | 26-Apr | 31-May | 28-Jul | 26-Jul | 30-Aug | 13-Sep | 27-Sep** | 25-Oct | 21-Nov | 29-Nov | 27-Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Don Bergman | | | | | | | | EA | P | | EA | EA | | |
| John Langel | | | | | | | | P | P | | P | EA | | |
| Marvin Grimsley | | | | | | | | EA | P | | P | P | | |
| Charles Hayek | | | | | | | | P | P | | P | P | | |
| James Matula | | | | | | | | P | P | | P | EA | | |
| Greg Oldakowski | | | | | | | | EA | EA | | EA | EA | | |
| Reed Sudderth | | | | | | | | P | P | | P | P | | |
| Ken Waters | | | | | | | | EA | P | | P | P | | |
| Daniel Retherford | | | | | | | | P | P | | P | P | | |

** No quorum

Shaded areas = no meeting.

**City Commission Regular Meeting** **Agenda Item # 13. f.**

**Meeting Date:** 02/21/2017

**Re:** UDT Letter of Support

**SUBJECT:**

Consider issuing a Letter of Support for the UDT - SEAL Museum in their efforts to secure $500,000.00 in state funding for a 20,000 square foot expansion of the museum.

## Attachments

Letter from UDT

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Linda Cox | 02/10/2017 04:46 PM |
| City Manager | Nick Mimms | 02/15/2017 03:03 PM |

Form Started By: Linda Cox Started On: 02/10/2017 04:45 PM

Final Approval Date: 02/15/2017

NAVY·UDT·SEAL MUSEUM

3300 N Highway A1A • Fort Pierce, FL 34949-8520
Phone (772) 595-5845 • Fax (772) 595-5847
www.NavySEALmuseum.org

RECEIVED
JAN 26 2017
MAYOR'S OFFICE

Mayor Linda Hudson
City of Fort Pierce
100 N. U.S. Highway 1
Fort Pierce, FL 34950

January 21, 2017

Dear Mayor Hudson,

The National Navy UDT-SEAL Museum is working to expand in the near future and has asked the State of Florida to assist with funding; Representatives Larry Lee and Gayle Harrell are our sponsors. The museum must submit our request in the form of an appropriations bill and the form asks if we have supporting documentation. I'm asking the City of Fort Pierce if you would consider a letter of support. The county has our request as one of their legislative items to support and we hope the city of Port St. Lucie will help as well. We have had a history of more than 30 years in St. Lucie County and are one of its leading tourism venues while educating about the military and patriotism. I have summarized the project.

1. Description and Purpose- The National Navy UDT-SEAL Museum and Memorial is asking the State of Florida for $500,000 to enlist support in expanding its building complex with a 20,000 square foot addition. The museum continues to chronicle and impart the UDT-SEAL history past, present, future, which began in 1943 at its current beach front site and create an ever better Treasure Coast/Florida tourism destination. Its current national and international tourism/visitor attendance is 70,000 annually and with an expanded facility will reach 100,000 yearly. The museum is the site of many community meetings, activities and St. Lucie County Polling Station #9.
2. Timeline- Architect selection, plan review and approval, early 2017. Bid preparation, Request for Proposal, bid selection and contracting first half of 2017. Construction begins fall 2017.
3. Budget- The building and exhibits are estimated at $8,000,000. Building construction $4,000,000 and interior with exhibits an additional $4,000,000 phased.
4. State Funds-The museum currently has $100,000 state funds appropriated last year to be used toward the selection, engagement and work product of a museum architectural firm to design and plan the 20,000 sq. ft. structure within our current 4 acre campus and buildings, show-casing United States and International Special Operations Forces of the world. The museum is asking for $500,000 in next year's state budget.



Dedicated to preserving the history and heritage of the Navy SEALs and their predecessors while honoring our fallen at the Navy SEAL Memorial and caring for our families through the Trident House Charities program. The UDT-SEAL Museum Association, Inc. (dba "National Navy UDT-SEAL Museum") is a not for profit organization under Section 501(c)(3)of the Internal Revenue Code.

5. Additional Funding- The museum will have cash resources approaching $2,000,000 in 2016 and has proven ability to raise more than $1,000,000 a year. The museum in 2016 finished $3,700,000 in multi-year projects and is debt free.
6. Local and Private Funds- The museum has notified the Chairman of the St. Lucie County Tourism Development Council of a request to grant $500,000 from bed tax dollars, approximately 6% of the total. The museum will raise the building balance through fund raising.
7. Goals- Increased tourism appeal, increase daily visitor count and hire additional staff. The museum has a strong tourism base from out of state and international guests with a 70,000 plus visitor count in 2016 and anticipating 100,000+ annual visitors after expansion. As a premier tourism destination on the Treasure Coast it is a short 5 mile drive from the I-95 corridor of Kennedy Space Center and Orlando and located directly on the coastal highway A1A.

   The museum has broadened and diversified its tourism appeal with a timed outdoor obstacle course modeled on the actual SEAL training course, video interaction exhibits, sitting in the seats of a genuine 83 foot Mark V assault boat capable of 55 mph, climbing into an actual Blackhawk helicopter and going on a projected video flight are all among its activities. There are boats, helicopters, space capsules, vehicles on display and statues honoring our nation's heroes throughout the grounds. The current museum is a 4 acre educational institution where people of all ages and walks of life can learn about the UDT-SEALs both historically and their role in modern warfare. The Memorial Wall and fountain plaza lists all fallen UDT and SEALs in memory of their sacrifice.

Regards,

Craig Mundt
Vice President
772 465-2001
LCMUNDT@GMAIL.COM