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

CITY COMMISSION AGENDA

Regular Meeting - Monday, April 3, 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 Cramer, Westside Baptist Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the March 20, 2017 regular meeting.

6. **PROCLAMATIONS**

   a. Guardian ad Litem Month Proclamation being received by State of Florida Guardian ad Litem Program.

   b. Gopher Tortoise Day Proclamation being received by Barry Stevens, Fort Pierce Inlet State Park

   c. Earth Month Proclamation being received Sandra Bogan, St. Lucie County Environmental Education & Outreach Manager

   d. Water Conservation Month Proclamation being received by Valerie Schulte, Region VIII Chair, American Water Works Association.

7. **LETTERS TO COMMISSION**

   a. Email from Douglas Baber, Human Resources Manager, St. Lucie County, expressing his appreciation of the assistance provided by Mike Reals, Public Works Manager at Rotary Park for St. Lucie County's annual employee picnic.

   b. Letter from Jeremiah K. Johnson thanking Mike Reals, Director of Public Works, and his department for their assistance and efforts that contributed to the success of the Pistia cleanup at Moore's Creek on February 11, 2017.

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 from the Roundtable of St. Lucie County for $12,000 for the funding of the Kids at Hope Mentorship Program & Preventing Crime in the Black Community National Conference Proposal.

b. Approval of Alarm Ordinance Management and Mutual Cooperation Agreement with the Public Safety Corporation.

c. Approve grant award for Willie Lewis, III, owner of Vandal Athletic Gear, in the amount of $3,000 as an eligible recipient under the 2016-2017 CDBG Grant Award for Small Business.

d. Waive interest, penalties, and administrative fees in the amount of $196.60 associated with lot clearing redevelopment lien against 438 N 11th Street, Fort Pierce, FL, Parcel ID Number 2409-501-0180-000-4 previously owned by Clifford Livingston, Palmetto, FL 34221, currently owned by Tax Lien Strategies LP, 940 Centre Circle, Suite 2005, Altamonte Springs, FL 32714 contingent upon payment of $53.00.

e. Waive interest, penalties, and administrative fees in the amount of $5,787.58 associated with lot clearing lien against 438 N 11th Street, Fort Pierce, FL, Parcel ID Number 2409-501-0180-000-4 previously owned by Clifford Livingston, Palmetto, FL 34221, currently owned by Tax Lien Strategies LP, 940 Centre Circle, Suite 2005, Altamonte Springs, FL 32714 contingent upon payment of $1,109.92.

f. Approval of travel expenses in the amount of $683.39 for Mayor Linda Hudson to attend the National Conference on Preventing Crime in the Black Community on May 31 - June 2, 2017 in Orlando, Florida.

g. Approval of travel expenses in the amount of $683.39 for Commissioner Sessions to attend the National Conference on Preventing Crime in the Black Community on May 31 - June 2, 2017 in Orlando, Florida.

h. Approval of travel expenses in the amount of $683.39 for Commissioner Alexander to attend the National Conference on Preventing Crime in the Black Community on May 31 - June 2, 2017 in Orlando, Florida.

i. Approval to spend $16,081.18 to replace engine wiring harness and chassis wiring harness due to fire damage on Solid Waste Front Loader Vehicle #24-018.

j. Approval of Interlocal Agreement Between the City of Fort Pierce and St. Lucie County Building Departments to Share Certified Building Inspectors.

k. Approval of a two (2) year extension of a Site Plan and Conditional Use Approval, with conditions, for Indian River Villas located at 401 & 411 South Indian River Drive until April 2, 2019.

11. **PUBLIC HEARINGS**

a. **Quasi-Judicial Hearings**

1. Review and Approval of an application for Site Plan & Design Review, submitted by property owners, NNN/1031 #16 Jenkins LLC, and applicant, Kristen Ferretti of Corporate Property Services, to construct a new 4,989 sq. ft. Chick-fil-a restaurant with drive-thru service at 5560 Okeechobee Road, Fort Pierce, FL. The properties are zoned General Commercial, C-3 zone. (Parcel IDs: 2419-603-0002-000-7 & 2419-603-0005-000-8.)

2. Review and approval of an application for a Conditional Use with No New Construction, submitted by Property Owners and Applicants; Robert & Deborah Sacks to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period of one (1) week, at 655 Hernando Street, Fort Pierce, FL. The property is zoned R-4A, Hutchinson Island Medium Residential Zone (Parcel ID 2401-503-0026-020-5).

3. Review and approval of an application for a Conditional Use with No New Construction, submitted by the Applicant; Joanne Albarelli to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period of one (1) week, at 408 S. Ocean Drive, Unit B, Fort Pierce, FL. The property is zoned R-4A, Hutchinson Island Medium Residential Zone (Parcel ID 2401-502-0004-020-2).

4. Application submitted by Sweetie's Diner, LLC is requesting to secure a 2COP – Beer and Wine License to offer sale of alcohol, at 2625 S. US Highway 1, Fort Pierce, Florida; for consumption on premises. The sale or distribution of alcoholic beverages for consumption on premises requires a variance from Sec. 3-7 and Sec. 3-14 to operate within 1,600 feet of a church, school or other licensed establishments. The property is zoned C-3, General Commercial Zone (Parcel ID 2422-602-0249-000-7).

5. Ordinance 17-011 Amending the Zoning Atlas of the City of Fort Pierce to rezone property located at 900 Avenue O from General Recreational Open Space (OS-1) to General Commercial Zone (C-3) FIRST READING

6. Ordinance 17-013 Amending the Zoning Atlas of the City of Fort Pierce to rezone property located at 1000 - 1190 Avenue O from Single-family Moderate Density (R-3) to General Commercial (C-3) & Neighborhood Commercial (C-2) FIRST READING

b. **Legislative Hearings**

1. Ordinance No. 17-009 - Final Budget Amendment of the General Fund 2015-2016 Budget. SECOND READING

2. Ordinance 17-010 Amending the Future Land Use Map of the Comprehensive Plan to change the designation of property located at 900 Avenue O from COS, Conservation Open Space to GC, General Commercial. FIRST READING

3. Ordinance 17-012 Amending the Future Land Use Map of the Comprehensive Plan to change the designation of property located between 1000 - 1190 Avenue O from Low Density Residential (RL) to General Commercial (GC) & Neighborhood Commercial (NC) . FIRST READING

4. Ordinance 17-014: Abandoning an unopened segment of North Tenth Street right-of-way, between Avenue M & O upon payment of appraised value in the amount of $3,144. FIRST READING

5. Ordinance 17-015 Eliminating Participation by Uncertified Alternate Board Members. FIRST READING

6. Ordinance 17-016 Eliminating Compensation for Members of City Appointed Boards. FIRST READING

7. Ordinance 17-018 Amending Chapter 4 - Animals, creating a definition of Community Cats and providing to exemption. FIRST READING.

12. **MISCELLANEOUS REPORTS & REQUESTS**

a. Update on the Energy Performance Savings Contract with ConEdison.

13. **CITY COMMISSION**

a. Consideration of the FPUA's FY 2016 Final Budget Amendment.

b. Consider acceptance of the FPUA Comprehensive Annual Financial Report (CAFR) for FY2016.

c. Resolution 17-R14 Supporting the Lake Okeechobee Regional Compact.

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 and CITY ATTORNEY**

a. City Manager's Report

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

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

City Commission Regular Meeting **5.a.**

Meeting Date: 04/03/2017

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of minutes from the March 20, 2017 regular meeting.

Attachments

03.20.2017 Minutes

Form Review

Form Started By: Caleta Scott Started On: 03/10/2017 01:16 PM

Final Approval Date: 03/10/2017

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, MARCH 20, 2017.

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

2. **OPENING PRAYER** - Pastor Harry Shaw, Good News Missionary Baptist Church, 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 March 6, 2017 regular meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the minutes from the March 6, 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 declaring April 2, 2017 as Parents' and Children's Day.

b. Mayor Hudson issued a proclamation declaring April 2017 as Child Abuse Prevention Month.

c. Mayor Hudson issued a proclamation declaring April 1, 2017 as Arbor Day.

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

a. Letter from Kathy Ludwiezak thanking BJ, Animal Control Officer, for an excellent job and wonderful customer service.

b. Letter from Doretha Hair Truesdell, President, Original Florida Hall of Fame Highwaymen, Inc., thanking Elizabeth Woodruff, Urban Redevelopment Manager, Mike Reals, Public Works Director, Derrick Johnson, Public Works Compliance Manager and the Police Department for their contribution to the success of the 2nd Annual Highwayman Heritage Trail, Art Show and Festival.

c. Email from Brian Reuther, Safety/Security Chief, St. Lucie County School District, commending Sergeant Donnon and Officer Maldonado for their assistance and detailed reports in reference to school threats.

d. ActiveCaptain 4 star review submitted by Captain Gene on his first visit to the City Marina that is well run and has a nice atmosphere and friendly staff.

e. Email from Brian Mallonee commending Kenny Nelson, Animal Control Officer, and Ed Seissiger, Engineering Project Coordinator, for their prompt responses to his requests.

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

Kathy Wesalanko - Item 13e
Sharon Cooper - Item 13e
John Parry - Item 13e

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve the agenda as is.

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

Passed

10. CONSENT AGENDA

a. Approve grant award for Tammy Rodgers, owner of Tazzy T's Boutique in the amount of $3,000 as an eligible recipient under the 2016-2017 CDBG Grant Award for Small Business.

b. Approve grant award for Ms. Crystal Willis, owner of C&J Bright Services in the amount of $3,000 as an eligible recipient under the 2015-2016 CDBG Grant Award for Small Business.

c. Approve grant award for Mr. Charles Jackson, owner of C-N-C Soul Food Restaurant in the amount of $3,000 as an eligible recipient under the 2015-2016 CDBG Grant Award for Small Business.

d. Approve grant award for Elaine Williams-Bell, owner of Hair is My Business, in the amount of $3,000 an an eligible recipient under the 2016-2017 CDBG Grant Award for Small Business.

e. Approve grant award for Joann Thompson, owner of Grace Development & Community Outreach in the amount of $3,000 as an eligible recipient under the 2016-2017 CDBG Grant Award for Small Business.

f. Approve increasing Blanket Purchase Order #170149 for I-Heart Media Radio Advertising for Sunrise Theatre in the amount of $15,000.00.

g. Approve increasing Blanket Purchase Order #170374 for Vero Beach 32963 Print Advertising for Sunrise Theatre in the amount of $3,000.00.

h. Approval of professional services agreement with Kimley-Horn and Associates for design of improvements to the recreational trails within the Indian Hills Recreation Area in the total amount of $55,400.00.

i. Approve FEMA-4283-DR-FL Federally Funded Public Assistance Funding Agreement to restore the City to its pre-Hurricane Matthew conditions.

Commissioner Perona requested to pull item **10h**.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve items **10a, 10b, 10c, 10d, 10e, 10f, 10g** and **10i**.

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

Passed

As to item **10h**, Commissioner Perona inquired about the Sun Trail being non-pervious and how FDOT participated in the drawings, planning and funding of the project.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve item **10h**.

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

Passed

11. PUBLIC HEARINGS

a. Quasi-Judicial Hearings

1. Review and approval of an application for a Preliminary Plat of the Portofino Landings Subdivision submitted by Applicant/Owner; Landings Ft. Pierce LLC, to subdivide the Portofino Landings development into four (4) tracts at 18.85 acres. The subject properties are located at 4217 Okeechobee Road, Fort Pierce, FL. The properties are zoned C-3, General Commercial (Parcel IDs 2419-122-0001-000-4, 2419-122-0002-000-1, 2419-123-0003-000-1).

Vennis Gilmore, Planning Analyst, gave a brief presentation and was available for questions.

Mayor Hudson opened the public hearing.

Seeing no one, Mayor Hudson closed the public hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve item **11a1.**

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

Passed

2. Ordinance 17-007 - An Ordinance by the City Commission of the City of Fort Pierce, FL rezoning property located at 604 Midway Road from C-2, Neighborhood Commercial to C-1, Office Commercial. SECOND READING

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

   AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING PROPERTY LOCATED AT 604 MIDWAY ROAD, FROM NEIGHBORHOOD COMMERCIAL, C-2, TO OFFICE COMMERCIAL, C-1; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

   Kori Benton, Senior Planner, appeared and was available for questions.

   Mayor Hudson opened the public hearing.

   Seeing no one, Mayor Hudson closed the public hearing.

   Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve item **11a2.**

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

   Passed

b. Legislative Hearings

1. Ordinance 17-008 - Extending the territorial limits of the City of Fort Pierce, Florida to include property located at 2498 Edwards Road. SECOND READING

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

   AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 2498 EDWARDS ROAD, SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2017; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

   Kori Benton, Senior Planner, appeared and was available for questions.

   Mayor Hudson opened the public hearing.

   Seeing no one, Mayor Hudson closed the public hearing.

   Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to approve item **11b1.**

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

Passed

2. Ordinance No. 17-009 - Final Budget Amendment of the General Fund 2015-2016 Budget. FIRST READING

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

AN ORDINANCE AMENDING THE 2015-16 BUDGET OF THE CITY OF FORT PIERCE, FLORIDA BY INSERTING THEREIN A SCHEDULE ATTACHED HERETO AND DESIGNED AS THE 2015-16 FINAL BUDGET AMENDMENT. THE SAID SCHEDULE PROVIDES FOR THE INCREASES AND/OR DECREASES IN REVENUES AND APPROPRIATIONS IN THE GENERAL FUND, AND PROVIDING FOR AN EFFECTIVE DATE.

Johnna Morris, Finance Director, gave a presentation and was available for questions.

Commission discussion included appropriations, departmental budgets and enterprise contributions.

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 **11b2.**

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

Passed

12. MISCELLANEOUS REPORTS & REQUESTS

a. Approval of FY 2016 Final Budget Amendments for Grant Funds: CDBG, SHIP, and Grant Administration.

Johnna Morris, Finance Director, gave a presentation on each budget amendment and was available for questions.

b. Monthly Financial Report for the Month Ending February 28, 2017.

Johnna Morris, Finance Director, gave a presentation and was available for questions. All funds with the exception of the Golf Course are currently in a financially stable position. Commissioner Alexander inquired about the availability of funds for road resurfacing. Nicholas Mimms, City Manager, stated that a portion of the funds are being used for capital outlay which includes leasing vehicles, maintenance and road resurfacing.

c. Presentation on IT Department Upgrades by DeVoshay Johnson.

DeVoshay Johnson, IT Manager, gave a presentation on the IT innovations and upgrades implemented and discussed future technological plans for the City of Fort Pierce.

13. CITY COMMISSION

a. Approval of concept and an interlocal agreement between St. Lucie County and the City of Fort Pierce for the lease of office space in the Parking Garage for utilization by the Guardian Ad Litem Program.

Nicholas Mimms, City Manager, presented a significant opportunity to partner with the Guardian ad Litem program by entering into an interlocal agreement for utilization of office space in the City of Fort Pierce parking garage. This will generate activity downtown, provide exposure to Fort Pierce and generate a use of the building. There is no cost to the City as it will be the responsibility of the four (4) counties that support the Guardian ad Litem program.

Commission discussion included the program highlights, moving closer to the courthouse as being a benefit, helping families with many being right here in St. Lucie County.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to approve entering into contract negotiations.

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

Passed

b. Resolution 17-R11 Opposing House Bill 17 and Senate Bill 1158 which preempt local business regulations and prohibits local government from imposing or adopting any new regulations on business unless express authorized by the legislature.

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, URGING ALL MEMBERS OF THE FLORIDA LEGISLATURE TO OPPOSE HB 17 AND SB 1158 WHICH PREEMPTS LOCAL BUSINESS REGULATIONS, PROHIBITS LOCAL GOVERNMENT FROM IMPOSING OR ADOPTING ANY NEW REGULATIONS ON BUSINESSES UNLESS EXPRESSLY AUTHORIZED BY THE LEGISLATURE; DIRECTING CITY ADMINISTRATION TO TRANSMIT A CERTIFIED COPY OF THIS RESOLUTION TO THE TREASURE COAST LEAGUE OF CITIES, THE ST. LUCIE COUNTY LEGISLATIVE DELEGATION, AND ANY OTHER INTERESTED PARTIES; PROVIDING FOR AN EFFECTIVE DATE.

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

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

Passed

c. Resolution 17-R12 Authorizing the sale of Lot 13 Lincoln Court

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

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA AUTHORIZING THE SALE VIA QUIT CLAIM DEED OF REAL PROPERTY NOT NEEDED FOR A PUBLIC PURPOSE, KNOWN AS LOT 13 LINCOLN COURT, OWNED BY THE CITY OF FORT PIERCE, FL TO CORNELIUS BERNARD AND FOLLY ELIZABETH VASSELL FOR THE PRICE OF $50.00; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

Passed

d. Resolution No. 17-R13 Approving a Locally Funded Agreement With FDOT for Pedestrian Lighting on Observation Deck for the Peter P. Cobb Memorial Bridge.

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, STATING THE CITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) ARE DESIROUS OF ENTERING INTO A LOCALLY FUNDED AGREEMENT AND A THREE PARTY ESCROW AGREEMENT TO PROVIDE FOR THE INSTALLATION OF PEDESTRIAN OBSERVATION DECK LIGHTING AS PART OF THE DEPARTMENT'S BRIDGE REHABILITATION WORK OF THE SR A1A – PETER P. COBB MEMORIAL BRIDGE, PROJECT # 426840-1-52-02, AUTHORIZING THE MAYOR, CITY CLERK AND CITY ATTORNEY TO ENTER AND EXECUTE SAID AGREEMENT ON THE PART OF THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

Nicholas Mimms, City Manager, stated that this is a major capital improvement project. Jack Andrews, City Engineer, gave a description of the FDOT project. Commission discussion included the need for lighting along the bridge, possibly reducing the number of lights and other ways to cut costs. Consensus was to have Staff relay the Commission concerns to FDOTand bring back to reconsider at a future meeting.

e. Updates on anti-tethering ordinance amendment and Florida Animal Friend grant efforts.

Commissioner Perona wants to ensure that the grant application does not have contradicting efforts and that we provide support by correcting the Ordinance issue. Nicholas Mimms, City Manager, confirmed that since working with Mr. Parry, we are getting the information needed to finalize the grant application. The initiative has merit and will bring many benefits for the City of Fort Pierce. The draft format has been received by the City Manager's office and it follows the criteria needed. Consensus was that the City of Fort Pierce will be the applicant.

14. COMMENTS FROM THE PUBLIC

June Raymond
Randy Tunes
Michael McCleod
Harold with Dr. Pickle

15. COMMENTS FROM THE CITY MANAGER

Nicholas Mimms, City Manager, stated that Mr. Tunes concern is currently under investigation. The Enns Golf Tournament was a great family event. On March 30, there will be an interactive public workshop discussing the golf course. The Florida Inland Navigation District will be opening up bids for dredging of channel in front of City Marina. The 2016 Uniform Crime Report showed a decrease in crimes using guns and decrease in crime in the district. The Hooked on Music festival will be held on Saturday, March 25, bringing thousands more people to downtown Fort Pierce. The Orange Avenue project is underway and there has been no notice of delay.

James Messer, City Attorney, congratulated Assistant City Attorney Valentin on the birth of her son, Ivan.

16. COMMENTS FROM THE COMMISSION

Commissioner Perona stated that bike lanes have been addressed by TPO in the past. The weekend was busy with St. Patty's day, seafood festivals and going to the Mets game. He thanked Public Works and Police Department for their cleanup efforts. Our community is amazing and he is proud of our community partners.

Commissioner Sessions had no comments.

Commissioner Johnson spoke about the 15th Judicial Circuit presentation on sober homes and that it provided good information and involuntary annexations. He is proud to be a part of the City that is growing so much.

Commissioner Alexander had no comments.

Mayor Hudson spoke about three critical bills in the legislature including limiting business tax receipts, eliminating CRAs and eliminating local jurisdiction over vacation rentals. The Great American Clean Up will be held on April 1 and will be a great event.

17. ADJOURNMENT - There being no further business, Mayor Hudson declared the meeting adjourned at 9:07 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **6.a.**

Meeting Date: 04/03/2017

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Guardian ad Litem Month Proclamation being received by State of Florida Guardian ad Litem Program.

Attachments

Guardian ad Litem Month 2017

Form Review

Form Started By: Caleta Scott Started On: 03/08/2017 03:33 PM

Final Approval Date: 03/08/2017

WHEREAS, the Guardian ad Litem Program speaks for the best interests of abused, abandoned and neglected children who are involved in the court system; and

WHEREAS, volunteers from our community not only advocate for a child's best interest, but also serve as educational advocates and mentors; and

WHEREAS, currently, more than 500 children in our community are victims who have endured abuse and are in need of a Guardian ad Litem to speak for their best interest; and

WHEREAS, members of the Fort Pierce community are encouraged to join together throughout the month of April to raise awareness for those children who have fallen victim to abuse, neglect and abandonment; and

WHEREAS, the Guardian ad Litem Program allows individuals from our community to join hands with government in order to give a voice to innocent children who are suffering through no fault of their own.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the month of April, 2017, as:

Guardian ad Litem Month

and urge all citizens to give of their time to make a difference in the lives of our most vulnerable children by volunteering with the Guardian ad Litem Program.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 3rd day of April, 2017.

_____

MAYOR COMMISSIONER

City Commission Regular Meeting **6.b.**

Meeting Date: 04/03/2017

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Gopher Tortoise Day Proclamation being received by Barry Stevens, Fort Pierce Inlet State Park

Attachments

Gopher Tortoise Day April 10

Form Review

Form Started By: Caleta Scott Started On: 03/08/2017 03:37 PM

Final Approval Date: 03/08/2017

WHEREAS, Gopher Tortoise Day will be observed annually in the City of Fort Pierce on April 10; and

WHEREAS, the Gopher Tortoise has been living on the earth for 500,000 to 2 million years; and

WHEREAS, in the State of Florida and in parts of the U.S., the Gopher Tortoise is listed as threatened; and

WHEREAS, the Gopher Tortoise is considered a keystone species and its' habitat needs protection; and

WHEREAS, the Gopher Tortoise's burrow protects more than 350 other commensal species, some of which are also listed as Threatened; and

WHEREAS, having Gopher Tortoises and other species in our area helps to sustain the area's ecology and provide man with a source of joy and appreciation for nature.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim April 10, 2017, as:

GOPHER TORTOISE DAY

in the City of Fort Pierce and urge all citizens to protect this species by doing and learning more about them.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 3rd of April, 2017.

_____

MAYOR/COMMISSIONER

City Commission Regular Meeting **6.c.**

Meeting Date: 04/03/2017

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Earth Month Proclamation being received Sandra Bogan, St. Lucie County Environmental Education & Outreach Manager

Attachments

Earth Month 2017

Earth Month 2017

Form Review

Form Started By: Caleta Scott Started On: 03/08/2017 03:43 PM

Final Approval Date: 03/08/2017

WHEREAS, On April 22, 1970, millions of Americans, regardless of race, gender, income, geography or political affiliation, took to the streets, parks and auditoriums to demonstrate for a healthy, sustainable environment as a part of "Earth Day"; and

WHEREAS, Earth Day helped to build a movement which led to significant environmental initiatives and reforms, including the creation of the United States Environmental Protection Agency and the adoption of the Clean Air, Clean Water and Endangered Species Acts; and

WHEREAS, Earth Day continues as an annual event in communities across the world allowing more than a billion participants to raise awareness, recruit volunteers and complete good works for important environmental causes; and

WHEREAS, despite many important victories in improving our environment and protecting our air, water, wildlife and other natural resources, there are growing and ever present threats and challenges which we must address and overcome; and

WHEREAS, the City Commission, City staff members and our citizens have demonstrated a commitment to more than words, but leadership and actions, as reflected by investments in its natural resources, which include but are not limited to: its air, water, lands, Indian River Lagoon, Indian Hills Recreation Area and Stormwater projects, Veterans Memorial Park and Moore's Creek.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim April, 2017, as:

EARTH MONTH

and urge all citizens to use this month to learn about the environment by attending various events planned, leading up to and including the 13th Annual Earth Day Festival at the Oxbow Eco-Center on April 29, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 3rd of April, 2017.

_____

MAYOR/COMMISSIONER

WHEREAS, On April 22, 1970, millions of Americans, regardless of race, gender, income, geography or political affiliation, took to the streets, parks and auditoriums to demonstrate for a healthy, sustainable environment as a part of "Earth Day"; and

WHEREAS, Earth Day helped to build a movement which led to significant environmental initiatives and reforms, including the creation of the United States Environmental Protection Agency and the adoption of the Clean Air, Clean Water and Endangered Species Acts; and

WHEREAS, Earth Day continues as an annual event in communities across the world allowing more than a billion participants to raise awareness, recruit volunteers and complete good works for important environmental causes; and

WHEREAS, despite many important victories in improving our environment and protecting our air, water, wildlife and other natural resources, there are growing and ever present threats and challenges which we must address and overcome; and

WHEREAS, the City Commission, City staff members and our citizens have demonstrated a commitment to more than words, but leadership and actions, as reflected by investments in its natural resources, which include but are not limited to: its air, water, lands, Indian River Lagoon, Indian Hills Recreation Area and Stormwater projects, Veterans Memorial Park and Moore's Creek.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim April, 2017, as:

EARTH MONTH

and urge all citizens to use this month to learn about the environment by attending various events planned, leading up to and including the 13th Annual Earth Day Festival at the Oxbow Eco-Center on April 29, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 3rd of April, 2017.

_____

MAYOR/COMMISSIONER

City Commission Regular Meeting **6.d.**

Meeting Date: 04/03/2017

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Water Conservation Month Proclamation being received by Valerie Schulte, Region VIII Chair, American Water Works Association.

Attachments

Water Conservation Month 2017

Form Review

Form Started By: Caleta Scott Started On: 03/22/2017 02:25 PM

Final Approval Date: 03/22/2017

WHEREAS, water is a basic and essential need of every living creature; and

WHEREAS, the State of Florida, Water Management Districts and the City of Fort Pierce are working together to increase awareness about the importance of water conservation; and

WHEREAS, the City of Fort Pierce, and the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and

WHEREAS, more than 90 percent of Florida's drinking water is supplied by underlying aquifers, and our quality of life and economy depend upon a clean and healthy environment; and

WHEREAS, all water users including commercial, industrial, agricultural, institutional, hospitality, private clients and others can make positive contributions to reduce water use and protect Florida's water resources; and

WHEREAS, the State of Florida, together with local partners, are investing billions of dollars to develop alternative water supplies, clean up stormwater pollution, restore rivers, lakes, and springs, upgrade drinking water facilities and improve wastewater treatment.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim April 2017, as:

"WATER CONSERVATION MONTH"

and urge each citizen and business to help protect our precious resources by practicing water saving measures and becoming more aware of the need to save water.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 3rd day of April, 2017.

_____

MAYOR/COMMISSIONER

City Commission Regular Meeting **7.a.**

Meeting Date: 04/03/2017

Re: Email from Douglas Baber

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Douglas Baber, Human Resources Manager, St. Lucie County, expressing his appreciation of the assistance provided by Mike Reals, Public Works Manager at Rotary Park for St. Lucie County's annual employee picnic.

Attachments

Email from Douglas Baber

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 01:42 PM
City Manager	Jennifer Robinson	03/27/2017 08:16 AM

Form Started By: Jennifer Robinson Started On: 03/20/2017 04:01 PM

Final Approval Date: 03/27/2017

To: Jennifer D Robinson/cfp@cfp,
Cc:
Bcc:
Subject: Fw: Rotary Park / SLCBOCC Picnic - 3/10/17
From: Nicholas Mimms/cfp - Tuesday 03/14/2017 06:56 AM

History: This message has been replied to.

Fro"Douglas G. Baber" <BaberD@stlucieco.org>
m:
To:"'nmimms@city-ftpierce.com'" <nmimms@city-ftpierce.com>
Cc:"'mreals@ftppwd.com'" <mreals@ftppwd.com>, "Howard Tipton" <TiptonH@stlucieco.org>,
Da Mon, Mar 13, 2017 4:01 PM
te:
Su Rotary Park / SLCBOCC Picnic - 3/10/17
bje
ct:

City Manager Mimms,

This past Friday, St. Lucie County BOCC held its annual employee picnic at Rotary Park. What a great venue this park is, and without the assistance of your Public Works Manager, Mike Reals, it would have been near impossible for our picnic to be such a success. Mr. Reals graciously came by the park at 7:15 a.m. on his day off (he did tell me that we are never really off, and I quickly agreed) to unlock the gate so that we could setup our grills, tables and entertainment items on site.

I thanked him that morning as he was unlocking the gate, but I felt it necessary to let you know that without him, we would have had a huge obstacle and major delay by not being able to enter the park area with our equipment.

If there is ever anything I can be of assistance, please do not hesitate to ask.

Thank you,

Douglas Baber
Human Resources Manager
St. Lucie County BOCC
2300 Virginia Avenue
Fort Pierce, FL 34982-5652
Ph. (772) 462-4056 * Fax (772) 462-2361

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

City Commission Regular Meeting **7.b.**

Meeting Date: 04/03/2017

Re: Letter from Jeremiah Johnson

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Jeremiah K. Johnson thanking Mike Reals, Director of Public Works, and his department for their assistance and efforts that contributed to the success of the Pistia cleanup at Moore's Creek on February 11, 2017.

Attachments

Letter from Jeremiah K. Johnson

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/27/2017 02:45 PM

Form Started By: Jennifer Robinson Started On: 03/22/2017 02:23 PM

Final Approval Date: 03/27/2017

THE SUNRISE CITY
FORT PIERCE
OFFICE OF THE MAYOR
AND CITY COMMISSION
Florida

March 15, 2017

Mike Reals
Public Works Manager

Dear Mr. Reals:

I want to thank you and your department for your efforts and assistance on Saturday, February 11, 2017 during the Pistia cleanup at Moore's Creek. Public Works teammates Ramon Perez, Jeff Pederson, Dennis Sauveur and Donald Spells were an integral part of the day's success.

What a dedicated and hard working group we have!

Sincerely,

Jeremiah K. Johnson
Commissioner

cc: Nicholas Mimms
Ramon Perez
Jeff Pederson
Dennis Sauveur
Donald Spells

City Commission Regular Meeting **10.a.**

Meeting Date: 04/03/2017

Re: Kids at Hope Mentorship Program Proposal

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Request from the Roundtable of St. Lucie County for $12,000 for the funding of the Kids at Hope Mentorship Program & Preventing Crime in the Black Community National Conference Proposal.

SUMMARY:

The proposal's estimated budget of $34,709.00 includes the cost of taking 50 youth and 11 adult chaperones to the National Conference on Preventing Crime in the Black Community June 1-2, 2017 at the Rosen Centre Hotel in Orlando, Florida, and post conference youth activities. The funds requested will cover the cost of 20 hotel rooms for 3 nights, a shuttle bus and partial funding of post conference youth activities.

RECOMMENDATION:

Due to the positive impact on the youths who have attended this conference previously, staff recommends approval.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Nicholas C. Mimms, City Manager

COORDINATED WITH:

Denise Sirmons, Kids at Hope Mentorship Program

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2017

Account: See below

Amount: $12,000

FISCAL IMPACT:

$7,000 available in Account 001-6000-513-83-98 (Youth & Crime Prevention Activities)
$5,000 available in Account 001-6000-513-83-97 (Youth Crime Prevention Conference)

Attachments

Roundtable of St. Lucie County Proposal

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 01:41 PM
Finance Department	Johnna Morris	03/24/2017 05:05 PM
City Manager	Nick Mimms	03/27/2017 02:46 PM

Form Started By: Jennifer Robinson Started On: 03/20/2017 04:09 PM

Final Approval Date: 03/27/2017

PROPOSAL

KIDS AT HOPE MENTORSHIP PROGRAM & PREVENTING CRIME IN THE BLACK COMMUNITY

NATIONAL CONFERENCE

ORLANDO, FL

MAY 31-JUNE 2, 2017

Purpose

The National Conference on Preventing Crime in the Black Community is designed to foster collaboration, communication and action among practitioners and youth by sharing innovative ideas, best practices and research relating to criminal justice, causative factors and prevention strategies unique to the Black community. It will profile national initiatives and community strategies that have been successful in reducing violence and other inappropriate behavior. Special attention is directed toward positive approaches to the problems associated with juvenile crime, as well as resources for training, development and enhancement of crime prevention initiatives.

Why We Need to Attend

The organizations that make up Restoring the Village Coalition of Youth Activities (VCOYA) and the Lincoln Park Advisory Committee (LPAC) feel that this is a way for Youth Organizations to collaborate to address the violence in our community. Many leaders and youth from these organizations have been impacted by violence plaguing their neighborhoods personally through family members or friends who have been affected. This conference will assist us in developing plans and resources to make our community a safer place for everyone.

Student and Organizations Attending and Requirements for Attendance

Last year, seven organizations agreed to partner and take 35 youth to the conference. Upon their return to the community, the students shared the information they received with community leaders, peers, and residents through a Peace Rally, Youth Panel and Fun Day. They also made appearances on various radio shows and at meetings throughout the community to share what they had learned. This year, VCOYA and LPAC plan to collaborate again with 11 organizations. Our goal is to take 50 youth, and to work with these youths before and after the trip to facilitate positive programming in the community.

The following organizations will provide Students, Parents, Staff or Chaperones to attend the conference:

- Boys & Girls Clubs of St. Lucie County
- Department of Juvenile Justice
- Kids at Hope
- Liberty Truth & Deliverance
- Multicultural Resource Center (MRC)

- PACE Center for Girls
- Performance Based Academy Mentoring Program
- Rehoboth Center
- Restoring the Village Youth Initiative
- Sword Outreach

Student Requirements to Attend:

- Youth are expected to participate in the six-week Kids at Hope Mentorship Program & Planning Committee Meetings.
- Youth are expected to participate in at least one community service project designated by the PCBC group prior to attending the conference.
- Youth will perform 20 hours of community service work or chores around their home.
- Youth will be required to complete an essay on one of the following topics:
    - **What motivates you to be better for yourself and the community?**
    - **How can you contribute to reducing crime in your community?**
- Youth are expected to attend and participate in any fundraisers for the event.
- Youth are expected to attend meetings about the implementation plan.
- Youth are expected to commit to participating in post-conference activities to implement lessons learned at conference.
- Youth must be ages 14-19, with parental consent and waiver of liability forms signed.
- Youth must sign a Code of Conduct form to attend the conference, and parents must agree that they will come pick up their child if he or she violates the Code of Conduct during the PCBC trip.

Organization Requirements to Participate in the Collaboration:

- Organizations will attend mandatory meetings about the conference.
- Each organization will provide 3-5 students who will attend the conference.
- Each organization will designate one chaperone to attend with their students (3-5 students per organization). The name of the chaperone must be identified to the collaborative group by February 8, 2017. The designated chaperone must participate with their students in the KAH Mentoring initiative and related events. Funds raised through this collaborative will go directly towards the costs of the program for youth and specified adult chaperones. No chaperone substitutions will be allowed except in extreme circumstances and as agreed to by the collaborative.
- Each organization will pay the adult registration cost of $265 for their chaperone. Other costs for adult chaperones, including hotel (2 adults per room), food, shirts and bus transport will be covered by money raised through the collaborative **to the extent**

funds are available after covering all youth costs. If sufficient funds are not raised, adult chaperones may have to pay additional costs. Chaperones will be expected to have a roommate at the hotel (2 queen beds/ 2 adults per room). Any chaperone wanting to have his or her own room is expected to pay their own hotel bill in its entirety.

- Each organization agrees that it will open any fundraisers for PCBC trip to all organizations in the collaboration to participate. Each organization also agrees that all monies raised for the PCBC trip will be turned over to the Roundtable, as fiscal agent, for use for all youth and specified chaperones in the collaborative.
- Each organization agrees that it will not approach funders, government (City, County, Police Department or Sheriff's Office), or community organizations to raise funds for the PCBC trip or related events (KAH mentoring or youth leadership) outside of the collaboration.
- Please note that any violation of these requirements may render your organization's teens ineligible to attend PCBC trip and participate in related events with this collaboration.

Implementation Plan

Prior to attending the conference, youth will be required to commit to participate in some or all the following events. If they fail to keep this commitment, they will not be eligible for sponsorship for future conferences:

- ***Youth Leadership St. Lucie:*** The Roundtable's Youth Leadership St. Lucie Program, an initiative to mobilize young leaders to create positive change in St. Lucie County. This program will empower teens to become good community problem solvers, communicators and advocates. Participants will address community challenges through projects focused on reducing violence, bullying, and unhealthy lifestyles. Youth will have an opportunity to design effective teen campaigns against violence and unhealthy lifestyles; creatively express youth needs and inspire critical consciousness in leaders, residents and other youth around important community issues; advocate for youth interests before local, and state legislatures; and become a Peer Mentors to help other teens develop their own leadership potential.

- ***Youth Leadership Council:*** A group of students who attend the conference will be eligible to apply to the City of Ft. Pierce and the City of Port St. Lucie Youth Leadership Councils. If selected to sit on the council, the youth will advise city and community leaders on issues affecting youth. The council will also work collaboratively with other students who attended the conference to facilitate community events and activities.
- ***Kids at Hope Mentorship Program:*** The Roundtable's Kids at Hope Youth Mentorship Program will prepare community youth to meet the challenges of adolescence and

adulthood and achieve their full potential through a six-week curriculum, activities and experiences that help develop social, ethical, emotional, physical and cognitive competencies; will also work with leaders to talk about violence and community service projects for youth. The mentorship provided will help youth develop (a) the ability to analyze his or her own strengths and weaknesses, set personal and vocational goals, and have the self-esteem, confidence, motivation and abilities to carry them out and (b) the ability to guide and influence the positive behavior of peers and serve as a role model.

- ***Juneteenth Week of Unity Activities:***
  - **KAH Unity Kickball Tournament:** community organizations (City of Ft. Pierce, FPPD, PSLPD, City of Port St. Lucie, County Commissioners, Children Services Council and more) will participate in this tournament with youth in the community. This will be a single elimination tournament which will promote positive relationships between our youth and their leaders.
  - **Talent Extravaganza:** This will be a night for youth to showcase their talents.
  - **Youth Summit:** This panel will provide adults the opportunity for community leaders to ask youth hard-hitting questions about teen views and perspectives on community issues. Questions will cover a variety of topics, including but not limited to youth responsibility to improve the community, social media, how to address peer pressure, how youth and adults can collaborate, etc.
  - **Peace Rally & Walk** : This walk will bring together Law Enforcement, Youth, Community Members and Leaders to promote peace and unity in our community
  - **Fun Day;** this is a fun filled event for kids in the community. We will have the finalist from the talent extravaganza perform and announce the winners, bounce houses, reading circles, arts crafts and many more fun activities for everyone. All summer camps, daycares and the entire event.
  - **United Choir:** Youth from different organizations, churches will bring a joyful noise to promote unity in the community. The choir will be under the direction of Tri County Florida Youth and Praise Choir.

Results

Youth who attend the conference will be empowered with ideas and information to take part in planning community-wide solutions to the issue of youth violence. Our county will be represented at the conference, not as separate organizations competing against one another for limited resources, but as a united front of youth service providers working together with each other and with their teens to find solutions. Plans and ideas from the conference will be used by youth and teens to organize events to promote peace and hope for the future of St. Lucie County.

Budget

This is an estimated budget for the cost of taking 50 Youth and 11 Adult Chaperones to the conference. This budget also includes a request for funding to implement youth events upon return from the conference.

Name	#	Cost per person / activity	Actual
Youth Registration	50	$150.00	$7,500.00
Adult Registration	11	$265.00	$2,915.00
Rooms (20)	61	$ 159.00	$9,699.00
Shuttle Bus, Parking and Additional Fees	61	$ 20.90	$1,275.00
Meals: Breakfast (3), Lunch (1), Dinner (3)	61	$90.00	$5,490.00
Post Activities and additional fees (Implementation Plan ideas and youth activities at conference or fees)	5	n/a	$6,000.00
Shirts for Youth (50) & Chaperones (11) 3 shirts (Collared button down, polo shirt and t-shirt)	61	$30.00	$1830.00
Total			$34,709.00

Requesting $12,000.00 from the City of Ft. Pierce. The funding will be used for the following line items

Name	Actual	City funding
Rooms(3 nights, 20 rooms, 2-4 people per room)	$9,699.00	$9,699.00
Shuttle Bus	$1,275.00	$1275.00
Post Activities / Misc.	6,000.00	$1,026.00
Total	$18,645.00	$12,000.00

City Commission Regular Meeting **10.b.**

Meeting Date: 04/03/2017

Re: Alarm Ordinance Management and Mutual Cooperation Agreement

Submitted For: Diane Hobley-Burney, Chief of Police, Police Department

---

SUBJECT:

Approval of Alarm Ordinance Management and Mutual Cooperation Agreement with the Public Safety Corporation.

SUMMARY:

The police department requests approval to execute the Alarm Ordinance Management and Mutual Cooperation Agreement with the Public Safety Corporation. The Agreement authorizes a third party contractor, CryWolf to assist the City of Fort Pierce with the recently amended Alarm Ordinance and provides for the enforcement of the ordinance so that individuals and businesses that use alarm systems can be held accountable for false alarms.

The contract was amended at the Commissions request, which lowered the City of Fort Pierce's fees and penalties associated with amended Alarm Ordinance and collected by CryWolf. This was a county-wide initiative that started several years ago. St. Lucie County, the St. Lucie County Fire District, and the City of Port St. Lucie have executed their Agreement with the Public Safety Corporation.

RECOMMENDATION:

The recommendation from Staff is to approve the execution of the Agreement.

ALTERNATIVES:

The alterative is to manage and oversee the enforcement of the newly amended Alarm Ordinance internally through an existing department within the City.

RESPONSIBLE STAFF:

Frank J. Amandro, Deputy Chief and Christopher Bender, Lieutenant

COORDINATED WITH:

Iola Mosely, Assistant City Attorney, Peggy Arraiz, Code Compliance Manager, and Linda Cox, City Clerk.

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2017
Account:	001.3001.521.323.90
Amount:	0.00

FISCAL IMPACT:

There is no fiscal impact associated with this Agreement for the police department. The fees and fines collected by the third party vendor cover the cost associated with the management and oversight of the Alarm Ordinance.

Attachments

Agreement

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	03/17/2017 12:48 PM
Finance Department	Johnna Morris	03/24/2017 05:06 PM
City Manager	Nick Mimms	03/27/2017 02:46 PM
Form Started By: Frank Amandro		Started On: 03/13/2017 11:22 AM
Final Approval Date: 03/27/2017		

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: NICHOLAS MIMMS, CITY MANAGER

THROUGH: James Messer, Esq., City Attorney

FROM: Iola T Mosley, Esq., Sr. Assistant City Attorney

RE: Alarm Ordinance Management and Mutual Cooperation Agreements

DATE: March 9, 2017

This memo serves to verify that the Office of the City Attorney has reviewed the contract for billing and tracking services between the Public Safety Corporation (PSC) and the City of Fort Pierce (City). This contract has previously been reviewed and approved for form and sufficiency by the office of the City Attorney and there have been no additions or significant changes to the contract, except for the insertion of a different fee schedule.

The contract currently reflects the updated reduction in the amount of fees which would be paid by the citizens and business for false alarms. With that inclusion the contract is appropriate for signature approval for form and correctness. If you have any additional concerns or comments please contact Iola Mosley.

cc Diane Hobley-Burney, Police Chief, City Of Fort Pierce

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
FEB 23 2017
RECEIVED
TIME
FEB 22 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

CITY ATTORNEY USE ONLY

Date Received:	2/23/17
Assigned To:	LA
File:	
Due Date:	3/1/2017
Hours:	

REQUEST FOR LEGAL SERVICES

To: CITY ATTORNEY

SUBMITTED BY: DIANE HOBLEY-BURNEY, CHIEF OF POLICE

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

DATE: FEBRUARY 21, 2017

Service Required: (please circle or underline)

Review Documents | **Draft Document** | **Written Opinion Requested**

Attend Meetings | **Advise** | **Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** As you know, the police department has been working on the Alarm Ordinance for approximately three (3) years now. In a nutshell, the proposed changes call for a third party vendor (Cry Wolf) to oversee and manage the City's Alarm Ordinance in an effort to reduce the number of false alarms. After much consideration, the City Commission approved the amended changes to the Alarm Ordinance. As you also know, the City of Port St. Lucie and St. Lucie County have adopted similar changes.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The police department met with the Finance Department, Code Enforcement, and the City Clerk's Office concerning the proposed changes to the Alarm Ordinance and how they would impact the City. If the City does not elect to accept Cry Wolf's contract to for False Alarm Tracking and Billing Services, then the City would have to implement these changes and potentially hire additional personnel to oversee and manage the False Alarm Tracking and Billing Service. Funding would have to be identified, a position created, and a selection process. This would take approximately six (6) months to complete.

3. **Time considerations and their significance:** The Police Department and City Hall are receiving inquiries and applications for the annual renewals. It is imperative that we implement our new procedures to process these annual renewals. St. Lucie County have implemented their new procedures. The City of Port St. Lucie is reviewing the Cry Wolf contract and putting their new procedures in place.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** No, there are no City funds needed for this Alarm Ordinance/Cry Wolf Contract.

5. **Factual background:** (Outline the facts related to the underlying matter to provide context for the request.)

    - The police department has been working on the Alarm Ordinance changes for approximately three (3) years.
    - The first contract was rejected by the City Commission, as the fees associated with the false alarms were deemed too high.
    - The police department worked with Cry Wolf to lower the City of Fort Pierce's fines and fees for our citizens and businesses. The Cry Wolf fee increased slightly.
    - The police department presented the new fine and fee structure to the City Commission, who ultimately approved the proposed changes.

6. **List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):** (Requestor should investigate the issue and gather all documents/information pertaining to the matter from any other related departments *prior* to submitting the request to this office)**:**

    - Amended and Restated Contract for False Alarm Billing and Tracking Services for Cry Wolf. .

7. **Identify prior legal assistance on this or a related matter and the attorney who handled it:**

    Lieutenant Christopher Bender worked with Iola Mosely, our Assistant City Attorney and our former Assistant City Attorney Karen Emerson on this project.

8. **If this is a request for review of a contract, provide the following:** N/A

    a. **List of individuals who have read and approved the business terms and conditions of the contract and confirmed the ability to carry out the terms of the contract as they apply to the City:** (This office is not responsible for reviewing either the accuracy or value of the business terms and conditions or product specifications of the contract as agreed upon between the department and contractor. However, this office is available to negotiate the terms as desired by the City upon request.)

    b. **Insurance requirements that differ from the City's template insurance terms:** (The department should consult with the Risk Manager for each contract to determine whether there are any special insurance requirements.)

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

AMENDED AND RESTATED CONTRACT FOR FALSE ALARM BILLING AND TRACKING SERVICES

THIS AMENDED AND RESTATED CONTRACT FOR FALSE ALARM TRACKING AND BILLING SERVICES ("Contract") made and entered into this _____ day of _____, 2016, by and between **ST. LUCIE COUNTY**, a political subdivision of the State of Florida, ("COUNTY"); **ST. LUCIE COUNTY FIRE DISTRICT**, an independent taxing district of the State of Florida' ("FIRE DISTRICT"), **CITY OF FORT PIERCE**, a Florida municipal corporation, ("FORT PIERCE"), **CITY OF PORT ST. LUCIE**, a Florida municipal corporation, ("PORT ST. LUCIE"), collectively referred to as the "AGENCIES," and **PUBLIC SAFETY CORPORATION**, a corporation of the State of Florida with its principal administrative offices located at 103 Paul Mellon Court, Waldorf, Maryland, 20602, as successor and interest of AOT Public Safety Corporation, d/b/a Public Safety Corporation, a corporation of the State of Maryland, ("CONTRACTOR").

W I T N E S S E T H:

Whereas, the COUNTY has adopted an ordinance related to alarm systems and false alarms ("Alarm Ordinance"); and

Whereas, the goal of the COUNTY is to encourage more responsible use of alarm systems and to reduce the number of false alarms to which public safety officers must respond by accurately tracking false alarm instances and assessing fees and penalties as required by the Alarm Ordinance; and

Whereas, in its implementation of the Alarm Ordinance, the COUNTY is authorized to engage a third-party CONTRACTOR to assist the COUNTY in the preparation of amendments to the Alarm Ordinance and provides for the enforcement of the Alarm Ordinance so that persons and organizations that use alarm systems can be held accountable for false alarms through a system of fees and penalties; and

Whereas, on November 10, 2013, the COUNTY issued a request for proposals (RFP Number: 14-006) to obtain the services of a professional, highly qualified full service false alarm solution firm to provide all services related to the implementation, maintenance, and customer service of the COUNTY's false alarm program; and

Whereas, the CONTRACTOR submitted a Proposal on December 11, 2013, in response to the RFP and this Proposal was deemed by the COUNTY to be the most responsive proposal received and in the best interest of the COUNTY, all factors considered; and

Whereas, the CONTRACTOR created and markets the proprietary and patented (U.S. Patent No. 6,856,246) software system called CryWolf® ("Software"), an integrated suite of software applications operating in a Windows-based environment, designed to assist false alarm reduction managers and planners in government agencies and industry in accessing information relevant to false alarms, and which has been developed at CONTRACTOR's private expense for the commercial marketplace and is not in the public domain; and,

WHEREAS, on May 20, 2014, the COUNTY and the CONTRACTOR entered into a Contract for False Alarm Billing and Tracking Services, (the "Contract"); and,

WHEREAS, the parties desire to amend and restate the Contract to add the FIRE DISTRICT, CITY OF FORT PIERCE, and CITY OF PORT ST. LUCIE as parties to the Contract in recognition of the services which will be provided to these entities with regard to alarm permitting and false alarm billing in their respective jurisdictions.

Now, therefore, the parties agree as follows:

1. **Term**.

The term of this Contract shall commence on the date the CONTRACTOR begins tracking and billing false alarms pursuant to this Contract ("Commencement Date") and shall continue for a period of two (2) years following the Commencement Date. This contract shall automatically renew for additional one year periods unless either the COUNTY on behalf of the AGENCIES notifies the CONTRACTOR or the CONTRACTOR notifies the COUNTY in writing no later than ninety (90) days prior to the expiration of the initial or any annual renewal term that the AGENCIES or CONTRACTOR wishes to terminate this Contract.

2. **Contract Documents and Order of Precedence**.

The contract documents consist of the following Attachments which are incorporated into the Contract by this reference:

A. **Attachment A**, describes the Scope of Services to be provided by the CONTRACTOR and the AGENCIES' operational responsibilities.

B. **Attachment B**, Payment Terms, for COUNTY.

C. **Attachment C**, Payment Terms for FIRE DISTRICT.

D. **Attachment D**, Payment Terms for FORT PIERCE.

E. **Attachment E**, Payment Terms of PORT ST. LUCIE.

F. **Attachment F**, Wells Fargo Treasure Management Proposal for Large Lockbox (More than 200 transactions per month).

G. **Attachment G.** Wells Fargo Treasure Management Proposal for Small Lockbox (200 or less transactions per month).

H. **Attachment H**, Credit Card Fees for FIS/Link2Gov.

The Order of Precedence shall be as follows: (1) this Contract; (2) Attachment A; and (3) Attachment B, C, D, or E, as applicable, Attachment F, Attachment G, and Attachment H.

3. **Preparation of Amendments to Alarm Ordinance.**

The parties acknowledge and agree that the CONTRACTOR has assisted the COUNTY in the review and drafting of amendments to its Alarm Ordinance in order to provide for a more efficient and effective process for the registration and operation of alarm systems in St. Lucie County, including both unincorporated and incorporated areas and shall provide similar assistance to FORT PIERCE and PORT ST. LUCIE, upon request.

4. **Alarm Management Scope of Services**.

A. The CONTRACTOR shall provide the Alarm Management Services described in **Attachment A**.

B. The Alarm Management Services to be provided by CONTRACTOR are designed to assist the AGENCIES in enforcing their Alarm Ordinances and include tracking of responsible persons (including individuals, businesses and government agencies) who use alarm systems, registering of alarm systems, billing and notification of permit and false alarm fees in accordance with the Alarm Ordinances and at the direction and under the supervision of the AGENCIES' Alarm Administrators, maintenance of a database of persons who use alarm systems, tracking of false alarm occurrences, collection of fees, the collection and enforcement of penalties for violations, generating performance and outcome reports and assuring the availability to the AGENCIES of timely false alarm information, all as more specifically described in **Attachment A**.

5. **Software License**.

The AGENCIES shall be licensed and authorized to use the Software and any additional specific customization and development provided as part of the Alarm Management Services described in **Attachment A**. The license shall cover all Software, including, without limitation, software interfaces and software modifications. The scope of the license is non-transferable and non-exclusive and is authorized by CONTRACTOR for use by the AGENCIES to access their false alarm information.

6. **Duration of the Software License**.

The AGENCIES shall have the right to use the Software in accordance with **Attachment A** for so long as the CONTRACTOR provides Alarm Management Services to the AGENCIES and/or licenses the Software in accordance with the Termination provisions in this Contract. This license shall apply for the duration of the Contract and any extensions provided for herein or agreed to in writing by the parties. In the event the business relationship with CONTRACTOR is terminated or ended for any reason, the AGENCIES' license rights to use the Software shall likewise terminate except as provided for in this Contract, including **Attachment B.**

7. **Modification of the Software**.

A. Modifications or adaptations of the Software shall be limited to creating or providing interfaces between the Software and the AGENCIES' computer systems required to import or export data in order to implement the Software.

B. The AGENCIES shall retain a nonexclusive License to use the modified and/or "customized" interfaces with the Software, provided, however, the use of the original Software with such adaptations in any projects other than the management of the Alarm Ordinance shall be subject to additional compensation to CONTRACTOR in an amount and subject to terms to be determined by the parties in writing prior to any such additional use.

8. **Protecting Confidential and Proprietary Information.**

The proprietary information of all parties is and shall remain the valuable intellectual property of each respective party. Except as required by law, no party shall disclose any such information to any third party for any reason without the express written consent of the other interested party(ies) and shall only use proprietary information for internal purposes to facilitate and assist CONTRACTOR and AGENCY staff in the administration of the AGENCY'S Alarm Ordinance. In addition, the parties shall provide reasonable safeguards to protect their respective software, hardware systems and data from unauthorized intrusion by third parties. Notwithstanding, the parties recognize that the AGENCIES are government bodies subject to compliance with Florida Public Records laws.

Names, addresses, type of alarm, identification information of any alarm monitoring company, or identification information of any person cited under the Alarm Ordinances shall not be released, exhibited or sold to any third party by CONTRACTOR, except as required by law.

All data received hereunder shall be made a part of the COUNTY'S and respective AGENCY'S permanent records and files and preserved therein for a period in accordance with the requirements of Florida law. The COUNTY will inform CONTRACTOR of the required retention time in writing at the beginning of the Contract term and, in the event these requirements change, as soon as those changes are approved by the appropriate Florida State or AGENCY.

All alarm related data maintained by the CONTRACTOR shall remain the property of the COUNTY and respective AGENCY. If the Contract is terminated for any reason, the CONTRACTOR shall provide such data to the AGENCIES on a timely basis in a mutually acceptable, electronic file format.

9. Public Records.

CONTRACTOR and subcontractors shall comply with Section 119.0701, Florida Statutes (2015). The CONTRACTOR and subcontractors are to allow public access to all documents, papers, letters, or other material made or received by the CONTRACTOR in conjunction with this Contract, unless the records are exempt from Art. I, § 24(a), Fla. Const. and Section 119.07(1)(a), Florida. Statutes (2015). Pursuant to Section 119.10(2)(a), Florida Statutes (2015), any person who willfully and knowingly violates any of the provisions of Ch. 119, Laws of Fla., commits a misdemeanor of the first degree, punishable as provided in Sections 775.082 and 775.083, Florida Statutes. (2015).

The AGENCIES are public agencies subject to Chapter 119, Florida Statutes. The Contractor shall comply with Florida's Public Records Law. Pursuant to Section 119.0701, Florida Statutes (2015), the CONTRACTOR agrees to comply with all public records laws.

The CONTRACTOR shall keep and maintain public records required by the AGENCIES in order to perform the service, specifically as follows:

(a) The timeframes and classifications for records retention requirements must be in accordance with the General Records Schedule GS1-SL for State and Local Government

Agencies. (*See* http://dos.dos.state.fl.us/library-archives/records-management/general-records-schedules/).

(b) During the term of the contract, the CONTRACTOR shall maintain all books, reports and records in accordance with generally accepted accounting practices and standards for records directly related to this contract. The form of all records and reports shall be subject to the approval of the AGENCIES.

(c) Records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business with the AGENCIES. The CONTRACTOR'S records under this Contract include but are not limited to, supplier/subcontractor invoices and contracts, project documents, meeting notes, emails and all other documentation generated during this Contract.

(d) The CONTRACTOR agrees to make available to the AGENCIES, during normal business hours all books of account, reports and records relating to this Contract.

(e) If the CONTRACTOR fails to provide the public records to the AGENCIES within a reasonable time, the CONTRACTOR may also be subject to penalties under Section 119.10, Florida Statutes (2015).

Upon request from an AGENCY'S custodian of public records, the CONTRACTOR shall provide the AGENCY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

The CONTRACTOR shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Contract if the CONTRACTOR does not transfer the records to the AGENCY.

Upon completion of the Contract, transfer, at no cost to the AGENCIES, all their respective public records in possession of the CONTRACTOR, or keep and maintain public records required by the AGENCIES to perform the service. If the CONTRACTOR their respective public records to the AGENCIES upon completion of the Contract, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the Contract, the CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the respective AGENCY, upon request from the AGENCY's custodian of public records in a format that is compatible with the information technology systems of the AGENCY.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THE CONTRACTOR SHOULD CONTACT THE

RESPECTIVE AGENCY'S CUSTODIAN OF PUBLIC RECORDS AS FOLLOWS:

AS TO ST. LUCIE COUNTY:

COUNTY ATTORNEY'S OFFICE
2300 VIRIGNIA AVENUE
FORT PIERCE, FL 34982.
(772) 462-1441
BellamyS@stlucieco.org,

AS TO FIRE DISTRICT:

FIRE CHIEF BUDDY EMERSON
5160 NW MILNER DRIVE
PORT ST. LUCIE, FL 34983
(772) 621-3600
BEMERSON@SLCFD.ORG

AS TO FORT PIERCE:

CITY CLERK
100 NORTH U.S. 1
FORT PIERCE, FL 34904
(772)
lcox@city-ftpierce.com

AS TO PORT ST. LUCIE:

CITY CLERK
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984
(772) 871 5157
prr@cityofpsl.com

10. Reproduction and Copyright.

A. The Software is protected under the Copyright and Patent laws of the United States, and as extended by treaty, with Canada. The AGENCIES may not copy, or allow anyone else to copy or otherwise reproduce, any part of the Software without the prior written consent of CONTRACTOR, except to store and/or install a copy of the Software on a storage

device, such as a network server, used only to run the Software on other computers over an internal network and except for two copies for back-up or archive purposes.

B. The AGENCIES may copy any CONTRACTOR provided Software as necessary to its hard disks or other such storage medium to efficiently operate the Software on the AGENCIES' single-user system, multiple-user system, or network. The Software shall be copied as a whole, and the use of the copies shall be governed by this Contract. All other copying is prohibited.

9. **Limitations on the Use of the Software**.

The AGENCIES may not reverse engineer, decompile, or disassemble the Software. The Software is licensed as a single product. Its component parts may not be separated.

10. **Notices of Intellectual Property Rights**.

The AGENCIES shall assure that CONTRACTOR's notices of intellectual property (e.g., patent, trademark, and copyright notices) provided by CONTRACTOR, if any, shall remain visible on the Software when displayed electronically, or when output created by it is printed for distribution to persons or organizations outside the normal scope of the Alarm Ordinances.

11. **Payment**.

The CONTRACTOR shall be compensated for its Services provided to the AGENCIES under this Contract, in accordance with **Attachments B-~~F~~H,** ("Payment Terms"), respectively.

12. **Collection of Fines**.

The AGENCIES shall support the collection of false alarm fees, fines and penalties in accordance with the Alarm Ordinances and at the direction of the Alarm Administrators. If the AGENCIES direct the CONTRACTOR to engage a third-party collection organization for delinquent amounts, the AGENCIES shall cause the necessary legislative and administrative procedures to be enacted and/or adopted in order to delegate to the CONTRACTOR the authority to collect the delinquent fees on behalf of the AGENCIES.

13. **Confidentiality of False Alarm Data**.

Any false alarm collection data provided to the CONTRACTOR during the performance of the Alarm Management Services shall be used only in a manner consistent with this Contract, and no false alarm collection data shall be disclosed without the prior written consent of the AGENCIES. If such disclosure is compelled or required in any judicial or administrative proceeding, the CONTRACTOR shall, before disclosing such information, first notify the affected AGENCY and give the AGENCY an opportunity to object to the disclosure.

In the event the AGENCY objects to such disclosure, it shall notify the CONTRACTOR that it will indemnify it, to the extent provided by law, for any costs and expense incurred, including, without limitation, the cost of attorney fees expended in the defense of any action or proceeding, or relating to the refusal to disclose such information.

14. **Agency Responsibilities**.

A. The AGENCIES shall cooperate with and assist the CONTRACTOR by providing management decisions affecting startup or provision of the Alarm Management Services within ten (10) business days of receipt of CONTRACTOR's request for a decision, as well as providing personnel, information, approvals, and acceptances in accordance with a mutually-agreed Implementation Plan to be developed by CONTRACTOR and the AGENCIES at the start of the Services. This Implementation Plan will define the detailed tasks and schedule necessary to achieve the following program target milestones:

1) Commence Services implementation activities on the Effective Date;
2) Begin collecting and processing alarm location information within sixty (60) days of the Effective Date; and
3) Begin processing false alarm activations within ninety (90) days of the Effective Date.

The Implementation Plan shall be agreed to in writing by the CONTRACTOR and the AGENCIES and upon execution by the CONTRACTOR and the AGENCIES shall be incorporated into this Contract by reference. If factors beyond the CONTRACTOR's control prevent processing of false alarms within the implementation timeline, extension of the implementation must be mutually agreed to and documented via change order.

B. The COUNTY shall provide the CONTRACTOR with CAD alarm incident Records, appeal records, and necessary historical, non-financial alarm registration and alarm incident information in accordance with the terms of a mutually-agreed implementation plan and in a mutually-agreed electronic format, as necessary and proper, to allow the CONTRACTOR to effectively provide the Services and enforce the Alarm Ordinances.

15. **Agency Alarm Administrator**.

To facilitate effective communication between the AGENCIES and the CONTRACTOR, and in accordance with the Alarm Ordinance, each AGENCY shall designate an Alarm Administrator to manage security alarms for its AGENCY. The Alarm Administrator shall have the power and authority to make decisions relating to the Services. In addition, each AGENCY shall designate a secondary Alarm Administrator to act on behalf of the AGENCY's primary Alarm Administrator when the AGENCY's primary Alarm Administrator is unavailable. Each AGENCY's Alarm Administrator shall have the authority to waive, void, or modify violation notices and the resulting fine amounts related to the alarms under its jurisdiction. Any such waiver, modification, or voiding will be communicated to the CONTACTOR in a written format by the AGENCY Alarm Administrator or designee.

16. **Resolution of Disputes**.

A. *Mediation.* In the event of a dispute between the parties concerning any matter arising under this Contract, the parties shall proceed to good-faith mediation of the dispute. The mediation venue shall be St. Lucie County, Florida. The cost of mediation shall be shared equally.

17. **Termination**.

A. *For Convenience.* Either the AGENCIES or the CONTRACTOR may terminate this Contract for any reason and at any time by giving at least ninety (90) days written notice to the other party of such termination and specifying the effective date thereof. If the Contract is terminated by the AGENCIES, the CONTRACTOR shall be paid for any services already performed by sharing in the collections of all amounts billed by the CONTRACTOR through the date of termination. If the Contract is terminated by the CONTRACTOR, the CONTRACTOR shall provide an option for the AGENCIES to transition operation of the alarm program to AGENCY facilities and staff using the CONTRACTOR's proprietary Software as described in Paragraph 18A.

An individual AGENCY may withdraw from the CONTRACT by giving at least ninety (90) days prior written notice to the other AGENCIES and the CONTRACTOR of such termination and specifying the effective date thereof. If an AGENCY withdraws from the Contract, the AGENCY shall pay the CONTRACTOR for any services already performed by sharing in the collections of all amounts billed by the CONTRACTOR through the date of termination.

B. *For Cause.* Either party may terminate this Contract for cause if the other party does not perform its duties or exercise its responsibilities in accordance with this Contract including the maintenance of the system of fees and fines in effect at the beginning of the Contract period. Upon an event of cause by either party (Non-performing party), the other (Claimant) party shall provide thirty (30) days prior written notice to the non-performing party that the Contract terms have not been carried out in accordance with this Contract. If the event of cause is not corrected by the Non-performing party to the reasonable satisfaction of the Claimant, the Claimant may terminate this Contract after a thirty (30) day written cure notice to the Non-performing party.

C. Termination Within Initial Two (2) Year Period. If this Contract is terminated by the AGENCIES or its implementation is terminated by the AGENCIES during the initial two (2) year period, for any reason other than breach by the CONTRACTOR, the CONTRACTOR shall be entitled to a one-time Program Termination fee, not to exceed $24,000.00, to reimburse CONTRACTOR for startup costs. This fee shall be in addition to any other amounts due CONTRACTOR under the Contract. The $24,000.00 shall be amortized (reduced) on a straight-line basis ($1,000 per month) over the initial two (2) year period.

18. **Rights upon Termination**.

A. If the CONTRACTOR is entitled to terminate this Contract or the AGENCIES choose not to continue the Contract for its convenience, the CONTRACTOR shall offer the COUNTY an option, which must be exercised within thirty (30) calendar days after the Notice of Termination, to continue a conditional, uninterrupted, non-exclusive and non-transferable license to use the proprietary software as necessary to support and administer the Alarm Ordinances conditional on the payment of one-time transitional service and ongoing annual license, maintenance and support fees at the CONTRACTOR's then prevailing rates.

B. If the AGENCIES terminate this Contract or if the CONTRACTOR terminates for cause, the AGENCIES, in addition to payment of false alarm collections owed to the CONTRACTOR based on the CONTRACTOR's billings through the date of termination, shall undertake good faith efforts to collect any Alarm Management Services fees and civil penalties for Ordinance violations billed, but not yet collected, as of the date of termination, in order to pay the CONTRACTOR, all amounts due the CONTRACTOR as a result of efforts engaged in by the CONTRACTOR on the AGENCIES' behalf. In the event that either party terminates this Contract, the CONTRACTOR agrees that all data collected under this Contract is part of the

AGENCIES' permanent record and that all data, including historical records under the required retention time will be provided to the AGENCIES in an agreed upon data format within thirty (30) days of the termination date.

19. Indemnification.

The CONTRACTOR agrees to indemnify, defend, and hold harmless the AGENCIES, their officers and employees, from liabilities, damages, losses and costs, including but not limited to, reasonable attorney's fees, to the extent caused by the negligent act, recklessness, or intentional wrongful misconduct of the CONTRACTOR and persons employed or utilized by the CONTRACTOR in the performance of this Contract. As consideration for this indemnity provision the CONTRACTOR shall be paid the sum of ten dollars ($10.00), which will be added to the initial compensation payment to the CONTRACTOR. The indemnification shall survive the termination of this Contract. Nothing contained within this paragraph is intended to nor shall it constitute a waiver of the AGENCIES' sovereign immunity.

21. Patent infringement.

The CONTRACTOR shall indemnify the AGENCIES, their elected and appointed officials, officers, employees, agents, and successors in interest from and against all damages and expenses resulting from any infringement action brought against the CONTRACTOR, or against an AGENCY or the AGENCIES to the extent that any such action is predicated on the use of CONTRACTOR's software, during the term of this Contract. This Hold Harmless and Indemnification provision shall in no way be limited by any financial responsibility or insurance and shall survive termination of this contract

22. Limitation of Liability.

In no event shall either Party be liable to the other for consequential, special, or incidental damages arising out of or relating to performance and nonperformance. This limitation shall apply regardless of the form of action, whether in contract or in tort, including negligence or misrepresentation.

23. Insurance

The CONTRACOTR shall, on a primary basis and at its sole expense, agree to maintain in full force and effect at all times during the life of this Contract, insurance coverage, limits, including endorsements, as described herein. The requirements contained herein, as well as AGENCIES' review or acceptance of insurance maintained by CONTRACTOR are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by CONTRACTOR under the Contract.

The parties agree and recognize that it is not the intent of the AGENCIES that any insurance policy/coverage that it may obtain pursuant to any provision of this Contract will provide insurance coverage to any entity, corporation, business, person, or organization, other than the AGENCIES and the AGENCIES shall not be obligated to provide any insurance coverage other than for their respective entities or extend their immunity pursuant to Section

768.28, Florida Statutes,(2015), under their self-insured or other insurance programs. Any provision contained herein to the contrary shall be considered void and unenforceable by any party. This provision does not apply to any obligation imposed on any other party to obtain insurance coverage for this project, any obligation to name the AGENCIES as additional insureds under any other insurance policy, or otherwise protect the interests of the AGENCIES as specified in this Contract.

The CONTRACTOR shall agree to maintain Workers' Compensation Insurance & Employers' Liability in accordance with Section 440, Florida Statutes. Employers' Liability must include limits of at least $100,000.00 each accident, $100,000.00 each disease/employee, $500,000.00 each disease/maximum. A Waiver of Subrogation endorsement must be provided. Coverage should apply on a primary basis. Should scope of work performed by Contractor qualify its employee for benefits under Federal Workers' Compensation Statute (example, U.S. Longshore & Harbor Workers Act or Merchant Marine Act), proof of appropriate Federal Act coverage must be provided.

Commercial General Liability insurance issued under an Occurrence form basis, including Contractual liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

Each occurrence	$1,000,000
Personal/advertising injury	$1,000,000
Products/completed operations aggregate	$2,000,000
General aggregate	$2,000,000
Fire damage	$100,000 any 1 fire
Medical expense	$10,000 any 1 person

An Additional Insured endorsement **must** be attached to the certificate of insurance and must include coverage for Completed Operations (should be CG2026- Designated Person or Organization endorsement, or similar endorsement) under the General Liability policy. Coverage is to be written on an occurrence form basis and shall apply as primary. A per project aggregate limit endorsement should be attached. Defense costs are to be in addition to the limit of liability. A waiver of subrogation is to be provided in favor of the AGENCIES. Coverage for the hazards of explosion, collapse and underground property damage (XCU) must also be included when applicable to the work performed. Coverage shall extend to independent Contractors and fellow employees. Contractual Liability is to be included. Coverage is to include a cross liability or severability of interests provision as provided under the standard ISO form separation of insurer's clause.

The CONTRACTOR shall agree to maintain Professional Liability, or equivalent Errors & Omissions Liability at a limit of liability not less than $1,000,000 Per Occurrence. When a self-insured retention (SIR) or deductible exceeds $10,000 the AGENCIES reserve the right, but not the obligation, to review and request a copy of CONTRACTOR'S most recent annual report or audited financial statement. For policies written on a "Claims-Made" basis, the CONTRACTOR warrants the retroactive date equals or precedes the effective date of this Contract. In the event the policy is canceled, non-renewed, switched to an Occurrence Form, retroactive date advanced, or any other event triggering the right to purchase a Supplemental Extended Reporting Period (SERP) during the life of this Contract, CONTRACTOR shall agree to purchase a SERP with a minimum reporting period not less than three (3) years.

The CONTRACTOR shall agree to maintain Business Automobile Liability at a limit of liability not less than $1,000,000.00 each accident covering any auto, owned, non-owned and hired automobiles. In the event, the CONTRACTOR does not own any automobiles; the Business Auto Liability requirement shall be amended allowing CONTRACTOR to agree to maintain only Hired & Non-Owned Auto Liability. This amended requirement may be satisfied by way of endorsement to the Commercial General Liability, or separate Business Auto Coverage form. Certificate holder must be listed as additional insured. A waiver of subrogation must be provided. Coverage should apply on a primary basis.

Except as to Workers' Compensation and Employers' Liability, said Certificate(s) and policies shall clearly state that coverage required by the Contract has been endorsed to include the AGENCIES, their officers, agents and employees as Additional Insureds with a CG 2026-Designated Person or Organization endorsement, or similar endorsement, added to its Commercial General Liability policy and Business Auto policy. The name for the Additional Insured endorsement issued by the insurer shall list the name of each of the AGENCIES, Amended and Restated Contract for False Alarm Tracking and Billing Services, shall be listed as additionally insured, The Certificate of Insurance and policy shall be specifically endorsed to provide thirty (30) day written notice to the AGENCIES prior to any adverse changes, cancellation, or non-renewal of coverage thereunder. In the event that the statutory liability of the AGENCIES is amended during the term of this Contract to exceed the above limits, the CONTRACTOR shall be required, upon thirty (30) days written notice by the AGENCIES, to provide coverage at least equal to the amended statutory limit of liability of the AGENCIES. Copies of the Additional Insured endorsements should be attached to the Certificate of Insurance. All independent contractors and subconsultants utilized in this project must furnish a Certificate of Insurance to the AGENCIES in accordance with the same requirements set forth herein.

The CONTRACTOR shall agree by entering into this Contract to a Waiver of Subrogation for each required policy. When required by the insurer, or should a policy condition not permit an Insured to enter into a pre-loss Contract to waive subrogation without an endorsement then CONTRACTOR shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy where a condition to the policy specifically prohibits such an endorsement, or voids coverage should Contractor enter into such a Contract on a pre-loss basis.

It shall be the responsibility of the CONTRACTOR to ensure that all subconsultants comply with the same insurance requirements referenced above.

All deductible amounts shall be paid for and be the responsibility of the CONTRACTOR for any and all claims under this Contract.

The CONTRACTOR may satisfy the minimum limits required above for Commercial General Liability, Business Auto Liability, and Employers' Liability coverage under Umbrella or Excess Liability. The Umbrella or Excess Liability shall have an Aggregate limit not less than the highest "Each Occurrence" limit for Commercial General Liability, Business Auto Liability, or Employers' Liability. When required by the insurer, or when Umbrella or Excess Liability Policy is written on 'Non-Follow Form," the AGENCIES shall be endorsed as an "Additional Insured."

The AGENCIES, by and through their Risk Management Departments/Divisions, reserve the right, but not the obligation, to review and reject any insurer providing coverage.

24. Assignment.

This Contract shall not be assigned to any third party without prior written consent, which may be withheld in the sole and absolute discretion of either party. A change in ownership of the CONTRACTOR or a purchase of the majority of assets or stock of the CONTRACTOR by another company shall not be considered an assignment of this Contract.

25. Attorney's Fees.

Should the parties or either of them employ an attorney to enforce by litigation in a court of competent jurisdiction, any of the contract provisions because of a disputed matter arising under this Contract, to assert damages for the breach of the Contract, or in order to obtain injunctive relief, then the prevailing party shall be entitled to recover reasonable attorney's fees, costs, charges, and any expenses expended or incurred.

26. Notices.

Wherever under this Contract one party is required or permitted to give notice to the other, such notice shall be deemed given when delivered in hand or when mailed, by United States mail, certified, return receipt requested, postage prepaid, and addressed as follows:

As to County:

St. Lucie County Administrator
2300 Virginia Avenue
Fort Pierce, Florida 34982

With a copy to:

St. Lucie County Attorney
2300 Virginia Avenue
Fort Pierce, Florida 34982

As to Fire District:

Fire Chief Buddy Emerson
5160 NW Milner Drive
Port St. Lucie, Florida 34983

With a copy to:

Fire District Attorney Ken Crooks
5160 NW Milner Drive
Port St. Lucie, Florida 34983

As to Fort Pierce:

Fort Pierce City Manager
Post Office Box 1480
Fort Pierce, Florida 34954

With a copy to:

Fort Pierce City Attorney
Post Office Box 1480
Fort Pierce, Florida 3495

As to Port St. Lucie:

City of Port St. Lucie City Manager
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

With a copy to:

City of Port St. Lucie Attorney
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

As to CONTRACTOR:

Public Safety Corporation
103 Paul Mellon Court
Waldorf, Maryland 20602
Attention: Contract Administration

27. Governing Law.

The substantive laws of the State of Florida shall govern this Contract without regard to the law of conflicts. Venue shall be in the appropriate court of St. Lucie County, Florida. Such actions shall neither be commenced in nor removed to federal court.

28. Severability.

If any provision of this Contract is held invalid or otherwise unenforceable, the enforceability of the remaining provisions shall not be impaired.

29. No Waiver.

The failure by any party to exercise any right stated in this Contract shall not be deemed waiver of the right.

30. Complete Agreement.

This Contract when signed by both parties sets forth the entire understanding of the parties as to its subject matter, conditions and obligations and may not be modified except by further written agreement.

31. Independent Contractors.

In performing the work under this Contract, the CONTRACTOR acts as an independent contractor and is solely responsible for necessary and adequate worker's compensation insurance, personal injury and property damage insurance, as well as errors and omissions insurance. The CONTRACTOR, as an independent contractor is obligated to pay federal and state income tax on moneys earned. The personnel employed by the CONTRACTOR are not and shall not become employees, agents or servants of the AGENCIES because of the performance of any work by or under the performance of this Contract.

32. Cooperative Purchases.

This Contract may be used by other government agencies. The CONTRACTOR has agreed to offer similar services to other agencies under the same terms and conditions as stated herein except that the revenue share percentage (Compensation) may be negotiated between the CONTRACTOR and other agencies based on the specific revenue expectations, agency reimbursed costs, and other agency requirements. The AGENCIES will in no way whatsoever incur any liability in relation to specifications, delivery, payment, or any other aspect of purchases by such agencies.

WHEREAS, the individuals representing the parties are authorized and have executed this Contract effective as of on the date first written above.

ATTEST:

_____
DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY:_____
CHAIRMAN

DATE:_____

APPROVED AS TO FORM AND
CORRECTNESS:

BY:_____
COUNTY ATTORNEY

ATTEST:

_____
KAREN RUSSELL
CLERK/TREASURER

ST. LUCIE COUNTY FIRE DISTRICT

BY:_____
RUFUS ALESXANDER
CHAIRMAN

DATE:_____

APPROVED AS TO FORM AND
CORRECTNESS:

BY:_____
FIRE DISTRICT ATTORNEY

ATTEST:

CITY OF FORT PIERCE

BY:_____
CLERK

BY:_____
MAYOR

DATE:_____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
CITY ATTORNEY

ATTEST:

BY: _____
CLERK

CITY OF PORT ST. LUCIE

BY:_____
MAYOR

DATE:_____

APPROVED AS TO FORM AND CORRECTNESS:

BY:_____
CITY ATTORNEY

ATTEST:

_____
SECRETARY

PUBLIC SAFETY CORPORATION

BY:_____
PRESIDENT

DATE:_____

DATE

(SEAL)

ATTACHMENT A

Scope of Services

Purpose

The purpose of this Scope of Services is to describe the duties and responsibilities of the CONTRACTOR and the AGENCIES. These Services are described in more detail in the CONTRACTOR's Proposal in response to the St. Lucie County's RFP Number: 14-006.

CONTRACTOR Responsibilities

1. At the beginning of the project, electronic conversion/import to the CONTRACTOR computer server(s) of any AGENCY alarm program records required to support the proposed CONTRACTOR services. These records may contain historical AGENCY alarm business, alarm system location, responsible party and other alarm data previously developed by or for the AGENCY. CONTRACTOR shall obtain this data directly from the COUNTY and relies on the AGENCIES for the accuracy and completeness of any such historical data;

2. Update alarm business, alarm system location and responsible party information and renew permits and alarm registrations in accordance with the AGENCIES' Alarm Ordinances ("Ordinances") Updated information may be processed by mail, electronically and / or online;

3. Register, renew and bill the registration of alarm systems in accordance with the Ordinances. Registrations and renewals may be processed by mail, telephone, electronically and / or online. Notices related to registration may be sent by email or mail based on the alarm user contact information maintained;

4. Import daily into the CONTRACTOR's CryWolf® alarm billing system, alarm incident data (in formats prescribed by the CONTRACTOR) extracted by the COUNTY from the COUNTY's SunGard CAD/911 System. The CONTRACTOR agrees to purchase for the benefit of the COUNTY, and coordinate the implementation and maintenance of a bi-directional SunGard CryWolf® interface. The COUNTY shall authorize and arrange for SunGard to install and maintain this interface with the COUNTY's CAD/911 System.

5. Create and host a dedicated, secure (SSL encrypted) the COUNTY Alarm Program website for COUNTY citizens and businesses to obtain false alarm reduction educational information, review alarm ordinance and appeal requirements, access and update alarm account information, and pay alarm fees online if preferred. This website may be linked by the AGENCIES to their respective websites if desired;

6. Initialize, maintain, secure and back-up Program databases including alarm business, alarm system location and incident data; alarm-related financial transactions and accounts receivable information. The CONTRACTOR will comply with the provisions of the Alarm Ordinances, and update Program business rules to comply with amendment to the Alarm Ordinances as supported by the CONTRACTOR software;

7. Process false alarm incident data, including the matching of false alarm incidents with the alarm system location database maintained by the CONTRACTOR;

8. Bill and correspond with alarm businesses and alarm users in accordance with provisions of the Alarm Ordinances. This will include but may not be limited to invoices and delinquent payment notices. A warning notice will be sent to each alarm user on the occasion of the alarm user's first false alarm immediately preceding the first chargeable alarm incident. Warning notices may be sent by mail, email or other electronic method based on the alarm user's accepted contact method(s);

9. Provide AGENCY alarm users access to online information on false alarm reduction and Ordinance requirements.

10. Answer telephone inquiries from AGENCY alarm users that are placed to a false alarm program toll-free customer service number established for the AGENCIES;

11. Process fee / penalty payments mailed to and deposited in a nearby AGENCY-approved bank lockbox(s) and account(s), and received from other payment channels, e.g. online, as agreed on by the CONTRACTOR and the AGENCIES, and apply these payments to alarm accounts;

12. Support alarm hearings and appeals by notifying the AGENCIES of any such appeals, providing an AGENCY Alarm Program representative with documentation supporting noticing / billing decisions; and updating the system with the disposition of any hearing results;

13. Provide and maintain computer equipment, software, mailing equipment and furniture at the CONTRACTOR'S Program processing facilities;

14. Provide the AGENCIES secure (SSL encrypted), online, on-demand access to alarm management information and reports including, but not limited to, alarm account transaction history, alarm system information, and financial transactions/balances with format and content specified by the CryWolf® Alarm Management System and the designated Bank, and agreed on between the AGENCIES and the CONTRACTOR; and,

15. Perform special collection functions as directed and authorized by the AGENCIES such as retaining a third party collection agency or providing delinquent account information to other COUNTY agencies. To the extent permitted by local law, third-party collection fees will be added to the delinquent amounts.

CONTRACTOR is responsible for all costs of carrying out these responsibilities including, but not limited to, the costs of staff, facilities, equipment, consumable supplies and first-class postage. Only third-party bank and credit card fees, and third party collection costs (if any), e.g. collection agency fee, and citizen overpayments, if any, will be shared by the parties through payment from gross collections before revenue sharing.

AGENCIES' Responsibilities

1. Each AGENCY shall appoint an Alarm Administrator ("Alarm Administrator") and backup administrators who will be the primary points of contact between PSC and the AGENCY. The Administrators are responsible for overseeing PSC's operation of the False Alarm Management Services Program ("Program") and accessing Program information, as needed, via PSC provided online access;

2. Requesting or supporting PSC's requests of Alarm Companies, as needed, to provide alarm system information;

3. Making any and all decisions about alarm call response, determining whether calls are false alarms, providing any on-scene communication of alarm related information to alarm users, and for entering any alarm related information within the COUNTY CAD/911 system not updated by the bi-directional interface;

4. Extracting false alarm call incident data from the CAD/911 System and transferring this data electronically to PSC (via PSC's FTP site). The data extraction software is part of the SunGard CryWolf® bi-directional interface that will be installed and PSC will provide the COUNTY additional software for automating the daily transfer of alarm incident files to PSC;

5. Scheduling, conducting and making appeal decisions for any false alarm hearings;

6. Conducting any general public education programs on false alarms; and,

7. Transferring any and all financial information from the Program generated alarm reports to other the AGENCIES financial systems, as needed.

The AGENCIES are responsible for all costs of carrying out their respective responsibilities, including, but not limited to the costs of staff, facilities, computer equipment and consumable supplies.

ATTACHMENT B
PAYMENT TERMS FOR COUNTY LAW ENFORCEMENT ALARMS

The following sections describe the CONTRACTOR's compensation for providing False Alarm Billing and Tracking Services to the COUNTY~~FORT PIERCE~~.

Revenue (Collections) Sharing Approach and Ordinance Assumptions

The revenue-sharing approach requires no out-of-pocket or startup expenditures by the COUNTY. All proposed CONTRACTOR service fees will be based on a percentage of alarm program fees and fines collected. The alarm program collections will cover all software development, licensing, website hosting, SunGard CAD bi-directional interface (for all participating agencies), data conversion, equipment, postage, supplies and other costs incurred by the CONTRACTOR to provide the False Alarm Billing and Tracking Services described herein.

Alarm Ordinance Considerations

The CONTRACTOR's revenue sharing approach will depend on the COUNTY's final alarm ordinance. The CONTRACTOR assumes that the final ordinance will follow generally accepted alarm management practices:

- Be comprehensive, yet concise, similar to the Model Alarm Ordinance proposed
- by the Florida Police Chiefs Association (FPCA) and the Alarm Association of Florida (AAF);
- Treat fire alarms separate from burglary/robbery alarms because of the differences in response costs and typical clearance policies;
- Include an annual alarm system registration/permit fee to ensure an accurate inventory of alarm systems and up to date alarm site information;
- Include a penalty for unregistered/non-permitted alarm systems that generate false alarms in order to ensure registration compliance;
- Include an effective, graduated false alarm fee schedule that sanctions alarm system owners early, e.g. by the second false alarm, and sufficiently, to discourage false activations; and,
- Provide compliance mechanisms /sanctions for non-payment of alarm fees and fines (including late fees), delinquent third-party collection efforts, and, if necessary, an enforceable limited or non-response option.

For purposes of estimating the potential alarm program collections, the parties have agreed to use the following proposed false alarm fee schedule:

Alarm Within 12 Months	Law Enforcement
First	$0
Second	$100
Third	$200
Fourth	$400
Fifth and Subsequent	$500

Proposed Fee Estimate

Given these assumptions, the CONTRACTOR's compensation shall be calculated separately for Fire and Police alarms based on the following graduated revenue sharing schedule:

GRADUATED REVENUE SHARING PERCENTAGE (%) ***See Note Below**

Range of Collections Based on Annual Collection Periods	% Collections
0 - $150,000	27%
$150,001 - $400,000	24%
$400,001 and above	21%

Only bank fees, citizen overpayments (if any), and credit card fees (if any) will be withheld from gross collections before revenue sharing percentages are applied. The graduated percentages will be applied incrementally, e.g. $500,000 in annual collections after bank and credit card fees would yield the following CONTRACTOR revenue share: 27% of $150,000 + 24% of $250,000 + 21% of $100,000, or a total of $121,500 (24.3%) for PSC and $378,500 (75.7%) for the COUNTY. The bank fees are set forth in Wells Fargo Treasure Management Proposal attached hereto and incorporated herein as Attachment F or Attachment G, as appropriate. The credit card fees are set forth in the Credit Card Fees for FIS/Link2Gov attached hereto and incorporated herein as Attachment H.

In addition, the CONTRACTOR shall pay SunGard for providing, installing and supporting its automated, bi-directional CAD-CryWolf interface.

On or before the first day of the fourteenth month following the Commencement Date, the parties shall review the number of false fire alarms during the first twelve (12) months following the Commencement Date to determine whether an adjustment of the Graduated Revenue Sharing Percentage is warranted for the remainder of the Contract term.

Note: If the program assumptions and ordinance recommendations made above are not adopted and/or the fee and fine structure of the COUNTY's proposed new alarm ordinance

varies significantly from the fee schedule above, the CONTRACTOR agrees to work with the COUNTY to seek a revised, mutually-agreeable Revenue Sharing calculation approach.

Mechanism for Revenue Share Calculation and Transfer

The following collection and payment transfer procedure will be used for revenue sharing:

- At the beginning of each month, the CONTRACTOR will reconcile all amounts collected during the previous month and provide the COUNTY with an invoice showing the fee calculation and supporting payment reconciliation. A breakdown of each AGENCY's total revenue share will be provided for the individual participating AGENCY based on an assignment approach mutually agreeable to the CONTRACTOR and the COUNTY at the beginning of the project.
- Once the invoice is approved by the COUNTY and the AGENCY, electronic transfers, e.g. ACH transfers, would be authorized to the COUNTY and the AGENCY and to the CONTRACTOR for the resulting revenue share amounts.

Delinquent Account Terms

The parties shall define a mutually agreeable process and methods for collecting amounts due from delinquent accounts. If organizations other than the COUNTY and CONTRACTOR are retained to collect overdue amounts, the parties agree that the collection costs shall to the extent permitted by State of Florida law be added to the delinquent amounts owed by alarm system users or be borne by the parties on a pro-rata basis by deducting the third party collection fees from the gross third party collections before the revenue shares are calculated.

ATTACHMENT C
PAYMENT TERMS FOR FIRE DISTRICT ALARMS

The following sections describe the CONTRACTOR's compensation for providing False Alarm Billing and Tracking Services to the FIRE DISTRICT.

Revenue (Collections) Sharing Approach and Ordinance Assumptions

The revenue-sharing approach requires no out-of-pocket or startup expenditures by the FIRE DISTRICT. All proposed CONTRACTOR service fees will be based on a percentage of alarm program fees and fines collected. The alarm program collections will cover all software development, licensing, website hosting, SunGard CAD bi-directional interface (for all participating agencies), data conversion, equipment, postage, supplies and other costs incurred by the CONTRACTOR to provide the False Alarm Billing and Tracking Services described herein.

False Alarm Fee Schedule

For purposes of estimating the potential alarm program collections, the parties have agreed to use the following proposed false alarm fee schedule:

Alarm Within 12 Months	Fire/Rescue
First	$0
Second	$200
Third	$300
Fourth	$500
Fifth and Subsequent	$500

CONTRACTOR Fee Schedule

CONTRACTOR's compensation shall be calculated separately for Fire alarms based on the following graduated revenue sharing schedule:

GRADUATED REVENUE SHARING PERCENTAGE (%) ***See Note Below**

Range of Collections Based on Annual Collection Periods	% Collections
0 - $150,000	18%
$150,001 - $400,000	18%
$400,001 and above	18%

Only bank fees, citizen overpayments (if any), and credit card fees (if any) will be withheld from gross collections before revenue sharing percentages are applied. The parties agree that the FIRE DISTRICT will use Seacoast Bank for all its banking services hereunder. The credit card fees are set forth in the Credit Card Fees for FIS/Link2Gov attached hereto and incorporated herein as Attachment H. ~~On or before the first day of the fourteenth month following the Commencement Date, the parties shall review the number of false fire alarms during the first twelve (12) months following the Commencement Date to determine whether an adjustment of the Graduated Revenue Sharing Percentage is warranted for the remainder of the Contract term.~~

In addition, the CONTRACTOR shall pay SunGard for providing, installing and supporting its automated, bi-directional CAD-CryWolf interface.

On or before the first day of the fourteenth month following the Commencement Date, the parties shall review the number of false fire alarms during the first twelve (12) months following the Commencement Date to determine whether an adjustment of the Graduated Revenue Sharing Percentage is warranted for the remainder of the Contract term.

Note: If the program assumptions and ordinance recommendations made above are not adopted and/or the fee and fine structure of the COUNTY's alarm ordinance varies significantly from the fee schedule above, the CONTRACTOR agrees to work with the FIRE DISTRICT to seek a revised, mutually-agreeable Revenue Sharing calculation approach.

Mechanism for Revenue Share Calculation and Transfer

The following collection and payment transfer procedure will be used for revenue sharing:

- At the beginning of each month, the CONTRACTOR will reconcile all amounts collected during the previous month and provide the COUNTY with an invoice showing the fee calculation and supporting payment reconciliation. A breakdown of the COUNTY's total revenue share will be provided to the FIRE DISTRICT based on an assignment approach mutually agreeable to the CONTRACTOR and the AGENCIES at the beginning of the project.
- Once the invoice is approved by the COUNTY and the FIRE DISTRICT, electronic transfers, e.g. ACH transfers, would be authorized to the COUNTY and to the CONTRACTOR for the resulting revenue share amounts.

Delinquent Account Terms

The parties shall define a mutually agreeable process and methods for collecting amounts due from delinquent accounts. If organizations other than the AGENCIES and CONTRACTOR are retained to collect overdue amounts, the parties agree that the collection costs shall to the extent permitted by State of Florida law be added to the delinquent amounts owed by alarm system users or be borne by the parties on a pro-rata basis by deducting the third party collection fees from the gross third party collections before the revenue shares are calculated.

ATTACHMENT D
PAYMENT TERMS FOR FORT PIERCE LAW ENFORCEMENT ALARMS

The following sections describe the CONTRACTOR's compensation for providing False Alarm Billing and Tracking Services to FORT PIERCE.

Revenue (Collections) Sharing Approach and Ordinance Assumptions

The revenue-sharing approach requires no out-of-pocket or startup expenditures by FORT PIERCE. All proposed CONTRACTOR service fees will be based on a percentage of alarm program fees and fines collected. The alarm program collections will cover all software development, licensing, website hosting, SunGard CAD bi-directional interface (for all participating agencies), data conversion, equipment, postage, supplies and other costs incurred by the CONTRACTOR to provide the False Alarm Billing and Tracking Services described herein.

Alarm Ordinance Considerations

The CONTRACTOR's revenue sharing approach will depend FORT PIERCE'S final alarm ordinance. The CONTRACTOR assumes that the final ordinance will follow generally accepted alarm management practices:

- Be comprehensive, yet concise, similar to the Model Alarm Ordinance proposed
- by the Florida Police Chiefs Association (FPCA) and the Alarm Association of Florida (AAF);
- Treat fire alarms separate from burglary/robbery alarms because of the differences in response costs and typical clearance policies;
- Include an annual alarm system registration/permit fee to ensure an accurate inventory of alarm systems and up to date alarm site information;
- Include a penalty for unregistered/non-permitted alarm systems that generate false alarms in order to ensure registration compliance;
- Include an effective, graduated false alarm fee schedule that sanctions alarm system owners early, e.g. by the second false alarm, and sufficiently, to discourage false activations; and,
- Provide compliance mechanisms /sanctions for non-payment of alarm fees and fines (including late fees), delinquent third-party collection efforts, and, if necessary, an enforceable limited or non-response option.

For purposes of estimating the potential alarm program collections, the parties have agreed to use the following proposed false alarm fee schedule:

Alarm Within 12 Months	Fire/Rescue	Law Enforcement (Commercial)	Law Enforement (Residential)
First	$0	$0	$0
Second	$200	$100	$50
Third	$300	$200	$100
Fourth	$500	$400	$150
Fifth	$500	$500	$200

Proposed Fee Estimate

Given these assumptions, the CONTRACTOR's compensation shall be calculated separately for Fire and Police alarms based on the following graduated revenue sharing schedule:

GRADUATED REVENUE SHARING PERCENTAGE (%) ***See Note Below**

Range of Collections Based on Annual Collection Periods	% Collections
0 - $150,000	27%
$150,001 - $400,000	24%
$400,001 and above	21%

Only bank fees, citizen overpayments (if any), and credit card fees (if any) will be withheld from gross collections before revenue sharing percentages are applied. The graduated percentages will be applied incrementally, e.g. $500,000 in annual collections after bank and credit card fees would yield the following CONTRACTOR revenue share: 27% of $150,000 + 24% of $250,000 + 21% of $100,000, or a total of $121,500 (24.3%) for PSC and $378,500 (75.7%) for FORT PIERCE. The bank fees are set forth in Wells Fargo Treasure Management Proposal attached hereto and incorporated herein as Attachment F and Attachment G, as appropriate. The credit card fees are set forth in the Credit Card Fees for FIS/Link2Gov attached hereto and

incorporated herein as Attachment H. ~~On or before the first day of the fourteenth month following the Commencement Date, the parties shall review the number of false fire alarms during the first twelve (12) months following the Commencement Date to determine whether an adjustment of the Graduated Revenue Sharing Percentage is warranted for the remainder of the Contract term.~~

In addition, the CONTRACTOR shall pay SunGard for providing, installing and supporting its automated, bi-directional CAD-CryWolf interface.

On or before the first day of the fourteenth month following the Commencement Date, the parties shall review the number of false fire alarms during the first twelve (12) months following the Commencement Date to determine whether an adjustment of the Graduated Revenue Sharing Percentage is warranted for the remainder of the Contract term.

Note: If the program assumptions and ordinance recommendations made above are not adopted and/or the fee and fine structure of FORT PIERCE's proposed new alarm ordinance varies significantly from the fee schedule above, the CONTRACTOR agrees to work with FORT PIERCE to seek a revised, mutually-agreeable Revenue Sharing calculation approach.

Mechanism for Revenue Share Calculation and Transfer

The following collection and payment transfer procedure will be used for revenue sharing:

- At the beginning of each month, the CONTRACTOR will reconcile all amounts collected during the previous month and provide the COUNTY and FORT PIERCE with an invoice showing the fee calculation and supporting payment reconciliation. A breakdown of FORT PIERCEs total revenue share will be provided based on an assignment approach mutually agreeable to the CONTRACTOR and the AGENCIES at the beginning of the project.
- Once the invoice is approved by FORT PIERCE, electronic transfers, e.g. ACH transfers, would be authorized to FORT PIERCE and to the CONTRACTOR for the resulting revenue share amounts.

Delinquent Account Terms

The parties shall define a mutually agreeable process and methods for collecting amounts due from delinquent accounts. If organizations other than the AGENCIES and CONTRACTOR are retained to collect overdue amounts, the parties agree that the collection costs shall to the extent permitted by State of Florida law be added to the delinquent amounts owed by alarm system users or be borne by the parties on a pro-rata basis by deducting the third party collection fees from the gross third party collections before the revenue shares are calculated.

ATTACHMENT E
PAYMENT TERMS FOR PORT ST. LUCIE LAW ENFORCEMENT ALARMS

The following sections describe the CONTRACTOR's compensation for providing False Alarm Billing and Tracking Services to PORT ST. LUCIE.

Revenue (Collections) Sharing Approach and Ordinance Assumptions

The revenue-sharing approach requires no out-of-pocket or startup expenditures by PORT ST. LUCIE. All proposed CONTRACTOR service fees will be based on a percentage of alarm program fees and fines collected. The alarm program collections will cover all software development, licensing, website hosting, SunGard CAD bi-directional interface (for all participating agencies), data conversion, equipment, postage, supplies and other costs incurred by the CONTRACTOR to provide the False Alarm Billing and Tracking Services described herein.

Alarm Ordinance Considerations

The CONTRACTOR's revenue sharing approach will depend PORT ST. LUCIE'S final alarm ordinance. The CONTRACTOR assumes that the final ordinance will follow generally accepted alarm management practices:

- Be comprehensive, yet concise, similar to the Model Alarm Ordinance proposed
- by the Florida Police Chiefs Association (FPCA) and the Alarm Association of Florida (AAF);
- Treat fire alarms separate from burglary/robbery alarms because of the differences in response costs and typical clearance policies;
- Include an annual alarm system registration/permit fee to ensure an accurate inventory of alarm systems and up to date alarm site information;
- Include a penalty for unregistered/non-permitted alarm systems that generate false alarms in order to ensure registration compliance;
- Include an effective, graduated false alarm fee schedule that sanctions alarm system owners early, e.g. by the second false alarm, and sufficiently, to discourage false activations; and,
- Provide compliance mechanisms /sanctions for non-payment of alarm fees and fines (including late fees), delinquent third-party collection efforts, and, if necessary, an enforceable limited or non-response option.

For purposes of estimating the potential alarm program collections, the parties have agreed to use the following proposed false alarm fee schedule:

Alarm Within 12 Months	Law Enforcement
First	$0
Second	$100
Third	$200
Fourth	$400
Fifth and Subsequent	$500

Proposed Fee Estimate

Given these assumptions, the CONTRACTOR's compensation shall be calculated separately for Fire and Police alarms based on the following graduated revenue sharing schedule:

GRADUATED REVENUE SHARING PERCENTAGE (%) ***See Note Below**

Range of Collections Based on Annual Collection Periods	% Collections
0 - $150,000	27%
$150,001 - $400,000	24%
$400,001 and above	21%

Only bank fees, citizen overpayments (if any), and credit card fees (if any) will be withheld from gross collections before revenue sharing percentages are applied. The graduated percentages will be applied incrementally, e.g. $500,000 in annual collections after bank and credit card fees would yield the following CONTRACTOR revenue share: 27% of $150,000 + 24% of $250,000 + 21% of $100,000, or a total of $121,500 (24.3%) for PSC and $378,500 (75.7%) for PORT ST. LUCIE. The bank fees are set forth in Wells Fargo Treasure Management Proposal attached hereto and incorporated herein as Attachment F and Attachment G, as appropriate. The credit card fees are set forth in the Credit Card Fees for FIS/Link2Gov attached hereto and incorporated herein as Attachment H. ~~On or before the first day of the fourteenth month following the Commencement Date, the parties shall review the number of false fire alarms during the first twelve (12) months following the Commencement Date to determine whether an adjustment of the Graduated Revenue Sharing Percentage is warranted for the remainder of the Contract term.~~

In addition, the CONTRACTOR shall pay SunGard for providing, installing and supporting its automated, bi-directional CAD-CryWolf interface.

On or before the first day of the fourteenth month following the Commencement Date, the parties shall review the number of false fire alarms during the first twelve (12) months following

the Commencement Date to determine whether an adjustment of the Graduated Revenue Sharing Percentage is warranted for the remainder of the Contract term.

Note: If the program assumptions and ordinance recommendations made above are not adopted and/or the fee and fine structure of PORT ST. LUCIE's proposed new alarm ordinance varies significantly from the fee schedule above, the CONTRACTOR agrees to work with PORT ST. LUCIE to seek a revised, mutually-agreeable Revenue Sharing calculation approach.

Mechanism for Revenue Share Calculation and Transfer

The following collection and payment transfer procedure will be used for revenue sharing:

- At the beginning of each month, the CONTRACTOR will reconcile all amounts collected during the previous month and provide the COUNTY and PORT ST. LUCIE with an invoice showing the fee calculation and supporting payment reconciliation. A breakdown of PORT ST. LUCIEs total revenue share will be provided based on an assignment approach mutually agreeable to the CONTRACTOR and the AGENCIES at the beginning of the project.
- Once the invoice is approved by PORT ST. LUCIE, electronic transfers, e.g. ACH transfers, would be authorized to PORT ST. LUCIE and to the CONTRACTOR for the resulting revenue share amounts.

Delinquent Account Terms

The parties shall define a mutually agreeable process and methods for collecting amounts due from delinquent accounts. If organizations other than the AGENCIES and CONTRACTOR are retained to collect overdue amounts, the parties agree that the collection costs shall to the extent permitted by State of Florida law be added to the delinquent amounts owed by alarm system users or be borne by the parties on a pro-rata basis by deducting the third party collection fees from the gross third party collections before the revenue shares are calculated.

ATTACHMENT F

WELLS FARGO TREASURY MANAGEMENT PROPOSAL FOR LARGE LOCKBOX (MORE THAN 200 TRANSACTIONS PER MONTH)

Wells Fargo Treasury Management Proposal

Public Safety Corporation
Pricing as of February 2013

WF Code	AFP Activity Code	Service Description	Price	Monthly Volume	Charges
		GENERAL ACCOUNT SERVICES			
22051	010000	ACCOUNT MAINTENANCE-CHEXSTOR	15.00000	1	15.00
CK021	010100	DEBITS POSTED	0.15000	1	0.15
CK011	010101	CREDITS POSTED	0.50000	17	8.50
		Subtotal			**23.65**
		LOCKBOX SERVICES			
36709	05011R	WLBX MONTHLY BASE	75.00000	1	75.00
36778	05002Z	WLBX IMAGE WEB REPORTING MTHLY BASE	0.00000		10.00
03211	050131	WLBX MULTIPLE PAYEE 10-39	0.30000	102	30.60
36731	050530	WLBX CORRESPONDENCE / REJECTS	0.25000	8	2.00
36755	050100	WLBX STANDARD ITEM PROCESSED	0.30000	102	30.60
03905	05011R	WLBX DOCUMENT SCANNED	0.03500	267	9.35
36727	050600	WLBX 7 YR B/W IMAGE ARCHIVE	0.01500	267	4.01
03303	050410	WLBX PKG US MAIL DELIVERY	1.05000	28	29.40
36724	050301	WLBX DAILY DEPOSIT CUT	0.00000	16	0.00
36739	0501IE	WLBX POST OFFICE RETURNED MAIL	1.50000	75	112.50
34222	05031Z	LOCKBOX CEO SUBSCRIPTION PER ITEM	0.00000		170.00
CEOLS	050000	LOCKBOX CEO SUBSCRIPTION MTHLY BASE	20.00000		120.00
		Subtotal			**313.45**
		DEPOSITORY SERVICES			
311	100220	WHOLESALE LBX CHECKS DEPOSITED	0.07000	102	7.14
		Subtotal			**7.14**
		PAPER DISBURSEMENT SERVICES			
22202	150100	DDA CHECKS PAID	0.15000	3	0.45
		Subtotal			**0.45**
		GENERAL ACH SERVICES			
CK018	250201	ELECTRONIC CREDITS POSTED	0.20000	18	3.60
ES344	250202	ACH RECEIVED ITEM	0.30000	18	5.40
ES803	250500	ACH PAYMENTS ONLINE BATCH RELEASE	20.00000		120.00
34377	250000	INTERNET ACH BASE FEE	10.00000	1	10.00
ACH1D	250102	INTERNET ACH ONE DAY ITEM	0.25000	2	0.50
CEOAS	250703	ACH CEO SUBSCRIPTION - ACCOUNT	80.00000	1	80.00

	Subtotal			**119.50**
	INFORMATION SERVICES			
34115	400001CEO PREV DAY SUBSCRIPTION DETL ITEM0.17000			396.63
WNPDB	400000CEO PREV DAY SUBSCRIPTION MTHLYBASE25.00000			125.00
	Subtotal			**31.63**
Total Monthly Activity Charges				**464.19**
	Setup Charges			
03850	050138 WLBX SET UP	40.00000	1	40.00
03082	050137 WLBX PROGRAMMING	125.00000	1	125.00
36774	050020WLBX PO BOX ANNUAL RENTAL	225.00000	1	225.00
34376	251120INTERNET ACH SET UP FEE	50.00000	1	50.00
	Total Setup Charges			**440.00**

Customer Proposal Report

The above pricing estimate is based on certain assumptions drawn from projected volume, scope of services and/or other information you have provided. The pricing is subject to change if the actual volume and/or scope of services differ from the assumptions upon which the pricing estimate was based.**(ATTACHED)**

WELLS FARGO

~~ATTACHMENT G~~

~~WELLS FARGO TREASURY MANAGEMENT PROPOSAL~~
~~FOR SMALL LOCKBOX (200 OR LESS TRANSACTIONS PER MONTH)~~

~~(ATTACHED)~~ATTACHMENT G

Wells Fargo Treasury Management Proposal for Large Lockbox

(More than 200 Transactions per Month)

Wells Fargo Treasury Management Pro Forma

Effective January 2014

Prepared For:
Public Safety Corporation
Small Wholesale Lockbox ≤200 checks per month

ANALYSIS SUMMARY

Average Positive Collected Balance	$	50,000.00
Reserve Requirement @ 0.00%	$	0.00
Investable Balance Available for Services	$	50,000.00
Monthly Analyzed Charges	$	246.38
Net Monthly Analyzed Charges	$	246.38
*Monthly Fee Based Charges	$	0.00
Total Monthly Analyzed Charges *Charges not offset by balances	$	246.38

SERVICE DETAILS

WF Code	AFP Code	Service Description	Unit Price	Volume	Service Charges	
				50		
IAMTH	000230	RECOUPMENT MONTHLY	0.12750 #		6.38	Highlighte volume can be changed t reflect variable Recoupme
		BALANCE & COMPENSATION INFORMATION Subtotal			**6.38**	Volume = thousands
22051	010000	ACCOUNT MAINTENANCE-CHEXSTOR	0.00000	1	0.00	
CK011	010101	CREDITS POSTED	0.00000	16	0.00	
		GENERAL ACCOUNT SERVICES Subtotal			**0.00**	

36709	05011R	WLBX MONTHLY BASE	240.00000	1	240.00
36778	05002Z	WLBX IMAGE WEB REPORTING MTHLY BASE	0.00000	1	0.00
				Pro Forma	
03211	050131	WLBX MULTIPLE PAYEE 10-39	0.00000	181	0.00
36731	050530	WLBX CORRESPONDENCE / REJECTS	0.00000	14	0.00
36755	050100	WLBX STANDARD ITEM PROCESSED	0.00000	181	0.00
03905	05011R	WLBX DOCUMENT SCANNED	0.00000	785	0.00
36727	050600	WLBX 7 YR B/W IMAGE ARCHIVE	0.00000	785	0.00
03303	050410	WLBX PKG US MAIL DELIVERY	0.00000	52	0.00
36724	050301	WLBX DAILY DEPOSIT CUT	0.00000	16	0.00
36739	0501IE	WLBX POST OFFICE RETURNED MAIL	0.00000	27	0.00
		LOCKBOX SERVICES Subtotal			**240.00**
311	100220	WHOLESALE LBX CHECKS DEPOSITED	0.00000	181	0.00
		DEPOSITORY SERVICES Subtotal			**0.00**
22202	150100	DDA CHECKS PAID	0.00000	3	0.00
		PAPER DISBURSEMENT SERVICES Subtotal			**0.00**
CK018	250201	ELECTRONIC CREDITS POSTED	0.00000	18	0.00
ES344	250202	ACH RECEIVED ITEM	0.00000	18	0.00
		GENERAL ACH SERVICES Subtotal			**0.00**
		Total Monthly Service Charges			246.38

SETUP CHARGES

03850	050138	WLBX SET UP	40.00000		40.00
03082	050137	WLBX PROGRAMMING	225.00000		225.00
36774	050020	WLBX PO BOX **ANNUAL RENTAL LOCKBOX**	225.00000		225.00
		SERVICES Subtotal			**490.00**
34376	251120	INTERNET ACH SET UP FEE	200.00000		200.00
		GENERAL ACH SERVICES Subtotal			**200.00**
		Total Service Charges			936.38

Varies by Lockbox location.

Fee is $37 $175 will b refunded Relations

Pro Forma

Pro Forma m after setup.

ATTACHMENT H

CREDIT CARD FEES FOR FIS/LINK2GOV

Standard Processing Services	
Visa	2.45% + $0.20 Per Transaction
MasterCard	2.45% + $0.20 Per Transaction
American Express	2.45% + $0.20 Per Transaction
Discover Card	2.45% + $0.20 Per Transaction
Debit Card	2.45% + $0.20 Per Transaction
E-Check	$0.15 Per Transaction
L2G Payment Gateway Fee	$0.05 Per Transaction
API Development Services	
API Hosting and Maintenance	$10,00 Per Month
Settlement Services	
ACH Settlement Fee	$0.20 Per Event – WAIVED
Ancillary Services	
Reporting and Statement Fee	$10.00 Per Month
Chargebacks and Adjustments	$15,00 Per Month
Voice Authorizations	$0.50 Per Event – WAIVED
Debit Adjustments	$5.00 Per Event

City Commission Regular Meeting **10.c.**

Meeting Date: 04/03/2017

Re: Small Business Grant Award

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

SUBJECT:

Approve grant award for Willie Lewis, III, owner of Vandal Athletic Gear, in the amount of $3,000 as an eligible recipient under the 2016-2017 CDBG Grant Award for Small Business.

SUMMARY:

2016-17 CDBG allocates funding for small businesses that attend 2 educational workshops to purchase items to improve capacity and sustainability. Mr. Lewis attended workshops 8/18/16 and 11/16/16 and has applied for a grant to purchase equipment for his business, Vandal Athletic Gear, LLC.

RECOMMENDATION:

Approve grant award for Mr. Lewis to purchase equipment for his business.

ALTERNATIVES:

Do not approve grant award.

RESPONSIBLE STAFF:

Libby Woodruff, Manager, Urban Redevelopment

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 is an approved 2016-2017 CDBG activity. This expenditure will be reimbursed to the City via CDBG.

Attachments

Vandal Athletic - Grant App

Vandal Athletic - Grant Contract

Form Review

Inbox	Reviewed By	Date

City Manager	Nick Mimms	03/24/2017 02:00 PM

Form Started By: Libby Woodruff
Started On: 03/14/2017 09:57 AM
Final Approval Date: 03/24/2017

2016-2017 SMALL BUSINESS GRANT APPLICATION

ABOUT YOUR BUSINESS:

Business Name: Vandal Athletic Gear

Physical Address: 163 Westglen Dr. Fort Pierce FL 34981

Mailing Address: 4888 N. Kings Hwy #127, Fort Pierce FL 34951

Website Address: www.randalathleticgear.com

Contact Person: Willie Lewis Title: Owner

Best Contact Telephone Number # 772-359-5511

Grant Amount Requested: $ 3,000

==========

Business Owner Signature: Willie Lewis III

Printed Name of Business Owner: Willie Lewis

Owner Telephone Number: 772-359-5511 Email: wil772@yahoo.com

==========

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

See attached

2. Please explain why you feel this purchase will help your business.

See attached

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.

City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
VANDAL ATHLETIC GEAR 163 WESTGLEN DR FT PIERCE FL 34981	VANDAL ATHLETIC GEAR

Business Location*: 163 WESTGLEN DR

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

Date Issued	Expiration Date	Control Number
February 02, 2017	September 30, 2017	0046244

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

BTR #	Classification	Restrictions
17-00028787	COMPUTER SERVICE	ONLINE/INTERNET SALES

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

Tax Amount	$89.13
New/Renewal Fee	$15.00
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

CHRIS CRAFT Serving Our Neighbors
TAX COLLECTOR
ST. LUCIE COUNTY

2016 - 2017

St. Lucie County Local Business Tax Receipt

ilities or machines # Rooms # Seats # Employees # Receipt #1021204

e of business 5999 MISC RETAIL (Athletic gear sales) Expires SEPTEMBER 30, 2017

A name Business Vandal Athletic Gear

ling address: Vandal Athletic Gear
4888 N Kings Highway
Fort Pierce, Fl 34951

Business location: 4888 N Kings Highway
Fort Pierce, Fl 34951

Mailing Address
P.O. Box

W BUSINESS
ginal tax: $27.55 St Lucie County 1306-110-2240-009 G16000125203
alty:
ection cost:
al: $27.55 Paid 12/05/2016 27.55 0121-20161205-000605

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

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

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

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

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

Vandal Athletic Gear
4888 N Kings Highway
Fort Pierce, Fl 34951

Detail by Entity Name

Florida Limited Liability Company
VANDAL ATHLETIC GEAR, LLC

Filing Information

Document Number	L16000224032
FEI/EIN Number	NONE
Date Filed	12/12/2016
Effective Date	01/01/2017
State	FL
Status	ACTIVE

Principal Address

163 WESTGLEN DRIVE
FORT PIERCE, FL 34981

Changed: 03/10/2017

Mailing Address

4888 N. KINGS HWY PMB #127
FORT PIERCE, FL 34951

Registered Agent Name & Address

LEWIS, MARY W
7508 HIBISCUS ROAD
FORT PIERCE, FL 34951

Authorized Person(s) Detail

Name & Address

Title MGR

LEWIS, WILLIE L, III
6701 NORTH BLVD
FORT PIERCE, FL 34951

Title MGR

LEWIS, MICHAEL A
7508 HIBISCUS ROAD
FORT PIERCE, FL 34951

Annual Reports

No Annual Reports Filed

Document Images

12/12/2016 -- Florida Limited Liability | View Image in PDF format

Certificate of Status

I certify from the records of this office that VANDAL ATHLETIC GEAR, LLC, is a limited liability company organized under the laws of the State of Florida, filed electronically on December 12, 2016, effective January 01, 2017.

The document number of this company is L16000224032.

I further certify that said company has paid all fees due this office through December 31, 2017, and its status is active.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

Authentication Code: 161212161942-000293181440#1

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twelfth day of December, 2016

Ken Detzner
Secretary of State

March 10, 2017

To Whom It May Concern,

Vandal Athletic Gear, located at 163 Westglen Drive, Fort Pierce, FL 34981 is a home-based business. If you require additional information, please contact me at 772-359-5511.

Sincerely,

Willie Lewis

Certificate of Completion

This Certificate is Presented to:

Willie Lewis — (Attendee Name)

Vandal Athletic Gear — (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

03/09/2017 15:09 IRSC (FAX)772 462 4606 P.015/017

Certificate of Completion

This Certificate is Presented to:

Willi Lewis
(Attendee Name)

Vandal Athletic Gear
(Business Name)

For Successfully Completing the Small BusinessWorkshop Entitled

"All About Small Business Tax Issues"

November 16, 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

03/09/2017 15:10 IRSC (FAX)772 462 4606 P.016/017

12/13/16

To Whom It May Concern,

This statement is to serve as verification that Vandal Athletic Gear has less than 5 employees and is not under nuisance abatement investigation and/or code enforcement.

Sincerely,

Willie L. Lewis III
772-409-4475

With this small business grant, we'd like to purchase equipment necessary to enhance and strengthen our business. This equipment includes, but is not limited to, mannequins to display our clothing, necessary tools needed to put up the displays, purchase advertising through facebook, google, Instagram, etc.... Have our website updated professionally, so that everything is working the way it should and we can grab more attention. Our business is geared toward our personal signature athletic inspiration shirts, so we need very good equipment to insure the shirts are done in a professional manner; with that in mind, we would like to purchase the semi-pro 4 color screen printing press.

If we are granted this small business grant, we would also like to purchase better tables and stands for our outdoor venues; so that they look professional. This would also include equipment we need to set up for evening shows. I know that the grant may not be able to cover everything that we would like to have done, but it will go a long way in helping our business to expand beyond what we currently have and give us a more professional look.

Search by Product/Name or Brand

Shopping Cart
1 Product, 1 Item

Proceed to Checkout



(/riley-hopkins-jr-screen-printing-press-6-color-2-station)

RILEY HOPKINS JR. 6 COLOR 2 STATION SCREEN PRINTING PRESS WITH XY MICRO REGISTRATION (/RILEY-HOPKINS-JR-SCREEN-PRINTING-PRESS-6-COLOR-2-STATION)

$1,699.99

SKU: PRTB-JNR6X2

Quantity:

- 1 +

Amount: $1,699.99

Ships in 7-10 Business Days

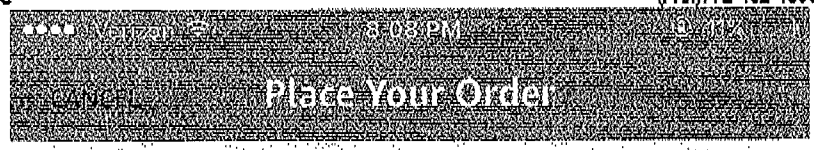
Edit (/riley-hopkins-jr-screen-printing-press-6-color-2-station?cartitemid=item25412set1176742)



Get My FREE Business eBook!
"Build Your Own Screen Printing Business Pt. 1"

SUBTOTAL 1 ITEM **$1,699.99**

Tax $0.00



Order Summary

Shipping to: [redacted]
Multiple delivery dates. Details below.

Items (17):	$548.06
Shipping & handling:	$0.00
Total before tax:	$548.06
Estimated tax to be collected:*	$10.95
Order total:	**$559.01**

Shipping address

[redacted] >

Payment information

Payment method
[redacted] >

Billing address
Same as shipping address >

Gift cards & promotional codes

Enter code or scan gift card

VERIZON 3:43 PM 10%

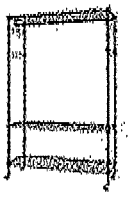
CANCEL **Place Your Order**

Shipment 1 of 5

Items shipped from Amazon.com

Two-Day Shipping (2 business days)

Guaranteed delivery:
Mar. 13, 2017 If you order in the next 18 hours and 6 minutes (Details)



Finnhomy Heavy Duty Wire Shelving Garment Rack with Wheels Rolling Clothes Rack with Shelves and Side Hooks, Black
$90.99
Sold by: Koftech

Quantity: 2

Add a gift receipt
and see other gift options

Estimated delivery:
Mar. 15, 2017 - Mar. 17, 2017



The Competitive Store Torso Female W/Metal Base Body Mannequin Form 19" To 38" Height (Waist Long) For S-M Sizes - Black
$25.80 FREE Shipping for Prime

Verizon 8:49 PM

Cancel **Place Your Order**



The Competitive Store Torso Female W/Metal Base Body Mannequin Form 19" To 38" Height (Waist Long) For S-M Sizes - Black

$25.80 FREE Shipping for Prime members once available

Usually ships within 3 to 5 days.

Sold by: Amazon.com LLC

Quantity: 3

Add a gift receipt
and see other gift options



Torso Male W/Metal Base Body Mannequin Form 19" To 38" Height (Waist Long) For S-M Sizes - Black

$30.29 FREE Shipping for Prime members once available

Usually ships within 3 to 5 days.

Sold by: Amazon.com LLC

Quantity: 3

Add a gift receipt
and see other gift options

Verizon 5:11 PM 10%

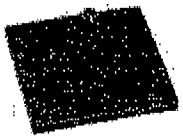
Place Your Order

Shipment 2 of 5

Items shipped from BCI Distribution

Standard Shipping >

Estimated delivery:
Mar. 15, 2017 - Mar. 22, 2017



Giell Styrofoam Mannequin Wig Head Non-Topple Styling Holder
$11.99
Sold by: BCI Distribution

Quantity: 1

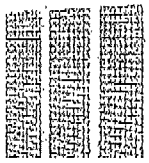
Gift options not available.

Shipment 3 of 5

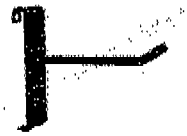
Items shipped from Garment Rack Store

Standard Shipping >

Estimated delivery:
Mar. 14, 2017 - Mar. 17, 2017



2' x 6' Grid Wall Panel Floorstanding Display Fixture with Deluxe T-Style Base, Black. Three-Pack Combo.



4" Gridwall Hooks For Grid Panel Display - 50 Pcs Box - 1/4" Dia Wire - Standard Duty - Black Color

$23.22

Sold by: Garment Rack Store

Quantity: 1

Gift options not available.

Shipment 4 of 5

Items shipped from ExecuSystems Direct

Standard >

Estimated delivery:
Mar. 15, 2017 - Mar. 20, 2017



7-Ball Waterfall Hooks Black

$8.35

Sold by: ExecuSystems Direct

Quantity: 4

Gift options not available.



7-Ball Waterfall Hooks Black
$8.35
Sold by: ExecuSystems Direct

Quantity: 4

Gift options not available.

Shipment 5 of 5

Items shipped from Mid-States Beauty

Standard >

Estimated delivery:
Mar. 14, 2017 - Mar. 17, 2017



Case Pack of 1 Giell Styrofoam Foam Mannequin Wig Head Display Male White
$10.76
Sold by: Mid-States Beauty

Quantity: 2

Gift options not available.

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 **VANDAL ATHLETIC GEAR, 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: **VANDAL ATHLETIC GEAR, LLC.**

By: _____
Willie L. Lewis, III

Print: _____

Title: **Manager**

Today's Date: _____

City Commission Regular Meeting **10.d.**

Meeting Date: 04/03/2017

Re: 438 N 11th Street - Lot Clearing Redevelopment Lien

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

SUBJECT:

Waive interest, penalties, and administrative fees in the amount of $196.60 associated with lot clearing redevelopment lien against 438 N 11th Street, Fort Pierce, FL, Parcel ID Number 2409-501-0180-000-4 previously owned by Clifford Livingston, Palmetto, FL 34221, currently owned by Tax Lien Strategies LP, 940 Centre Circle, Suite 2005, Altamonte Springs, FL 32714 contingent upon payment of $53.00.

SUMMARY:

Mr. John V Harold is interested in purchasing the property and has agreed to pay the fines if the reduction is approved. He has provided a letter from the current owner, Tax Lien Strategies LP authorizing him to represent them in this lien reduction request.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and administrative fees in the amount of $196.60 contingent upon payment of balance in the amount of $53.00.

ALTERNATIVES:

Deny request.
Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

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

Fiscal Impact

Budgeted Y/N: 2017

Amount: 53.00

OTHER INFORMATION:

$53.00 to the general fund.

Attachments

Request
Authorization
Breakdown

Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 01:59 PM

Form Started By: Collen Greer Started On: 03/14/2017 11:31 AM

Final Approval Date: 03/24/2017

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF
LOT CLEARING OR DEMOLTION LIEN

Date:	March 13, 2017				
Property address:	438 N 11th Street				
Owner(s) of record:	Tax Lien Strategies LP				
Mailing address:	940 Centre Circle Suite 2005, Altamonte Springs, FL 32714				
Property tax ID #:	2409-501-0180-000-4				
Original purchase date	12-14-2015	Original purchase price:	$4,000.00		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	John V Harold	Relationship to owner(s)	future buyer		
Telephone #:	803-447-6975	Mobile phone #:	875-447-6975		
E-mail:	jack-harold64@yahoo.com	Preferred contact method:	phone call		
What are owner(s) intentions for property:	build residential home				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☐ No	☒ Yes	If yes, what is listing price?	$3,400.00	
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price		

City incurred charges (lot clearing, demolition, etc)	$ 53.00
Administrative fees	$ 100.00
Interest	$ 80.85
Penalties	$ 15.75
TOTAL AMOUNT DUE TO CITY	$ 249.60
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 196.60
DOLLAR AMOUNT I AGREE TO PAY	$ 53.00

Signature of Owner or Representative	Date	Printed Name
John V Harold	15 MAR 2017	John V Harold

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

I would like to purchase the property but I do not wish to pay the following

filing fees -
UC interest charge 6%/YR -
Lot clearing admin fees -

Date: 16 Feb 2017

Signed: John V Harold

Print Name: John V. Harold

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority John Vincent Harold who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FL DL H643-478-64-424-0 as identification.

SWORN TO AND SUBSCRIBED before me this 16th day of February, 2017.

COLLEEN GREER
Notary Public - State of Florida
Commission # GG 013803
My Comm. Expires Nov 13, 2020
Bonded through National Notary Assn.

Colleen Greer

Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	438 N 11th Fort Pierce FL 34950

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(h), 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 considered and a determination made by the City Commission of the City of Fort Pierce.

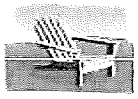
Signature of Owner or Representative	Date	Printed Name
[signature]	16 Feb 17	John V Horak

COFP – APPLICATION PROCESS DETERMINATION

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

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

City Representative	Date	Printed Name



Re: up date 438 N. 11th St
Dana L Neville to: Colleen Greer 03/13/2017 01:04 PM

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 3/13/17
Miscellaneous Receivables Inquiry 12:54:41

Customer ID . . . : 383 Name: **438 N 11 ST** LIVINGSTON
Last statement . : 3/13/17 Addr: 240950101800004 LIVINGSTON
Last invoice . . : 4/25/12 PALMETTO, FL 34221
Current balance . : **6,917.72**
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 6,917.72 Type: 001 0000 115 02 00 LC
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Total due
	LC	FILING FEES/LOT CLEARING	1.71
	LC	INTEREST CHARGE 6%/YR	2737.14
		LOT CLEARING ADMIN FEE	2518.80 ✓
		LOT CLEARING	1008.10 ✓
		LOT CLEARING	101.52 ✓
	LC	PENALTY CHARGES OF .1%	550.45

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 3/13/17
Miscellaneous Receivables Inquiry 12:55:23

Customer ID . . . : 383 Name: **438 N 11 ST** LIVINGSTON
Last statement . : 3/13/17 Addr: 240950101800004 LIVINGSTON
Last invoice . . : 6/26/08 PALMETTO, FL 34221-2616
Current balance . : **249.60**
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 249.60 Type: 104 0000 115 02 00 LOT CL
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Total due
	LC	INT CHG 6%/YR REDEV	80.85
		LC ADMIN REDEV	100.00
		LOT CLEARING REDEV	53.00
	LC	PEN CHG OF .1% REDEV	15.75

Thank you & have a great day!

Dana Neville | Senior Accounting Clerk | City of Fort Pierce

Finance Department
Phone: 772.467.3074 • Fax: 772.489.2594 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

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Property Identification

Site Address: 438 N 11th ST	Parcel ID: 2409-501-0180-000-4	Account #: 21184	Sec/Town/Range: 09/35S/40E
Map ID: 24/09N	Zoning: C3	Use Type: 1000	Jurisdiction: Fort Pierce

Ownership

Tax Lien Strategies LP

940 Centre CIR Ste 2005
Altamonte Springs, FL 32714

Legal Description

LINCOLN PARK NO 2 BLK 6 N 100 FTOF LOT 14 (OR 3817-750)

Current Values

Just/Market:	$4,000	Assessed:	$4,000
Exemptions:	$0	Taxable:	$4,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$4,000	$4,000	$0	$4,000
2015	$6,400	$6,400	$0	$6,400
2014	$6,400	$6,400	$0	$6,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-14-2015	3817 / 0750	0111	TD	Livingston Clifford	$4,000
06-06-1991	0743 / 1675	XX01	QC	Alberta Robinson	$100
09-01-1979	0316 / 1101	XX01	CV		$4,000

Primary Building Information

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

Exterior Data

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

Interior Data

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





Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.09
Land Size (SF):	4,000
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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REO AMERICA, INC.
Rebuilding America

March 1, 2017

City of Fort Pierce
100 N US Hwy 1
Fort Pierce, FL 34950

Re: 438 N 11th Street, Parcel No.: 2409-501-0180-000/4

To Whom it May Concern,

Jack Harold is a potential buyer for the above-mentioned property. Tax Lien Strategies, LP is giving authorization to Mr. Harold to negotiate the liens on property ID 2409-501-0180-000/4. Mr. Harold will be purchasing the property, if the liens are reduced, and will be responsible paying the amount he comes to in agreement with the city for the liens. Tax Lien Strategies, LP will not be paying for the negotiated lien amount that is agreed upon between Mr. Harold and the city.

Should you have any questions do not hesitate to reach me directly at (321) 280-8033 or kcone@reo-america.com. Thank you for your time.

Sincerely,

Kailey Cone
Assistant Asset Manager

Suite 2005
940 Centre Circle
Altamonte Springs, FL 32714

Phone: 407-339-1108
Fax: 407-339-1128
Website: www.reo-america.com

REO AMERICA, INC.

Rebuilding America

March 1, 2017

City of Fort Pierce
100 N US Hwy 1
Fort Pierce, FL 34950

Re: 438 N 11th Street, Parcel No.: 2409-501-0180-000/4

To Whom it May Concern,

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Should you have any questions do not hesitate to reach me directly at (321) 280-8033 or kcone@reo-america.com. Thank you for your time.

Sincerely,

Kailey Cone
Assistant Asset Manager

Suite 2005
940 Centre Circle
Altamonte Springs, FL 32714

Phone: 407-339-1108
Fax: 407-339-1128
Website: www.reo-america.com

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 433 N 11th Street, Fort Pierce, FL
Parcel ID#: 2409-501-0180-000-4
Owner: Tax Lien Strategies LP

DATE: April 3, 2017

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien Redev.	$53.00	$96.60	$100.00
TOTAL	$53.00	$96.60	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$196.60
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$ 53.00
	$249.60

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

Rtqrgtv{#fgpvkhkecvkqp

Site Address: 438 N 11th ST	Parcel ID: 2409-501-0180-000-4	Account #: 21184	Sec/Town/Range: 09/35S/40E
Map ID: 24/09N	Zoning: C3	Use Type: 1000	Jurisdiction: Fort Pierce

Qypgtujkr

Tax Lien Strategies LP

940 Centre CIR Ste 2005
Altamonte Springs, FL 32714

Ngicn#Gguetkrvkqp

LINCOLN PARK NO 2 BLK 6 N 100 FTOF LOT 14 (OR 3817-750)

Fwttgpv#Kcnwgu

Just/Market:	$4,000	Assessed:	$4,000
Exemptions:	$0	Taxable:	$4,000

Kuvqtkecn#Kcnwgu#{gct

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$4,000	$4,000	$0	$4,000
2015	$6,400	$6,400	$0	$6,400
2014	$6,400	$6,400	$0	$6,400

Ucng#Kuvqt{

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-14-2015	3817 / 0750	0111	TD	Livingston Clifford	$4,000
06-06-1991	0743 / 1675	XX01	QC	Alberta Robinson	$100
09-01-1979	0316 / 1101	XX01	CV		$4,000

Rtko ct{#Ewkmfkpi#phqto cvkqp

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

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Vqvcn#Dtgcu

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.09
Land Size (SF):	4,000
Total Building Count:	1

Urgekcn#Igcvwtgu#cpf#[ctf#fvgo u

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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City Commission Regular Meeting **10.e.**

Meeting Date: 04/03/2017

Re: 438 N 11th Street - Lot Clearing Lien

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

SUBJECT:

Waive interest, penalties, and administrative fees in the amount of $5,787.58 associated with lot clearing lien against 438 N 11th Street, Fort Pierce, FL, Parcel ID Number 2409-501-0180-000-4 previously owned by Clifford Livingston, Palmetto, FL 34221, currently owned by Tax Lien Strategies LP, 940 Centre Circle, Suite 2005, Altamonte Springs, FL 32714 contingent upon payment of $1,109.92.

SUMMARY:

Mr. John V Harold is interested in purchasing the property and has agreed to pay the fines if the reduction is approved. He has provided a letter from the current owner, Tax Lien Strategies LP authorizing him to represent them in this lien reduction request.

RECOMMENDATION:

Staff recommends waving interest, penalties, and administrative fees in the amount of $5,808.10 contingent upon payment of balance in the amount of $1,109.62.

ALTERNATIVES:

Deny request.
Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

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

Fiscal Impact

Budgeted Y/N: 2017

Amount: 1109.52

OTHER INFORMATION:

$1,109.52 to the general fund.

Attachments

Request
Authorization
Breakdown

Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 02:01 PM

Form Started By: Collen Greer Started On: 02/23/2017 04:19 PM

Final Approval Date: 03/24/2017

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF LOT CLEARING OR DEMOLTION LIEN

Date:	March 13, 2017				
Property address:	438 N 11th Street				
Owner(s) of record:	Tax Lien Strategies LP				
Mailing address:	940 Centre Circle Suite 2005, Altamonte Springs, FL 32714				
Property tax ID #:	2409-501-0150-000-4				
Original purchase date	12-14-2015	Original purchase price:	$14,000.00		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	John V Harold	Relationship to owner(s)	future buyer		
Telephone #:	803-447-6975	Mobile phone #:	875-447-6975		
E-mail:	jack-harold64@yahoo.com	Preferred contact method:	phone call		
What are owner(s) intentions for property:	build residential home				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☐ No	☒ Yes	If yes, what is listing price?	$13,400.00	
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price		

City incurred charges (lot clearing, demolition, etc)	$ 1109.62
Administrative fees	$ 2578.80 Filing Fee 1.71
Interest	$ 2737.14
Penalties	$ 550.45
TOTAL AMOUNT DUE TO CITY	$ 6917.72
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 5808.10
DOLLAR AMOUNT I AGREE TO PAY	$ 1109.62

Signature of Owner or Representative	Date	Printed Name
John V Harold	15 MAR 2017	John V Harold

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	438 N 11st Fort Pierce, FL 34950

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(h), 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 considered and a determination made by the City Commission of the City of Fort Pierce.

Signature of Owner or Representative	Date	Printed Name
J Harold	16 Jan 17	John V. Herold

COFP – APPLICATION PROCESS DETERMINATION

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

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

City Representative	Date	Printed Name

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

I would or will purchase the property but the I do not wish to pay the following fees;

Filing Fees -
CC Interest Charge 6%/YR -
Lot clearing admin fees -

Date: 16 Feb 2017

Signed: John V Harold

Print Name: John V. Harold

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority John Vincent Harold who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FL DL H643-478-64-424-0 as identification.

SWORN TO AND SUBSCRIBED before me this 16th day of February, 2017.

Colleen Greer

Notary Public, State of Florida

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

Property Identification

Site Address: 438 N 11th ST

Parcel ID: 2409-501-0180-000-4

Account #: 21184

Sec/Town/Range: 09/35S/40E

Map ID: 24/09N

Zoning: C3

Use Type: 1000

Jurisdiction: Fort Pierce

Ownership

Tax Lien Strategies LP

940 Centre CIR Ste 2005
Altamonte Springs, FL 32714

Legal Description

LINCOLN PARK NO 2 BLK 6 N 100 FTOF LOT 14 (OR 3817-750)

Current Values

Just/Market:	$4,000	Assessed:	$4,000
Exemptions:	$0	Taxable:	$4,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$4,000	$4,000	$0	$4,000
2015	$6,400	$6,400	$0	$6,400
2014	$6,400	$6,400	$0	$6,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-14-2015	3817 / 0750	0111	TD	Livingston Clifford	$4,000
06-06-1991	0743 / 1675	XX01	QC	Alberta Robinson	$100
09-01-1979	0316 / 1101	XX01	CV		$4,000

Primary Building Information

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

Exterior Data

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

Interior Data

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



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Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.09
Land Size (SF):	4,000
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Re: up date 438 N. 11th St
Dana L Neville to: Colleen Greer 03/13/2017 01:04 PM

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 3/13/17
Miscellaneous Receivables Inquiry 12:54:41

Customer ID . . . : 383 Name: **438 N 11 ST** LIVINGSTON
Last statement . : 3/13/17 Addr: 240950101800004 LIVINGSTON
Last invoice . . : 4/25/12 PALMETTO, FL 34221
Current balance . : **6,917.72**
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 6,917.72 Type: 001 0000 115 02 00 LC
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Total due
	LC	FILING FEES/LOT CLEARING	1.71
	LC	INTEREST CHARGE 6%/YR	2737.14
		LOT CLEARING ADMIN FEE	2518.80
		LOT CLEARING	1008.10
		LOT CLEARING	101.52
	LC	PENALTY CHARGES OF .1%	550.45

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 3/13/17
Miscellaneous Receivables Inquiry 12:55:23

Customer ID . . . : 383 Name: **438 N 11 ST** LIVINGSTON
Last statement . : 3/13/17 Addr: 240950101800004 LIVINGSTON
Last invoice . . : 6/26/08 PALMETTO, FL 34221-2616
Current balance . : **249.60**
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 249.60 Type: 104 0000 115 02 00 LOT CL
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Total due
	LC	INT CHG 6%/YR REDEV	80.85
	LC	ADMIN REDEV	100.00
		LOT CLEARING REDEV	53.00
	LC	PEN CHG OF .1% REDEV	15.75

Thank you & have a great day!

Dana Neville | Senior Accounting Clerk | City of Fort Pierce

Finance Department
Phone: 772.467.3074 • Fax: 772.489.2594 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

REO AMERICA, INC.
Rebuilding America

March 1, 2017

City of Fort Pierce
100 N US Hwy 1
Fort Pierce, FL 34950

Re: 438 N 11th Street, Parcel No.: 2409-501-0180-000/4

To Whom it May Concern,

Jack Harold is a potential buyer for the above-mentioned property. Tax Lien Strategies, LP is giving authorization to Mr. Harold to negotiate the liens on property ID 2409-501-0180-000/4. Mr. Harold will be purchasing the property, if the liens are reduced, and will be responsible paying the amount he comes to in agreement with the city for the liens. Tax Lien Strategies, LP will not be paying for the negotiated lien amount that is agreed upon between Mr. Harold and the city.

Should you have any questions do not hesitate to reach me directly at (321) 280-8033 or kcone@reo-america.com. Thank you for your time.

Sincerely,

Kailey Cone
Assistant Asset Manager

Suite 2005
940 Centre Circle
Altamonte Springs, FL 32714

Phone: 407-339-1108
Fax: 407-339-1128
Website: www.reo-america.com

REO AMERICA, INC.

Rebuilding America

March 1, 2017

City of Fort Pierce
100 N US Hwy 1
Fort Pierce, FL 34950

Re: 438 N 11th Street, Parcel No.: 2409-501-0180-000/4

To Whom it May Concern,

Jack Harold is a potential buyer for the above-mentioned property. Tax Lien Strategies, LP is giving authorization to Mr. Harold to negotiate the liens on property ID 2409-501-0180-000/4. Mr. Harold will be purchasing the property, if the liens are reduced, and will be responsible paying the amount he comes to in agreement with the city for the liens. Tax Lien Strategies, LP will not be paying for the negotiated lien amount that is agreed upon between Mr. Harold and the city.

Should you have any questions do not hesitate to reach me directly at (321) 280-8033 or kcone@reo-america.com. Thank you for your time.

Sincerely,

Kailey Cone
Assistant Asset Manager

Suite 2005
940 Centre Circle
Altamonte Springs, FL 32714

Phone: 407-339-1108
Fax: 407-339-1128
Website: www.reo-america.com

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 433 N 11th Street, Fort Pierce, FL
Parcel ID#: 2409-501-0180-000-4
Owner: Tax Lien Strategies LP

DATE: April 3, 2017

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	$1109.62	$3287.59	$2520.51
TOTAL	$1109.62	$3287.59	$2520.51

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS) $5808.10
CANNOT BE WAIVED (ALL LOT CLEARING COSTS) $1109.62
$6917.72

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

Rtqrgtv{#fgpvkhkecvkqp

Site Address: 438 N 11th ST	Parcel ID: 2409-501-0180-000-4	Account #: 21184	Sec/Town/Range: 09/35S/40E
Map ID: 24/09N	Zoning: C3	Use Type: 1000	Jurisdiction: Fort Pierce

Qypgtujkr

Tax Lien Strategies LP

940 Centre CIR Ste 2005
Altamonte Springs, FL 32714

Ngicn#Gguetkrvkqp

LINCOLN PARK NO 2 BLK 6 N 100 FTOF LOT 14 (OR 3817-750)

Fwttgpv#Kcnwgu

Just/Market:	$4,000	Assessed:	$4,000
Exemptions:	$0	Taxable:	$4,000

Kuvqtkecn#Kcnwgu#{gct

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$4,000	$4,000	$0	$4,000
2015	$6,400	$6,400	$0	$6,400
2014	$6,400	$6,400	$0	$6,400

Ucng#Kuvqt{

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-14-2015	3817 / 0750	0111	TD	Livingston Clifford	$4,000
06-06-1991	0743 / 1675	XX01	QC	Alberta Robinson	$100
09-01-1979	0316 / 1101	XX01	CV		$4,000

Rtko ct{#Ewkmfkpi#phqto cvkqp

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

Exterior Data

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

Interior Data

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



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Vqvcn#Dtgcu

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.09
Land Size (SF):	4,000
Total Building Count:	1

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Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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City Commission Regular Meeting **10.f.**

Meeting Date: 04/03/2017

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel expenses in the amount of $683.39 for Mayor Linda Hudson to attend the National Conference on Preventing Crime in the Black Community on May 31 - June 2, 2017 in Orlando, Florida.

SUMMARY:

Approval of travel expenses in the amount of $683.39 for Mayor Linda Hudson to attend the National Conference on Preventing Crime in the Black Community on May 31 - June 2, 2017 in Orlando, Florida.

RECOMMENDATION:

Approve request.

ALTERNATIVES:

Deny request.

RESPONSIBLE STAFF:

Linda Cox, City Clerk

COORDINATED WITH:

Caleta Scott, Deputy City Clerk

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2017
Account:	001-1000-511-40.30
Amount:	683.39

OTHER INFORMATION:

Approval of in the amount of $683.39 for Mayor Linda Hudson to attend the National Conference on Preventing Crime in the Black Community on May 31 - June 2, 2017 in Orlando, Florida.

Attachments

2017 PCBC LHudson

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 02:00 PM

Form Started By: Caleta Scott Started On: 03/06/2017 11:51 AM
Final Approval Date: 03/24/2017

REGISTRATION INFORMATION
National Conference on Preventing Crime in the B **TRAVEL EXPENSE STATEMENT**
Office of the Attorney General, Criminal Justice Programs
The Capitol, PL-01
Tallahassee, FL 32399
(850)414 3350

HOTEL INFORMATION
Rosen Centre Hotel
9840 International Drive
Orlando, FL 32819
407-996-9840
http://www.RosenCentre.com

DATE: **3/6/2017**

1. TRAVELER'S NAME: Hudson, Linda
2. DEPARTURE DATE: 5/31/2017
3. RETURN DATE: 6/2/2017
4. DESTINATION: Orlando, FL
5. CODE CHARGE: **001-1000-511-40.30**
6. AMT BUDGETED: 7,500.00

DEPARTMENT: CITY COMMISSION
DEPARTURE TIME: 3:00 PM
RETURN TIME: 7:00 PM
PURPOSE: 32nd Annual National Conference on Preventing Crime in the Black Community
REGISTRATION DEADLINE: MAY 19
4/3/17

7. BALANCE AVAILABLE: _____ **$3,900.00**

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

		PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:	**TLHH-AK7HZ6**	265.00			
* HOTEL BILL: Confirmation #	**RR62D2ADB**		198.00		
BAGGAGE ALLOWANCE ($5 PER PERSON)				5.00	
* COMMUNICATION:					
* FARES: AIR FARE					
* TAXI, BUS					
* CAR RENTAL					
* MILEAGE @ 0.535	**230**			123.05	
* GASOLINE EXPENSE					
* TOLL ROAD FEES OR PARKING FEES					
* MISC. EXPENSES					
MEALS					
2 BREAKFAST @ $8.00				16.00	
LUNCH @ $8.00				0.00	
3 DINNER @ $20.00				60.00	
SPECIAL LUNCHEON/BANQUET					
6.5% STATE TAX				4.94	
15% GRATUITIES				11.40	
TOTALS		265.00	198.00	220.39	

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

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

TRAVEL APPROVED BY: _____
DEPARTMENT SUPERVISOR

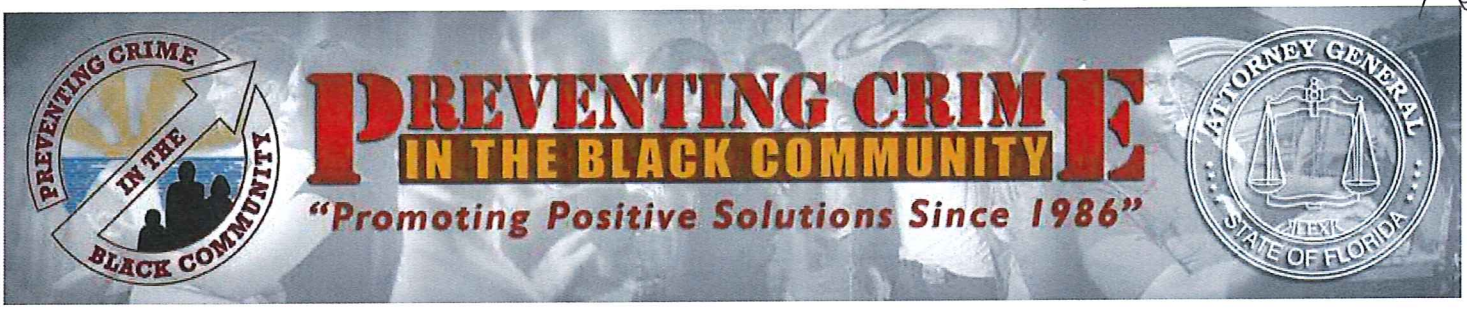
_____
CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

* RECEIPT REQUIRED
REV 1/17 DLN

Contingent upon city commission approval

L. HUDSON 3/6



Registration Successfully Received

Your Attendee ID is: TLHH-AK7HZ6

Thank you for registering for the National Conference on Preventing Crime in the Black Community. Your registration has been received by our staff and will be reviewed in the order it was received. Please remember that your registration will not be complete until we have received payment.

You will receive an email confirmation at the email address you provided.

Conference registration payments can be made by check or money order. All payments must be made payable to: **URBAN LEAGUE OF BROWARD COUNTY, INC.**

Mail your payment, made payable to the Urban League of Broward County, Inc. to the following address:

Preventing Crime in the Black Community Conference Registration
Office of the Attorney General
Bureau of Criminal Justice Programs
The Capitol, PL-01
Tallahassee, FL 32399-1050

Instructions

Please note: Payments, registration forms, or any correspondence mailed, faxed or emailed directly to the Urban League of Broward County, Inc. cannot be processed and could affect deadlines for early registration resulting in assessment of late fees for registration.

Requests are processed in the order they are received. Payments for registration must be received prior to May 19, 2017, to qualify for early registration. All payments received after May 19, 2017, will be assessed a late fee of $25, payable at the time of check-in, for a total of $290 adult registration fee and $175 teen registration fee. Please allow at least 8 days for regular mail delivery for payments to be received by May 19, 2017.

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Conference Schedule

Wednesday, May 31, 2017

10:00 a.m. - 6:00 p.m.
Registration Opens

12:00 Noon - 6:00 p.m.
Job/Resource/Vendor Fair Open

Thursday, June, 1, 2017

7:30 a.m. - 5:00 p.m.
Registration (continued)
Job/Resource/Vendor Fairs (continued)

8:45 a.m.
Musical Prelude

9:00 a.m. - 10:30 a.m.
Opening Plenary Session
Presiding
Invocation
Presentation of Colors
National Anthem
Welcoming Remarks
Remarks
Keynote Address

10:30 a.m. - 10:45 a.m.
Break

10:45 a.m. - 11:45 a.m
Plenary Session (continued)

12:00 p.m. - 2:00 p.m.
Luncheon A (Adults) ✓
Presiding
Invocation
Introduction of Speaker
Keynote Speaker

12:00 p.m. - 2:00 p.m.
Luncheon B (Youth/Chaperons)
Presiding
Invocation
Introduction of Speaker
Keynote Speaker

2:00 p.m. - 3:30 p.m.
Concurrent Sessions A-D (Adults)

2:00 p.m. - 3:30 p.m.
Concurrent Sessions E-F (Youth/Chaperons)

3:45 p.m. - 5:15 p.m.
Concurrent Sessions G-J(Adults)

3:45 p.m. - 5:15 p.m.
Concurrent Sessions K-L (Youth/Chaperons)

Friday, June 2, 2017

8:00 a.m. - 12:00 p.m.
Registration (continued)

Job/Resource/Vendor Fairs (continued)

8:30 a.m. - 10:00 a.m.
Concurrent Sessions M-P (Adults)

8:30 a.m. - 10:00 a.m.
Concurrent Sessions Q-R (Youth/Chaperons)

10:15 a.m. - 11:45 a.m.
Concurrent Sessions S-V (Adults)

10:15 a.m. - 11:45 a.m.
Concurrent Sessions W-X (Youth/Chaperons)

12:00 p.m. - 2:00 p.m.
Luncheon A (Adults)
Presiding
Invocation
Introduction of Speaker
Keynote Speaker

12:00 p.m. - 2:00 p.m.
Luncheon B (Youth/Chaperons)
Presiding
Invocation
Introduction of Speaker
Keynote Speaker:

2:00 p.m. - 3:30 p.m.
Concurrent Sessions Y-BB (Adults)

2:00 p.m. - 3:30 p.m.
Concurrent Sessions CC-DD (Youth/Chaperons)

3:45 p.m. - 5:15 p.m.
Youth Speak-Up Speak-Out Session (Adults/Youth/Chaperons)

3:00 p.m. - 6:00 p.m.
Issuance of Certificates of Attendance (Adults)

7:00 p.m. - 11:00 p.m.
Youth Anti-Crime Rally

ROSEN CENTRE HOTEL

Reservation Phone Number: 1-800-204-7234
Rosen Centre Hotel Phone Number: 407-996-9840
9840 International Drive, Orlando, Florida 32819
http://www.RosenCentre.com

PLEASE VERIFY ALL INFORMATION FOR ACCURACY

Guest Information:
LINDA HUDSON
100 N US HIGHWAY 1
FORT PIERCE, FL 34950 USA

Home Phone: *772.467.3098*

Email Address: *cscott@city-ftpierce.com*

Printed On: ***Monday, March 6, 2017***

Room Total
$198.00 +
Surcharge + Taxes

Date	Stay Rate	Rate
Wednesday, May 31, 2017		$99.00
Thursday, June 1, 2017		$99.00

ACCOMMODATIONS REQUESTED
Not Guaranteed, Subject to Availability Upon Check-In
Deluxe King

ARRIVAL DATE	DEPART DATE	# GUEST	CONFIRMATION #	ASSOCIATED WITH
05/31/2017	*06/02/2017*	*1*	*RR62D2ADB*	*National Conference on Preventing Crime in the Bla*

Stay Summary: **# of Rms :** *1*
GTD: *YES* *VISA*

All rates are subject to a 1% Orange County Convention Center District Surcharge (OCCCD) and are then taxed at an additional rate of 12.5% state and local tax. Tax exemption may not be applied to OCCCD surcharge.

Information that you will need to know :

Room assignments and other special accommodation requests noted on your reservation are not guaranteed. Rest assured every effort will be made to fulfill your requests.

Rosen Centre is a smoke-free facility. Designated smoking areas are available outside the Hotel. A $350 cleaning fee will be applied to any guest who disregards this policy.

Please note an authorization equivalent to one night's room and tax will be requested on your card five days prior to your arrival date. Debit Cards will reflect a debit on your account at this time. Any reservation where an authorization cannot be obtained will be subject to cancellation. In the event that you do not arrive on your requested arrival date listed above, the card given at the time of booking will be charged one night's room and tax. The Hotel will collect one percent of the room rate (not subject to tax exemption) to fund the promotion of the Orange County Convention Center and tourist services in the vicinity of the Orange County Convention Center District.

All Reservations must be cancelled at least 3 days prior to arrival in order to avoid a cancellation charge.

98Forty TAPAS & TEQUILA

BANSHOO SUSHI BAR

EVERGLADES RESTAURANT

At the end of a long day, enjoy some of the Rosen Centre's enticing dining options. Whether you choose the savory tastes of our Mexican Tapas at 98Forty Tapas & Tequila, the Creative Sushi Selections of our Banshoo Sushi Bar, or the Gourmet Flavors of Florida at our Everglades Restaurant. Rest Assured, one of our eleven food and beverage outlets will satisfy your every craving.

Relax and Enjoy your evening with your first drink on us.
Just Present this coupon for a Complimentary Cocktail, wine or beer. with a Purchase of an Entree.

THE SPA AT ROSEN CENTRE

Early Booking Bonus

Book your spa appointment prior to your arrival and get 25% off all 50/80 minute Spa & Salon Services at The Spa at Rosen Centre. This coupon may be used for multiple uses during your stay.. Call The Spa at Rosen Centre at 407-996-1248.

http://www.TheSpaAtRosenCentre.com
This coupon must be presented to the receptionist upon arrival.Discount is based on availability. No other discount apply

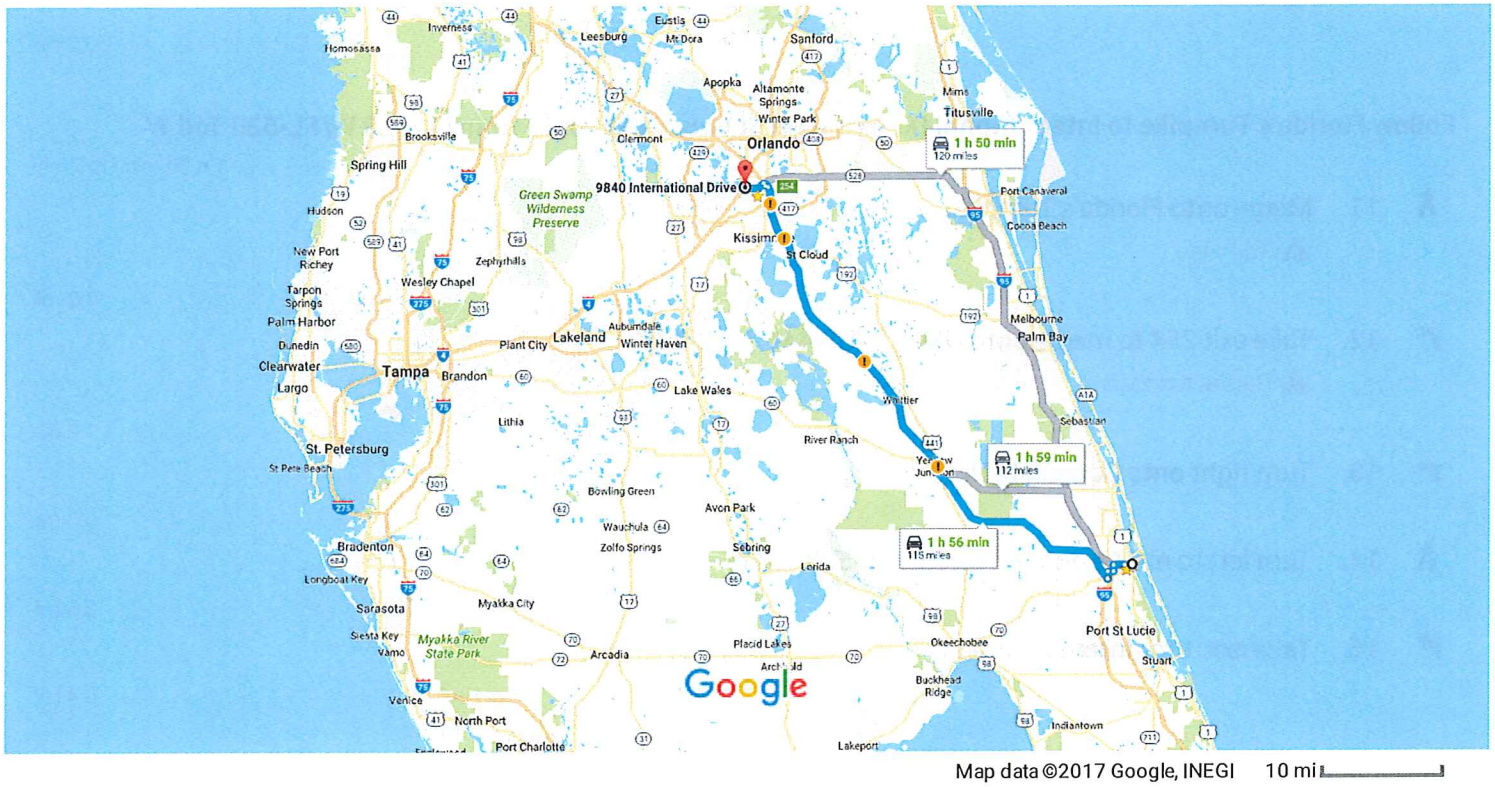
All Offers not valid with any other Discounts, Packages or Coupons. All offers valid until 12/31/2016.
Please be aware that there are two Rosen Hotels adjacent to the Orange County Convention Center. The Rosen CENTRE is at 9840 international Drive and the Rosen PLAZA is at 9700 International Drive. Your reservation is at the ROSEN CENTRE.

Google Maps

100 US-1, Fort Pierce, FL 34950 to 9840 International Dr, Orlando, FL 32819

Drive 115 miles, 1 h 56 min

Rosen Centre Hotel, National Conference on Preventing Crime in the Black Community



Map data ©2017 Google, INEGI 10 mi

100 US-1, Fort Pierce, FL 34950

Get on Florida's Turnpike from Orange Ave, S Jenkins Rd, Graham Rd and FL-713 S

16 min (7.3 mi)

1. Head northwest on N 4th St toward Avenue A

256 ft

2. Turn left at the 1st cross street onto Avenue A

0.2 mi

3. Turn left onto N 7th St

72 ft

4. Turn right onto Orange Ave

1.4 mi

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

1.9 mi

6. Turn left onto S Jenkins Rd

1.3 mi

7. Turn right onto Graham Rd

1.0 mi

8. Turn left onto FL-713 S

1.1 mi

9. Use the right lane to take the Florida's Turnpike ramp
⚠ Partial toll road

0.2 mi

10. Keep right at the fork and merge onto Florida's Turnpike
⚠ Toll road

0.2 mi

Follow Florida's Turnpike to International Dr in Orange County. Take exit 1 from FL-528 W/FL-528 Toll W

1 h 29 min (107 mi)

11. Merge onto Florida's Turnpike
⚠ Toll road

102 mi

12. Take exit 254 to merge onto US-17 S/US-441 S/US-92 W
⚠ Partial toll road

1.2 mi

13. Turn right onto Consulate Dr

0.6 mi

14. Turn left to merge onto FL-528 W/FL-528 Toll W

3.0 mi

15. Take exit 1 for International Dr

0.4 mi

Continue on International Dr to your destination

4 min (0.6 mi)

16. Turn right onto International Dr (signs for Wet'n Wild)

0.3 mi

17. Turn left onto Hawaiian Ct

472 ft

18. Turn right

417 ft

19. Turn left

377 ft

9840 International Dr

Orlando, FL 32819

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

City Commission Regular Meeting **10.g.**

Meeting Date: 04/03/2017

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel expenses in the amount of $683.39 for Commissioner Sessions to attend the National Conference on Preventing Crime in the Black Community on May 31 - June 2, 2017 in Orlando, Florida.

SUMMARY:

Approval of travel expenses in the amount of $683.39 for Commissioner Sessions to attend the National Conference on Preventing Crime in the Black Community on May 31 - June 2, 2017 in Orlando, Florida.

RECOMMENDATION:

Approve request.

ALTERNATIVES:

Deny request.

RESPONSIBLE STAFF:

Linda Cox, City Clerk

COORDINATED WITH:

Caleta Scott, Deputy City Clerk

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2017
Account:	001-1000-511-40.30
Amount:	683.39

OTHER INFORMATION:

32nd Annual National Conference on Preventing Crime in the Black Community

Attachments

2017 PCBC RSessions

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 02:00 PM

Form Started By: Caleta Scott Started On: 03/06/2017 12:08 PM

Final Approval Date: 03/24/2017

REGISTRATION INFORMATION
National Conference on Preventing Crime in the B **TRAVEL EXPENSE STATEMENT**
Office of the Attorney General, Criminal Justice Programs
The Capitol, PL-01
Tallahassee, FL 32399
(850) 414-3350

HOTEL INFORMATION
Rosen Centre Hotel
9840 International Drive
Orlando, FL 32819
407-996-9840
http://www.RosenCentre.com

DATE: **3/6/2017**

1. TRAVELER'S NAME: Sessions, Reginald
2. DEPARTURE DATE: 5/31/2017
3. RETURN DATE: 6/2/2017
4. DESTINATION: Orlando, FL
5. CODE CHARGE: **001-1000-511-40.30**
6. AMT BUDGETED: 7,500.00

DEPARTMENT: CITY COMMISSION
DEPARTURE TIME: 3:00 PM
RETURN TIME: 7:00 PM
PURPOSE: 32nd Annual National Conference on Preventing Crime in the Black Community
REGISTRATION DEADLINE: MAY 19

4/3/17

7. BALANCE AVAILABLE: _____ **$3,900.00**

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

		PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:	**TLHH-AJVVGQ**	265.00			
* HOTEL BILL: Confirmation #	**RR62D2ADD**		198.00		
BAGGAGE ALLOWANCE ($5 PER PERSON)				5.00	
* COMMUNICATION:					
* FARES: AIR FARE					
* TAXI, BUS					
* CAR RENTAL					
* MILEAGE @ 0.535	**230**			123.05	
* GASOLINE EXPENSE					
* TOLL ROAD FEES OR PARKING FEES					
* MISC. EXPENSES					
MEALS					
2 BREAKFAST @ $8.00				16.00	
LUNCH @ $8.00				0.00	
3 DINNER @ $20.00				60.00	
SPECIAL LUNCHEON/BANQUET					
6.5% STATE TAX				4.94	
15% GRATUITIES				11.40	
TOTALS		265.00	198.00	220.39	

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

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

TRAVEL APPROVED BY:

_____
DEPARTMENT SUPERVISOR

_____
CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

* RECEIPT REQUIRED
REV 1/17 DLN

CONDITIONED UPON CITY COMMISSION APPROVAL

R. SESSIONS



2.24.17 (D)

Registration Successfully Received

Your Attendee ID is: TLHH-AJVVGQ

Thank you for registering for the National Conference on Preventing Crime in the Black Community. Your registration has been received by our staff and will be reviewed in the order it was received. Please remember that your registration will not be complete until we have received payment.

You will receive an email confirmation at the email address you provided.

Conference registration payments can be made by check or money order. All payments must be made payable to: **URBAN LEAGUE OF BROWARD COUNTY, INC.**

Mail your payment, made payable to the Urban League of Broward County, Inc. to the following address:

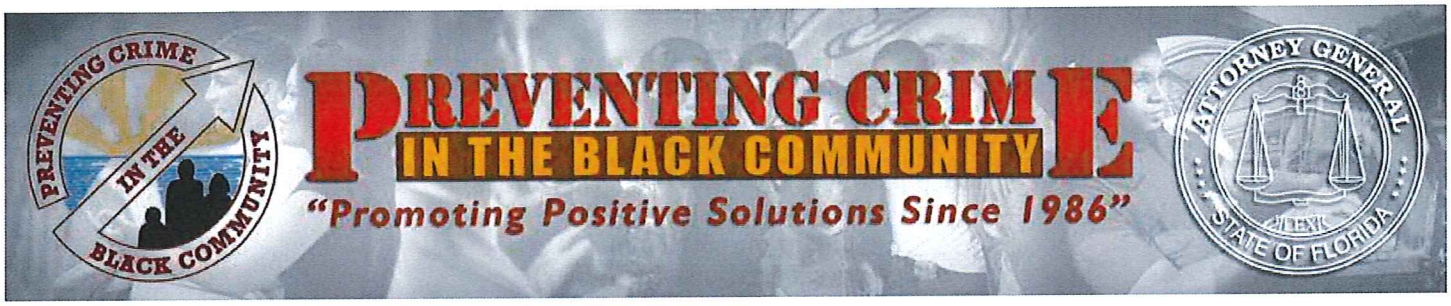
Preventing Crime in the Black Community Conference Registration
Office of the Attorney General
Bureau of Criminal Justice Programs
The Capitol, PL-01
Tallahassee, FL 32399-1050

Instructions

Please note: Payments, registration forms, or any correspondence mailed, faxed or emailed directly to the Urban League of Broward County, Inc. cannot be processed and could affect deadlines for early registration resulting in assessment of late fees for registration.

Requests are processed in the order they are received. Payments for registration must be received prior to May 19, 2017, to qualify for early registration. All payments received after May 19, 2017, will be assessed a late fee of $25, payable at the time of check-in, for a total of $290 adult registration fee and $175 teen registration fee. Please allow at least 8 days for regular mail delivery for payments to be received by May 19, 2017.

© 2000 - 2017 Office of the Attorney General of Florida



Conference Schedule

Wednesday, May 31, 2017

10:00 a.m. - 6:00 p.m.
Registration Opens

12:00 Noon - 6:00 p.m.
Job/Resource/Vendor Fair Open

Thursday, June, 1, 2017

7:30 a.m. - 5:00 p.m.
Registration (continued)
Job/Resource/Vendor Fairs (continued)

8:45 a.m.
Musical Prelude

9:00 a.m. - 10:30 a.m.
Opening Plenary Session
Presiding
Invocation
Presentation of Colors
National Anthem
Welcoming Remarks
Remarks
Keynote Address

10:30 a.m. - 10:45 a.m.
Break

10:45 a.m. - 11:45 a.m
Plenary Session (continued)

12:00 p.m. - 2:00 p.m.
Luncheon A (Adults)
Presiding
Invocation
Introduction of Speaker
Keynote Speaker

12:00 p.m. - 2:00 p.m.
Luncheon B (Youth/Chaperons)
Presiding
Invocation
Introduction of Speaker
Keynote Speaker

2:00 p.m. - 3:30 p.m.
Concurrent Sessions A-D (Adults)

2:00 p.m. - 3:30 p.m.
Concurrent Sessions E-F (Youth/Chaperons)

3:45 p.m. - 5:15 p.m.
Concurrent Sessions G-J(Adults)

3:45 p.m. - 5:15 p.m.
Concurrent Sessions K-L (Youth/Chaperons)

Friday, June 2, 2017

8:00 a.m. - 12:00 p.m.
Registration (continued)

Job/Resource/Vendor Fairs (continued)

8:30 a.m. - 10:00 a.m.
Concurrent Sessions M-P (Adults)

8:30 a.m. - 10:00 a.m.
Concurrent Sessions Q-R (Youth/Chaperons)

10:15 a.m. - 11:45 a.m.
Concurrent Sessions S-V (Adults)

10:15 a.m. - 11:45 a.m.
Concurrent Sessions W-X (Youth/Chaperons)

12:00 p.m. - 2:00 p.m.
Luncheon A (Adults)
Presiding
Invocation
Introduction of Speaker
Keynote Speaker

12:00 p.m. - 2:00 p.m.
Luncheon B (Youth/Chaperons)
Presiding
Invocation
Introduction of Speaker
Keynote Speaker:

2:00 p.m. - 3:30 p.m.
Concurrent Sessions Y-BB (Adults)

2:00 p.m. - 3:30 p.m.
Concurrent Sessions CC-DD (Youth/Chaperons)

3:45 p.m. - 5:15 p.m.
Youth Speak-Up Speak-Out Session (Adults/Youth/Chaperons)

3:00 p.m. - 6:00 p.m.
Issuance of Certificates of Attendance (Adults)

7:00 p.m. - 11:00 p.m.
Youth Anti-Crime Rally

ROSEN CENTRE HOTEL

Reservation Phone Number: 1-800-204-7234
Rosen Centre Hotel Phone Number: 407-996-9840
9840 International Drive, Orlando, Florida 32819
http://www.RosenCentre.com

PLEASE VERIFY ALL INFORMATION FOR ACCURACY

Guest Information:
REGINALD SESSIONS
100 N US HIGHWAY 1
FORT PIERCE, FL 34950 USA

Home Phone: *772.467.3098*

Email Address: *cscott@city-ftpierce.com*

Printed On: ***Monday, March 6, 2017***

Room Total
$198.00 +
Surcharge + Taxes

Date	Stay Rate	Rate
Wednesday, May 31, 2017		$99.00
Thursday, June 1, 2017		$99.00

ACCOMMODATIONS REQUESTED
Not Guaranteed. Subject to Availability Upon Check-In
Deluxe King

ARRIVAL DATE	DEPART DATE	# GUEST	CONFIRMATION #	ASSOCIATED WITH
05/31/2017	*06/02/2017*	*1*	*RR62D2ADD*	*National Conference on Preventing Crime in the Bla*

Stay Summary: **# of Rms :** *1*
GTD: *YES* *VISA*

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BANSHOO SUSHI BAR

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Just Present this coupon for a Complimentary Cocktail, wine or beer. with a Purchase of an Entree.

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Early Booking Bonus

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http://www.TheSpaAtRosenCentre.com
This coupon must be presented to the receptionist upon arrival.Discount is based on availability. No other discount apply

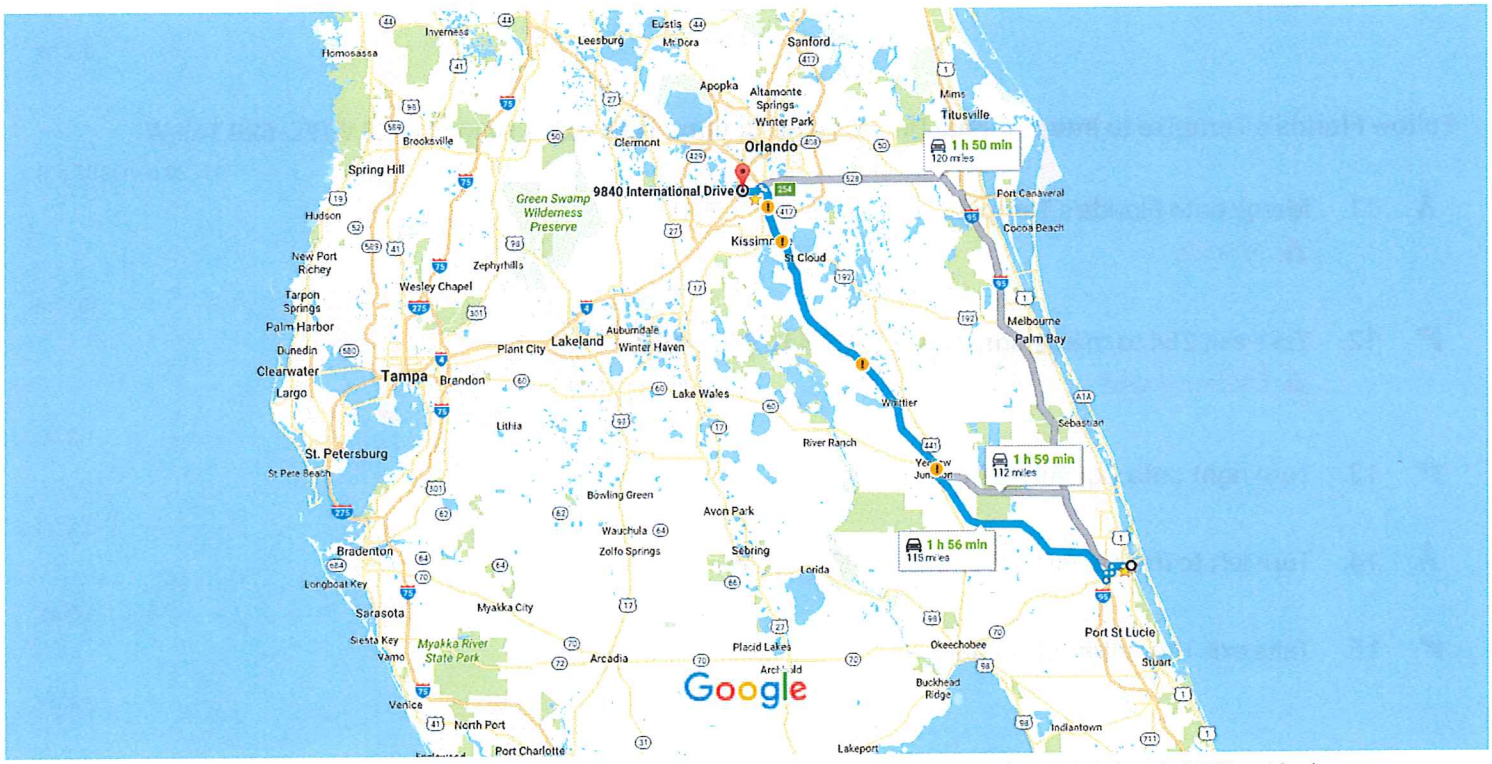
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Drive 115 miles, 1 h 56 min

Rosen Centre Hotel, National Conference on Preventing Crime in the Black Community



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Get on Florida's Turnpike from Orange Ave, S Jenkins Rd, Graham Rd and FL-713 S

16 min (7.3 mi)

1. Head northwest on N 4th St toward Avenue A

256 ft

2. Turn left at the 1st cross street onto Avenue A

0.2 mi

3. Turn left onto N 7th St

72 ft

4. Turn right onto Orange Ave

1.4 mi

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

1.9 mi

6. Turn left onto S Jenkins Rd

1.3 mi

7. Turn right onto Graham Rd

1.0 mi

8. Turn left onto FL-713 S

1.1 mi

9. Use the right lane to take the Florida's Turnpike ramp
⚠ Partial toll road

0.2 mi

10. Keep right at the fork and merge onto Florida's Turnpike
⚠ Toll road

0.2 mi

Follow Florida's Turnpike to International Dr in Orange County. Take exit 1 from FL-528 W/FL-528 Toll W

1 h 29 min (107 mi)

11. Merge onto Florida's Turnpike
⚠ Toll road

102 mi

12. Take exit 254 to merge onto US-17 S/US-441 S/US-92 W
⚠ Partial toll road

1.2 mi

13. Turn right onto Consulate Dr

0.6 mi

14. Turn left to merge onto FL-528 W/FL-528 Toll W

3.0 mi

15. Take exit 1 for International Dr

0.4 mi

Continue on International Dr to your destination

4 min (0.6 mi)

16. Turn right onto International Dr (signs for Wet'n Wild)

0.3 mi

17. Turn left onto Hawaiian Ct

472 ft

18. Turn right

417 ft

19. Turn left

377 ft

9840 International Dr

Orlando, FL 32819

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

City Commission Regular Meeting **10.h.**

Meeting Date: 04/03/2017

Re:

SUBJECT:

Approval of travel expenses in the amount of $683.39 for Commissioner Alexander to attend the National Conference on Preventing Crime in the Black Community on May 31 - June 2, 2017 in Orlando, Florida.

SUMMARY:

Approval of travel expenses in the amount of $683.39 for Commissioner Alexander to attend the National Conference on Preventing Crime in the Black Community on May 31 - June 2, 2017 in Orlando, Florida.

RECOMMENDATION:

Approve request.

ALTERNATIVES:

Deny request.

RESPONSIBLE STAFF:

Linda Cox, City Clerk

COORDINATED WITH:

Caleta Scott, Deputy City Clerk

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2017
Account:	001-1000-511-40.30
Amount:	683.39

OTHER INFORMATION:

Approval of travel expenses in the amount of $683.39 for Commissioner Alexander to attend the National Conference on Preventing Crime in the Black Community on May 31 - June 2, 2017 in Orlando, Florida.

Attachments

2017 PCBC RAlexander

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 02:00 PM
Form Started By: Caleta Scott		Started On: 03/06/2017 12:05 PM

Final Approval Date: 03/24/2017

REGISTRATION INFORMATION
National Conference on Preventing Crime in the B **TRAVEL EXPENSE STATEMENT**
Office of the Attorney General, Criminal Justice Programs
The Capitol, PL-01
Tallahassee, FL 32399
(850) 414-3350

HOTEL INFORMATION
Rosen Centre Hotel
9840 International Drive
Orlando, FL 32819
407-996-9840
http://www.RosenCentre.com

DATE: **3/6/2017**

1. TRAVELER'S NAME: Alexander, Rufus
2. DEPARTURE DATE: 5/31/2017
3. RETURN DATE: 6/2/2017
4. DESTINATION: Orlando, FL
5. CODE CHARGE: **001-1000-511-40.30**
6. AMT BUDGETED: 7,500.00

DEPARTMENT: CITY COMMISSION
DEPARTURE TIME: 3:00 PM
RETURN TIME: 7:00 PM
PURPOSE: 32nd Annual National Conference on Preventing Crime in the Black Community
REGISTRATION DEADLINE: MAY 19

4/3/17

7. BALANCE AVAILABLE: _____ **$3,900.00**

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

		PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:	**TLHH-AK7HY6**	265.00			
* HOTEL BILL: Confirmation #	**RR62D2ADC**		198.00		
BAGGAGE ALLOWANCE ($5 PER PERSON)				5.00	
* COMMUNICATION:					
* FARES: AIR FARE					
* TAXI, BUS					
* CAR RENTAL					
* MILEAGE @ 0.535	**230**			123.05	
* GASOLINE EXPENSE					
* TOLL ROAD FEES OR PARKING FEES					
* MISC. EXPENSES					
MEALS					
2 BREAKFAST @ $8.00				16.00	
LUNCH @ $8.00				0.00	
3 DINNER @ $20.00				60.00	
SPECIAL LUNCHEON/BANQUET					
6.5% STATE TAX				4.94	
15% GRATUITIES				11.40	
TOTALS		265.00	198.00	220.39	

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

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

TRAVEL APPROVED BY:

_____
DEPARTMENT SUPERVISOR

_____
CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

* RECEIPT REQUIRED
REV 1/17 DLN

CONDITIONED UPON CITY COMMISSION APPROVAL

R. ALEXANDER 3/6@1



Registration Successfully Received

Your Attendee ID is: TLHH-AK7HY6

Thank you for registering for the National Conference on Preventing Crime in the Black Community. Your registration has been received by our staff and will be reviewed in the order it was received. Please remember that your registration will not be complete until we have received payment.

You will receive an email confirmation at the email address you provided.

Conference registration payments can be made by check or money order. All payments must be made payable to: **URBAN LEAGUE OF BROWARD COUNTY, INC.**

Mail your payment, made payable to the Urban League of Broward County, Inc. to the following address:

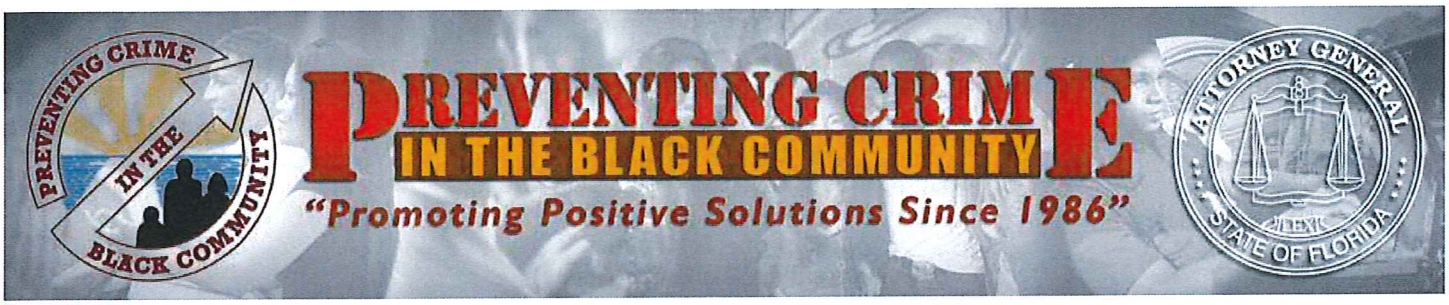
Preventing Crime in the Black Community Conference Registration
Office of the Attorney General
Bureau of Criminal Justice Programs
The Capitol, PL-01
Tallahassee, FL 32399-1050

Instructions

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© 2000 - 2017 Office of the Attorney General of Florida



Conference Schedule

Wednesday, May 31, 2017

10:00 a.m. - 6:00 p.m.
Registration Opens

12:00 Noon - 6:00 p.m.
Job/Resource/Vendor Fair Open

Thursday, June, 1, 2017

7:30 a.m. - 5:00 p.m.
Registration (continued)
Job/Resource/Vendor Fairs (continued)

8:45 a.m.
Musical Prelude

9:00 a.m. - 10:30 a.m.
Opening Plenary Session
Presiding
Invocation
Presentation of Colors
National Anthem
Welcoming Remarks
Remarks
Keynote Address

10:30 a.m. - 10:45 a.m.
Break

10:45 a.m. - 11:45 a.m
Plenary Session (continued)

12:00 p.m. - 2:00 p.m.
Luncheon A (Adults)
Presiding
Invocation
Introduction of Speaker
Keynote Speaker

12:00 p.m. - 2:00 p.m.
Luncheon B (Youth/Chaperons)
Presiding
Invocation
Introduction of Speaker
Keynote Speaker

2:00 p.m. - 3:30 p.m.
Concurrent Sessions A-D (Adults)

2:00 p.m. - 3:30 p.m.
Concurrent Sessions E-F (Youth/Chaperons)

3:45 p.m. - 5:15 p.m.
Concurrent Sessions G-J(Adults)

3:45 p.m. - 5:15 p.m.
Concurrent Sessions K-L (Youth/Chaperons)

Friday, June 2, 2017

8:00 a.m. - 12:00 p.m.
Registration (continued)

Job/Resource/Vendor Fairs (continued)

8:30 a.m. - 10:00 a.m.
Concurrent Sessions M-P (Adults)

8:30 a.m. - 10:00 a.m.
Concurrent Sessions Q-R (Youth/Chaperons)

10:15 a.m. - 11:45 a.m.
Concurrent Sessions S-V (Adults)

10:15 a.m. - 11:45 a.m.
Concurrent Sessions W-X (Youth/Chaperons)

12:00 p.m. - 2:00 p.m.
Luncheon A (Adults)
Presiding
Invocation
Introduction of Speaker
Keynote Speaker

12:00 p.m. - 2:00 p.m.
Luncheon B (Youth/Chaperons)
Presiding
Invocation
Introduction of Speaker
Keynote Speaker:

2:00 p.m. - 3:30 p.m.
Concurrent Sessions Y-BB (Adults)

2:00 p.m. - 3:30 p.m.
Concurrent Sessions CC-DD (Youth/Chaperons)

3:45 p.m. - 5:15 p.m.
Youth Speak-Up Speak-Out Session (Adults/Youth/Chaperons)

3:00 p.m. - 6:00 p.m.
Issuance of Certificates of Attendance (Adults)

7:00 p.m. - 11:00 p.m.
Youth Anti-Crime Rally

ROSEN CENTRE HOTEL

Reservation Phone Number: 1-800-204-7234
Rosen Centre Hotel Phone Number: 407-996-9840
9840 International Drive, Orlando, Florida 32819
http://www.RosenCentre.com

PLEASE VERIFY ALL INFORMATION FOR ACCURACY

Guest Information:
RUFUS ALEXANDER
100 N US HIGHWAY 1
FORT PIERCE, FL 34950 USA

Home Phone: *772.467.3098*

Email Address: *cscott@city-ftpierce.com*

Printed On: ***Monday, March 6, 2017***

Room Total
$198.00 +
Surcharge + Taxes

Date	Stay Rate	Rate
Wednesday, May 31, 2017		$99.00
Thursday, June 1, 2017		$99.00

ACCOMMODATIONS REQUESTED
Not Guaranteed. Subject to Availability Upon Check-In
Deluxe King

ARRIVAL DATE	DEPART DATE	# GUEST	CONFIRMATION #	ASSOCIATED WITH
05/31/2017	*06/02/2017*	*1*	*RR62D2ADC*	*National Conference on Preventing Crime in the Bla*

Stay Summary: **# of Rms :** *1*
GTD: *YES* *VISA*

All rates are subject to a 1% Orange County Convention Center District Surcharge (OCCCD) and are then taxed at an additional rate of 12.5% state and local tax. Tax exemption may not be applied to OCCCD surcharge.

Information that you will need to know :

Room assignments and other special accommodation requests noted on your reservation are not guaranteed. Rest assured every effort will be made to fulfill your requests.

Rosen Centre is a smoke-free facility. Designated smoking areas are available outside the Hotel. A $350 cleaning fee will be applied to any guest who disregards this policy.

Please note an authorization equivalent to one night's room and tax will be requested on your card five days prior to your arrival date. Debit Cards will reflect a debit on your account at this time. Any reservation where an authorization cannot be obtained will be subject to cancellation. In the event that you do not arrive on your requested arrival date listed above, the card given at the time of booking will be charged one night's room and tax. The Hotel will collect one percent of the room rate (not subject to tax exemption) to fund the promotion of the Orange County Convention Center and tourist services in the vicinity of the Orange County Convention Center District.

All Reservations must be cancelled at least 3 days prior to arrival in order to avoid a cancellation charge.

98Forty TAPAS & TEQUILA

BANSHOO SUSHI BAR

EVERGLADES RESTAURANT

At the end of a long day, enjoy some of the Rosen Centre's enticing dining options. Whether you choose the savory tastes of our Mexican Tapas at 98Forty Tapas & Tequila, the Creative Sushi Selections of our Banshoo Sushi Bar, or the Gourmet Flavors of Florida at our Everglades Restaurant. Rest Assured, one of our eleven food and beverage outlets will satisfy your every craving.

Relax and Enjoy your evening with your first drink on us.
Just Present this coupon for a Complimentary Cocktail, wine or beer. with a Purchase of an Entree.

THE SPA AT ROSEN CENTRE

Early Booking Bonus

Book your spa appointment prior to your arrival and get 25% off all 50/80 minute Spa & Salon Services at The Spa at Rosen Centre. This coupon may be used for multiple uses during your stay.. Call The Spa at Rosen Centre at 407-996-1248.

http://www.TheSpaAtRosenCentre.com
This coupon must be presented to the receptionist upon arrival.Discount is based on availability. No other discount apply

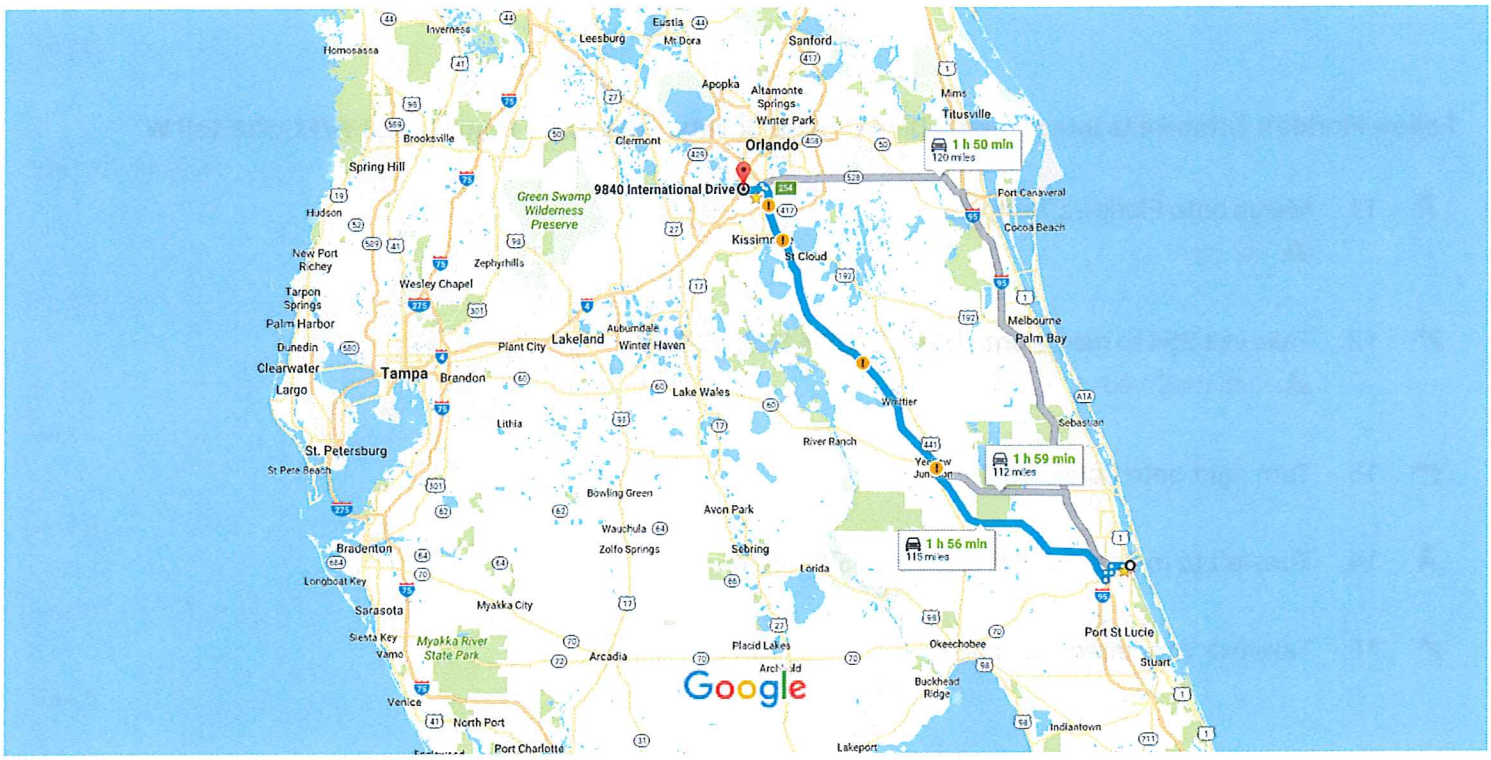
All Offers not valid with any other Discounts, Packages or Coupons. All offers valid until 12/31/2016.
Please be aware that there are two Rosen Hotels adjacent to the Orange County Convention Center. The Rosen CENTRE is at 9840 international Drive and the Rosen PLAZA is at 9700 International Drive. Your reservation is at the ROSEN CENTRE.

Google Maps

100 US-1, Fort Pierce, FL 34950 to 9840 International Dr, Orlando, FL 32819

Drive 115 miles, 1 h 56 min

Rosen Centre Hotel, National Conference on Preventing Crime in the Black Community



Map data ©2017 Google, INEGI 10 mi

100 US-1, Fort Pierce, FL 34950

Get on Florida's Turnpike from Orange Ave, S Jenkins Rd, Graham Rd and FL-713 S

16 min (7.3 mi)

1. Head northwest on N 4th St toward Avenue A

256 ft

2. Turn left at the 1st cross street onto Avenue A

0.2 mi

3. Turn left onto N 7th St

72 ft

4. Turn right onto Orange Ave

1.4 mi

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

1.9 mi

6. Turn left onto S Jenkins Rd

1.3 mi

7. Turn right onto Graham Rd

1.0 mi

8. Turn left onto FL-713 S

1.1 mi

9. Use the right lane to take the Florida's Turnpike ramp

⚠ Partial toll road

0.2 mi

10. Keep right at the fork and merge onto Florida's Turnpike

⚠ Toll road

0.2 mi

Follow Florida's Turnpike to International Dr in Orange County. Take exit 1 from FL-528 W/FL-528 Toll W

1 h 29 min (107 mi)

11. Merge onto Florida's Turnpike

⚠ Toll road

102 mi

12. Take exit 254 to merge onto US-17 S/US-441 S/US-92 W

⚠ Partial toll road

1.2 mi

13. Turn right onto Consulate Dr

0.6 mi

14. Turn left to merge onto FL-528 W/FL-528 Toll W

3.0 mi

15. Take exit 1 for International Dr

0.4 mi

Continue on International Dr to your destination

4 min (0.6 mi)

16. Turn right onto International Dr (signs for Wet'n Wild)

0.3 mi

17. Turn left onto Hawaiian Ct

472 ft

18. Turn right

417 ft

19. Turn left

377 ft

9840 International Dr

Orlando, FL 32819

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

City Commission Regular Meeting **10.i.**

Meeting Date: 04/03/2017

Re: Emergency Replacement of Engine and Chassis wiring harnesses

Submitted For: Mike Reals, Public Works Manager, Public Works

SUBJECT:

Approval to spend $16,081.18 to replace engine wiring harness and chassis wiring harness due to fire damage on Solid Waste Front Loader Vehicle #24-018.

SUMMARY:

The Public Works Department seeks approval for Nextran Corporation to repair Solid Waste Front Loader Vehicle 24-018, for an amount not to exceed $16,081.18. Nextran Corporation is the original manufacturer of harnesses and the authorized repair facility in Florida.

The operation of this vehicle is essential to this Department and the expedited repair is necessary to continue to provide the level of service the Community has come to expect.

RECOMMENDATION:

The Public Works Department is recommending approval of the requested expenditure to replace the engine wiring harness and the chassis wiring harness for the Solid Waste Frontloader.

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

Finance & Purchasing Departments

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2017

Account: 40242005344651

Amount: 16,081.18

FISCAL IMPACT:

Without repair's to 24-018 Solid Waste will be short vehicle to preform designated duties.

Attachments

Nexxtran Repair

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	03/22/2017 11:36 AM
Finance Department	Mike Reals	03/22/2017 12:37 PM
Purchasing	Tony Barnes	03/23/2017 09:59 AM
Finance Department	Johnna Morris	03/24/2017 05:06 PM
City Manager	Nick Mimms	03/27/2017 02:46 PM

Form Started By: Kay Czarnecki Started On: 03/20/2017 01:49 PM

Final Approval Date: 03/27/2017

FLEET COPY: 3
POSTED: 03/21/17 04:56 pm EDT
ETR: 03/28/17 06:00 pm EDT

ASIST

Nextran Corporation - Orlando (Volvo)

2200 W. Landstreet Rd Orlando, Florida 32809
Phone: (407) 855-1200 - Fax: (407) 816-0892

Case Number: 7958735 - Repair Order Number: BW29328
Purchase Order Number: n/a
Service Writer: lee, richard - Case Date: 03/03/17 12:08 pm EST

City Of Fort Pierce

Address: P.O. BOX 1480
FORT PIERCE, FL 34954
Phone: 460-2200
Fax:
Cust #: 16850

Unit #: **24018**

Asset: 2008 MACK MRU613
Serial #: 8M002043
VIN: 1M2AV02C88M002043
Engine: MP7
Engine Hours: 10765

Miles: 125,626
Warranty Start: 10/31/2007
In Service: 9 Years 4 Months

8M002043

Complaint:
SA: RICHARD, TAG# 156, LOT B CUSTOMER COMPLAINT: 1)TOWED IN - CHECK WIRING HARNESS, CAUGHT ON FIRE 2)INSTALL DRIVE SHAFT. NOTE: NO OUTSTANDING CAMPAIGNS LISTED FOR THIS VEHICLE. ALSO, VEHICLE WOULD NOT POWER UP AND WAS UNABLE TO JPRO. ONCE POWERED UP, WE WILL NEED TO RECORD MILEAGE AND HOURS.

Item	Operation	Labor	Parts	Core Charge	Total
1	Perform Preliminary Diagnostics **Complaint:** SA: RICHARD, TAG# 156, LOT B CUSTOMER COMPLAINT: 1)TOWED IN - CHECK WIRING HARNESS, CAUGHT ON FIRE 2)INSTALL DRIVE SHAFT. NOTE: NO OUTSTANDING CAMPAIGNS LISTED FOR THIS VEHICLE. ALSO, VEHICLE WOULD NOT POWER UP AND WAS UNABLE TO JPRO. ONCE POWERED UP, WE WILL NEED TO RECORD MILEAGE AND HOURS.	$242.00	$0.00	$0.00	$242.00
2	QM Driveshaft Reinstall	$90.75	$0.00	$0.00	$90.75
3	QM Engine Wiring Harness **Parts:** (1.0) WIRING HARNESS, (1.0) misc, (10.0) CABLE TIE 1162, (10.0) TIE WRAP HI TEMP MP8, (20.0) CABLE TIE STD 15"BLK	$1,633.50	$975.26	$0.00	$2,608.76
4	QM Chassis Harness **Parts:** (1.0) HARNESS 3711, (1.0) WIRING HARNESS CHASSIS 3711, (1.0) misc	$5,566.00	$1,982.39	$0.00	$7,548.39
5	QM Abs Harness **Parts:** (1.0) misc	$121.00	$500.00	$0.00	$621.00
6	QM REPAIR COOLANT HOSES **Parts:** (1.0) misc	$181.50	$150.00	$0.00	$331.50

7	QM REPAIR AIR LINES. **Parts:** (1.0) misc	$302.50	$150.00	$0.00	$452.50
8	QM replace transmission harness **Parts:** (1.0) HARNESS TRANY, (1.0) misc	$411.40	$265.78	$0.00	$677.18
9	QM replace starter positive and nagtive main cable **Parts:** (1.0) misc	$242.00	$400.00	$0.00	$642.00
10	QM replace oil dipstick and tube **Parts:** (1.0) DIPSTICK MRU MP7 ENG OIL (20871322), (1.0) TUBE 1416, (1.0) misc	$181.50	$354.68	$0.00	$536.18
11	QM replace shut off switch power cable **Parts:** (1.0) SWITCH BATT DISCONECT, (1.0) misc	$181.50	$304.94	$0.00	$486.44
12	QM replace fuel lines from housing to tank **Parts:** (1.0) misc	$363.00	$250.00	$0.00	$613.00

Notes: *[3/7/2017 at 05:06 pm EST] - Good evening, we have been going through the vehicle to determine all the effected errors. Once this is done, we will advise of estimate to repair. Thanks, Richard.*

[3/9/2017 at 12:00 pm EST] - Approval Requested for the estimate version 2, total $12,934.32. View the estimate. NOTE: Good morning, our estimate to repair the damage caused to the unit is ready for review. Please review and advise. Thanks, Richard.
Repair status set to Hold (auth).

[3/10/2017 at 07:58 am EST] - Approval Requested for the estimate version 2, total $12,934.32. View the estimate.
Repair status set to Hold (auth).

[3/10/2017 at 11:58 pm EST] - Good evening, case update. Tech notes:UNIT SCHEDULED TO COME BACK INTO SHOP ON TUESDAY 03/14/17. NEEDS TO PERFORM ALL APPROVED REPAIRS. IF NO OTHER ISSUES ARE FOUND ETR SET FOR TUESDAY 03/28/17 5:00 PM. WE WILL UPDATE CASE DURING REPAIRS. THANK YOU.

[3/14/2017 at 11:37 am EDT] - Good morning, repairs have been started. Once again, we will keep you posted throughout the repairs. Thanks, Richard.

[3/15/2017 at 06:09 pm EDT] - Good evening, repairs are still in progress. If anything changes we will advise. Thanks, Richard.

[3/21/2017 at 04:56 pm EDT] - Approval Requested for the estimate version 3, total $16,081.18. View the estimate. NOTE: Good afternoon, we found some additional items needed to replaced or repaired. Please review our revised estimate. Also, we have damage to the body components as well. But I was told you are sending the unit to the body company to repair these items as well. Please advise if we need to address the body components as well. Thanks, Richard.
Repair status set to Hold (auth).

Parts:	$5,333.05
Labor:	$9,516.65
Core:	$0.00
Haz. Waste:	$0.00
Shop:	$250.00
Freight:	$0.00
Tax:	$981.48
TOTAL:	$16,081.18

This estimate is subject to teardown and inspection and is valid for 30 days from date above. I, the undersigned, authorize you to perform the repairs and furnish the necessary materials. I understand any costs verbally quoted are an estimate only and not binding. Your employees may operate vehicle for inspecting, testing and delivery at my risk. You will not be responsible for loss or damage to vehicle or articles left in it. AUTHORIZED BY:_____ DATE:___/____/____

City Commission Regular Meeting **10.j.**

Meeting Date: 04/03/2017

Re: Interlocal Agreement Between the City of Fort Pierce and St. Lucie County Building Departments to Share Certified Building Inspectors

Submitted For: Paul Thomas, Interim Building Official, Building

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SUBJECT:

Approval of Interlocal Agreement Between the City of Fort Pierce and St. Lucie County Building Departments to Share Certified Building Inspectors.

SUMMARY:

Pursuant to Section 163.01, Florida Statutes, Florida Interlocal Cooperation Act, St. Lucie County is requesting an Interlocal Agreement in cooperation with the City of Fort Pierce to share the services of certified building inspectors. If approved, when services are needed, a request will be presented in writing. If a certified building inspector is not available, the other entity must be notified within twenty-four (24) hours. A fee has been determined of $50 per hour, and invoicing will occur monthly for the work performed. Payment will be due within 30 days of the billing date. Either party may terminate the Agreement without cause by giving thirty (30) days advance written notice to the other party.

RECOMMENDATION:

Staff recommends the approval of the Interlocal Agreement Between the City of Fort Pierce and St. Lucie County Building Departments to Share Certified Building Inspectors.

ALTERNATIVES:

The City of Fort Pierce does not enter into the Interlocal Agreement.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Interim Building Official

COORDINATED WITH:

Linda Cox, City Clerk/Deputy City Manager

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2018
Account:	420-000-369-31-00
Amount:	N/A

OTHER INFORMATION:

Revenue funds will be placed in Miscellaneous Revenue Reimbursement of Expenditures.

Attachments

Interlocal Agreement Bldg Inspectors

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	03/22/2017 09:24 AM
City Manager	Nick Mimms	03/24/2017 01:42 PM

Form Started By: Karen Murphy Started On: 03/16/2017 01:46 PM

Final Approval Date: 03/24/2017

INTERLOCAL AGREEMENT
(FOR BUILDING INSPECTION SERVICES)

THIS INTERLOCAL AGREEMENT is made and entered into this _____ day of _____, 2017, between **CITY OF FORT PIERCE,** a Florida municipal corporation (the "City") and **St. Lucie County**, a political subdivision of the State of Florida (the "County").

WITNESSETH:

WHEREAS, section 163.01 Florida Statutes, provides that local government units may cooperate by agreement to provide necessary and essential public services; and

WHEREAS, Chapter 163, Florida Statutes provides for the execution of an Interlocal agreement as a means for enabling local governments to cooperate and make the most efficient use of their powers; and,

WHEREAS, the County needs assistance with licensed inspectors.

WHEREAS, the City has licensed building inspectors; and,

NOW, THEREFORE, in consideration of the premises and undertaking contained herein the parties hereto agree as follows:

1. GENERAL.

This Agreement is entered into pursuant to Section 163.01, Florida Statutes, Florida Interlocal Cooperation Act.

2. COOPERATION – GENERAL.

A. The Parties agree to:

- Cooperate in providing building inspection services; and,
- Cooperate in providing licensed building inspector for the other entity on an as needed basis.
- To request the specific licensed inspector services in writing of the other entity. If inspectors are not available, the entity shall be notified within twenty-four (24) hours.
- To establish a reasonable fee to reimburse the entity whose inspectors are working for the other entity. An hourly rate of fifty dollars ($50.00) per hour may be charged for inspection services.
- To bill the entity utilizing the licensed billing inspectors on a monthly basis for the work performed. Payment is due within thirty (30) days of the billing date.

3. TERMINATION.

Either party may terminate this Agreement without cause by giving thirty (30) days prior written notice to the other party.

4. WHOLE AGREEMENT.

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

5. AMENDMENTS.

The Agreement may only be amended by a written document signed by all parties and filed with the Clerk of Circuit Court of St. Lucie County, Florida.

6. NOTICES.

All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, telecommunicated, or mailed by registered or certified mail, (postage prepaid) return receipt requested, addressed to :

To City:
Fort Pierce City Manager
100 North U.S. One/Post Office Box 1480
Fort Pierce, Florida 34954

With copy to:
Fort Pierce City Attorney
100 North U.S. One/Post Office Box 1480
Fort Pierce, Florida 34954

To County:
St. Lucie County Administrator
2300 Virginia Avenue
Fort Pierce, Florida 34982

With copy to:
St. Lucie County Attorney
2300 Virginia Avenue
Fort Pierce, Florida 34982

or to such other address as the parties may from time to time specify in writing. Any such notice may at any time be waived by the person entitled to receipt of such notice.

7. FILING.

This Agreement shall be filed with the Clerk of the Circuit Court of St. Lucie County, prior to its effectiveness.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first above written.

ATTEST:

_____
CITY CLERK

CITY OF FORT PIERCE, FLORIDA

BY: _____
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
CITY ATTORNEY

ATTEST:

_____
DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS ST. LUCIE COUNTY, FLORIDA

BY: _____
CHAIRMAN

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
COUNTY ATTORNEY

City Commission Regular Meeting **10.k.**

Meeting Date: 04/03/2017

Re: Request for Site Plan Extension - Indian River Villas - 401 & 411 S Indian River Drive

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Approval of a two (2) year extension of a Site Plan and Conditional Use Approval, with conditions, for Indian River Villas located at 401 & 411 South Indian River Drive until April 2, 2019.

SUMMARY:

- The applicant is requesting approval of a 2 year extension for the approved Site Plan and Conditional Use for the Indian River Villas development located at 401 & 411 South Indian River Drive. The extension would expire on April 2, 2019 if approved.
- The property is zoned C-1, Office Commercial, with a Future Land Use Designation of CBD, Central Business District.
- The project will consist of a 23 unit multi-family condominium that will be housed in one residential building. The buildings height will be 64'-8 ½", and will cover 40% of the lot. 46 parking spaces will be provided with two of those spaces being designated as handicap. 12 of the spaces will be open air spaces, and the rest will be located underneath the first floor of the structure. Open space will account for about 35% of the site.
- The Site Plan and Conditional Use was approved with conditions on March 21, 2016 (attached).

RECOMMENDATION:

Approval of a 2 year extension, until April 2, 2019, of a Site Plan and Conditional Use Approval for Indian River Villas located at 401 & 411 South Indian River Drive.

ALTERNATIVES:

Deny the extension of time

RESPONSIBLE STAFF:

Brandon Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Director

Fiscal Impact

OTHER INFORMATION:

Potential Increase in Ad-Valorem Tax Revenue upon construction

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Attachments

Request for Extension
Citiy Commission Approval Letter 3/21/16
Indian River Villas Renderings
Site Plan
Property Record Card 401 S. Indian River Drvie
Property Record Card 411 S. Indian River Drvie

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 01:41 PM

Form Started By: Brandon Creagan
Started On: 03/21/2017 01:30 PM
Final Approval Date: 03/24/2017

March 20, 2017

Rebecca Grohall
Planning Manager
City of Fort Pierce
100 North US1
Fort Pierce, Florida 34950

Ref: 401 & 411 South Indian River Drive / TMH, LLC / TA1 (IRD) LLC

Dear Rebecca:

This letter will serve as a request to extend our project's zoning approval for an additional two (2) years located at 401 and 411, South Indian River Drive, Fort Pierce, Florida 34950. Please find enclosed a check payable to the City of Fort Pierce as required for the extension.

Thank you for your assistance with this matter.

Very truly,

Mike Abinanti





CITY OF FORT PIERCE
Florida

Office of the City Clerk
City Hall, 100 North US 1
P.O. Box 1480 Fort Pierce, FL 34954-1480
(772) 467-3052 • www.CityOfFortPierce.com

March 23, 2016

RECEIVED
MAR 24 2016
CITY OF FORT PIERCE
PLANNING & ZONING

Foglia Contracting Group
1555 Indian River Blvd, Unit B141
Vero Beach, FL 32960

Dear Mr. Foglia:

On Monday, March 21, 2016, the City Commission considered an application Conditional Use with New Construction and Design Review, a Zoning Atlas Amendment and two right-of-way abandonments submitted by Foglia Contracting Corp. to construct a multi-family development at 401 & 411 S. Indian River Drive.

The application was approved with the following conditions:

1. The City clarify the bulkhead line regulations.
2. The property is deeded to separate the west side from the east side of 401 & 411 S Indian River Drive.
3. Provide easements for all FPUA utilities.
4. City adopts a resolution that authorizes a Quit Claim Deed for the property requested in the abandonment application.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Manager

TMH, LLC
2277 North Circle Drive
Palatine, IL 60067

TA1 (IRD) LLC
266 Park Drive
Palatine, IL, 60067





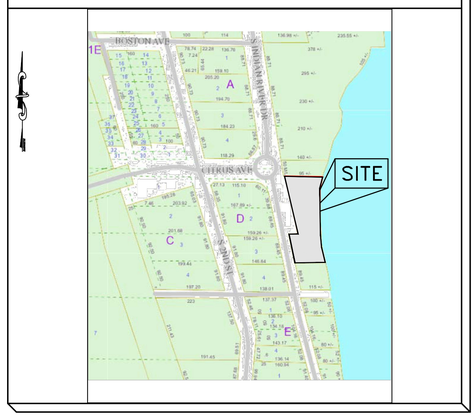
SITE PLAN

FOR

INDIAN RIVER VILLAS

SECTION 10, TOWNSHIP 35 S, RANGE 40 E
CITY OF FT. PIERCE, FLORIDA

LOCATION MAP



DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4	SOIL BORINGS
5	SITE PLAN
6	PAVING, GRADING AND UTILITY PLAN
7A	LANDSCAPE PLAN
7B	IRRIGATION PLAN
8	CROSS SECTIONS
9–11	MISCELLANEOUS DETAILS
12	AERIAL
ATTACHED	SURVEY

LEGAL DESCRIPTION

LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45"EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 81,341.77 SQUARE FEET OR 1.86 ACRES, MORE OF LESS.

SITE DATA

OWNER	TA1 (IRD), LLC 266 PARK DRIVE PALATINE, IL 60067-0000
DEVELOPER	FOGLIA CUSTOM HOMES 1505 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PH. (772) 794-1213
EXISTING USE	UNDEVELOPED
PROPOSED USE	TWENTY THREE (23) MULTI-FAMILY UNITS
PROJECT LOCATION	SOUTHEAST CORNER OF CITRUS AVENUE AND S. INDIAN RIVER DRIVE
SITE ADDRESS	401 S. INDIAN RIVER DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2410-808-0017-000-7
SECTION-TOWNSHIP-RANGE	SECTION 10, TOWNSHIP 35S, RANGE 40E
EXISTING LAND USE	OP (OFFICES – PROFESSIONAL AND BUSINESS SERVICES)
PROPOSED LAND USE	CBD (CENTRAL BUSINESS DISTRICT)
EXISTING ZONING	C-1 (OFFICE COMMERCIAL)

DEVELOPMENT PARAMETERS :	EXISTING C-1 ZONING	PROPOSED DEVELOPMENT
MINIMUM LOT SIZE:	10,000 SF	41,707 SF
MINIMUM LOT WIDTH	70 FT	262.3 FT
MINIMUM LOT DEPTH	90 FT	139.7 FT
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	36.3'
SIDE (NORTH)	15'	15.0'
SIDE (SOUTH)	15'	15.2'
REAR (EAST)	15'	15.0'
MAX. LOT COVERAGE BY BLDGS	60%	40.4% (16,847 SF)
MIN. OPEN SPACE	25%	35.3%
MAX. IMPERVIOUS AREA	75%	64.7%
MAXIMUM DENSITY	30 UNITS/ACRE	24.0 UNITS/ACRE
MAX. BLDG. HEIGHT	65'	64'-8 1/2"

AREA CALCULATIONS:

SITE AREAS:		PROPOSED		
EXISTING SITE AREA:	41,707 SF	0.957 AC		
TOTAL DEVELOPABLE AREA::	41,707 SF	0.957 AC	100.0%	
IMPERVIOUS AREA:	26,967 SF	0.619 AC	64.7%	
BUILDING AREA: (FIRST FLOOR)	1,761 SF	0.040 AC	4.2%	
DRIVING AISLE:	21,280 SF	0.489 AC	51.0%	
CONCRETE/SIDEWALK AREA:	2,126 SF	0.049 AC	5.1%	
POOL/PATIO AREA:	1,800 SF	0.041 AC	4.3%	
PERVIOUS AREA:	14,740 SF	0.338 AC	35.3%	
GREEN SPACE:	14,740 SF	0.338 AC	35.3%	

NATIVE VEGETATION/PRESERVATION:
N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING

PARKING CALCULATIONS:
REQUIRED: 1.5 SPACE PER UNIT
23 UNITS X 1.5 SPACES/UNIT = 35 SPACES
PROVIDED: 46 PARKING SPACES (2-12' HANDICAP SPACES, 12-9.0' SPACES, 32-9.5' SPACES)

AVERAGE DAILY TRIPS:
PROPOSED USE: PER ITE 9TH EDITION TRIP GENERATION MANUAL, LAND USE 230
23 MULTI-FAMILY UNITS X 7.78 TRIPS/UNIT = 179 TRIPS

CONSTRUCTION SCHEDULE:

DATE OF COMMENCEMENT	DATE OF COMPLETION
4/16	4/17

GENERAL NOTES

1. PROPOSED PUBLIC WATER SUPPLY – FT. PIERCE UTILITY AUTHORITY
2. PROPOSED PUBLIC SEWER – FT. PIERCE UTILITY AUTHORITY
3. GARBAGE IS HANDLED WITH CANS STORED ON-SITE. NO DUMPSTER PROPOSED.
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-4', X, C & VE-8 PER FLOOD INSURANCE RATE MAP #12111C0179 J, DATED FEBRUARY 16TH, 2012.
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9. THE EXISTING SPEED LIMIT FOR INDIAN RIVER DRIVE DRIVE IS 35 M.P.H.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:
    - ALL POLES MUST BE BLACK OR BRONZE
    - ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF
    - LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17. ALL STOP SIGNS (R1-1) SHALL BE 30"
18. NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PEIRCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE. FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22. THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF N89°51'35"W ALONG THE NORTH R/W LINE OF DELAWARE AVENUE, PER THE PLAT AND SHOWN THEREON.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS NGS MONUMENT "J 123", ELEVATION 25.57' NAVD 1988. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NGVD'29 IS BY ADDING 1.499 FT.
24. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFWMD REGULATIONS.
26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL., EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVETY
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. PROPANE TANKS TO BE UNDERGROUND.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

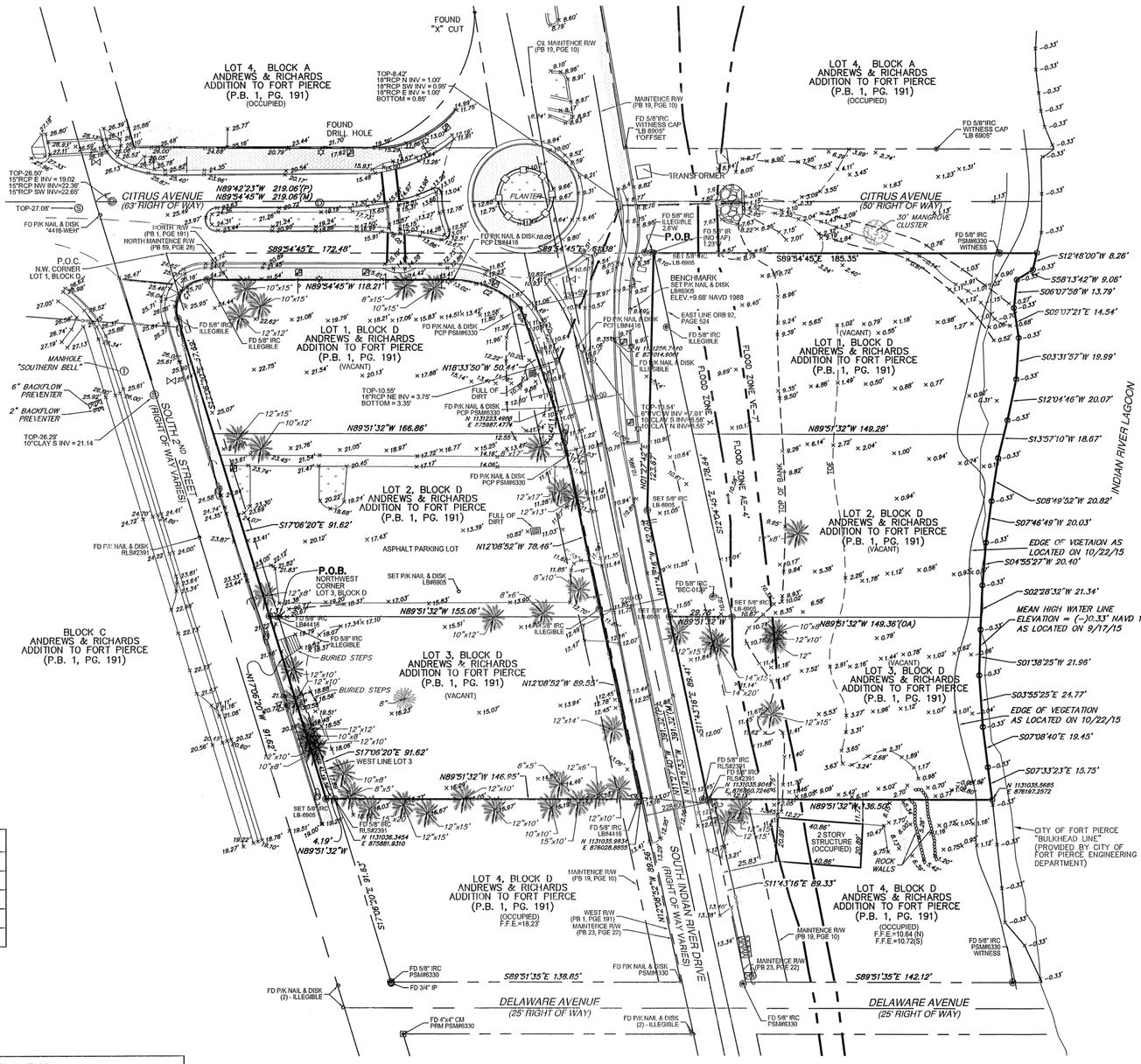
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION:

DATE:

☐ JOSEPH W. SCHULKE, P.E. REG. No 47048
☐ JODAH B. BITTLE, P.E. REG. No 57396
☐ WILLIAM P. STODDARD, Ph.D., P.E. REG. No 57605

NOTE:
THIS SURVEY IS BASED ON A MAP OF SURVEY BY ALEXANDER J. PIAZZA PSM, INC. LB #7280, DATED 02-25-15, PROJECT NUMBER 15-1927.



Report of Survey:

* TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
* THIS SURVEY PERFORMED BY:
  HOUSTON, SCHULKE, BITTLE, & STODDARD, INC.
  d/b/a/ MERIDIAN LAND SURVEYORS
  1717 INDIAN RIVER BLVD. Suite 201 VERO BEACH, FLORIDA 32960
* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
  CHARLES H. BLANCHARD, P.S.M. #5755
* THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17, FAC) IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS ACCURACY REQUIREMENT.
* THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
* ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
* THE LAST DATE OF FIELD WORK WAS: 9/17/15.
* THE BEARING BASE FOR THIS SURVEY IS N 89°51'35"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF DELAWARE AVENUE, PER THE PLAT, AND SHOWN THEREON.
* THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
* NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
* NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
* UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
* LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
* THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, PER THE NAD 83, (1990) ADJUSTMENT.
* UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION IS UNIDENTIFIED.
* THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD), OF 1988. THE PRIMARY BENCHMARK IS N.G.S. MONUMENT "J 123." ELEVATION = 25.57' (NAVD 1988). THE SECONDARY BENCHMARK IS AS SHOWN.
* THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONES: X, AE-4', & VE-7' PER FLOOD INSURANCE RATE MAP # 12111C0179 J, DATED FEB 16th, 2012.

Legal Description:

LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45"EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 17°06'20" EAST (BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 91.62 FEET; THENCE RUN NORTH 89°51'35" WEST, A DISTANCE OF 4.19 FEET; THENCE RUN NORTH 17°06'20"WEST, A DISTANCE OF 92.62 FEET; THENCE RUN SOUTH 89°51'35" EAST, A DISTANCE OF 4.19 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 81,708.39 SQUARE FEET OR 1.87 ACRES, MORE OF LESS.

Line Table		
LINE	LENGTH	BEARING
L1	12.83'	N14°35'01"W
L2	11.21'	N14°35'01"W
L3	4.19'	S89°51'35"E
L4	26.82'	S77°59'10"W

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	27.13'	14.50'	107°11'36"	S36°29'27"W	23.34'
C2	36.28'	45.00'	46°11'35"	N66°48'58"W	35.30'

Legend & Abbreviations: (symbols not scaleable for size)

PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR & MAPPER
LB – LAND SURVEYING BUSINESS
℄ – CENTERLINE
R – RADIUS
L – LENGTH
Δ – DELTA ANGLE
E/P – EDGE OF PAVEMENT
B/C – BACK OF CURB
B.M. – BENCHMARK
POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
◦ – (PCP) PERMANENT CONTROL POINT
⊞ – (PRM) PERMANENT REFERENCE MONUMENT
○ – (IP) IRON PIPE
● – (IRC) IRON ROD & CAP
⊡ – (CM) CONCRETE MONUMENT
FD – FOUND
(M) – MEASURED
(P) – PLAT
(C) – CALCULATED
(OA) – OVERALL
(ORB) – OFFICAL RECORD BOOK
(R) – RADIAL
(NR) – NON-RADIAL
– MANGROVE TREE W/ DIA.
– EXOTIC TREE W/ DIA.
– PINE TREE W/ DIA.
– GUY WIRE
– WOOD UTILITY POLE
– TELEPHONE SERVICE
– CABLE T.V. BOX
– ELECTRIC BOX
– LIGHT POST
– WELL
– HYDRANT
– GATE VALVE
– IRRIGATION VALVE
– WATER METER
– SANITARY MANHOLE
– SANITARY SERVICE
– SEPTIC TANK
– DRAINAGE MANHOLE
– CURB INLET
– SURFACE INLET
– MITERED END SECTION
– CONCEPTUAL DRAINAGE
– STREET SIGN
NAVD – NORTH AMERICAN VERTICAL DATUM
– TYPICAL ELEVATION
A/C – AIR CONDITIONER
CONC. – CONCRETE
F.F. – FINISH FLOOR
BSB – BUILDING SETBACK LINE
EL./ELEV. – ELEVATION
R/W – RIGHT OF WAY
AB – AS-BUILT
P/K – PARKER-KALON
– PALM TREE W/ DIA.

Certified to:

1. FOGLIA CONTRACTING CORP
2.
3.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: LB6905@BELLSOUTH.NET

TYPE: Boundary & Topographic Survey		5.			
PROJECT#: 15-055		4.			
DATE: 09/17/15	F.B. 222 PG. 36	3.	11/24/15	REVISE BOUNDARY	CHB
DRAWN BY: SPT		2.	10/21/15	REVISE BOUNDARY	CHB
CHECKED BY: CHB		1.	10/05/15	ADDITIONAL TOPO	CHB
SCALE: 1" = 100'	SHEET: 1 OF 1	NO.	DATE	REVISIONS	BY

PLAT OF SURVEY FOR:

FOGLIA CONTRACTING CORP.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

STATE OF FLORIDA
CHARLES H. BLANCHARD, L.S. #5755



15-086

12

INDIAN RIVER VILLAS

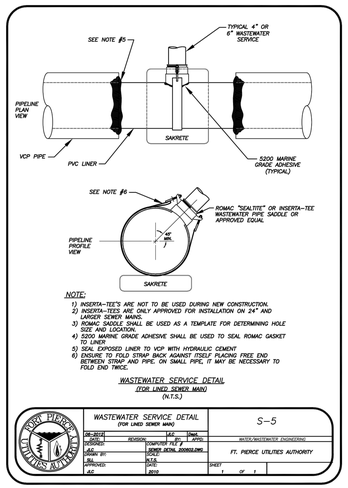
AERIAL PLAN

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

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DRAWING	15086-CON
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1"=30'
DATE	9/29/15

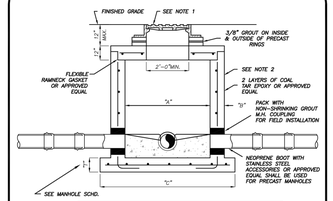
MARK	REVISION	DATE
1	REVISED PER C.O.E.P.	10/30/15



NOTE:
1) INSERTA-TEE'S ARE NOT TO BE USED DURING NEW CONSTRUCTION.
2) INSERTA-TEES ARE ONLY APPROVED FOR INSTALLATION ON 24" AND LARGER SEWER MAINS.
3) ROMAC SADDLE SHALL BE USED AS A TEMPLATE FOR DETERMINING HOLE SIZE AND LOCATION.
4) 5200 MARINE GRADE ADHESIVE SHALL BE USED TO SEAL ROMAC GASKET TO LINER
5) SEAL EXPOSED LINER TO VCP WITH HYDRAULIC CEMENT BEFORE TO FOLD STRAP BACK AGAINST ITSELF PLACING FREE END BETWEEN STRAP AND PIPE. ON SMALL PIPE, IT MAY BE NECESSARY TO FOLD END TWICE.

WASTEWATER SERVICE DETAIL
(FOR LINED SEWER MAIN)
(N.T.S.)

WASTEWATER SERVICE DETAIL (FOR LINED SEWER MAIN)	S-5
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	3"	76"	8"
30"-36"	5'-0"	3"	88"	10"
42"-48"	6'-0"	3"	100"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:
1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL SECTIONS SHALL BE PRECAST. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MAY NOT MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 GASKETS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"

PRECAST MANHOLE DEPTH OF LESS THAN 5'- 0"	S-6
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: SEWER DETAIL 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PROPERTY. EXCEPTIONS, DEPENDING ON THE FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SERVICE MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



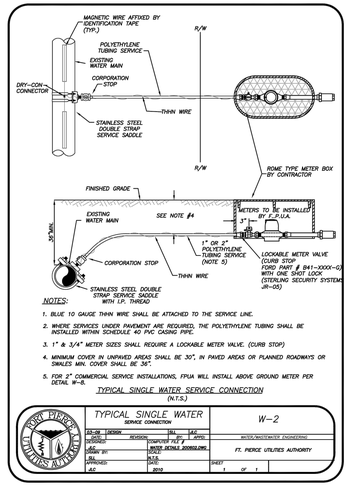
① THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.

② IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.

NOTES:
1. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
2. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
3. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT

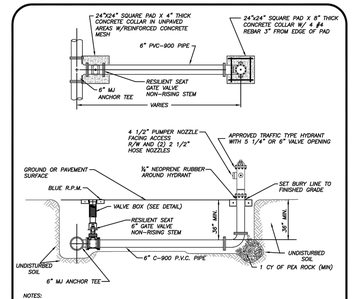
WATER METER PLACEMENT (N.T.S.)	W-1
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1



NOTES:
1. BLUE TO GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

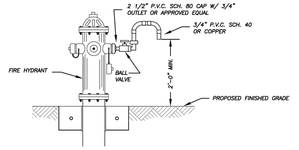
TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1



NOTES:
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: KENNEDY GUARDIAN, MUELLER CENTURION, & AMERICAN AVK, CLOW OR APPROVED EQUAL.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE.
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT WHERE THERE ARE CURBS AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

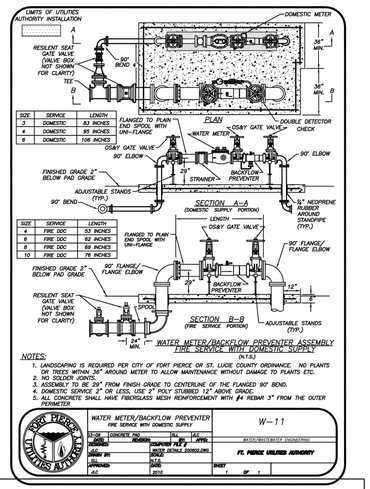
TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY	W-5
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

BATERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT	W-5A
DESIGN:	WATER/WASTEWATER ENGINEERING
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CHECKED: AC DATE: 2010	SHEET 1 OF 1



SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	85 INCHES
6	DOMESTIC	106 INCHES
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY
(N.T.S.)

NOTES:
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 1" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER

WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY	W-11
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: AC DATE: 2010	SHEET 1 OF 1

MATERIAL UPGRADE NOTES

MATERIAL UPGRADES ARE REQUIRED FOR UTILITY INSTALLATIONS THAT ARE IN CLOSE PROXIMITY TO SALT WATER (FOR EXAMPLE, HUTCHINSON ISLAND, INDIAN RIVER FLOOD PLAIN AND AREAS EAST OF U.S. HIGHWAY 1) AND AS DIRECTED BY FPUA WATER/WASTEWATER ENGINEERING DEPARTMENT.

1) PIPE – ALL DUCTILE IRON PIPE SHALL BE EPOXY COATED (EXTERIOR)

2) FITTINGS – ALL DUCTILE IRON FITTINGS SHALL BE EPOXY COATED (EXTERIOR). PVC FITTINGS CAN ALSO BE USED. HOWEVER, PVC FITTINGS MUST BE EXTRUDED OR FORMED FITTINGS MEETING ALL AWWA REQUIREMENTS. NO FABRICATED FITTINGS WILL BE ALLOWED. ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

3) RESTRAINTS – ALL MECHANICAL JOINT RESTRAINTS SHALL BE EPOXY COATED. ALL HARDWARE (RODS, NUTS, BOLTS, WASHERS) SHALL BE 316SS ONLY.

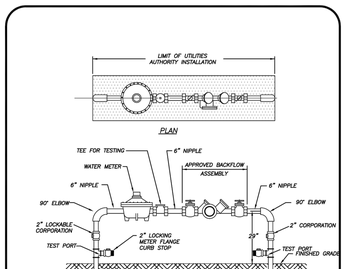
4) FIRE HYDRANTS – ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

5) VALVES – ALL VALVES SHALL BE EPOXY COATED. ALL NUTS AND BOLTS SHALL BE 316SS. VALVE STEM AND 2-INCH OPERATING NUT SHALL BE CAST BRONZE.

6) HARDWARE – 316 SS, A4-70 AND A4-80 ARE ACCEPTABLE NOMENCLATURES SEEN ON FASTENERS

7) ALL OTHER MATERIALS SHALL BE PROVIDED WITH MANUFACTURER'S STANDARD UPGRADES FOR USE IN CORROSIVE ENVIRONMENTS.

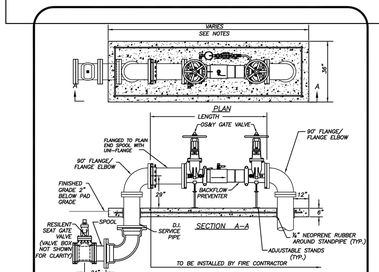
MATERIAL UPGRADE NOTES	M-13
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1



NOTES:
1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL)	W-8
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: AC DATE: 2010	SHEET 1 OF 1

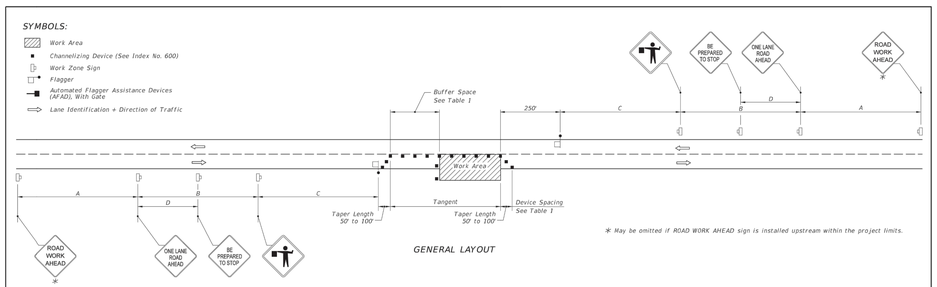


NOTES:
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY–4"–10" FIRE SERVICE
(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE	W-10
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1



∗ May be omitted if ROAD WORK AHEAD sign is installed upstream within the project limits.

GENERAL NOTES:

1. Special Conditions may be required in accordance with these notes and the following sheets.
2. If the Work Area encroaches on the Centerline, use the Layout for Temporary Lane Shift to Shoulder on Sheet 2 only if the Existing Paved Shoulder width is sufficient to provide for an 11' lane between the Work Area and the Edge of Existing Paved Shoulder. Reduce the posted speed when appropriate.
3. Temporary Raised Rumble Strips:
   a. Use when both of the following conditions are met concurrently:
      i. Existing Posted Speed is 50 mph or greater;
      ii. Work duration is greater than 60 minutes.
   b. Use a consistent Strip color throughout the work zone.
   c. Place each Rumble Strip Set transversely across the lane at locations shown.
   d. Use Option 1 or Option 2 as shown on Sheet 2. Use only one option throughout work zone.
4. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle;
   b. Official vehicle;
   c. Pilot vehicles;
   d. Traffic signals.

   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
5. When a side road intersects the highway within the TTC zone, place additional TTC devices in accordance with other applicable TCZ Indexes.
6. The two channelizing devices directly in front of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
7. When Buffer Space cannot be attained due to geometric constraints, use the greatest attainable length, not less than 200 ft.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.
9. ROAD WORK AHEAD and the BE PREPARED TO STOP signs may be omitted if all of the following conditions are met:
   a. Work operations are 60 minutes or less.
   b. Speed limit is 45 mph or less.
   c. There are no sight obstructions to vehicles approaching the work area for a distance equal to the Buffer Space shown in Table 1.
   d. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.
   e. Volume and complexity of the roadway has been considered.
   f. If a railroad crossing is present, vehicles will not queue across rail tracks.
   g. AFADs are not in use.
10. See Index 600 for general TCZ requirements and additional information.
11. Automated Flagger Assistance Devices (AFADs) may be used in accordance with the Notes on Sheet 3.

TABLE 1

Posted Speed	DEVICE SPACING: Maximum Spacing of Cones or Tubular Markers On a Taper	On a Tangent	Maximum Spacing of Type I or Type II Barricades/Panels/Drums On a Taper	On a Tangent	Distance Between Signs A	B	C	D	Buffer Space
25	20'	50'	20'	50'	200'	200'	200'	100'	155'
30	20'	50'	20'	50'	200'	200'	200'	100'	200'
35	20'	50'	20'	50'	200'	200'	200'	100'	250'
40	20'	50'	20'	50'	200'	200'	200'	100'	305'
45	20'	50'	20'	50'	350'	350'	350'	175'	360'
50	20'	50'	20'	100'	500'	500'	500'	250'	425'
55	20'	50'	20'	100'	2640'	1500'	1000'	500'	495'
60	20'	50'	20'	100'	2640'	1500'	1000'	500'	570'
65	20'	50'	20'	100'	2640'	1500'	1000'	500'	645'
70	20'	50'	20'	100'	2640'	1500'	1000'	500'	730'

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA BETWEEN THE CENTERLINE AND A LINE 2' OUTSIDE THE EDGE OF TRAVEL WAY.

LAST REVISION: 07/01/15	DESCRIPTION:	2016 FDOT DESIGN STANDARDS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX NO. 603	SHEET NO. 1of 3

01-04-15.dgn
4/1/2015

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00018666
1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32960
TEL.772 / 770.9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

NO.	BY	DESCRIPTION	DATE
1	MS	REVISED PER C.O.F.P.	10/30/15

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INDIAN RIVER VILLAS

MISCELLANEOUS DETAILS & SPECIFICATIONS

ENGINEER CERTIFICATE
☐ JOSEPH W. SCHULKE FL. REG. NO. 47548
☐ DEAN B. BITTLE FL. REG. NO. 57396
☐ ALLAN P. STODDARD FL. REG. NO. 57570
DATE:

SHEET 11

PROJECT NO. 15-086

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, DR-18, CLASS 235 PSI. WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE. ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THWN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED.
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT, IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION	G-1
NOTES	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD.	COMPUTER FILE #
DRAWN BY:	MISC. DETAILS 2006052.DWG
CHECKED BY:	SCALE: N.T.S.
APPROVED:	DATE: 2015
AJC	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 8

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR. GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIRE- MENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWINGS TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS ARE EQUIDISTANT AND AS FAR APART AS POSSIBLE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT LEAST TWO FULL LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM OF TWO JOINTS, A TOTAL OF TWO JOINTS, ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND HAVE EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES. PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2
NOTES	CONSTRUCTION NOTES
DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DRAWN BY:	COMPUTER FILE # MISC. DETAILS 2006052.DWG
CHECKED BY:	SCALE: N.T.S.
APPROVED:	DATE: 2015
AJC	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

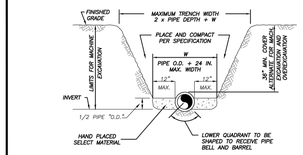
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) WHEN A MINIMUM VERTICAL DISTANCE OF 6 INCHES CANNOT BE MAINTAINED. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G-3
NOTES	WATER/SEWER CONFLICT
DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DRAWN BY:	COMPUTER FILE # MISC. DETAILS 2006052.DWG
CHECKED BY:	SCALE: N.T.S.
APPROVED:	DATE: 2015
AJC	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

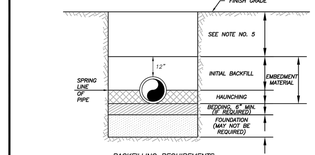


TYPICAL TRENCH DETAIL
N.T.S.

NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAILS	M-1
NOTES	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD.	COMPUTER FILE # MISC. DETAILS 2006052.DWG
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CHECKED BY:	DATE: 2015
APPROVED:	FT. PIERCE UTILITIES AUTHORITY
AJC	SHEET 1 OF 1

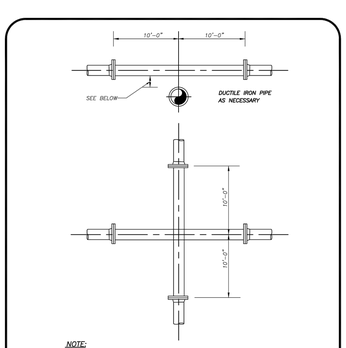


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED FINISHED GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS	M-2
NOTES	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD.	COMPUTER FILE # MISC. DETAILS 2006052.DWG
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AJC	SHEET 1 OF 1

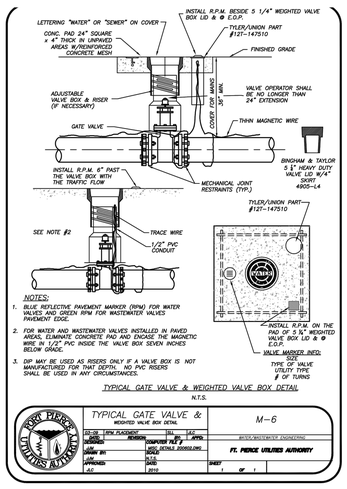


NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
NOTES	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD.	COMPUTER FILE # MISC. DETAILS 2006052.DWG
DRAWN BY:	SCALE: N.T.S.
CHECKED BY:	DATE: 2015
APPROVED:	FT. PIERCE UTILITIES AUTHORITY
AJC	SHEET 1 OF 1

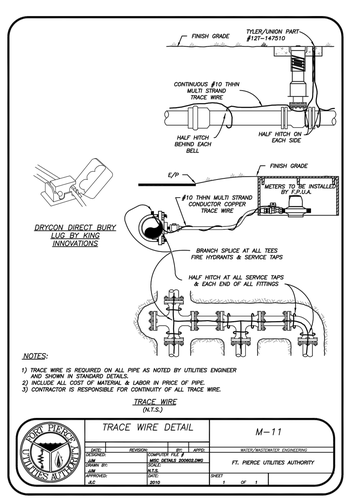


NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS INSIDE ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL	M-6
NOTES ITEM PLACEMENT	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD.	COMPUTER FILE # MISC. DETAILS 2006052.DWG
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AJC	SHEET 1 OF 1

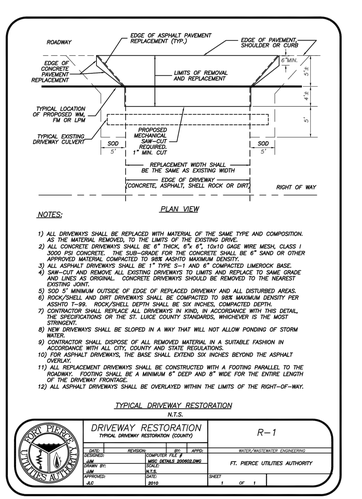


NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL	M-11
NOTES	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD.	COMPUTER FILE #
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AJC	SHEET 1 OF 1

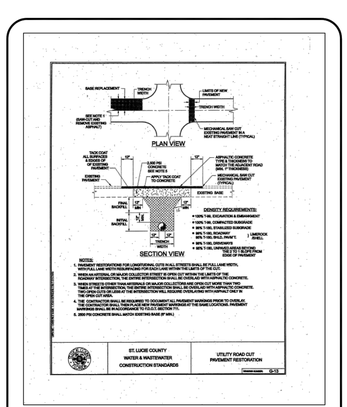


NOTES:

1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6"X6", 10X10 GAGE WIRE MESH, CLASS I CONCRETE. ASPHALTIC DRIVEWAYS SHALL BE CONSTRUCTED WITH 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) 500 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUCIE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

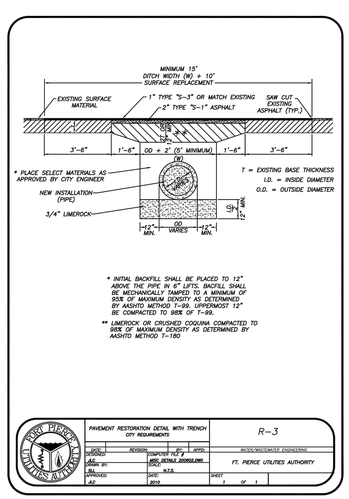
TYPICAL DRIVEWAY RESTORATION
N.T.S.

DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)	R-1
NOTES REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
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PAVEMENT RESTORATION
(COUNTY)

PAVEMENT RESTORATION (COUNTY)	R-2
NOTES REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DRAWN BY:	COMPUTER FILE # MISC. DETAILS 2006052.DWG
CHECKED BY:	SCALE: N.T.S.
APPROVED:	DATE: 2015
AJC	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

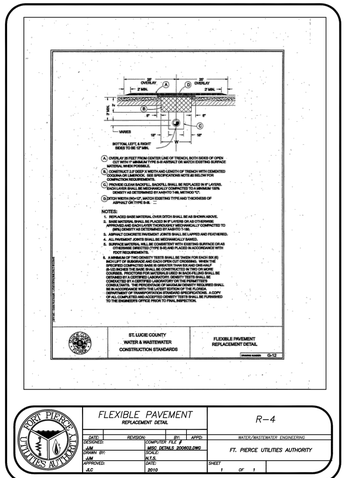


* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-99, UPPERMOST 12" BE COMPACTED TO 98% OF T-99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180

PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS

PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS	R-3
NOTES REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DRAWN BY:	COMPUTER FILE # MISC. DETAILS 2006052.DWG
CHECKED BY:	SCALE: N.T.S.
APPROVED:	DATE: 2015
AJC	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

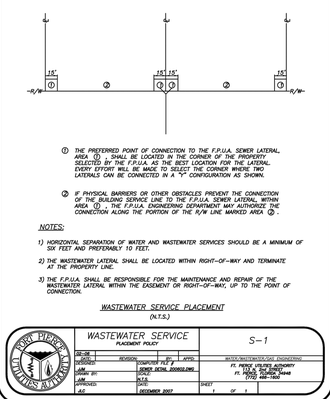


FLEXIBLE PAVEMENT REPLACEMENT DETAIL

FLEXIBLE PAVEMENT REPLACEMENT DETAIL	R-4
NOTES REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
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APPROVED:	DATE: 2015
AJC	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



① THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. SEWER LATERAL, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE, TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.

② IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. SEWER LATERAL WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②.

NOTES:

1) HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF SIX FEET AND PREFERABLY 10 FEET.
2) THE WASTEWATER LATERAL SHALL BE LOCATED WITHIN RIGHT-OF-WAY AND TERMINATE AT THE PROPERTY LINE

SPECIFICATIONS - CLEARING/GRADING/PAVING/DRAINAGE/UTILITY CONSTRUCTION

GENERAL
IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST REVISIONS, BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IN ADDITION THE CONTRACTOR SHALL REFER TO THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST REVISIONS. IF WITHIN THAT PARTICULAR SECTION AND/OR THEIR SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS, ALSO.
ALL WORK SHALL BE IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
THE CONTRACTOR SHALL GIVE THE ENGINEER 24 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO THOROUGHLY INSPECT AND TEST THE WORK.
THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CLEARING/GRUBBING
THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL BUILDING, TIMBER, BRUSH, STUMPS, ROOTS, RUBBISH, DEBRIS, INCLUDING SEPTIC TANK, BUILDING FOUNDATIONS, PIPES, ETC., WITHIN THE LIMITS OF THE ROADWAY CONSTRUCTION, ALL AREAS WHERE STRUCTURES WILL BE CONSTRUCTED INCLUDING PIPE CULVERTS, AND AS OTHERWISE DEPICTED IN THE PLANS. ALL IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

GRADING
THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES, FINAL DRESSING SHALL HAVE A TOLERANCE OF 0.1 FT.+- FROM THE PLAN CROSS SECTIONS. GRADING SHALL INCLUDE ALL SHAPING, ROUGH GRADING, AND FINAL DRESSING REQUIRED FOR THE PROPOSED ROADWAY AND ROAD EMBANKMENTS WITHIN THE LIMITS DEPICTED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADES UNTIL CONTRACT CLOSE-OUT, AND MUST RE-GRADE AS REQUIRED WHEN EROSION OR OTHER DISTURBANCES OCCUR. SEED/MULCH AND/OR SODDING SHALL BE INCORPORATED TO ASSIST IN THIS REGARD. HOWEVER, ANY LOSS OF SOD OR SEED/MULCH DURING THESE OCCURRENCES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

SOD:
SOD SHALL BE ST. AUGUSTINE OR ARGENTINE BAHIA - AS NOTED ON THE LANDSCAPE PLANS OR CONTRACT DOCUMENTS. SOD SHALL BE WELL MATTED WITH ROOTS AND SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. THE SOD SHALL BE LIVE, FRESH AND UNINJURED AT THE TIME OF PLANTING AND SHALL BE REASONABLY FREE OF WEEDS AND OTHER GRASSES. THE RECEIVING GROUND SURFACE SHALL BE GRADED TO PROPER ELEVATIONS, FREE OF LARGE VOIDS, ROOTS, WEEDS OR PATCHES OF EXISTING GRASS. UPON LAYING, THE ENTIRE AREA SHALL BE ROLLED THOROUGHLY. ALL SODDED AREAS ARE TO BE WATERED TO KEEP SOD ALIVE UNTIL THE CONTRACTOR IS CLOSED OUT, DEAD SOD SHALL BE REPLACED BY CONTRACTOR.

EMBANKMENT CONSTRUCTION
ROADWAY EMBANKMENT CONSTRUCTION SHALL CONSIST OF ALL THE EMBANKMENT CONSTRUCTION REQUIRED FOR THE PROPOSED ROADWAY AND/OR PARKING LOT, BUILDING PADS, DITCHES AND SWALES IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. EMBANKMENTS SHALL BE CONSTRUCTED FROM MATERIAL CONSISTING OF NO MUCK, ROOTS, BRUSH, VEGETABLE MATTER, RUBBISH, OR OTHER DELETERIOUS MATERIALS THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED. EXISTING EARTH SURFACES SHALL BE COMPACTED/PROOF ROLLED PRIOR TO PLACEMENT OF ANY EMBANKMENT MATERIAL.
MATERIAL: UNLESS OTHERWISE SPECIFIED, MATERIAL SHALL BE "TYPE 2 MATERIAL".
COMPACTION: 12" COMPACTED LIFTS, MINIMUM 98% MAXIMUM DRY DENSITY (AASHTO T-180).
- MIN. 100% MAX DENSITY ADJACENT TO STRUCTURES WITHIN PAVED AREAS
COMPENSATION: COMPENSATION FOR THE EMBANKMENT CONSTRUCTION SHALL BE MADE FULLY BY THE BID ITEMS FOR BORROW EXCAVATION (PER C.Y.), GRADING (PER L.F. OF ROADWAY OR PER ACRE OF SITE), AND REGULAR EXCAVATION (PER C.Y.) WHEN APPLICABLE.

EMBANKMENT AND BACKFILL MATERIAL:
TYPE 1: WELL GRADED CRUSHED STONE OR CRUSHED GRAVEL (ASTM C33-71A, GRADATION 67) - ¾" TO NO. 4 SIEVE.
TYPE 2: SANDY MATERIAL, AND MAY BE UNCLASSIFIED MATERIAL OBTAINED FROM CONTRACTOR'S EXCAVATIONS AND APPROVED BY THE ENGINEER. THIS MATERIAL SHALL BE FREE FROM WOOD, ROOTS, HUMUS, PEAT, MUCK, AND OTHER ORGANIC MATERIALS, AND SHALL NOT CONTAIN CLODS, STONES, MASONRY, RUBBLE OR THE LIKE GREATER THAN ½ INCHES IN DIAMETER.
TYPE 3: SELECT GRANULAR SAND MATERIAL, FREE OF ORGANICS WITH LESS THAN 3% FINES PASSING THE NO. 200 SIEVE.

STAKING
CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STABILIZING
STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE OR L.B.R. AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS. ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ALL MATERIAL SHALL BE MIXED TO A HOMOGENEOUS MATERIAL.

BASE COURSE
THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.
LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 AND TO AN L.B.R. VALUE WHEN SPECIFIED ON PLANS. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT
PRIME AND TACK COATS FOR THE BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALT CONCRETE SURFACE COURSE (A.C.S.C.)
TYPE SP 9.5 & TYPE SP 12.5 A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, 330, AND 334 OF THE STANDARD SPECIFICATIONS.

CEMENT CONCRETE PAVEMENT:
CONSTRUCT PORTLAND CEMENT CONCRETE (TYPE II, CLASS I) PAVEMENT IN ONE COURSE ON A PREPARED STABILIZED SUBGRADE IN ACCORDANCE WITH SECTIONS 346 AND 350. PROVIDE STEEL REINFORCEMENT WHEN SPECIFIED IN THE PLANS.

CURB
ALL CURB CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS, AND IN ACCORDANCE WITH F.D.O.T. INDEX NO. 300. PROVIDE CONTRACTION JOINTS AT 10-FOOT O.C. MAXIMUM. TRANSITION ENDS OF CURB FROM FULL TO ZERO HEIGHTS IN 3 FEET. CURB CUT RAMPS SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 304.

TESTING
THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON EMBANKMENT,SUBGRADE, BASE, PIPE BACKFILL AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING THE ROAD/PAVEMENT AREAS CONSTRUCTION SHALL BE AS FOLLOWS:
A. EMBANKMENT: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 5,000 SF. INTERVALS FOR EACH 12" LIFTS CONSTRUCTED, AND AT ALL EXISTING PROOFROLLED EARTH SURFACES.
B. SUBGRADE: (1) F.B.V./ L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF. / 10,000 SF OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS. (MIN. OF 3-1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
C. BASE: (1) F.B.V./ L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF. / 10,000 SF OR CLOSER (MIN. OF 3-1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
D. PIPE BACKFILL: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 50 FT. INTERVALS, 1' ABOVE PIPE, 1' BELOW GRADE, MIN., AND AT PIPE DEPTHS GREATER THAN 5 FT, AN ADDITIONAL TEST SHALL BE TAKEN AT MID DEPTH OF BACKFILL
E. STRUCTURES: A MINIMUM OF 1 DENSITY TEST SHALL BE PERFORMED IN THE STABILIZED SUBGRADE, AND WITHIN THE BACKFILL FOR EACH 12" LIFT, ADJACENT TO EACH STRUCTURE INSTALLED.
F. BUILDING PAD: AS SPECIFIED IN ARCHITECTURAL PLANS.
G. CURB PADS - DENSITY TEST SHALL BE TAKEN AT A MAXIMUM OF 500 FT. INTERVALS.

ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP
THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

DRAINAGE STRUCTURE SPECIFICATIONS
STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FY = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71. PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

PRECAST INLETS/MANHOLES
ALL STORM INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH APPLICABLE REFERENCES TO FDOT DRAWINGS IN THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION. TYPE II PORTLAND CEMENT SHALL BE USED IN THE CONCRETE MIX. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 4000 PSI.

CULVERT PIPES:
INSTALL PIPE CULVERTS AND STORM SEWERS IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS AT THE LOCATIONS DEPICTED IN THE PLANS. FURNISH AND INSTALL SAND/TIGHT (WATERTIGHT TO 2 PSI) PIPE JOINTS AND PIPE/STRUCTURE JOINTS. ALL JOINTS SHALL BE GASKETED. REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 941 OF THE STANDARD SPECIFICATIONS CORRUGATED ALUMINUM PIPE SHALL BE IN ACCORDANCE WITH SECTION 945 OF THE STANDARD SPECIFICATIONS. ADS (CORRUGATED POLYETHYLENE) SHALL BE IN ACCORDANCE WITH SECTION 948.2.3 OF THE STANDARD SPECIFICATIONS.

BACKFILLING OVER PIPE CULVERT AND STORM SEWERS SHALL BE COMPLETED IN MAXIMUM 4" LIFTS TO THE SPRINGLINE MAXIMUM 8" LIFTS, TO A POINT 12" ABOVE THE PIPE, AND IN 12" LIFTS BEYOND, COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY. TYPE 2 MATERIAL SHALL BE USED FOR ALL BACKFILL, UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.

FURNISH AND INSTALL FILTER FABRIC JACKET AROUND ALL PIPE JOINTS AND THE JOINT BETWEEN THE PIPE AND THE STRUCTURE IN ACCORDANCE WITH DESIGN STANDARDS INDEX NUMBERS 201 & 280. USE FABRIC MEETING THE PHYSICAL REQUIREMENTS OF TYPE 3 SPECIFIED ON THE DESIGN STANDARDS, INDEX 199. THE FABRIC SHALL EXTEND A MINIMUM OF 12 INCHES (300 MM) BEYOND EACH SIDE OF THE JOINT OR BOTH EDGES OF THE COUPLING BAND, IF A COUPLING BAND IS USED. THE FABRIC SHALL HAVE A MINIMUM WIDTH OF 24 INCHES (600 MM) AND A LENGTH SUFFICIENT TO PROVIDE A MINIMUM OVERLAP OF 24 INCHES (600 MM), SECURE THE FILTER FABRIC JACKET AGAINST THE OUTSIDE OF THE PIPE BY METAL OR PLASTIC STRAPPING OR BY OTHER METHODS APPROVED THE THE ENGINEER.

CONCRETE
UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

RECORD DRAWINGS
CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CONSTRUCTION IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO, HORIZONTAL LOCATION AND VERTICAL ELEVATION OF INVERT AND TOP OF CULVERTS, SEWER MANHOLES, DRAINAGE STRUCTURES, INLETS, UTILITY MAINS AND AS-BUILTS OF ALL LAKE BANKS, LOTS/BLDG. PADS, SWALES, BERMS, CURBS, PAVEMENT, SIDEWALKS DEPICTING HORIZONTAL LOCATION AND ELEVATIONS. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

THE CONTRACTOR SHALL BE REQUIRED TO HAVE A SURVEYOR PROVIDE CERTIFIED RECORD DRAWINGS/AS-BUILTS. THESE DRAWINGS SHALL BE PROVIDED IN AN ACAD ELECTRONIC FILE AS WELL AS ON SIGNED/SEALED HARD COPIES. THE AS-BUILTS MUST MEET I.R.C. UTILITY DEPT. CRITERIA FOR WATER MAIN AND SEWER AS-BUILTS, INCLUDING TIES TO STATE PLANE COORDINATES.

INSPECTION
MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS
THE ENGINEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE:
A. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
B. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
C. UPON COMPLETION OF SUBGRADE AND COMPACTION.
D. PRIOR TO POURING CURBS, SIDEWALKS OR OTHER FLATWORK.
E. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
F. UPON COMPLETION OF GRADING AND COMPACTION OF BASE MATERIAL AND PRIOR TO PRIMING.
G. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
H. UPON COMPLETION OF CONSTRUCTION.

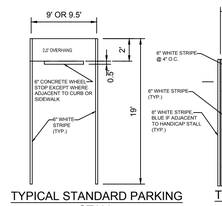
ACCEPTABLE TEST RESULTS MUST BE PROVIDED TO THE ENGINEER PRIOR TO COMMENCING SUCCESSIVE STEPS OF CONSTRUCTION, INCLUDING:
- PIPE BACKFILL AND EMBANKMENT DENSITIES PRIOR TO SUBGRADE PREPARATION.
- SUBGRADE TESTING PRIOR TO BASE PREPARATION, CONCRETE CURB OR SIDEWALK CONSTRUCTION.
- BASE TESTING PRIOR TO APPLICATION OF SURFACE COURSE.

WHERE REFERENCES ARE MADE TO ROADWAY CONSTRUCTION, IT IS INTENDED TO INDICATE CONSTRUCTION FOR ROADWAYS AND/OR PARKING LOTS/DRIVEWAYS.

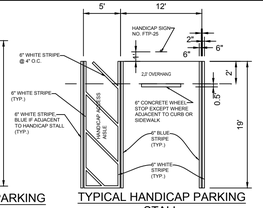
TRAFFIC/PAVEMENT MARKING NOTES:
1. ALL PARKING SPACE MARKINGS AND ROADWAY MARKINGS ON PRIVATE DRIVEWAYS/STREETS WITH THE EXCEPTION TO THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN REFLECTORIZED TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATIONS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2010, SECTION NO. 710.
2. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH THE F.D.O.T.'S STANDARD INDEX NO. 17324&.
3. TRAFFIC FLOW ARROWS THRU PARKING AREAS ARE FOR DIRECTION AND ARE TO BE PAINTED.
4. STOP BARS SHALL BE 24" WIDE.
5. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN WITH F.D.O.T. TRAFFIC DESIGN STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL PAVEMENT MARKINGS FOR THE PROPOSED PUBLIC ROADWAYS AND ALL MARKINGS AT INTERSECTIONS OF PRIVATE ROADS/DRIVEWAYS WITH PUBLIC ROADS SHALL BE EXTRUDED TYPE ALKYD BASE THERMOPLASTIC AND SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION NO. 711.
7. SPECIAL MARKINGS (CROSS WALK, STOP BARS, ROADWAY CONTINUOUS STRIPING, THRU ARROWS, PAVEMENT MARKINGS FOR TRAFFIC SEPARATORS, ETC. SHALL BE IN ACCORDANCE WITH THE F.D.O.T. INDEX NO. 17346.

SIGNS:
1. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL SIGNS SHALL BE TYPE "C" SINGLE COLUMN GROUND SIGNS IN ACCORDANCE WITH F.D.O.T. INDEX NO. 11860, 11863, 11865. WIND LOAD SHALL BE ZONE 3 (80 M.P.H.).
3. ALL SIGNS PLACEMENT SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 17302.

ADDITIONAL SPECIFICATIONS FOR WORK WITHIN A PUBLIC R.O.W.:
1. ALL MATERIALS AND CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION). STANDARD SPECIFICATIONS (LATEST EDITION) AND THE SUPPLEMENTS THERETO.
2. THE APPLICANTS ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC PLAN (MOT) FOR THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE FDOT INDEX NUMBERS (600 SERIES) AND THESE DOCUMENTS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONTRACTOR, THROUGH THE SERVICES OF A QUALIFIED CONTRACTOR, SHALL PROVIDE NECESSARY M.O.T. AS SPECIFIED IN THE PLANS AND PERMITS, AND AS DIRECTED BY THE FIELD REPRESENTATIVE OF THE ENGINEER OR PUBLIC WORKS/FDOT REPRESENTATIVE.
3. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
4. IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE PRE-CONSTRUCTION CONFERENCE IS REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.
5. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION, HAVING JURISDICTION OVER THE PROJECT AT LEAST 48 HOURS, BEFORE ANY EXCAVATION WITHIN THE FDOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
6. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
7. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE TELEPHONE NUMBER IS 561-465-7396 OR 1-800-300-8236.
8. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
9. ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
10. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE. IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
11. ALL MOT LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED BEFORE 9:00 AM AND ALL LANES ARE TO OPENED BY 4:00 PM.
12. PAVEMENT SPECIFICATION: MATCH EXISTING TYPE AND DEPTH OF ASPHALT TO 3 1/2" MAXIMUM., INCLUDING FRICTION COURSE.

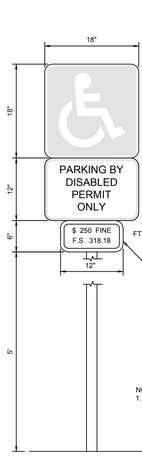


TYPICAL STANDARD PARKING STALL
N.T.S.



TYPICAL HANDICAP PARKING STALL
N.T.S.

NOTE:
A) ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROADS& BRIDGE CONSTRUCTION, 1996, SECTION 710.
B) ALL HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH FDOT STANDARD INDEX 17346.

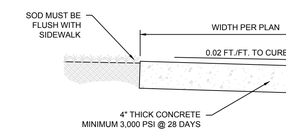


THESE SIGNS TYPICAL AT EACH ACCESSIBLE PARKING SPACE



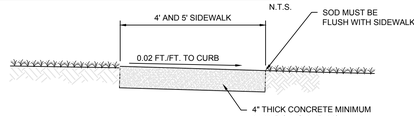
TYPICAL ACCESSIBLE STRIPING
SCALE: N.T.S

NOTES:
1. THIS SIGN MAY ALSO BE WALL MOUNTED

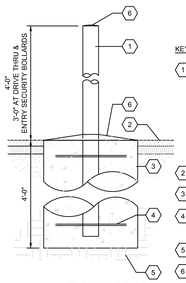


NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDEX NO. 310.
2. SAWED JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 5-FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDEX NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 98% MAXIMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. RECESS SIDEWALK AS REQUIRED IF BRICK PAVERS CALLED FOR IN PLANS
8. SIDEWALK/CURB MAY BE CONSTRUCTED AS ONE INTEGRAL POUR. PROVIDE MIN. 8"x8" THK'N EDGE.

SIDEWALK DETAIL AND SPECIFICATIONS WHERE ADJACENT TO TYPE 'D' CURB
N.T.S.



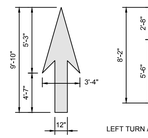
SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDEX NO. 310.
2. SAWED JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 5-FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDEX NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. CONST. 6" THICK AT DRIVEWAYS



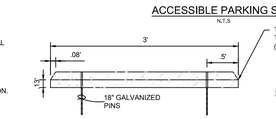
TYPICAL PIPE BOLLARD DETAIL
N.T.S

KEYED NOTES:
1. HSS 6"Ø x .28" THICK PIPE, CONCRETE FILLED. PROVIDE 1/4" WELDED CLOSURE PLATE AT BOTTOM. ALL STEEL TO BE RUST FREE AND PRIME COATED. BOLLARDS ON WALK TO RECEIVE GRAY POLYETHYLENE COVER. ALL OTHERS TO RECEIVE A YELLOW COVER (FROM IDEAL SHIELD- 313-842-7290).
2. TOP OF PAVEMENT.
3. 24"Ø CONCRETE FOUNDATION. USE SONOTUBE FORM.
4. 3/8"Ø WELDED HOOPS. 18"Ø TOP, BOTTOM, AND CENTER.
5. SOLID UNDISTURBED SOIL.
6. PROVIDE PITCH, SMOOTH CONCRETE FINISH.

PAVEMENT MARKING ARROWS
N.T.S

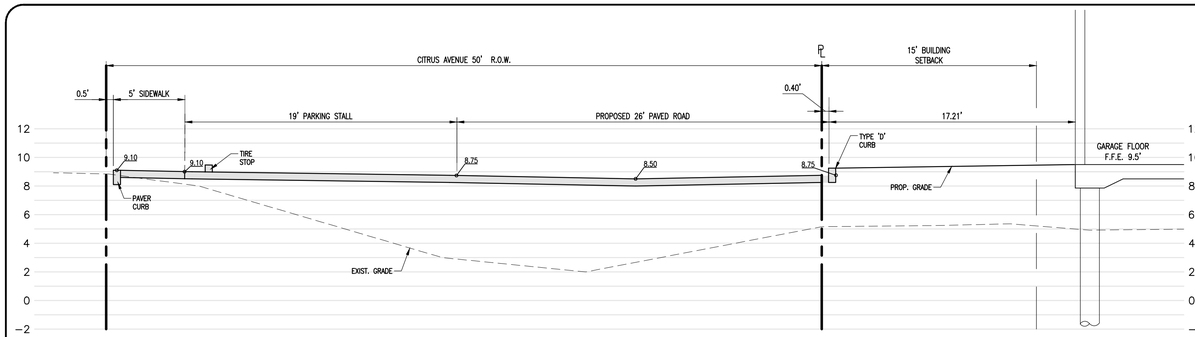


LEFT TURN ARROW TO BE REVERSED

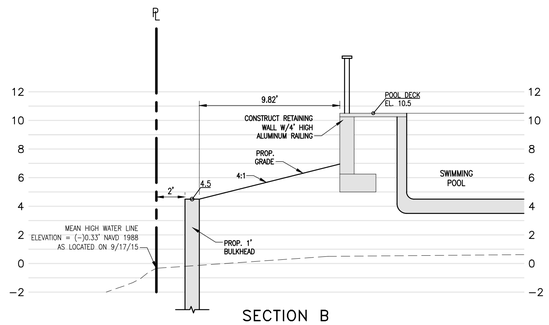


CONCRETE WHEEL STOP
N.T.S.

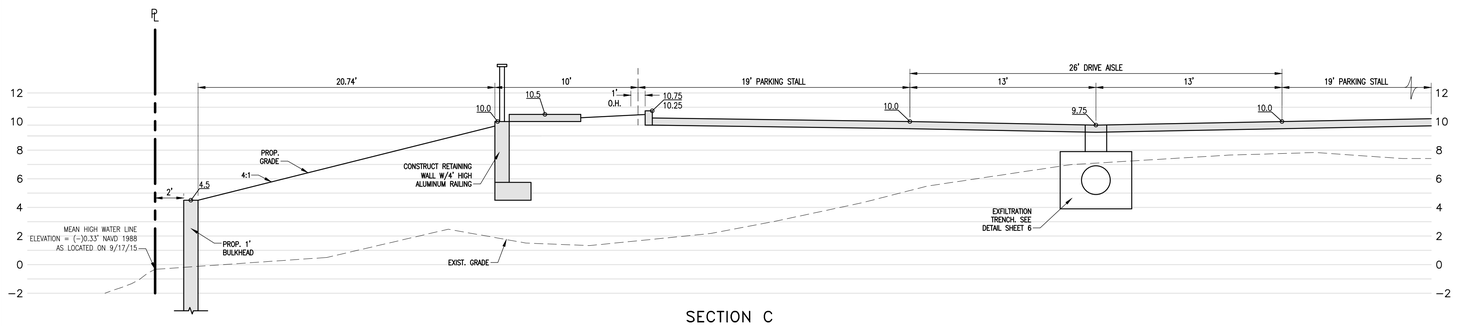
ACCESSIBLE



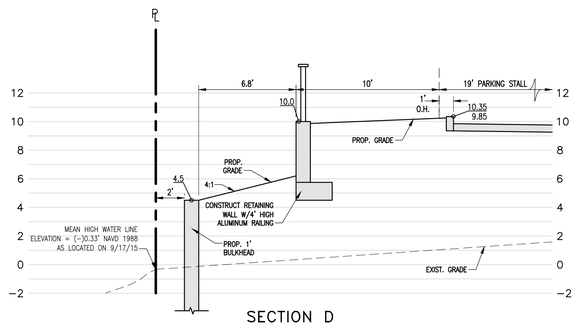
SECTION A



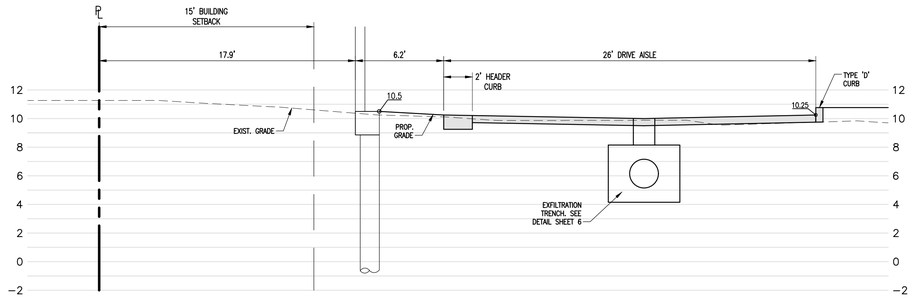
SECTION B



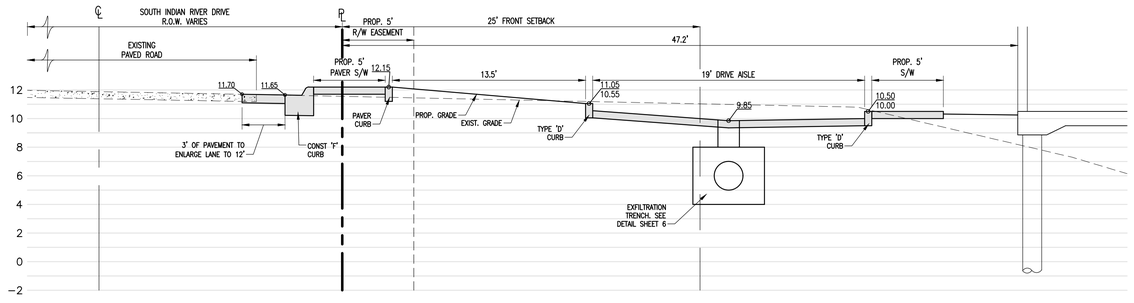
SECTION C



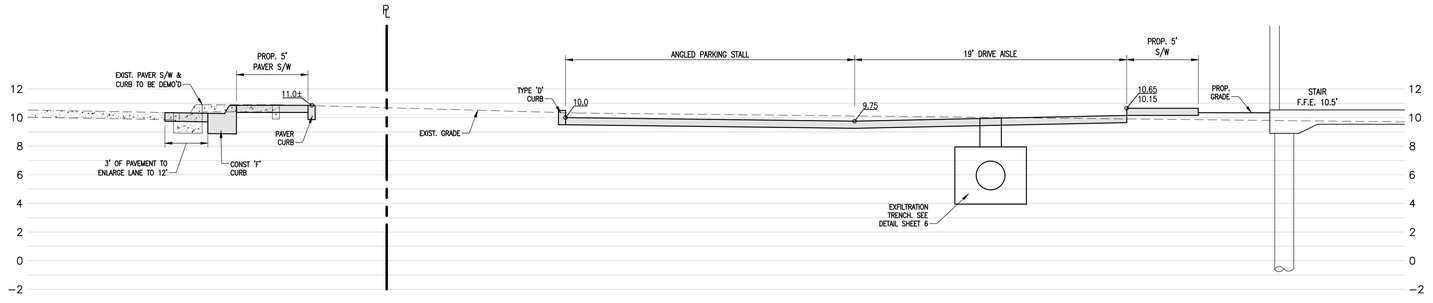
SECTION D



SECTION E



SECTION F



SECTION G

MARK	REVISION	DATE
1	REVISED PER C.O.F.P.	10/30/15
2	REVISED PER C.O.F.P.	11/24/15

DRAWING DESIGNATION	DESIGN	DRAWN	CHECK
SCHEMATIC	JLR	JLR	JWS
PRELIMINARY	JLR	JLR	JWS
CONSTRUCTION	JLR	JLR	JWS
AS-BUILT			

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CERTIFICATION OF AUTHORIZATION NO.: 00036868
1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32960
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FL. REG. NO. 57605

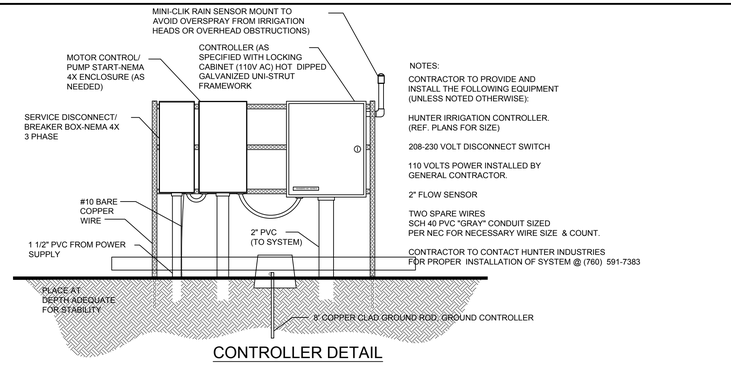
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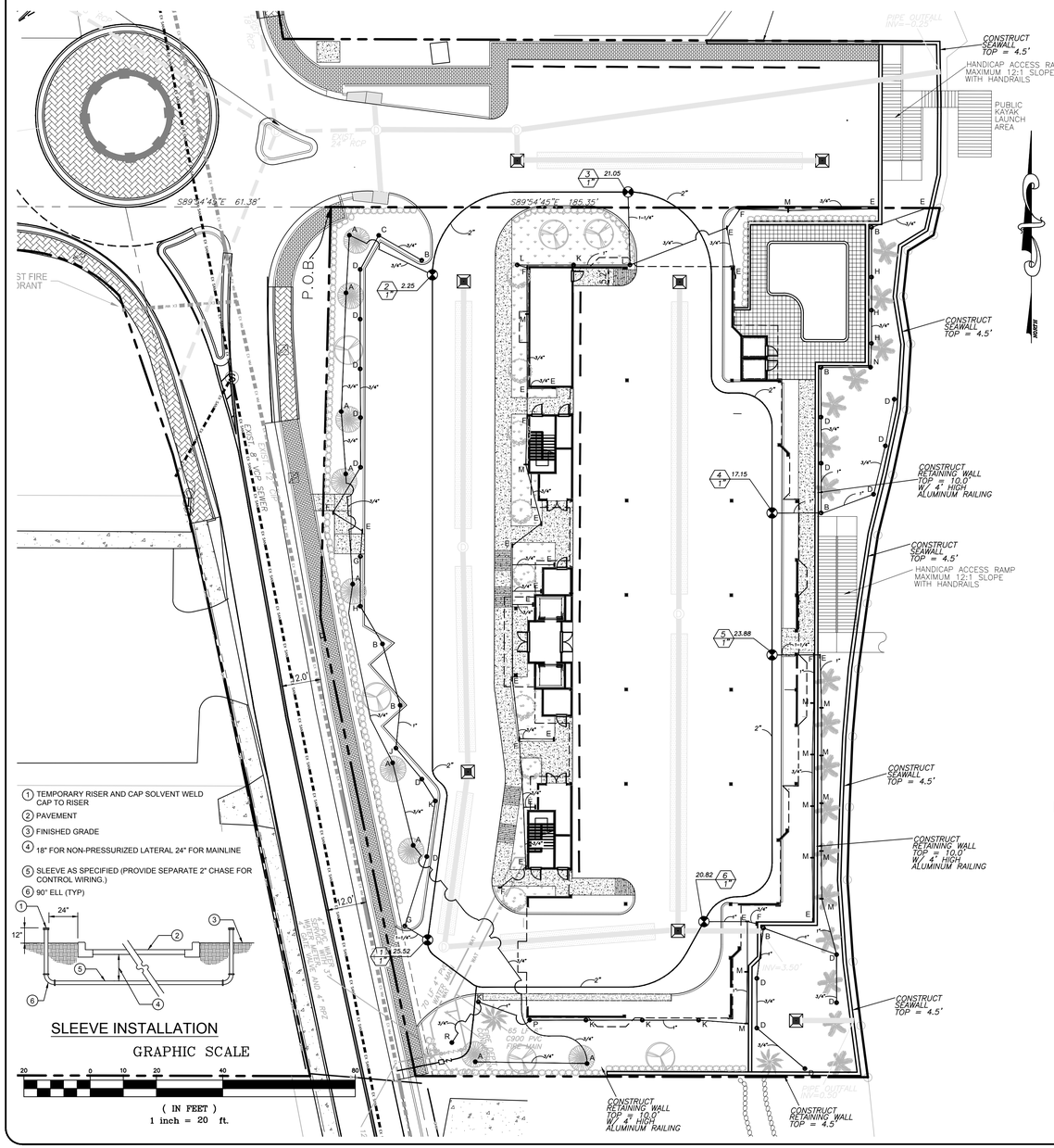
PROJECT NO.
15-086

IRRIGATION NOTES

1. DO NOT SCALE PLAN FOR EXACT HEAD LOCATION.
2. SPRINKLER HEADS SHALL BE PLACED ON RISERS IN SHRUB AREAS. RISERS SHALL BE PAINTED FLAT BLACK.
3. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.
4. THE CONTRACTOR SHALL RUN 3 ADDITIONAL SETS OF WIRES IN EACH DIRECTION TO EACH END OF THE MAIN FOR FUTURE USE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING THE ELECTRICAL SERVICE CONNECTIONS.
6. THE FINAL LOCATION OF ALL COMPONENTS SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
7. ALL MAIN LINE SLEEVE LOCATIONS ARE ACCOMPANIED WITH A 2" ELECTRICAL CHASE FOR THE CONTROL WIRING.
8. VELOCITY SHALL NOT EXCEED A FLOW RATE OF 5' PER SECOND.
9. 4" POP-UP HEADS SHALL BE USED IN SODDED AREAS AND 12" POP-UP HEADS SHALL BE USED IN LANDSCAPED AREAS.
10. LOCATION OF IRRIGATION MAIN LINE AND VALVES IS FOR CLARITY ONLY. ACTUAL LOCATION OF MAIN LINE SHALL BE 6" OFF BACK OF CURB WHERE POSSIBLE. ACTUAL LOCATION OF VALVES SHALL BE IN THE NEAREST LANDSCAPE AREA.
11. SPRINKLER HEADS SHALL BE 12" MIN. FROM THE EDGE OF THE SIDEWALKS AND WALKWAYS.
12. IRRIGATION SYSTEM DESIGN PARAMETERS; 30GPM @ 30PSI



CONTROLLER DETAIL

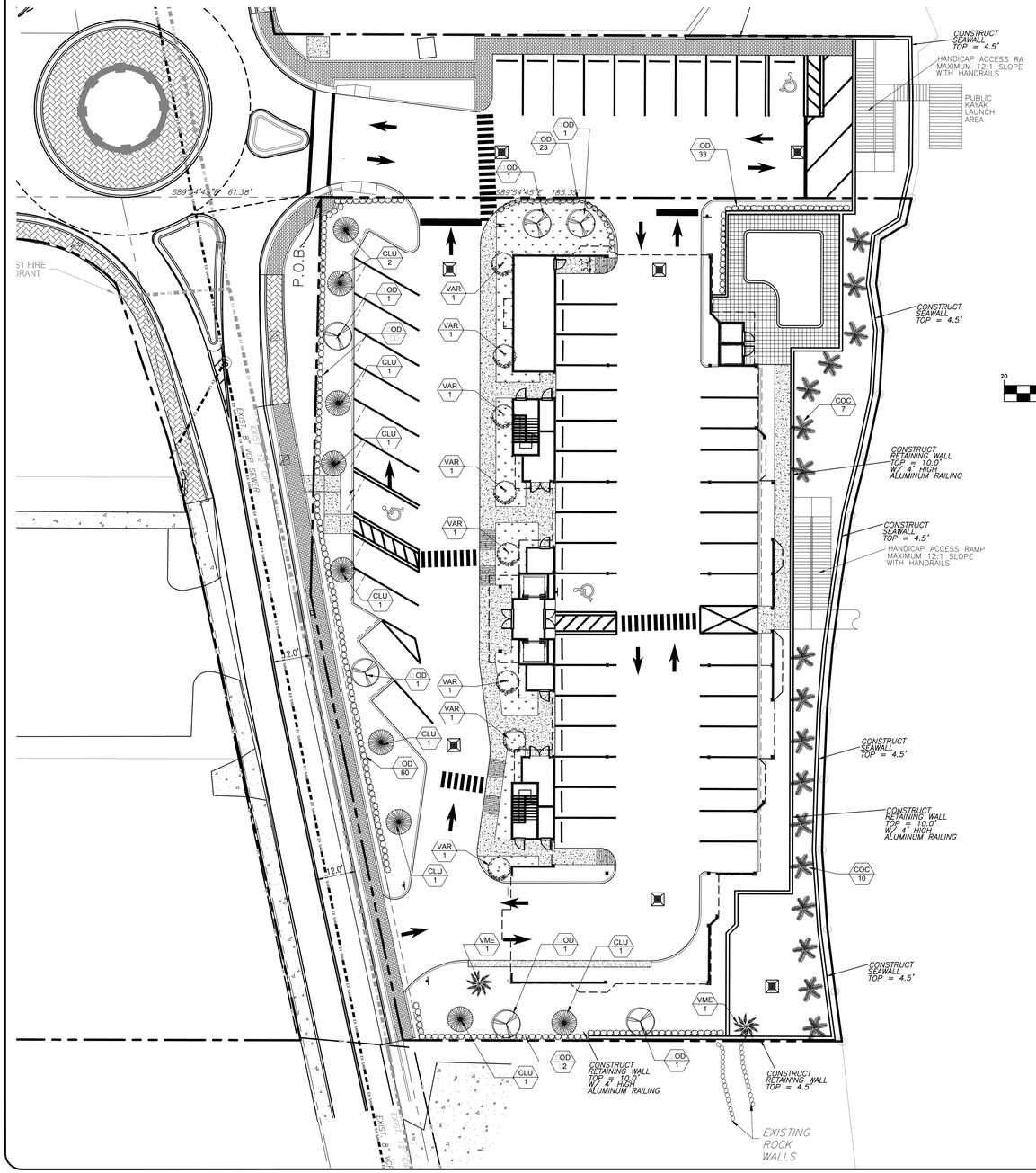

CONSTRUCT SEAWALL TOP = 4.5'
HANDICAP ACCESS RAMP MAXIMUM 12:1 SLOPE WITH HANDRAILS
PUBLIC KAYAK LAUNCH AREA
CONSTRUCT RETAINING WALL TOP = 10.0' W/ 4' HIGH ALUMINUM RAILING
HANDICAP ACCESS RAMP MAXIMUM 12:1 SLOPE WITH HANDRAILS
CONSTRUCT SEAWALL TOP = 4.5'
CONSTRUCT RETAINING WALL TOP = 10.0' W/ 4' HIGH ALUMINUM RAILING
CONSTRUCT SEAWALL TOP = 4.5'
CONSTRUCT RETAINING WALL TOP = 10.0' W/ 4' HIGH ALUMINUM RAILING
CONSTRUCT SEAWALL TOP = 4.5'
CONSTRUCT RETAINING WALL TOP = 10.0' W/ 4' HIGH ALUMINUM RAILING
CONSTRUCT RETAINING WALL TOP = 4.5'
P.O.B.
S89°54'45"E 61.38'
S89°54'45"E 185.35'
PIPE OUTFALL INV=-0.25
INV=-1.50
INV=-1.50
INV=-1.50

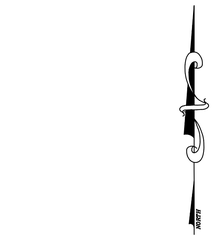
LEGEND

EX SAN — EX SAN —	EXISTING SANITARY SEWERLINE
SAN — SAN —	PROPOSED SANITARY SEWERLINE
	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE
EX WM — EX WM —	EXISTING WATER MAIN
WAT — WAT —	PROPOSED WATER MAIN
SF SF SF	FILTER FENCE/SEDIMENT BARRIER
	EXISTING WOOD FENCE
	PROPOSED FENCE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
25.0	PROPOSED GRADE / CONTOUR
	PROPOSED DRAINAGE FLOW DIRECTION
9.0'R	PROPOSED EOP RADIUS
PROPANE	1,000 GAL UNDERGROUND PROPANE TANK
	24" ADS YARD DRAIN
	STORMTECH DRAIN
	PROPOSED WALL
	TRENCH DRAIN
	STREET LIGHT
	MODIFIED TYPE 'C' INLET
Ⓓ	JUNCTION MANHOLE
DS-1	DRAINAGE STRUCTURE LABEL
	FIRE HYDRANT
	PROPOSED SIGN
Ⓢ	SEWER MANHOLE

HATCH LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVEMENT





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LANDSCAPE MATERIAL SCHEDULE

SYMBOL		AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE
	CLU	9	Clusia rosea	PITCH APPLE	2.5" DIA 4.5' AG	12'	5' SPREAD	YES
	VME	2	Veitchia merrillii	CHRISTMAS TREE PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	WOD	6	Wodyetia bifurcata	FOX TAIL PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	COC	17	Cocus nucifera	MAYPAN COCONUT	10' CLEAR TRUNK	12'	5' SPREAD	YES
	VAR	8	Veitchia arecina	MONTGOMERY PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	POD	223	Podocarpus macrophyllus	PODOCARPUS	–	24"	24" O.C.	NO
	FIC	431	Ficus microcarpa	GREEN ISLAND FICUS	–	12"	24" O.C.	YES

SECTION 22-187. GENERAL LANDSCAPE CALCULATIONS

SECTION 22-187 (4) a and b.

NORTH PROPERTY LINE: 183.4 MINUS 45 LF (DRIVEWAYS) = 140.4 LF

REQUIRED:
1. LOTS UNDER 10,000 SF REQUIRE A MINIMUM 6' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 6' WIDE LANDSCAPE BUFFER
2. 140.4 LF X 6 LF X 1 TREE/300 SF = 2.8 OR 3 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 140.4 LF X 1 SHRUB / 2 LF = 70.2 OR 71 SHRUBS

WEST PROPERTY LINE: 265.8 MINUS 42 LF (DRIVEWAY) = 223.8 LF

REQUIRED:
1. LOTS UNDER 10,000 SF REQUIRE A MINIMUM 6' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 6' WIDE LANDSCAPE BUFFER
2. 223.8 LF X 6 LF X 1 TREE/300 SF = 4.5 OR 5 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 223.8 LF X 1 SHRUB / 2 LF = 111.9 OR 112 SHRUBS

SECTION 22-187 (5) a and b.

SOUTH PROPERTY LINE: 108.2 LF

REQUIRED:
1. 10 FT WIDE BUFFER
2. ONE (1) TREE / 200 SF
3. 6 FT HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 108.2 LF X 10 LF X 1 TREE/200 SF = 5.4 OR 6 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 108.2 LF X 1 SHRUB / 2 LF = 54.1 OR 55 SHRUBS

EAST PROPERTY LINE: NOT APPLICABLE BECAUSE IT BORDERS THE LAGOON

SECTION 22-187 (7) a and b.

INTERIOR VEHICLE USE AREAS: N/A – NO LOTS WITH MORE THAN 14,000 SF VEHICULAR USE AREA

TOTAL PLANTINGS REQUIRED:

TOTAL TREES REQUIRED: 3 + 5 + 6 = 14 TREES
TOTAL SHRUBS REQUIRED: 71 + 112 + 55= 238 SHRUBS

Legend & Abbreviations (symbols not described for size)

LS	-	PROFESSIONAL LAND SURVEYOR
SM	-	PROFESSIONAL SURVEYOR & MAPPER
LB	-	LAND SURVEYING BUSINESS
℄	-	CENTERLINE
R	-	RADIUS
L	-	LENGTH
△	-	DELTA ANGLE
E/	-	EDGE OF PAVEMENT
B/C	-	BACK OF CURB
B.M.	-	BENCHMARK
OC	-	POINT OF COMMENCEMENT
OB	-	POINT OF BEGINNING
o	-	CONCRETE MONUMENT CONTROL POINT
C	-	PERMANENT CONTROL POINT
⊞	-	PRM PERMANENT REFERENCE MONUMENT
RM	-	PERMANENT REFERENCE MONUMENT
O	-	IRON IRON PIPE
I	-	IRON IRON PIPE
✱	-	IRC IRON ROD & CAP
IRC	-	IRON ROD & CAP
⊡	-	CM CONCRETE MONUMENT
CM	-	CONCRETE MONUMENT
FD	-	FOUND
M	-	MEASURED
	-	PLAT
C	-	CALCULATED
	-	TRAFFIC CONTROL BOX
	-	UTILITY LINE
	-	WOOD UTILITY POLE
	-	TELEPHONE SERVICE
	-	CABLE T.V. BOX
	-	ELECTRIC BOX
	-	LIGHT POST
	-	WELL
	-	HYDRANT
	-	GATE VALVE
	-	IRRIGATION VALVE
	-	WATER METER
	-	SANITARY MANHOLE
	-	SANITARY SERVICE
	-	SEPTIC TANK
	-	DRAINAGE MANHOLE
	-	CURB INLET
	-	SURFACE INLET
	-	MITERED END SECTION
	-	CONCRETE FLUAL DRAINAGE
	-	STREET SIGN
23	-	PROPOSED GRADE
NAVD	-	NORTH AMERICAN VERTICAL DATUM
⌀	-	TYPICAL ELEVATION
A/C	-	AIR CONDITIONER
CONC.	-	CONCRETE
F.F.	-	FINISH FLOOR
BSB	-	BUILDING SETBACK LINE
EL./ELEV.	-	ELEVATION
R/	-	RIGHT OF WAY
AB	-	AS-BUILT
	-	PARKING STALL

LANDSCAPE NOTES

SEC. 22-187. – GENERAL LANDSCAPING REQUIREMENTS.

ALL LANDSCAPE PLANS SHALL MEET OR EXCEED THE FOLLOWING GENERAL LANDSCAPING REQUIREMENTS WHICH SHALL BE CONSIDERED COMPLIMENTARY TO THE LANDSCAPING PROVISIONS OF ANY OTHER CITY ORDINANCE. THIS SECTION SHALL NOT APPLY TO LOTS SUBJECT TO SECTION 22–186 ABOVE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED ON ANY PERMIT FOR THE USE, CONSTRUCTION, REPAIR OR RENOVATION OF ANY STRUCTURE WITHIN THE CITY, WHETHER RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR ACCESSORY, UNLESS APPLICATION FOR ANY SUCH PERMIT IS ACCOMPANIED BY A DETAILED LANDSCAPE PLAN MEETING ALL REQUIREMENTS OF THIS ARTICLE. THE DEPARTMENT IS NOT AUTHORIZED TO EXEMPT THE PERMIT APPLICATION FROM ANY REQUIREMENT EXCEPT AS EXPRESSLY PROVIDED FOR IN THIS ARTICLE.

(1)REQUIREMENTS FOR PLANT MATERIALS. PLANT MATERIALS USED FOR CONFORMANCE WITH THIS ARTICLE SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS SET OUT IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2.", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE. THE CLERK'S OFFICE SHALL MAINTAIN A STOCK OF THESE MANUALS TO BE GIVEN TO PERMIT APPLICANTS, PARTICULARLY THOUGH NOT EXCLUSIVELY TO HOMEOWNERS, FOR THE APPLICANT'S USE IN SUBMITTING THE REQUIRED LANDSCAPE PLAN. ALL TREES REQUIRED BY THIS ARTICLE (EXCLUDING PALMS THAT ARE EXEMPT FROM THE GRADES AND STANDARDS) SHALL HAVE A FLORIDA NO. 1 OR BETTER "GRADES AND STANDARDS" CERTIFICATION TAG ATTACHED AT TIME OF DELIVERY THROUGH FINAL INSPECTION. GRASS SOD SHALL BE CLEAN AND FREE OF WEEDS, PESTS AND DISEASES.

TREES:

A. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE SPECIES WHICH WHEN PLANTED HAVE A HEIGHT OF AT LEAST TWELVE (12) FEET AND HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER FIVE (5) FEET OF CLEAR WOOD. AT PLANTING, THE TREES SHALL HAVE A DIAMETER OF AT LEAST TWO AND ONE–HALF (2½) INCHES AT A POINT FOUR AND ONE–HALF (4½) FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE (5) FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF TEN (10) FEET).

B. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN THE COUNTY NORMALLY GROW IN A MANNER SUCH THAT AT MATURITY THEY WILL HAVE A MINIMUM CROWN SPREAD OF FIFTEEN (15) FEET AND A MINIMUM HEIGHT OF FIFTEEN (15) FEET. TREES WHICH CAN MEET THE HEIGHT REQUIREMENT AT MATURITY BUT NOT THE CROWN REQUIREMENTS MAY BE GROUPED TO FORM A WIDER CROWN, BUT WILL BE COUNTED AS ONE TREE. THREE PALMS MAY BE SUBSTITUTED FOR ONE TREE PROVIDED THAT FIFTY (50) PER CENT OF REQUIREMENT SHALL BE TREES.

C. FIFTY (50) PER CENT OF THE REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT.

D. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN TWELVE (12) FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR CONTAINING DIMENSIONS SHALL BE THREE (3) FEET TIMES FIVE (5) FEET AND FIVE (5) FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX–INCH THICK CONCRETE WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.

E. NONE OF THE FOLLOWING TREES SHALL BE PLANTED IN THE CITY AND WHERE THEY PRESENTLY EXIST WHEN PERMIT APPLICATION IS MADE, THEIR REMOVAL SHALL BE A CONDITION OF ANY FINAL DEVELOPMENT ORDER: MELALEUCA, LEUCADENDRON (PUNK TREE), SCHINUS TERBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SPP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLYING WITH REQUIREMENTS OF THIS ARTICLE: ANY SPECIES DESIGNATED AS CATEGORY I ON THE EXOTIC PLANT PEST COUNCIL'S CURRENT LIST OF "FLORIDA'S MOST INVASIVE SPECIES", CUPANIOPSIS ANACARDIOIDES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBIZZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLIA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADARACHA (CHINABERRY), FICUS SPP. (NON–NATIVE FICUS), EUCALYPTUS SPP. (EUCALYPTUS).

F. SHRUBS AND HEDGES. SHRUBS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE A MINIMUM OF TWENTY–FOUR (24) INCHES IN HEIGHT WHEN PLANTED. HEDGES, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THIRTY–SIX–INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN.

G. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE (12) MONTHS AFTER PLANTING.

H. GRASS. GRASS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE PLANTED WITH SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. GRASS AREAS WILL BE SODDED, EXCEPT THAT PLUGGING, SPRIGGING OR SEEDING OF GRASSY AREAS IS PERMISSIBLE WITH RESPECT TO SINGLE– FAMILY AND TWO–FAMILY RESIDENTIAL LOTS, AS TO ALL LOTS, SOLID SOD SHALL BE USED IN SWALES, DETENTION OR RETENTION AREAS AND OTHER AREAS SUBJECT TO EROSION.

I. EXISTING PLANT MATERIAL. WHEN PLANT MATERIAL EXISTS ON A SITE PRIOR TO THE DATE APPLICATION FOR A PERMIT IS MADE, CREDIT MAY BE ALLOWED FOR SUCH PLANT MATERIAL PROVIDED THAT IT IS PROTECTED DURING CONSTRUCTION AND INCORPORATED INTO THE REQUIRED LANDSCAPING IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THIS ARTICLE.

(12) INSTALLATION OF LANDSCAPING. ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:

A. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS TO A PARTICULAR LANDSCAPE APPROVAL, AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS. IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.

B. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS, GROUND COVER, TURF, OR THREE (3) INCHES OF BULK ORGANIC MULCH OR OTHER SUITABLE MATERIAL WHICH PERMITS PERCOLATION AND IS APPROVED BY THE DEPARTMENT. WHERE MULCH IS USED, IT MUST BE PROTECTED FROM WASHING OUT OF THE PLANTING BED. INORGANIC MULCH, SUCH AS GRAVEL OR ROCK, SHOULD ONLY BE USED WHERE WASHOUTS OCCUR. THE FINAL INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, SHALL INCLUDE VERIFICATION THAT ANY MULCH IS INSTALLED AT THE REQUISITE DEPTH.

C. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN (10) PER CENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.

D. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) INCHES ABOVE GRADE.

E. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.

F. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE, SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.

G. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 22–53

H. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT–OF–WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT–OF–WAY.

I. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.

(13)MAINTENANCE OF LANDSCAPING. PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:

A. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

B. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ASSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.



LANDSCAPE CERTIFICATION:

JODAH B. BITTLE DATE
FCLD #DC1 70/HCI 6527

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00026866
1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772.770-9622 FAX 772.770-9486 EMAIL info@sbsengineers.com

INDIAN RIVER VILLAS

LANDSCAPE PLAN

MARK	DESCRIPTION	BY	DATE
1	REVISED PER C.P.R.	JBB	05/09/22
2	REVISED PER C.P.R.	JBB	07/26/22

ALL DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED PURSUANT TO THE COPYRIGHT LAWS.

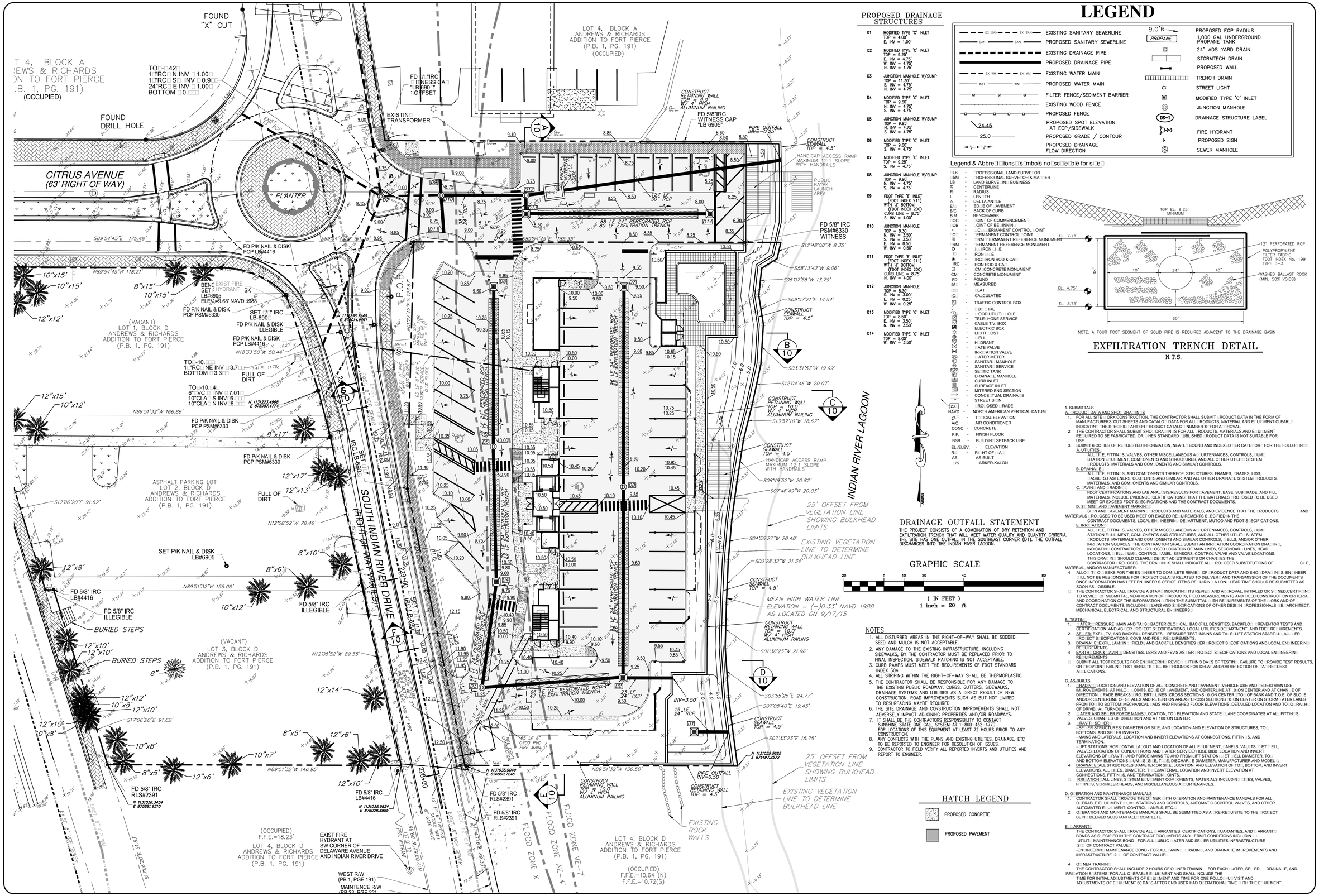
SIGNER CERTIFICATION

- JODAH W. BITTLE, P.E. REG. NO. 43048
- JOSH H. HILL, P.E. REG. NO. 57386
- WILLIAM P. STODDARD, L.S. REG. NO. 5965

DATE:

SHEET: 7A

PROJECT NO.: 15–086



LEGEND

EX SAN / EX SAN	EXISTING SANITARY SEWERLINE
SAN. / SAN.	PROPOSED SANITARY SEWERLINE
	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE
EX WM / EX WM	EXISTING WATER MAIN
WAT / WAT	PROPOSED WATER MAIN
SF SF SF	FILTER FENCE/SEDIMENT BARRIER
	EXISTING WOOD FENCE
	PROPOSED FENCE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
25.0	PROPOSED GRADE / CONTOUR
	PROPOSED DRAINAGE FLOW DIRECTION
9.0'R	PROPOSED EOP RADIUS
PROPANE	1,000 GAL UNDERGROUND PROPANE TANK
	24" ADS YARD DRAIN
	STORMTECH DRAIN
	PROPOSED WALL
	TRENCH DRAIN
	STREET LIGHT
	MODIFIED TYPE 'C' INLET
	JUNCTION MANHOLE
DS-1	DRAINAGE STRUCTURE LABEL
	FIRE HYDRANT
	PROPOSED SIGN
S	SEWER MANHOLE

Legend & Abbre□ions□s□mbo□s no□sc□e□b□e for si□e□

□LS - □ROFESSIONAL LAND SURVE□OR
□SM - □ROFESSIONAL SURVE□OR & MA□□ER
LB - LAND SURVE□IN□ BUSINESS
℄ - CENTERLINE
R - RADIUS
L - LEN□TH
Δ - DELTA AN□LE
E/ - ED□E OF □AVEMENT
B/C - BACK OF CURB
B.M. - BENCHMARK
□OC - □OINT OF COMMENCEMENT
□OB - □OINT OF BE□INNIN□
○ - □□C□□ERMANENT CONTROL □OINT
□C - □ERMANENT CONTROL □OINT
▨ - □□RM□□ERMANENT REFERENCE MONUMENT
RM - □ERMANENT REFERENCE MONUMENT
O - I□□IRON□□E
I□ - IRON□□E
◉ - IRC□IRON ROD & CA□
IRC - IRON ROD & CA□
□ - /CM□CONCRETE MONUMENT
CM - CONCRETE MONUMENT
FD - FOUND
M□ - MEASURED
□□ - □LAT
C□ - CALCULATED
☒ - TRAFFIC CONTROL BOX
□□ - □U□□IRE
□ - □OOD UTILIT□□OLE
- TELE□HONE SERVICE
- CABLE T.V. BOX
- ELECTRIC BOX
LI□HT□OST
- ELL
- H□DRANT
- □ATE VALVE
- IRRI□ATION VALVE
- □ATER METER
- SANITAR□MANHOLE
- SANITAR□SERVICE
- SE□TIC TANK
- DRAIN□E MANHOLE
- CURB INLET
- SURFACE INLET
- MITERED END SECTION
- CONCE□TUAL DRAINA□E
- STREET SI□N
- □RO□OSED □RADE
NAVD - NORTH AMERICAN VERTICAL DATUM
- T□□ICAL ELEVATION
A/C - AIR CONDITIONER
CONC. - CONCRETE
F.F. - FINISH FLOOR
BSB - BUILDIN□ SETBACK LINE
EL/ELEV. - ELEVATION
R□□ - RI□HT OF □A□
AB - AS-BUILT
□K - □ARKER-KALON

NOTE: A FOUR FOOT SEGMENT OF SOLID PIPE IS REQUIRED ADJACENT TO THE DRAINAGE BASIN

EXFILTRATION TRENCH DETAIL

N.T.S.

1. SUBMITTALS
A. □RODUCT DATA AND SHO□ DRA□IN□S
1. FOR ALL SITE □ORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT □RODUCT DATA IN THE FORM OF MANUFACTURERS CUT SHEETS AND CATALO□ DATA FOR ALL □RODUCTS, MATERIAL AND E□UI□MENT CLEARL□ INDICATIN□ THE S□ECIFIC □ART OR □RODUCT CATALO□ NUMBER S□ FOR A□□ROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHO□ DRA□IN□S FOR ALL □RODUCTS, MATERIALS AND E□UI□MENT RE□UIRED TO BE FABRICATED, OR □HEN STANDARD □UBLISHED □RODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 CO□IES OF RE□UESTED INFORMATION, NEATL□ BOUND AND INDEXED □ER CATE□OR□ FOR THE FOLLO□IN□□
A. UTILITIES:
ALL □T E, FITTIN□S, VALVES, OTHER MISCELLANEOUS A□□URTENANCES, CONTROLS, □UM□ STATION E□UI□MENT, COM□ONENTS AND STRUCTURES, AND ALL OTHER UTILIT□S□STEM □RODUCTS, MATERIALS AND COM□ONENTS AND SIMILAR CONTROLS.
B. DRAINA□E□
ALL □T E, FITTIN□S, AND COM□ONENTS THEREOF, STRUCTURES, FRAMES, □RATES, LIDS, □ASKETS,FASTENERS, COU□LIN□S AND SIMILAR, AND ALL OTHER DRAINA□E S□STEM □RODUCTS, MATERIALS, AND COM□ONENTS AND SIMILAR CONTROLS.
C. □AVIN□ AND □RADIN□□
FDOT CERTIFICATIONS AND LAB ANAL□SIS/RESULTS FOR □AVEMENT, BASE, SUB□RADE, AND FILL MATERIALS. INCLUDE EVIDENCE CERTIFICATIONS THAT THE MATERIALS □RO□OSED TO BE USED MEET OR EXCEED FDOT S□ECIFICATIONS AND THE CONTRACT DOCUMENTS.
D. SI□NIN□ AND □AVEMENT MARKIN□□
SI□NS AND □AVEMENT MARKIN□□ RODUCTS AND MATERIALS, AND EVIDENCE THAT THE □RODUCTS AND MATERIALS □RO□OSED TO BE USED MEET OR EXCEED RE□UIREMENTS S□ECIFIED IN THE CONTRACT DOCUMENTS, LOCAL EN□INEERIN□ DE□ARTMENT, MUTCO AND FDOT S□ECIFICATIONS.
E. IRRI□ATION□
ALL □T E, FITTIN□S, VALVES, OTHER MISCELLANEOUS A□□URTENANCES, CONTROLS, □UM□ STATION E□UI□MENT, COM□ONENTS AND STRUCTURES, AND ALL OTHER UTILIT□S□STEM □RODUCTS, MATERIALS AND COM□ONENTS, □ELLS, AND/OR OTHER IRRI□ATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRI□ATION COORDINATION DRA□IN□, INDICATIN□ THE CONTRACTOR'S RO□OSED LOCATION OF MAIN LINES, SECONDAR□ LINES, HEAD LOCATIONS, □ELL□UM□, CONTROL□ANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRA□IN□ SHOULD CLEARL□ DE□ICT AD□USTMENTS OR CHAN□ES THE CONTRACTOR □RO□OSES. THE DRA□IN□ SHALL INDICATE ALL □RO□OSED SUBSTITUTIONS OF SI□E, MATERIAL, AND/OR MANUFACTURER.
4. ALLO□ □ O□□EEKS FOR THE EN□INEER TO COM□LETE REVIE□□ OF CONSTRUCTION AND SHO□DRA□IN□S. EN□INEER □ILL NOT BE RES□ONSIBLE FOR □RO□ECT DELA□S RELATED TO DELIVER□AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT EN□INEER'S OFFICE. ITEMS RE□UIRIN□ A LON□ LEAD TIME SHOULD BE SUBMITTED AS SOON AS □OSSIBLE.
□. THE CONTRACTOR SHALL □ROVIDE A STAM□ INDICATIN□ ITS REVIE□□ AND A□□ROVAL INITIALED OR SI□NED,CERTIF□IN□ TO REVIE□□OF SUBMITTAL, VERIFICATION OF □RODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION □ITHIN THE SUBMITTAL □ITH RE□UIREMENTS OF THE□ORK AND OF CONTRACT DOCUMENTS, INCLUDIN□ □LANS AND S□ECIFICATIONS OF OTHER DESI□N □ROFESSIONALS I.E. ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL EN□INEERS□□

B. TESTIN□□
1. □□ATER□□RESSURE MAIN AND TA□S□BACTERIOLO□ICAL, BACKFILL DENSITIES, BACKFLO□□ □REVENTOR TESTS AND CERTIFICATION□AND AS□ER□RO□ECT S□ECIFICATIONS, LOCAL UTILITIES DE□ARTMENT, AND FDE□RE□UIREMENTS.
2. SE□ER EXFIL□TV, AND BACKFILL DENSITIES□RESSURE TEST MAINS AND TA□S□S LIFT STATION START-U□ ALL□ER □RO□ECT S□ECIFICATIONS, COVB AND FDE□RE□UIREMENTS.
3. DRAINA□E EXFIL LAM□IN□□FIELD□AND BACKFILL DENSITIES□ER□RO□ECT S□ECIFICATIONS AND LOCAL EN□INEERIN□ RE□UIREMENTS.
4. EARTH□ORK & □AVIN□ DENSITIES, LBR□S AND FBV□S AS□ER□RO□ECT S□ECIFICATIONS AND LOCAL EN□INEERIN□ RE□UIREMENTS.
□. SUBMIT ALL TEST RESULTS FOR EN□INEERIN□ REVIE□□ □ITHIN 3 DA□S OF TESTIN□ FAILURE TO □ROVIDE TEST RESULTS, OR □ROVIDIN□ FAILIN□ TEST RESULTS □ILL BE □ROUNDS FOR DELA□ AND/OR RE□ECTION OF □A□RE□UEST A□□LICATIONS.

C. AS-BUILTS
1. □RADIN□□LOCATION AND ELEVATION OF ALL□CONCRETE AND □AVEMENT,VEHICLE USE AND □EDESTRIAN USE IM□ROVEMENTS AT HALO□□ONTS, ED□E OF □AVEMENT, AND CENTERLINE AT □.ON CENTER AND AT CHAN□E OF DIRECTION, □RADE BREAKS□RO□ERT□LINES CROSS SECTIONS □.ON CENTER□TO□OF BANK AND T.O.E. OF SLO□E AND/OR CENTERLINE OF S□ALES AND RETENTION AREAS CROSS SECTIONS □.ON CENTER ON STORM□ATER LAKES FROM TO□TO BOTTOM□MANUAL AND□ AS□BUILT FINISHED FLOOR ELEVATIONS□DETAILED LOCATION AND TO□O□RA□H□ OF DRIVE□A□TURNOUTS.
2. □ATER AND SE□ER FORCE MAINS□LOCATION, TO□ELEVATION AND STATE□LANE COORDINATES AT ALL FITTIN□S, VALVES, CHAN□ES OF DIRECTION AND AT 100□ON CENTER.
3. □RAVIT□SE□ER□
- SE□ER STRUCTURES□DIAMETER OR SI□E, AND LOCATION AND ELEVATION OF STRUCTURES, TO□, BOTTOMS, AND SE□ER INVERTS.
- MAINS AND LATERALS□LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTIN□S, AND TERMINATION.
- LIFT STATIONS□HORI□ONTAL LA□OUT AND LOCATION OF ALL E□UI□MENT, □ANELS, VAULTS, □ET□ELL, VALVES□LOCATION OF CONDUIT RUNS AND □ATER SERVICE/ HOSE BIBB□LOCATION AND INVERT ELEVATIONS OF □RAVIT□AND FORCE MAINS TO AND FROM LIFT STATION□ET□ELL DIAMETER, TO□AND BOTTOM ELEVATIONS□UM□SI□SI□E, T□□E, DISCHAR□E DIAMETER, MANUFACTURER AND MODEL □.
4. DRAINA□E□ALL STRUCTURES DIAMETER OR SI□E, LOCATION, AND ELEVATION OF TO□, BOTTOM, AND INVERT ELEVATIONS. ALL□T ES, DIAMETER, T□□E/MATERIAL LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTIN□S, AND TERMINATION□ONTS.
□. IRRI□ATION□ALL LINES, S□STEM E□UI□MENT COM□ONENTS, MATERIALS INCLUDIN□□T□ES, VALVES, FITTIN□S, S□RINKLER HEADS, AND MISCELLANEOUS A□□URTENANCES.

D. O□ERATION AND MAINTENANCE MANUALS
1. CONTRACTOR SHALL □ROVIDE THE O□NER□ITH O□ERATION AND MAINTENANCE MANUALS FOR ALL O□ERABLE E□UI□MENT□UM□STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED E□UI□MENT CONTROL□ANELS, ETC□□
2. O□ERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A□RE□RE□UISITE TO THE □RO□ECT BEIN□ DEEMED SUBSTANTIALL□COM□LETE.

E. □ARRANT□
THE CONTRACTOR SHALL □ROVIDE ALL□ARRANTIES, CERTIFICATIONS, □UARANTIES, AND□ARRANT□ BONDS AS S□ECIFIED IN THE CONTRACT DOCUMENTS AND□ERMIT CONDITIONS INCLUDIN□□□
-UTILIT□MAINTENANCE BOND - FOR ALL□UBLIC□ATER AND SE□ER UTILITIES INFRASTRUCTURE - 2□□ OF CONTRACT VALUE□□
-EN□INEERIN□MAINTENANCE BOND - FOR ALL□AVIN□,□RADIN□, AND DRAINA□E IM□ROVEMENTS AND INFRASTRUCTURE 2□□ OF CONTRACT VALUE□□

4. O□NER TRAININ□
THE CONTRACTOR SHALL INCLUDE 2 HOURS OF O□NER TRAININ□ FOR EACH □ ATER, SE□ER, DRAINA□E, AND IRRI□ATION S□STEMS. FOR ALL O□ERABLE E□UI□MENT AND SHALL INCLUDE THE TIME FOR INITIAL AD□USTMENTS OF E□UI□MENT AND TIME FOR ONE FOLLO□□U□VISIT AND AD□USTMENTS OF E□UI□MENT 60 DA□S AFTER END USER HAD O□ERATIONAL TIME □ITH THE E□UI□MENT.

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00005668
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MARK	REVISION	DATE
1	REVISED PER O.M.P.P.	11/24/15
2	REVISED PER O.M.P.P.	12/30/15
3	REVISED PER O.M.P.P.	01/25/16
4	REVISED PER O.M.P.P.	02/19/16
5	REVISED PER O.M.P.P.	03/04/16

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INDIAN RIVER VILLAS

PAVING, GRADING & UTILITY PLAN

ENGINEER CERTIFICATION
□ JOSEPH W. SCHULKE □ FL. REG. #14048
□ JOHN B. BITTLE □ FL. REG. #47356
□ DAVID P. STODDARD □ FL. REG. NO. 57805
DATE□□

SHEET 6

PROJECT NO. 15-086

LEGEND

EX SAN / EX SAN — EXISTING SANITARY SEWERLINE	9.0'R / PROPANE — PROPOSED EOP RADIUS; 1,000 GAL UNDERGROUND PROPANE TANK
SAN / SAN — PROPOSED SANITARY SEWERLINE	24" ADS YARD DRAIN
EXISTING DRAINAGE PIPE	STORMTECH DRAIN
PROPOSED DRAINAGE PIPE	PROPOSED WALL
EX WM / EX WM — EXISTING WATER MAIN	TRENCH DRAIN
WAT / WAT — PROPOSED WATER MAIN	STREET LIGHT
SF / SF / SF — FILTER FENCE/SEDIMENT BARRIER	MODIFIED TYPE 'C' INLET
EXISTING WOOD FENCE	JUNCTION MANHOLE
PROPOSED FENCE	DS-1 — DRAINAGE STRUCTURE LABEL
24.45 — PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	FIRE HYDRANT
25.0 — PROPOSED GRADE / CONTOUR	PROPOSED SIGN
PROPOSED DRAINAGE FLOW DIRECTION	SEWER MANHOLE

Legend & Abbreviations symbols not to be for size

PLS	-	PROFESSIONAL LAND SURVEYOR	LAT	-	LATITUDE
PSM	-	PROFESSIONAL SURVEYOR & MAPPER	CALC	-	CALCULATED
LB	-	LAND SURVEYING BUSINESS	TCB	-	TRAFFIC CONTROL BOX
℄	-	CENTERLINE	R	-	RADIUS
L	-	LENGTH	U/G	-	UNDERGROUND
Δ	-	DELTA ANGLE	OHU	-	OVERHEAD UTILITY LINE
EOP	-	EDGE OF PAVEMENT	TELE	-	TELEPHONE SERVICE
B/C	-	BACK OF CURB	CATV	-	CABLE T.V. BOX
BM	-	BENCHMARK	ELEC	-	ELECTRIC BOX
POC	-	POINT OF COMMENCEMENT	LP	-	LIGHT POST
POB	-	POINT OF BEGINNING	ELL	-	ELL
ø	-	CONCRETE MONUMENT CONTROL POINT	HYD	-	HYDRANT
PCP	-	PERMANENT CONTROL POINT	ATV	-	ATE VALVE
RM	-	PERMANENT REFERENCE MONUMENT	IRR	-	IRRIGATION VALVE
RM	-	PERMANENT REFERENCE MONUMENT	WM	-	WATER METER
IRON	-	IRON PIPE	SMH	-	SANITARY MANHOLE
IRC	-	IRON ROD & CAP	SS	-	SANITARY SERVICE
CM	-	CONCRETE MONUMENT	STANK	-	SEPTIC TANK
FD	-	FOUND	DMH	-	DRAINAGE MANHOLE
M	-	MEASURED	CBI	-	CURB INLET
			SAI	-	SURFACE INLET
			MES	-	MITERED END SECTION
			CDP	-	CONCRETE DRAINAGE PIPE
			STSN	-	STREET SIGN
			23	-	PROPOSED GRADE
			NAVD	-	NORTH AMERICAN VERTICAL DATUM
			TOC	-	TYPICAL ELEVATION
			A/C	-	AIR CONDITIONER
			CONC	-	CONCRETE
			F.F.	-	FINISH FLOOR
			BSB	-	BUILDING SETBACK LINE
			EL/ELEV.	-	ELEVATION
			R	-	RIGHT OF WAY
			AB	-	AS-BUILT
			PK	-	PARKER-KALON

NOTES

1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

HATCH LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVEMENT

MARK	REVISION	DATE
3	REVISED PER C.O.P.	10/30/15
2	REVISED PER C.O.P.	11/24/15
1		

DRAWN: DMR — JSB
CHECKED: JSB
DRAWN: JSB
CHECKED: JSB
APPROVED: JSB
SHEET: 12/24
DATE: 9/16/15

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SITE PLAN

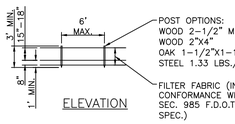
INDIAN RIVER VILLAS

OWNER'S CERTIFICATE
- JOSEPH W. SCHULKE FL. REG. NO. 47918
- DONALD S. BITTLE FL. REG. NO. 57366
- WILLIAM A. STODDARD FL. REG. NO. 57605

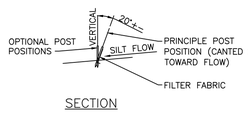
DATE:

SHEET 5

PROJECT NO. 15-086



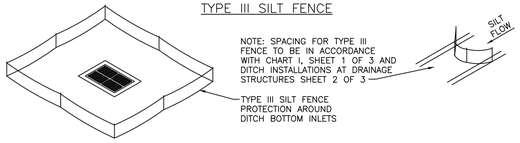
ELEVATION



SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE

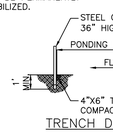


NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

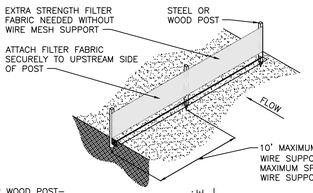
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

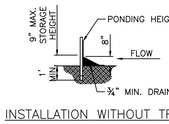
SILT FENCE APPLICATIONS—N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



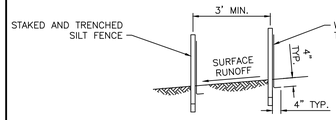
TRENCH DETAIL



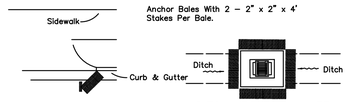


INSTALLATION WITHOUT TRENCHING

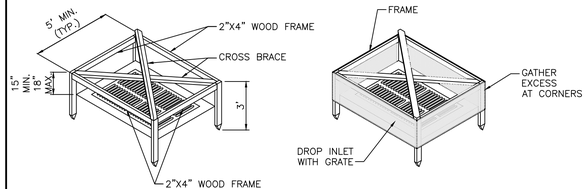
TYPE IV SILT FENCE—N.T.S.



DOUBLE ROW STAKED SILT FENCE FOR USE AROUND WETLANDS—N.T.S.

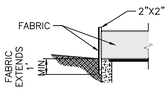


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

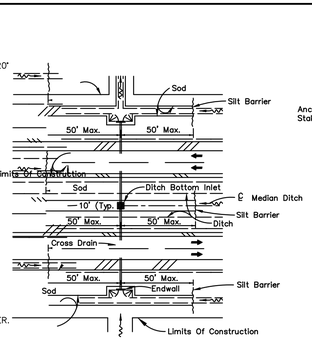


VIEW OF FRAME WITHOUT SILT FENCE

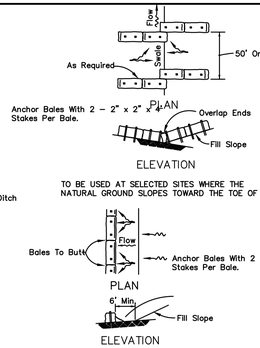
VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION—N.T.S.



DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



ELEVATION

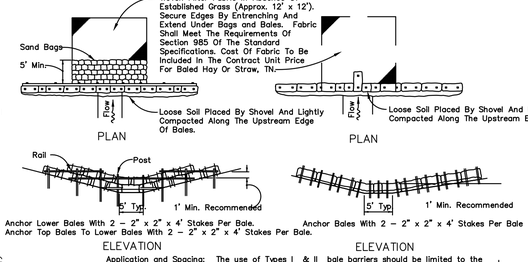
TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

PLAN

ELEVATION

TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES



Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart I, Sheet 1 of 3, Index No. 102

TYPE II TYPE I

BARRIER FOR UNPAVED DITCHES

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	800 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.50 SEC. $^{-1}$

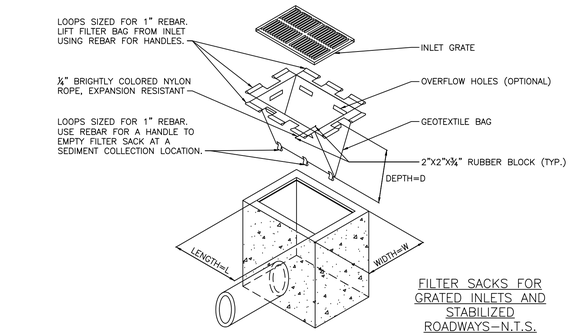
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	125 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	45 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20-30 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC. $^{-1}$

– All turbidity, erosion, and sedimentation controls shall be in accordance with 'Best Management Practices' as described in the Florida Land Development Manual: A Guide to Sound Land and Water Management.
– Reference F.D.O.T. Index #102.

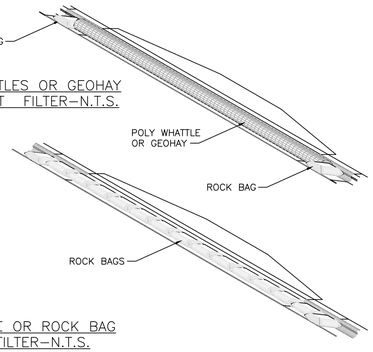
EROSION CONTROL DETAILS

N.T.S.

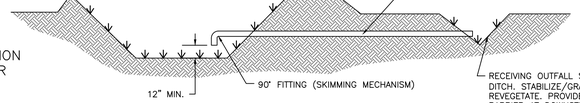
NOTES:
WETLAND PROTECTION PLAN
a. SILT FENCE MUST BE INSTALLED BY HAND ALONG SURVEYED CONSERVATION EASEMENT BOUNDARIES (AT TOE OF SLOPE–SEE SECTIONS EE,N,O) PRIOR TO CONSTRUCTION.
b. NO TURBID DISCHARGE TO WETLANDS IS PERMITTED.
c. ALL STOCKPILE AND/OR CONSTRUCTION STAGING AREAS MUST BE LOCATED 100 FT. FROM WETLANDS.



FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS—N.T.S.



POLY WHATTLES OR GEOHAY CURB INLET FILTER—N.T.S.



SOCK–PIPE OR ROCK BAG INLET FILTER–N.T.S.

TEMPORARY ADS OUTFALL N.T.S.

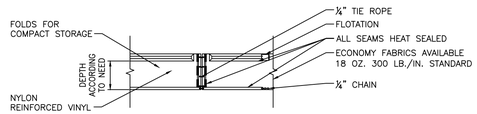
TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6"X6"X4')

TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND); DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

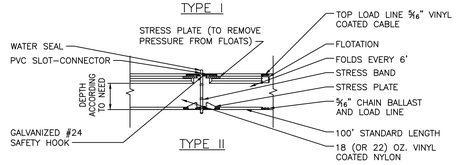
TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.



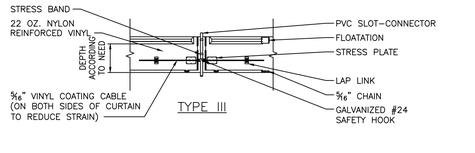
BLOW–UP OF SHACKLE CONNECTION



TYPE I



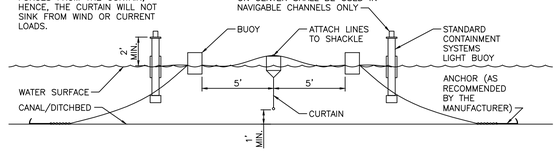
TYPE II



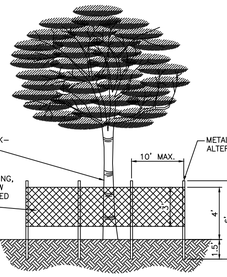
TYPE III

NOTE: ANCHORING TO BUOYS AS SHOWN REMOVES ALL VERTICAL FORCES FROM THE CURTAIN, HENCE, THE CURTAIN WILL NOT SINK FROM WIND OR CURRENT LOADS.

AUTOMATIC FLASHING LIGHT (ON AT DUSK–OFF AT DAWN) 100' ON CENTER SHALL BE USED IN NAVIGABLE CHANNELS ONLY

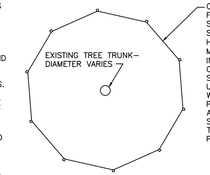


ORIENTATION WHEN INSTALLED (TIDAL SITUATION–TYPE III)–N.T.S.



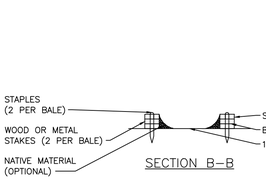
ELEVATION

NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.



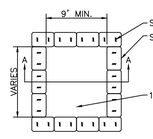
PLAN

PROTECTIVE FENCING FOR TREES–N.T.S.

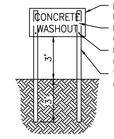


SECTION B–B

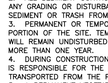
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



PLAN
TYPE "ABOVE GRADE" WITH STRAW BALES

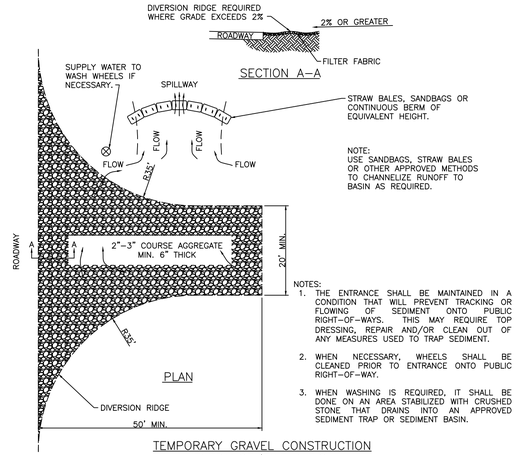


CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



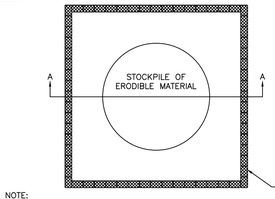
STAPLE DETAIL

CONCRETE & STUCCO WASTE MANAGEMENT–N.T.S.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT–N.T.S.



SECTION A–A

NOTE: FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL–N.T.S.

EROSION CONTROL AND DEWATERING NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND–DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT–LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102, AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE DETAILS AND NOTES ON THE PLANS.
15. CONTRACTOR RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES – RAINFALL RUN–OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
17. THIS POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTORS EXPENSE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK (BY THE CONTRACTOR) AND MUST BE REPORTED TO THE PROJECT ENGINEER. LOCATION SHALL BE DETERMINED BY THE ENGINEER.
19. DEWATERING ACTIVITIES:
    A – DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
    B – CONTRACTOR MUST HAVE A TRANSFERABLE SURWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE–WATERING", UNLESS DE–WATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
    C – NO HYDRAULIC PUMPS MAY BE USED FOR DE–WATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING EXISTING STORMWATER RETENTION AREAS (PONDS/LAKES) MAY BE EXEMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH SJRWMD.
    D – NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
20. THE CONTRACTOR SHALL OBTAIN GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON–CONTAMINATED SITE ACTIVITY.
    A. BEFORE DISCHARGE OF PRODUCED GROUND WATER CAN OCCUR FROM THE SITE, ANALYTICAL TESTS ON SAMPLES OF THE PROPOSED UNTREATED DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE IF CONTAMINATION EXISTS BY CONTRACTOR). IF NONE EXISTS, THE RESULTS SHALL BE SUBMITTED TO THE FDEP INDUSTRIAL WASTEWATER PERMITTING WITHIN ONE WEEK OF COMMENCEMENT OF DISCHARGE (C.O. ALI KAZI, P.E., 3319 MAGUIRE BLVD. SUITE 232, ORLANDO, FL, 32803), WITH A LETTER NOTIFYING THE AGENCY THAT DEWATERING ACTIVITIES WILL COMMENCE PURSUANT TO 62–621.300(2) F.A.C. AND THE SITE QUALIFIES FOR THE GENERIC PERMIT.
    B. THE FACILITY IS AUTHORIZED TO DISCHARGE PRODUCED GROUND WATER FROM ANY NON–CONTAMINATED SITE ACTIVITY WHICH DISCHARGES BY A POINT SOURCE TO SURFACE WATERS OF THE STATE, AS DEFINED IN CHAPTER62–620, F.A.C., ONLY IF THE REPORTED VALUES FOR THE PARAMETERS LISTED IN TABLE 1 DO NOT EXCEED ANY OF THE LISTED SCREENG VALUES.
    C. MINIMUM REPORTING REQUIREMENTS FOR ALL PRODUCED GROUND WATER DISCHARGERS. THE EFFLUENT SHALL BE SAMPLED (BY CONTRACTOR) BEFORE THE COMMENCEMENT OF DISCHARGE, AGAIN WITHIN THIRTY (30)DAYS AFTER COMMENCEMENT OF DISCHARGE, AND THEN ONCE EVERY SIX (6)MONTHS FOR THE LIFE OF THE PROJECT TO MAINTAIN CONTINUED COVERAGE UNDER THIS GENERIC PERMIT.SAMPLES TAKEN IN COMPLIANCE WITH THE PROVISIONS OF THIS PERMIT SHALL BE TAKEN PRIOR TO ACTUAL DISCHARGE OR MIXING WITH THE RECEIVING WATERS. THE EFFLUENT SHALL BE SAMPLED FOR THE PARAMETERS LISTED ON TABLE 1.

Parameter	SCREENING VALUES FOR DISCHARGE INTO: Fresh Waters	Coastal Waters
Total Organic Carbon (TOC)	10.0 mg/L	10.0 mg/L
pH, standard units	6.0–8.5	6.5–8.5
Total Recoverable Mercury	0.012 µg/L	0.025 µg/L
Total Recoverable Cadmium	9.3 µg/L	9.3 µg/L
Total Recoverable Copper	2.9 µg/L	2.9 µg/L
Total Recoverable Lead	0.03 mg/L	5.6 mg/L
Total Recoverable Zinc	86.0 µg/L	86.0 µg/L
Total Recoverable Chromium (Hex.)	11.0 µg/L	50.0 µg/L
Benzene	1.0 µg/L	1.0 µg/L
Naphthalene	100.0 µg/L	100.0 µg/L

D. IF ANY OF THE ANALYTICAL TEST RESULTS EXCEED THE SCREENING VALUES LISTED IN TABLE 1, EXCEPT TOC, THE DISCHARGE IS NOT AUTHORIZED BY THIS PERMIT. IF T.O.C. IS EXCEEDED BECAUSE OF NATURALLY OCCURING ORGANIC COMPOUNDS, THE RESULT AND EXPLANATION FOR THE HIGH READING MUST BE SUBMITTED TO THE FDEP FOR REVIEW AND ISSUANCE OF AN EXEMPTION.
E. IF ANY SCREENING VALUES (OTHER THAN TOC) EXCEED THE THRESHOLDS, THEN A GENERIC PERMIT CANNNOT BE ISSUED, AND A SEPERATE INDIVIDUAL WASTEWATER PERMIT APPLICATION MUST BE SUBMITTED AT LEAST 90 DAYS PRIOR TO DATE OF DISCHARGE. THE ENGINEER OF RECORD MUST BE NOTIFIED IF THIS OCCURS.

NO.	BY	DATE	REVISED PER C.O.R.S.
1	JBS	10/19/21	
2	JBS	11/16/21	
3	JBS	12/14/21	
4	JBS	1/18/22	
5	JBS	2/16/22	
6	JBS	3/16/22	
7	JBS	4/15/22	
8	JBS	5/16/22	

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STORMWATER POLLUTION PREVENTION DETAILS

INDIAN RIVER VILLAS

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☐ ALI KAZI, P.E. NO. 57396
☐ BRIAN P. STODDARD, P.E. NO. 62 52 504

DATE:

SHEET 3

PROJECT NO. 15–086

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRA□S, □ERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRA□ SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STE □IN AN□ LAND DISTURBIN□ACTIVIT□ AND SHALL BE MADE FUNCTIONAL BEFORE U□SLO□E LAND DISTURBANCE TAKES □LACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE AD USTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED □RIOR TO AN□ □RADIN□ OR DISTURBANCE OF EXISTIN□ SURFACE MATERIAL ON BALANCE OF SITE. □ERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO □REVENT SEDIMENT ON TRASH FROM FLO□ IN□ OR FLOATIN□ ON TO AD ACENT □RO□ERTIES.
3. □ERMANENT OR TEM□ORAR□ SOIL STABILI□ATION SHALL BE A□LIED TO DENUDED AREAS □ITHIN SEVEN □7□DA□S AFTER FINAL□RADE IS REACHED ON AN□ □ORTION OF THE SITE. TEM□ORAR□ SOIL STABILI□ATION SHALL BE A□LIED □ITHIN SEVEN □7□DA□S TO DENUDED AREAS THAT MA□ NOT BE AT FINAL □RADE BUT □ILL REMAIN UNDISTURBED FOR LON□ER THAN 30 DA□S. □ERMANENT STABILI□ATION SHALL BE A□LIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE □EAR.
4. DURIN□ CONSTRUCTION OF THE □RO□ECT, SOIL STOCK□ILES SHALL BE STABILI□ED, COVERED OR CONTAINED □ITH SEDIMENT TRA□□IN□ MEASURES. THE CONTRACTOR IS RES□ONSIBLE FOR THE TEM□ORAR□□ROTECTION AND □ERMANENT STABILI□ATION OF ALL SOIL STOCK□ILES ON SITE AS □ELL AS SOIL INTENTIONALLY□TRANS□ORTED FROM THE □RO□ECT SITE.
□. A□ERMANENT VE□ETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHER□ISE□ERMANENTL□STABILI□ED.
6. AFTER AN□SI□NIFICANT RAINFALL□/□ OR□REATER SEDIMENT CONTROL STRUCTURES□ILL BE INS□ECTED FOR INTE□RIT□ AN□DAMA□ED DEVICES SHALL BE CORRECTED IMMEDIATEL□.
7. CONCENTRATED RUNOFF SHALL NOT FLO□DO□N CUT OR FILL SLO□ES UNLESS CONTAINED □ITHIN AN ADE□UATE TEM□ORAR□OR□ERMANENT CHANNEL, FLUME, SLO□E DRAIN STRUCTURE OR A□□ROVED CONTROL.
□. SEDIMENT□ILL BE□REVENTED FROM ENTERIN□AN□STORM□ATER S□STEM, DITCH OR CHANNEL. ALL STORM□ATER INLETS THAT ARE MADE O□ERABLE DURIN□ CONSTRUCTION SHALL BE□ROTECTED SO THAT SEDIMENT□LADEN□ATER CANNOT ENTER THE CONVE□ANCE S□STEM□ITHOUT FIRST BEIN□FILTERED OR OTHER□ISE TREATED TO REMOVE SEDIMENT.
9. □HEN□ORK IN A LIVE□ATERCOURSE IS□ERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMI□E ENCROACHMENT, CONTROL SEDIMENT TRANS□ORT AND STABILI□E THE□ORK AREA TO THE□REATEST EXTENT□OSSIBLE DURIN□ CONSTRUCTION.
10. □ERIODIC INS□ECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE□ROVIDED TO ENSURE INTENDED□UR□OSE IS ACCOM□LISHED. THE DEVELO□ER, O□NER AND/OR CONTRACTOR SHALL BE CONTINUALL□ RES□ONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN□ORKIN□ CONDITION AT THE END OF EACH□ORKIN□DA□.
11. □HERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT□AVED□UBLIC ROADS, □ROVISIONS SHALL BE MADE TO MINIMI□E THE TRANS□ORT OF SEDIMENT B□TRACKIN□ONTO THE□AVED SURFACE. □HERE SEDIMENT IS TRANS□ORTED ONTO A□UBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROU□HL□AT THE END OF EACH DA□. SEDIMENT SHALL BE REMOVED FROM THE ROADS B□SHOVELIN□ OR S□EE□IN□ AND TRANS□ORTED TO A SEDIMENT CONTROL DIS□OSAL AREA. STREET□ASHIN□ SHALL BE ALLO□ED ONL□ AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS□ROVISION SHALL A□L□ TO INDIVIDUAL SUBDIVISION LOTS AS□ELL AS TO LAR□ER LAND-DISTURBIN□ ACTIVITIES.
12. ALL TEM□ORAR□EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED□ITHIN 30 DA□S AFTER FINAL SITE STABILI□ATION OR AFTER THE TEM□ORAR□MEASURES ARE NO LON□ER NEEDED.
13. □RO□ERTIES AND□ATER□A□S DO□NSTREAM FROM CONSTRUCTION SITES SHALL BE□ROTECTED FROM SEDIMENT DE□OSITION AND EROSION.
14. EROSION CONTROL DESI□N AND CONSTRUCTION SHALL FOLLO□THE RE□UIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROAD□A□ AND TRAFFIC DESI□N STANDARDS, IN ADDITION TO THESE□ REQUIREMENTS.
1□. CONTRACTOR IS RES□ONSIBLE FOR ALL SURFACE□ATER DISCHAR□ES, RAINFALL RUN-OFF OR DE□ATERIN□ ACTIVITIES.
16. CONTRACTOR MUST INCOR□ORATE ALL BM□S NECESSAR□TO MEET OR EXCEED STATE□□ATER□UALIT□RE□UIREMENTS.
17. □OLLUTION□REVENTION□LAN IS A MINIMUM□UIDELINE ONL□ ADDITIONAL BM□S MA□BE NECESSAR□AT CONTRACTOR'S EXPENSE. NOT□ BE□OSTED ON SITE.
1□. NO TURBID DISCHAR□E, TURBIDIT□READIN□S ARE RE□UIRED ONCE A□EEK AND MUST BE RE□ORTED TO THE□RO□ECT EN□INEER.
19. DE□ATERIN□ ACTIVITIES□
   A. DISCHAR□E MUST NOT EXCEED STATE□□ATER□UALIT□STANDARDS.
   B. CONTRACTOR MUST HAVE OR OBTAIN A TRANSFERABLE S□R□MD CONSUM□TIVE USE□ERMIT KNO□N AS A "NOTICED □ENERAL□ERMIT FOR SHORT TERM CONSTRUCTION DE□ATERIN□", UNLESS DE□ATERIN□ ACTIVITIES□ILL RESULT IN LESS THAN 300,000□□D FOR 30 DA□S OR LESS.
   C. NO□H□DRAULIC□UM□S MA□BE USED FOR DE□ATERIN□UNLESS A□□ROVED B□THE□ATER MANA□EMENT DISTRICT FOR THAT AREA. DE□ATERIN□EXISTIN□STORM□ATER RETENTION AREAS□ONDS/LAKES□MA□BE EXEM□T FROM THIS CONDITION. CONTRACTOR TO CONFIRM□ITH S□R□MD.
   D. NO TURBID DISCHAR□E, TURBIDIT□READIN□S ARE RE□UIRED ONCE A□EEK AND MUST BE RE□ORTED TO THE□RO□ECT EN□INEER AND TO CIT□OF FT□IERCE.
20. SEE ADDITIONAL DETAILS, S□ECIFICATIONS AND RE□UIREMENTS OF SHEET 4, 11-13.

STORM□ATER□OLLUTION□REVENTION□LAN

A SITE□LAN MUST BE DEVELO□ED AND MUST CONTAIN, AT A MINIMUM, THE FOLLO□IN□ INFORMATION□
1. DRAINA□E□ATTERNS□SEE SURVE□AND DRAINA□E□LAN SHEET 3 & 7.
2. A□□ROXIMATE SLO□ES AFTER MA□OR□RADIN□ ACTIVITIES□SEE SHEET 7.
3. AREAS OF SOIL DISTURBANCE□SEE SHEETS 2, AND THIS SHEET.
4. OUTLINE ALL AREAS THAT ARE NOT TO BE DISTURBED□N□.
□. LOCATION OF ALL MA□OR STRUCTURAL AND NON-STRUCTURAL CONTROLS□THIS SHEET.
6. THE LOCATION OF EX□ECTED STABILI□ATION□RACTICES□THIS SHEET.
7. NO□□ETLANDS AND SURFACE□□ATERS□
□. LOCATIONS□HERE STORM□ATER MA□DISCHAR□E TO A SURFACE□□ATER OR MS4. SEE SHEET 7.

DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVIT□□ DEMOLITION, LAND CLEARIN□, EARTH□ORK, □AVIN□ AND UTILIT□□□ ORK FOR BUILDIN□, □ARKIN□ AND SITE IM□ROVEMENTS.

DESCRIBE THE INTENDED SE□UENCE OF MA□OR SOIL DISTURBIN□ ACTIVITIES□
1. SITE□RE□ARATION AND STABILI□ CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE AROUND□ERIMETER OF SITE. INSTALL TURBIDIT□BARRIERS AT ALL OUTFALL LOCATIONS. CLEAR LAND, CONSTRUCT BERM ON□ERIMETER AND TEM□ORAR□ S□LES AS SHO□N ON□LANS. BERM SHALL BE CONSTRUCTED USIN□INITIAL IM□ORTED FILL MATERIAL. THE BERM AND S□ALE SHALL BE SEEDED.

TOTAL AREA OF THE SITE□ 0.97□ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED□0.97□ACRES

EXISTIN□ DATA DESCRIBIN□ THE SOIL OR□UALIT□OF AN□STORM□ATER DISCHAR□E□ SEE SOIL BORIN□S□B□ SHEETS 2, NO DISCHAR□E FROM DISTURBED AREAS IS ANTICI□ATED.

DRAINA□E AREA SI□E FOR EACH DISCHAR□E□OINT□ ENTIRE SITE□0.97□ACRES

LATITUDE AND LON□ITUDE OF THE SITE□ LATITUDE = N 27° 26' 38.6" LONGITUDE = W 80° 19' 19.0"

BEST MANA□EMENT□RACTICES□BM□S AND MEASURES THAT□ILL BE IM□LEMENTED AT THE CONSTRUCTION SITE AND TIME FRAMES IN□ HICH THE CONTROLS□ILL BE IM□LEMENTED□
THE CONTRACTOR□ILL USE HA□BALES, SILT FENCE, FILTER BARRIERS, AND OTHER BM□S. THE TIME FRAMES FOR CLEARIN□, EARTH□ORK, AND ANTICI□ATED BM□S ARE□

1. INSTALL SILT FENCE AT□ERIMETER OF SITE AND SILT BARRIERS AT DO□NSTREAM DITCHES/S□ALES.
2. CLEAR/□RUB AREA NECESSAR□FOR TEM□ORAR□□RAVEL DRIVE□A□AND AD□ACENT S□ALE.
3. CONSTRUCT TEM□ORAR□□RAVEL DRIVE□A□□ITH S□ALE, AND□RADE/SOD S□ALE AT ENTRANCE.
4. CLEAR BALANCE OF SITE.
□. CONSTRUCT 12" RC□ AND MITERED END SECTIONS.
6. IM□ORT FILL MATERIAL□
   -CONSTRUCT CONTAINMENT BERMS□SEED/MULCH BERMS.
   -FILL BALANCE OF SITE.
7. MAINTAIN DO□NSTREAM SILT BARRIERS AND□ERIMETER SILT FENCE, DURIN□ CONSTRUCTION.
□. INCOR□ORATE ADDITIONAL BM□S□HEN NEEDED DURIN□THE COURSE OF CONSTRUCTION.
   -□OLL□ADDLE/ SILT FENCE/ FILTER SACKS AS INLETS AND□I□ES ARE INSTALLED.
   -□ROVIDE STOCK□ILE□ROTECTION, CONCRETE/ STUCCO□□ASH AREAS, AND OTHER BM□S□HEN NECESSAR□TO CONTAIN□RO□OSED□ORK.

TEM□ORAR□AND□ERMANENT STABILI□ATION□RACTICES□
-TEM□□HA□BALES/SILT FENCES/FLOATIN□TURBIDIT□BARRIERS□ER□LAN, FILTER FABRIC SHALL BE□LACED UNDER THE ROCK□RAVEL DRIVE□A□AT ALL S□ALE OUTFALLS, AND RETENTION□OND OUTFALLS.
-□ERM□SEEDED/MULCHED,SOD□CONTROLLED□RADIN□AND DRAINA□E TO DETENTION BASINS.
-STABILI□E ALL DE-NUDED AREAS IF LEFT UNDISTURBED FOR MORE THAN 7 DA□S - USE R□E□RASS□ER MANUFACTURER'S A□□LICATION RATES, AND MULCHED□ITH STRA□□AT 4000 LB□ER ACRE.

STRUCTURAL CONTROLS TO BE IM□LEMENTED TO DIVERT STORM□ATER FLO□FROM RECEIVIN□□ATERS□
-TEM□□RAVEL ENTRANCE ROAD□RADED TO DRAIN TO A TEM□ORAR□SEDIMENT S□ALE OR RETENTION AREA.
-TEM□DRAINS TO RETENTION□ONDS
-TEM□BERMS AT□RO□ECT□ERIMETER□ER□LAN.
-INLETS/OUTLETS□ILL BE□ROTECTED□ITH FILTER FABRIC AND□RO□ERLY INSTALLED HA□BALES.
-SILT FENCE SHALL BE□LACED AROUND THE ENTIRE□ERIMETER OF DISTURBED AREAS.
-A DOUBLE RO□□OF SILT FENCE□ILL BE□ROVIDED AROUND ALL STOCK□ILE AREAS.

□ERMANENT STORM□ATER MANA□EMENT CONTROLS SUCH AS, DETENTION OR RETENTION S□STEMS OR VE□ETATED S□ALES. □ET DETENTION S□STEMS INCOR□ORATED AS□ERMANENT BM□FOR□ATER□UALIT□CONTROL.

DESCRIBE IN DETAIL CONTROLS FOR THE FOLLO□IN□POTENTIAL□OLLUTANTS□
□ASTE DIS□OSAL□
-ON SITE□ASTE□ILL BE CONTAIN□RS□ED, CONTRACTOR IS RES□ONSIBLE FOR REC□CLIN□ALL□ASTE MATERIALS, □ITH A MINIMUM RE□UIREMENT OF 7□□□.
-CONCTERE/ STUCCO□ASH AREA SHALL BE□ROVIDED.
-STOCK□ILE AREAS SHALL BE□ROTECTED□ITH SILT FENCE AND STABILI□ED/ SEEDED IF LEFT UNATTENDED FOR MORE THAN 7 DA□S.

OFFSITE VEHICLE TRACKIN□□
-□ROVIDE HARD SURFACE AT TEM□DRIVE□A□ROCK/□RAVEL DRIVE□A□□.
-RE□ULAR MAINTENANCE OF AD□ACENT ROAD RI□HT OF□A□, INCLUDIN□STREET S□EE□IN□, & RUT RE□AIR IN NON-□AVED AREAS.

A□□LICATION RATES OF ALL FERTILI□ERS, HERBICIDES AND□ESTICIDES□
-NONE□RO□OSED.

STORA□E,A□□LICATION,□ENERATION AND MI□RATION OF ALL TOXIC SUBSTANCES□
-NONE□RO□OSED.

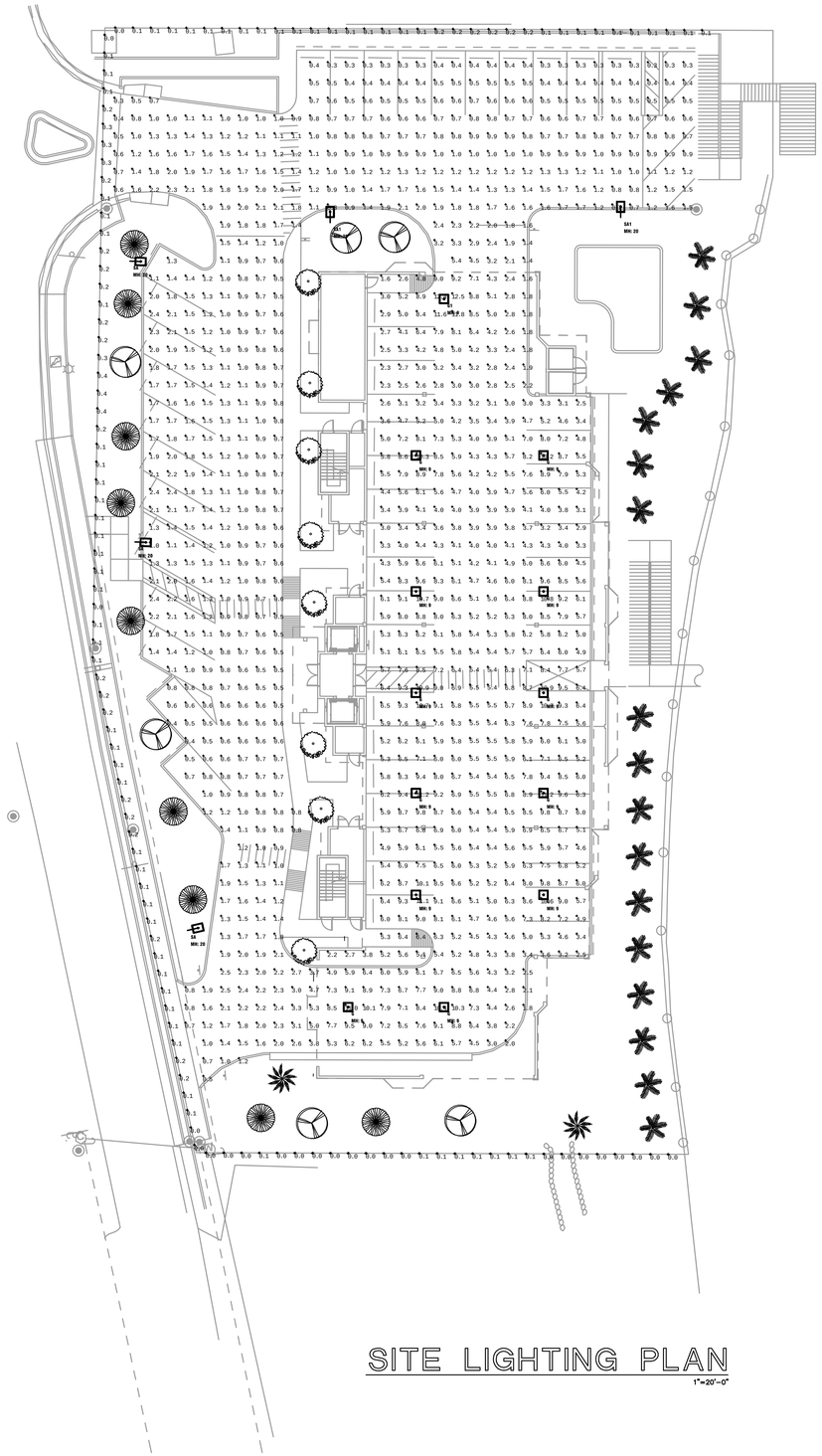
DESCRI□TION OF THE MAINTENANCE□LAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS
-CONTRACTOR SHALL HAVE S□□□□ COM□ONENTS INS□ECTED B□A FDE□CERTIFIED INS□ECTOR AND MAINTAIN ALL CONTROLS DAIL□, AND HAVE□EEKL□S□□□□INS□ECTION RE□ORTS□RE□ARED, AND□ITHIN 24 HOURS OF THE END OF AN□RAINFALL EVENT THAT IS□/□" OR□REATER. -EN□INEER SHALL INS□ECT□ERIODICALL□.

NOTES:
1.THIS□LAN□SHEETS 4 AND □,□O□□ OF FDE□NO□STATE OF FLORIDA□ENERIC□ERMIT FOR STORM□ATER DISCHAR□E FROM LAR□E AND SMALL CONSTRUCTION ACTIVITIES. AND ALL RE□UIRED INS□ECTION RE□ORTS, TESTS, AND ALL OTHER DOCUMENTATION SHALL BE KE□T AT THE□RO□ECT SITE.
2.THE FOLLO□IN□CERTIFICATION SHALL BE COM□LETED B□AL CONTRACTORS/ SUB-CONTRACTORS RES□ONSIBLE FOR AN□□ORTION OF THE IM□LEMENTATION OF THE S□□□□□□□.

CERTIFICATION□
"I CERTIF□UNDER THE□ENALT□OF LA□THAT I UNDERSTAND AND SHALL COM□L□□□ITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA□ENERIC□ERMIT FOR STORM□ATER DISCHAR□E FROM LAR□E AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORM□ATER□OLLUTION□REVENTION□LAN □RE□ARED THEREUNDER□"

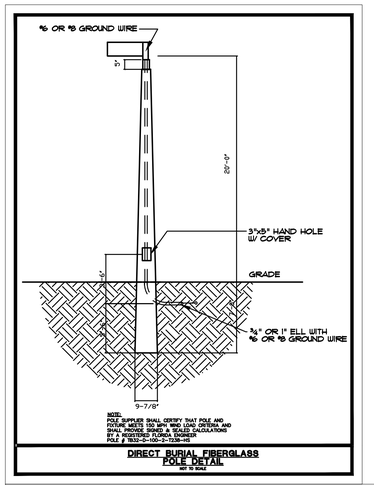
S□□□□ DESCRI□TION OF□ORK/ RES□ONSIBILIT□	NAME TITLE	CONTRACTOR OR SUB.CONTRACTOR /NAME, ADDRESS, □HONE□	NAME/SI□NATURE TO CERTIFICATION	DATE
			B□ SI□NATURE	
			B□ SI□NATURE	
			B□ SI□NATURE	

B□□□□□□□



SITE LIGHTING PLAN

1"=20'-0"



DIRECT BURIAL FIBERGLASS POLE DETAIL

NOT TO SCALE

Luminaire Schedule

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	12	G	VISIONAIRE PSA-1-TTW-32LC-7-HS-UNV	N.A.	0.900	0.900	1.000	0.810	71	852
	1	G1	VISIONAIRE PSA-1-TTW-48LC-7-HS-UNV	N.A.	0.900	0.900	1.000	0.810	102.19	102.19
	3	SA	PHILIPS GARDCO ECP-3-75LA-4053-MW-IS POLE MOUNT 20' A.F.G.	N.A.	0.900	0.900	1.000	0.810	77.4	232.2
	2	SA1	PHILIPS GARDCO ECP-3-55LA-3253-MW-IS POLE MOUNT 20' A.F.G.	N.A.	0.900	0.900	1.000	0.810	51.8	103.2

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
SPILL, HORIZONTAL	0.11	0.4	0.0	N.A.	N.A.
SPILL, VERTICAL	0.20	0.5	0.0	N.A.	N.A.
GARAGE PARKING	5.92	12.5	1.6	3.70	7.81
OPEN PARKING	1.19	5.4	0.3	3.97	18.00

revision	date
4	
3	
2	
1	

KAMM Consulting

project title: INDIAN RIVER VILLAS

sheet title: SITE LIGHTING PLAN

projt. no.:	2015-0969
project manager:	DM
checked by:	BLB
scale:	AS NOTED
date:	11/25/2015

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

Property Identification

Site Address: 401 S INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Map ID: 24/10G
Zoning: C1

Parcel ID: 2410-808-0017-000-7
Account #: 23895
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

TA1 (IRD) LLC
266 Park Dr
Palatine, IL 60067

Legal Description

ANDREWS AND RICHARDS S/D BLK D LOTS 1 AND 2 WITH RIP RTS-LESS RD R/W- AND 4 FT STRIP W OF AND ADJ TO W LI OF LOT AS DESC IN OR 92-520(MAP 24/10G) (OR 3546-2306)



Current Values

Just/Market Value:	$631,700
Assessed Value:	$631,700
Exemptions:	$0
Taxable Value:	$631,700

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):	0.93
Land Size (SF):	40,686

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 3, 2013	3546 / 2306	0130	WD	DCGG LLC,	$635,000
Jun 25, 2004	2008 / 0416	XX00	WD	Bryan Jr,Ben L	$1,500,000
Dec 1, 1986	0526 / 1175	XX00	CV		$300,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$631,700
Just/Market:	$631,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$631,700
Exemption(s):	$0
Taxable:	$631,700

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	4	Fort Pierce Stormwater Charge	$216.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$631,700	$631,700	$0	$631,700
2015	$631,700	$631,700	$0	$631,700
2014	$631,700	$631,700	$0	$631,700

Permits

Number	Issue Date	Description	Amount	Fee
F01-0000415	Apr 13, 2001	Additions to existing construction	$1,344	$0
F98-001205	Sep 22, 1998	Roof	$7,500	$7,500
MC2003-19	Jan 23, 2003	Air Conditioning Only	$2,350	$75
0800001239	Sep 23, 2008	Alterations/Remodeling	$2,000	$50
BP09-1483	Mar 18, 2010	Demolition	$0	$130
BP09-1483	Sep 7, 2010	Demolition	$0	$200

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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Property Identification

Site Address: 411 S INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Map ID: 24/10G
Zoning: C1

Parcel ID: 2410-808-0019-000-1
Account #: 23896
Use Type: 0000
Jurisdiction: Fort Pierce

Ownership

TMH LLC

2277 No Circle Dr
Palatine, IL 60067

Legal Description

ANDREWS AND RICHARDS S/D BLK D LOT 3 AND THAT PART OF VAC 2ND ST MPDF: BEG NW COR OF LOT 3, TH S 17 06 20 E 91.62 FT, TH N 89 51 35 W 4.19 FT, TH N 17 06 20 W 92.62 FT, TH S 89 51 35 E 4.19 FT TO POB (0.53 AC - 23,087 SF) (MAP 24/10G) (OR 1814-1626: 3856-1386)



Current Values

Just/Market Value:	$334,800
Assessed Value:	$334,800
Exemptions:	$0
Taxable Value:	$334,800

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):	0.53
Land Size (SF):	23,087

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 25, 2003	1814 / 1626	XX00	WD	MMG Holdings Llc,	$400,000
Sep 20, 2001	1444 / 1613	XX00	WD	Rech,Mitchell E	$282,000
Aug 1, 1972	0205 / 1844	XX00	CV		$30,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$334,800
Just/Market:	$334,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$334,800
Exemption(s):	$0
Taxable:	$334,800

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	1.4	Fort Pierce Stormwater Charge	$75.60

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$334,800	$334,800	$0	$334,800
2015	$332,000	$332,000	$0	$332,000
2014	$332,000	$332,000	$0	$332,000

Permits

Number	Issue Date	Description	Amount	Fee
F93-001012	Jul 16, 1993	Roof	$175	$175
F94-001036	Aug 25, 1994	Roof	$500	$500
F98-001468	Dec 21, 1998	Fence	$2,200	$2,200
BP09-1419	Jan 1, 2009	Demolition	$0	$0
BP09-1419	Sep 1, 2009	Demolition	$0	$130

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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City Commission Regular Meeting **11.a.1.**

Meeting Date: 04/03/2017

Re: Application for Site Plan & Design Review -Chick-fil-a - 5560 Okechobee Road

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Review and Approval of an application for Site Plan & Design Review, submitted by property owners, NNN/1031 #16 Jenkins LLC, and applicant, Kristen Ferretti of Corporate Property Services, to construct a new 4,989 sq. ft. Chick-fil-a restaurant with drive-thru service at 5560 Okeechobee Road, Fort Pierce, FL. The properties are zoned General Commercial, C-3 zone. (Parcel IDs: 2419-603-0002-000-7 & 2419-603-0005-000-8.)

SUMMARY:

- The applicant is requesting the review and approval of a Site Plan and Design Review application to construct a new restaurant with drive-thru service at 5560 Okeechobee Road. The property is within the General Commercial, C-3, zone.
- The proposed Chick-fil-a restaurant includes a 4,989 sq. ft. restaurant complete with drive-thru service, an indoor playground, and outdoor cafe dining. The development plan provides support access, parking, lighting, landscaping, storm water, and pedestrian improvements.
- The proposed plan encompasses drive-thru capacity for at least thirty (30) vehicles, seventy-seven (77) parking spaces (three of which are handicapped-accessible), parking for a charter bus, and a bicycle rack.
- The Planning Board, at their March 14th, 2017 meeting, voted unanimously to recommend approval of the request.

RECOMMENDATION:

Approval

ALTERNATIVES:

- Approval with Conditions
- Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Increase in Ad-Valorem and Impact Fee Revenues

Attachments

Staff Report
Size Aerial & Zoning Map
Application, Support Documents & Property Record Cards
Project Narrative & Building Elevations
Site & Landscape Plans
PB Minutes 3.14.17 - CFA Marked (Not yet approved)

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 01:43 PM

Form Started By: Kori Benton
Started On: 03/15/2017 08:48 AM
Final Approval Date: 03/24/2017

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**
Chick-fil-a
5560 Okechobee Road

DATE: March 15th, 2017

STAFF REPORT

Owner:
NNN/1031 #16 Jenkins LLC
2 Towne Sq Ste 900
Southfield, MI 48076

Applicant:
Kristen Ferretti, Planning Manager
Corporate Property Services
1239 E. Newport Center Drive, Suite 113
Deerfield Beach, FL 33442

Requested Action: Approval of a Site Plan & Design Review request to construct a new restaurant with drive-thru service.

Location: **5560 Okeechobee Road**

Parcel ID: 2419-603-0002-000-7 & 2419-603-0005-000-8

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC).

Surrounding Zoning:

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

Site Size: 1.81 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Sections 22-31, 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 restaurant with drive-thru service at 5560 Okeechobee Road.

The proposed Site Plan for a Chick-fil-a restaurant includes a 4,989 sq. ft. restaurant complete with drive-thru service, an indoor playground, and outdoor cafe dining. The development plan provides support access, parking, lighting, landscaping, storm water, and pedestrian improvements consistent with the applicable land development regulations.

Design

The presented structure offers a contemporary architectural design typified by brick construction, flat roof, parapet extensions, and accenting cornices. Architectural features include canopy extensions at the building entrances and transom windows, as well as accenting window lights and wall breaks. The appearance is enhanced further through landscape plantings and light fixtures to punctuate the various elevations).

Vehicular access to the restaurant is provided from Okeechobee and Jenkins Road via established driveways incorporated within the Okeechobee Crossings Subdivision. The Okeechobee Road access is enhanced with the existing turn lane designated for the retail users within the development. A total of seventy-seven (77) parking spaces (three of which are handicapped-accessible), and a bicycle rack will be provided. A designated parking space is provided for buses and charter vehicles to accommodate larger vehicles at the site. Site lighting will be provided for the parking area and the perimeter of the establishment in accordance with City Code requirements.

The proposed drive-thru is integrated into northern segment of the site, minimizing conflicts between drive-thru traffic and patrons visiting the on-site dining facilities. The two-lane drive-thru design allows for queuing of over thirty (30) vehicles to accommodate peak demands and maintain parking lot functionality.

Stormwater pretreatment is provided to the site via a master retention area to the north, designed to service the various commercial sites within this subdivision.

The presented landscape plan achieves compliance with local requirements with creative design by incorporating various species, heights, and arrangements in a non-linear manner. A total of 77 new trees will be planted on-site to enhance the site and provide shade relieve to the parking areas and incorporated pedestrian pathways. Over 1,300 plants and shrubs are scattered across the design to amplify this new development along the Okeechobee Road corridor.

Traffic

The traffic impact statement provided by the applicant suggests a total of 2475 additional daily trips will be generated by the proposed project. Of these trips, 87 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. The development design does not impact the reconstruction of the adjacent Okeechobee Road and Jenkins Road intersection which is nearing completion.

Technical Review Committee

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

Planning Board Recommendation:

The Planning Board, at their March 14th, 2017 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed Site Plan and Design Review meet the requirements of the City Code and are found to be consistent with the City's Comprehensive Plan; therefore Staff recommends **approval** of the requests**.**



THE SUNRISE CITY FORT PIERCE Florida

Proposed Chick-fil-a

5560 Okeechobee Road–Site Aerial

N W E S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location NE Quadrant of Jenkins Road & Okeechobee Road, Fort Pierce, FL 34947

Parcel ID #(s) 2419-603-0005-000-8 and 2419-603-0002-000-7

Project description Construction of a new fast food restaurant with a drive-thru, indoor playground, outdoor dining area, and related site improvements.

NNN / 1031 No. 16 SR 70 Jenkins LLC
Property Owner(s)
4801 PGA Boulevard
Street Address
Palm Beach Gardens, FL 33418
City State Zip
561-630-6110
Phone Number

Email Address

Kristen Ferretti (Owner's Agent) Corporate Property Services, Inc.
Applicant/Representative, Title, Company
1239 E. Newport Center Drive, Suite 113
Street Address
Deefield Beach, FL 33442
City State Zip
954-426-5144
Phone Number
kristen@corporatepropertyservices.net
Email Address melissa@corporatepropertyservices.net

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

The foregoing instrument was acknowledged before me this 3rd day of February, 20 17, by Kristen Ferretti who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)

MELISSA TOM
Notary Public - State of Florida
Commission # FF 973628
My Comm. Expires Mar 22, 2020

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
☒ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: 4,971 Residential: Proposed Units:_____

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

North	South	East	West
Vacant Commercial	Vacant Commercial	Automobile Dealership	Walgreen's-Retail Store

Application Outlook

Pre-Application Meeting
Wednesday Afternoons

↓

Application Intake Meeting
Call to schedule

↓

Technical Review Committee
3rd Thursday

↓

Planning Board
2nd Tuesday

↓

City Commission
1st & 3rd Monday

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-via email to Kori Benton
- ☒ 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)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2875103 OR BOOK 2582 PAGE 2467, Recorded 06/07/2006 at 09:16 AM
Doc Tax: $19600.00

Prepared by, record and return to:
Adrienne V. Schmitz, P.A.
12230 Forest Hill Blvd., Suite 102
Wellington, FL 33414

Tax Folio #: 2419-233-0001-000/5

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 24th day of **May, 2006** between **JENKINS 70 PARTNERS, LLC, a Florida limited liability company**, whose post office address is 10505 S.W. 128th Terrace, Miami, FL 33176, grantor, and NNN/1031 No. 16 SR 70 Jenkins LLC, **a Florida limited liability company** whose post office address is 3399 PGA Blvd., Suite 450, Palm Beach Gardens, FL 33410, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth 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 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 claiming by, through, or under grantor, but none other; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005, and that certain Annexation Agreement recorded in Official Records Book 943, Page 1496, public records of St. Lucie County, FL.

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

DoubleTime®

Signed, sealed and delivered in our presence:

GRANTOR:
JENKINS 70 PARTNERS, LLC, a Florida limited liability company

Witness Name: MARIA J. KIRSCHNER

By: Mark Schwimmer
Mark Schwimmer, as Manager

Witness Name: Olga L. Perez

State of Florida
County of Miami Dade

The foregoing instrument was acknowledged before me this 24th day of May, 2006 by Mark Schwimmer, as Manager of Jenkins 70 Partners, LLC, on behalf of said Company. He [☑] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

MARY W. KURLANSIK
MY COMMISSION EXPIRES
August 9, 2007
#DD 235196
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: **Mary W. Kurlansik**

My Commission Expires: _____

DoubleTime®

Exhibit "A"

(Jenkins 70 Partners LLC):

Begin at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida and run South 00° 02' 33" East, a distance of 537.68 feet along the East line of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 19, a distance of 537.68 feet to the Northerly Right-of-Way line of State Road 70;

thence run South 72° 44' 04" West along said Right-of-Way line a distance of 405.48 feet;

thence run North 01° 55' 27" East a distance of 195.18 feet;

thence run South 66° 42' 27" West a distance of 53.10 feet;

thence run North 00° 12' 27" East a distance of 265.00 feet;

thence run North 88° 47' 57" East, a distance of 1.00 feet;

thence run North 00° 12' 27" East a distance of 2lO feet to the North line of aforesaid Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 19;

thence run North 88° 47' 57" East a distance of 426.40 feet to the POINT OF BEGINNING.

TOGETHER WITH:

The South 95 feet of the North 380 feet of the East 194 feet of the West 234 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East; LESS Rights-of-Way for road and drainage canals; lying and being in St. Lucie County, Florida.

TOGETHER WITH:

South 75 feet of the North 285 feet of the East 194 feet of the West 234 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East; LESS and excepting there from all Rights-of-Way for public roads and drainage canals; lying and being in St. Lucie County, Florida.

DoubleTime®

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

Property Identification

Site Address: OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Map ID: 24/19N
Zoning: C3

Parcel ID: 2419-603-0005-000-8
Account #: 175289
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

NNN/1031 #16 Jenkins LLC
2 Towne Sq Ste 900
Southfield, MI 48076

Legal Description

OKEECHOBEE CROSSINGS-(PB 62-23) TRACT 5 (0.85 AC - 37,026 SF)



Current Values

Just/Market Value:	$148,100
Assessed Value:	$148,100
Exemptions:	$0
Taxable Value:	$148,100

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):	0.85
Land Size (SF):	37,026

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 24, 2006	2582 / 2467	XX02	SP	Jenkins 70 Partners LLC,	$2,800,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$148,100
Just/Market:	$148,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$148,100
Exemption(s):	$0
Taxable:	$148,100

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	2.3	Fort Pierce Stormwater Charge	$124.20
2013	0054	0.85	North St. Lucie Water Management District	$25.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$148,100	$148,100	$0	$148,100
2015	$148,100	$148,100	$0	$148,100
2014	$148,100	$148,100	$0	$148,100

Permits

Number	Issue Date	Description	Amount	Fee

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

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

Property Identification

Site Address: OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Map ID: 24/19N
Zoning: C3

Parcel ID: 2419-603-0002-000-7
Account #: 175286
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

NNN/1031 #16 Jenkins LLC
2 Towne Sq Ste 900
Southfield, MI 48076

Legal Description

OKEECHOBEE CROSSINGS-(PB 62-23) TRACT 2 (0.96 AC - 41,818 SF)



Current Values

Just/Market Value:	$167,300
Assessed Value:	$167,300
Exemptions:	$0
Taxable Value:	$167,300

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):	0.96
Land Size (SF):	41,818

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 24, 2006	2582 / 2467	XX02	SP	Jenkins 70 Partners LLC,	$2,800,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$167,300
Just/Market:	$167,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$167,300
Exemption(s):	$0
Taxable:	$167,300

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	2.6	Fort Pierce Stormwater Charge	$140.40
2013	0054	0.96001	North St. Lucie Water Management District	$25.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$167,300	$167,300	$0	$167,300
2015	$167,300	$167,300	$0	$167,300
2014	$167,300	$167,300	$0	$167,300

Permits

Number	Issue Date	Description	Amount	Fee

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

Trip Generation Analysis
Ft Pierce Chick-fil-A
February 6, 2017

Bowman Consulting Group, Ltd. has conducted a trip generation analysis for a proposed 4,989 s.f. Chick-fil-A with drive-thru window, located at the northeast corner of Jenkins Road and Okeechobee Road in the City of Ft. Pierce. The site is currently vacant with no existing trips being generated. Below is a breakdown of the post development trip generation analysis, per the ITE Trip Generation Manual, 9th Edition.

Trip Generation Land Use Code 934 – Fast Food Restaurant with Drive-Through Window

- Proposed Square Footage = 4,989 s.f.
- Trip Generation Rate = 496.12 per 1,000 s.f.
- Total Trips = 2,475 trips
- Peak Hour Trips = 87 P.M. trips

Should you have any questions or require additional information, please feel free to give me a call at (954) 712-7482.

Thank you,

Bill Pfeffer, PE | VP/Branch Manager
Bowman Consulting
401 E. Las Olas Blvd. Suite 1400, Ft. Lauderdale, FL 33301
Office: 954-712-7482 | mobile: 772.341.6223

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT COMMERCIAL	GENERAL COMMERCIAL	C3
South	VACANT COMMERCIAL	GENERAL COMMERCIAL	C3
East	AUTOMOBILE DEALERSHIP	GENERAL COMMERCIAL	C3
West	RETAIL STORE	GENERAL COMMERCIAL	C3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C3	78,953	1.81	X
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 624 GAL/DAY
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 624 GAL/DAY
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	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/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (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/FLU	
****Proposed Zoning/FLU**	
***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: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage): 78,953
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
COMMERCIAL	I - TOTAL	78,953	1.81		

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2.. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location NE Quadrant of Jenkins Road & Okeechobee Road, Fort Pierce, FL 34947

Parcel ID #(s) 2419-603-0005-000-8 and 2419-603-0002-000-7

Project Description Construction of a new fast food restaurant with a drive thru, indoor playground, outdoor dining area, and related site improvements.

NNN / 1031 No. 16 SR 70 Jenkins LLC	Kristen Ferretti (Owner's Agent) Corporate Property Services, Inc.
Property Owner(s)	Applicant/Representative, Title, Company
4801 PGA Boulevard	1239 E. Newport Center Drive, Suite 113
Street Address	Street Address
Palm Beach Gardens, FL 33418	Deefield Beach, FL 33442
City State Zip	City State Zip
561-630-6110	954-426-5144
Phone Number	Phone Number
	kristen@corporaterpopertyservices.net //
Email Address	Email Address melissa@corporatepropertyservices.net

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

The foregoing instrument was acknowledged before me this 3rd day of February, 2017, by Kristen Ferretti who is personally known to me or has produced _____ as identification.

Signature of Notary

MELISSA TOM
Notary Public - State of Florida
Commission # FF 973628
My Comm. Expires Mar 22, 2020

(seal)

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

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.

CORPORATE PROPERTY SERVICES, INC.
1239 E. NEWPORT CENTER DRIVE • SUITE 113 • DEERFIELD BEACH, FLORIDA 33442

Project Description
CHICK-FIL-A FSU #3955
NE Quadrant of Jenkins Road & Okeechobee Road
Fort Pierce, FL 34947

The subject site is comprised of two contiguous, undeveloped parcels totaling 1.81 acres, located at NE Quadrant of Jenkins Road and Okeechobee Road in Fort Pierce. Both parcels are zoned General Commercial (C-3) and have a Future Land Use designation of General Commercial (GC). The Applicant, Chick-fil-A, Inc., has submitted applications for design review, development review (site plan), concurrency review, real property lot combination, and general address request to obtain the required approvals in order to construct a 4,989 square foot fast food restaurant with a drive-thru, indoor playground, and outdoor dining area. The proposed hours of operation are as follows: Monday - Saturday from 6:30 AM to 10:00 PM and closed on Sundays.

The overall site will be greatly improved in terms of how it functions and visually appears. The major components of the proposed improvements include:

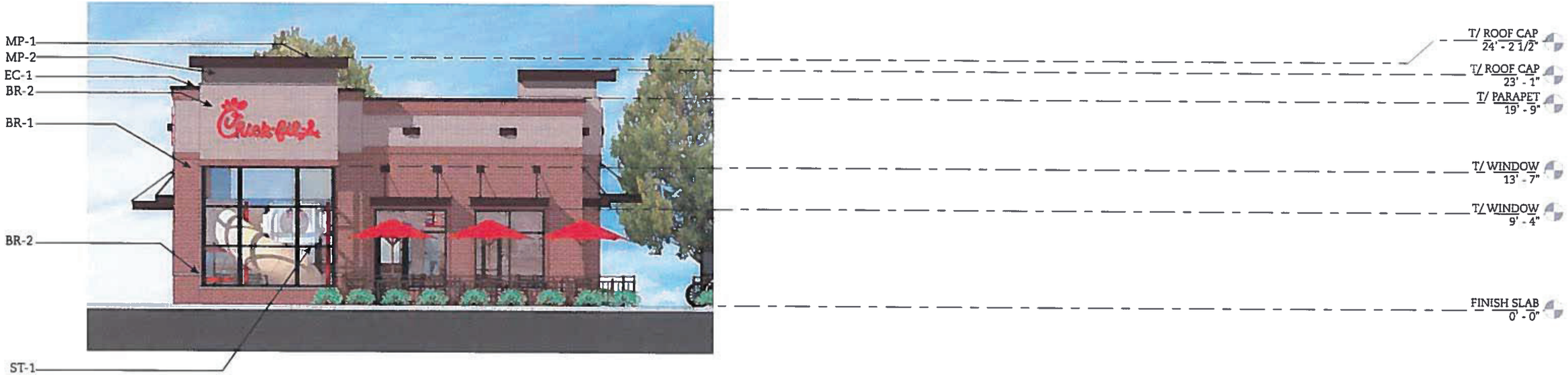
- Chick-fil-A's elevations will improve aesthetics of site
- Landscaping will enhance the overall site and compliment neighboring businesses and the residential neighborhood
- Pedestrian friendly accessibility and outdoor dining area

Chick-fil-A has carefully considered the City of Fort Pierce's Zoning Ordinances when designing the proposed site plan. As you will note, the proposed plans comply with requirements outlined in Section 22-58, the proposed site lighting plan complies with Subsection 22-58(d)(8), and the proposed landscape plan meets the requirements of Article XII, Landscaping and Trees. The proposed architectural elevations are prototypical for a Chick-fil-A restaurant. Please see the accompanying color display board, which contains actual samples of all the proposed exterior finishes. Together with the dense landscaping, the proposed development will seamlessly blend with the existing uses and greatly improve the aesthetics of these undeveloped parcels along Okeechobee Road.

(954) 426-5144 • FAX (954) 570-3391
REGULATORY LAND USE CONSULTANT
CERTIFIED GENERAL CONTRACTOR
CGC 044277



Elevation - Entry



Elevation - Front

12/5/2016

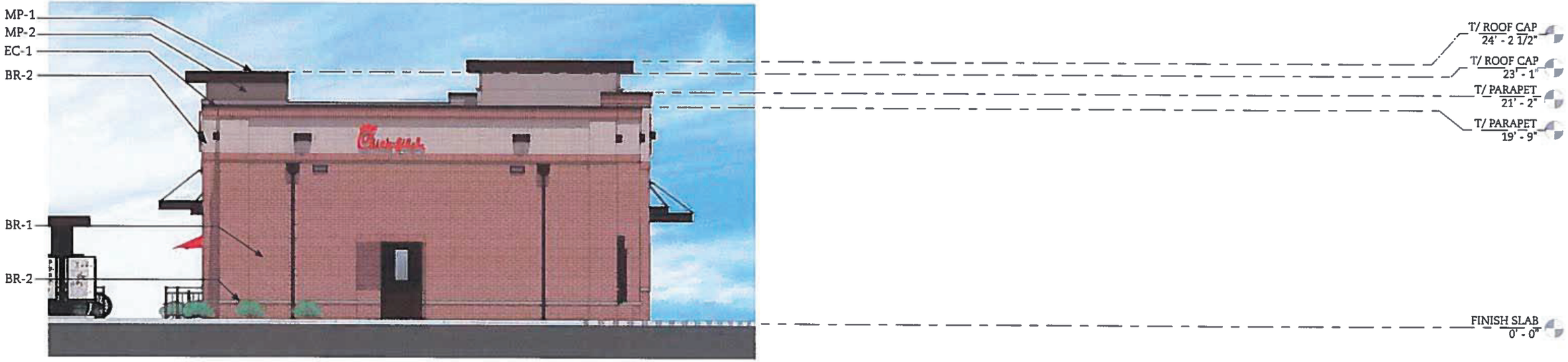
Exterior Elevations

03955, Fort Pierce FSU, Fort Pierce, FL, S08H-N-SQ-L, v7.015

See Finish Schedule for more information



Elevation - Drive-Thru



Elevation - Service

12/5/2016

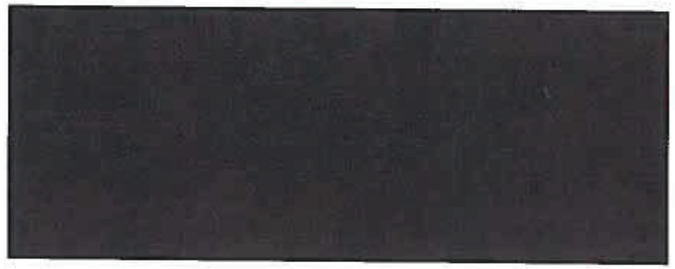
Exterior Elevations

03955, Fort Pierce FSU, Fort Pierce, FL, S08H-N-SQ-L, v7.015

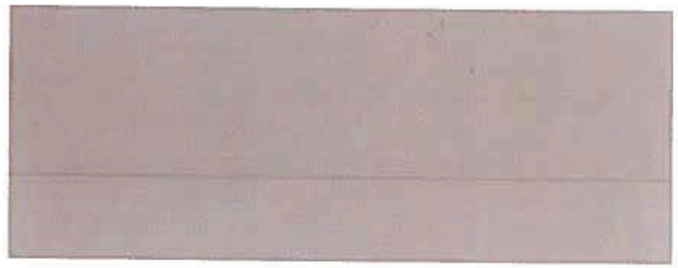
See Finish Schedule for more information



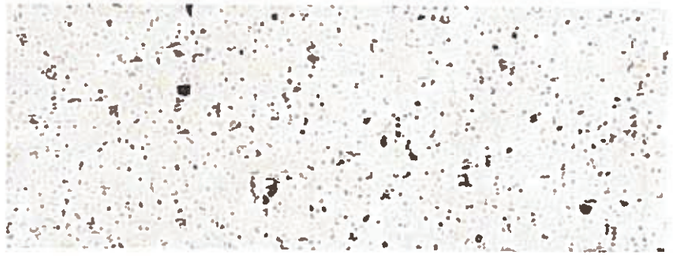
BR-1
Modular Size
General Shale - Red Velour



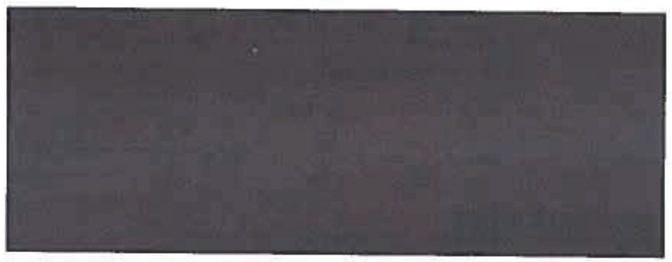
MP-1
Aluminum Fascia & Soffit
Durolast / Exceptional Metals
Color: Dark Bronze



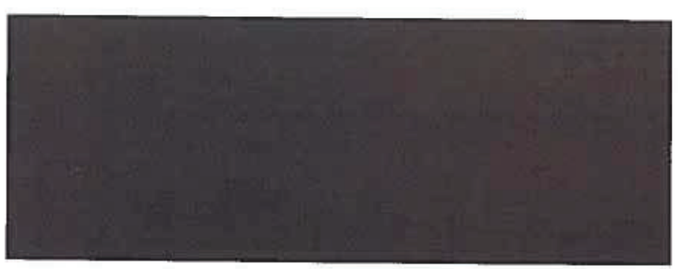
MP-2
Aluminum Fascia
Durolast / Exceptional Metals
Color: Sierra Tan



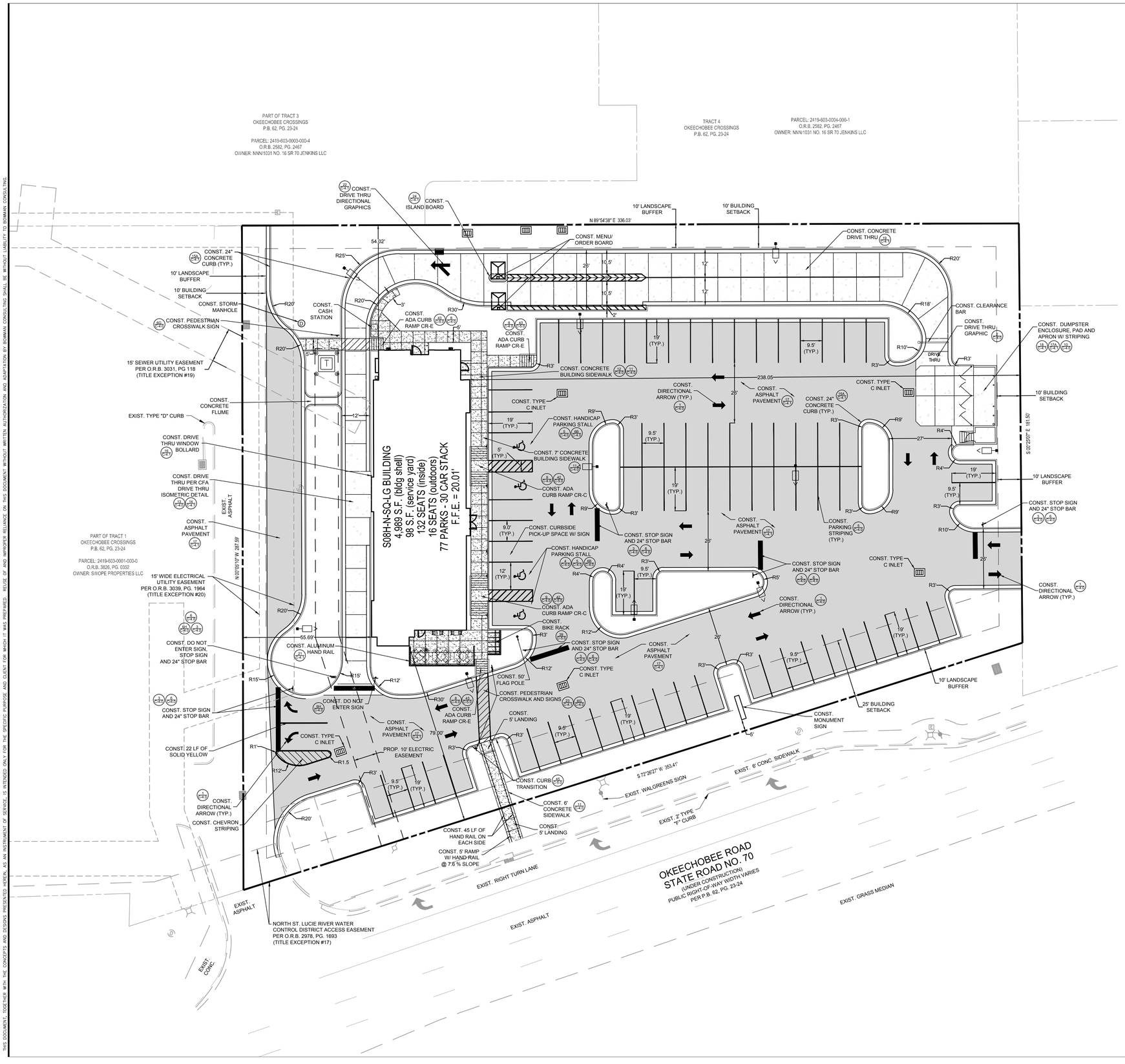
BR-2
Modular Size
General Shale - Silverstone



PT-9
Sherwin Williams - Sher-Cry High Performance
Acrylic #B66-350
Color: Dark Bronze (Semi-Gloss)



ST-1 Storefront
YKK - Yes 45
Color: Dark Bronze Anodized (Matte)



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING

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GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

PROPERTY LINE		EX. TYPE "F" CURB & GUTTER	
PROP. ASPHALT DRIVE		EX. EDGE OF PAVEMENT	
PROP. CONC. SIDEWALK		EX. EDGE OF SIDEWALK	
PROP. CONC. DRIVE		EX. SIGN	
PROP. DUMPSTER PAD		EX. DRAINAGE STRUCTURE	
SETBACK/BUFFER LINE		EX. STORM MANHOLE	
PROP. TYPE "F" CURB		EX. POWER POLE	
PROP. LIGHT POLE		EX. ELECTRIC HAND HOLE	
		EX. MONITOR WELL	
		EX. IRRIGATION CONTROL VALVE	
		EX. TRAFFIC SIGNAL HAND HOLE	

SITE CALCULATIONS

AREA	SF	ACRES	%
TOTAL SITE AREA	78,953 SF	(1.81 A.C.)	(100%)
OPEN SPACE AREA	19,021 SF	(0.44 A.C.)	(24%)
TOTAL IMPERVIOUS AREA	59,932 SF	(1.37 A.C.)	(76%)

PARKING CALCULATIONS

USE	AREA	RATIO	REQUIRED SPACES
BUILDING AREA	4,989 SF	1/75 SF NET	67
TOTAL PARKING REQUIRED			67
TOTAL PARKING PROVIDED			77

BUILDING SETBACKS

SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	25'	79.00'
LEFT SIDE (WEST)	10'	55.69'
RIGHT SIDE (EAST)	10'	238.05'
REAR (NORTH)	10'	54.02'

SITE SUMMARY

ZONING	C-3 - GENERAL COMMERCIAL
FLU	GC - GENERAL COMMERCIAL
USE	RESTAURANT W/DRIVE THRU
TYPE OF CONSTRUCTION	COMMERCIAL
LOT	
SIZE	1.81 ACRES
BUILDING	
SIZE	4,989 SF
HEIGHT	25'-0" ± 1-story
PARKING	
STALL SIZE	9.5' x 19' (90°)
SPACES	77
HANDICAP SPACES	4
BIKE SPACES	4

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

Seal
WILLIAM PFEFFER
LICENSE
NO. 73058
STATE OF
FLORIDA
WILLIAM PFEFFER
LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 73058

Bowman
CONSULTING
Certificate of Authorization License No. 30462
401 East Las Olas Blvd, Suite 1400
Fort Lauderdale, FL 33301
Phone: (954) 712-7482
www.bowmanconsulting.com
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STORE
FORT PIERCE
FORT PIERCE, FL
FSU #03955

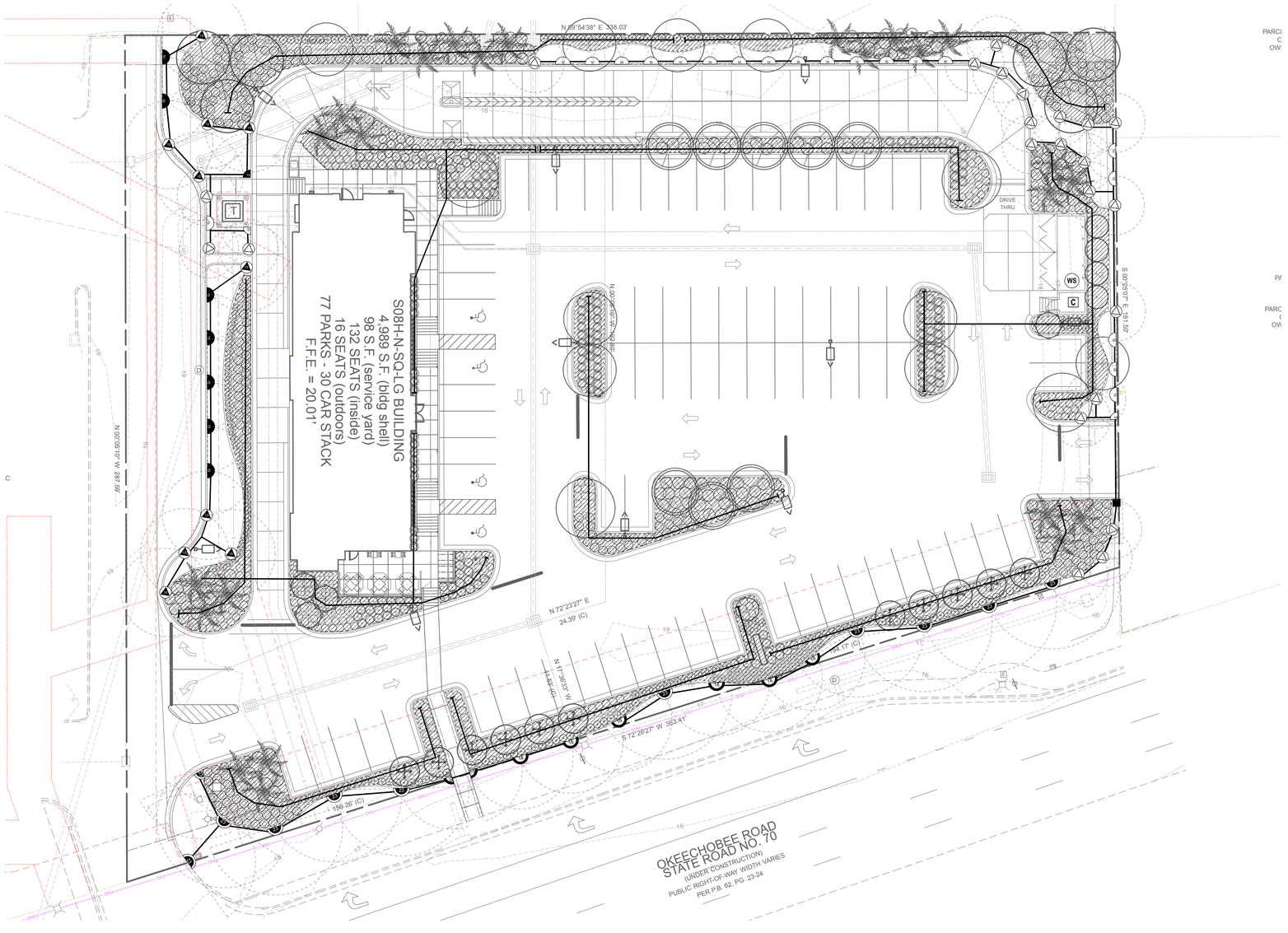
NEQ OF JENKINS ROAD AND OKEECHOBEE ROAD
FORT PIERCE, FL 34947

SHEET TITLE
SITE PLAN

VERSION: V7
ISSUE DATE: 06-2016

Job No.: 010014-01-046
Store : 03955
Date : 2/7/2017
Drawn By : J.B.
Checked By: J.T.

Sheet
C-2.0



N

0 20 40 FT

Irrigation contractor shall provide an as built drawing to the landscape architect. This drawing shall be overnighted to Manley Land Design, Inc within 24 hours of completion of installation.

Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.

IRRIGATION ZONES

SMART CONTROLLER

1	12.81	GPM	6	18.90	GPM	11	4.31	GPM
2	11.10	GPM	7	17.77	GPM	12	DRIP	
3	18.34	GPM	8	17.60	GPM	13	9.25	GPM
4	17.19	GPM	9	17.61	GPM	14	13.80	GPM
5	17.04	GPM	10	17.03	GPM	15	20.29	GPM

NOTE:
SEE SHEET L-2.1 FOR IRRIGATION DETAILS

IRRIGATION NOTES

1. Irrigation contractor to locate and protect all underground utilities prior to digging.
2. All valves to be located in valve box with cover at grade; Locate box in grass area when possible.
3. Automatic controller and weather sensor to be located in the storage room and trash enclosure respectively; Weather Sensor to be free from obstructions and exposed to the weather.
4. 45 psi. required per rotor station, 30 psi. required per spray station, and 40 psi. required per drip station. All spray and rotor bodies to have PRS (In-stem pressure regulation) as indicated in the legend.
5. Pressure regulator required by local code if static water pressure at point of connection for site is greater than 80 psi.
6. 4"- 6" SCH 40 PVC sleeves to be located as shown on drawing. Extend sleeve 18" beyond back of curb or pavement. Sleeves to be located and exposed by the general contractor prior to start of irrigation installation.
7. Pop-up height of spray heads to be as follows: 4" in Turf Zones, 12" in Shrub Zones, and 12" in Seasonal/color beds. Rotor height to be 4". MPR Rotor Nozzle size is indicated on drawing for each rotor.
8. All pipes, automatic valves, backflow preventor, manual valve and meter to be located within property lines. Shown outside on drawing for clarity only.
9. Irrigation meter and backflow preventor to be provided by the general contractor.
10. All 1.5" mainlines (class 200 PVC pipe) to have a minimum of 18" cover.
11. All lateral and sub-main pipe to have a minimum of 12" and a maximum of 18" cover.
12. No rocks, boulders, or other extraneous materials to be used in backfilling trenches.
13. All pipe, valves, drip, spray heads, rotors, controllers, and weather sensors to be installed as per manufacturers specifications. For any questions on Rainbird products or installation of rainbird products call Donn Mann 520-904-1146
14. All threaded joints to be coated with Teflon Tape or Liquid Teflon.
15. All lines to be thoroughly flushed before installation of sprinkler heads.
16. Must use products specified on this drawing, unless otherwise approved by the Landscape Architect.
17. Irrigation contractor shall provide an as-built drawing to the landscape architect; this drawing shall be overnighted within 24 hours of completion of installation.
18. Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.
19. Irrigation is to be installed as shown, unless otherwise approved by the Landscape Architect.

IRRIGATION LEGEND

M	1" IRRIGATION METER	PROVIDED BY THE GENERAL CONTRACTOR
S	1" MANUAL SHUTOFF VALVE	(1 REQUIRED)
BF	RPZ BACKFLOW PREVENTER	AS REQUIRED BY CITY
PR	1" PRESSURE REGULATOR	AS REQUIRED
EV	1" ELECTRICAL MASTER VALVE	(1 REQUIRED)
	LANDSCAPE DRIPLINE	RAINBIRD XFD-06-18
	SIDE STRIP SPRAY HEAD	RAINBIRD 1800-PRS-15SST
	END STRIP SPRAY HEAD	RAINBIRD 1800-PRS-15EST
10	360 SPRAY HEAD - 10' RADIUS	RAINBIRD 1800-PRS-U10F
10	180 SPRAY HEAD - 10' RADIUS	RAINBIRD 1800-PRS-U10H
10	90 SPRAY HEAD - 10' RADIUS	RAINBIRD 1800-PRS-U10Q
	HIGH EFFICIENCY VARIABLE SPRAY HEAD	RAINBIRD 1800-PRS-HE-VAN-10
	HIGH EFFICIENCY VARIABLE SPRAY HEAD	RAINBIRD 1800-PRS-HE-VAN-15
15	360 SPRAY HEAD - 15' RADIUS	RAINBIRD 1800-PRS-U15F
15	270 SPRAY HEAD - 15' RADIUS	RAINBIRD 1800-PRS-U15TQ
15	180 SPRAY HEAD - 15' RADIUS	RAINBIRD 1800-PRS-U15H
15	90 SPRAY HEAD - 15' RADIUS	RAINBIRD 1800-PRS-U15Q
18	360 ROTARY NOZZLE - 18' (regulated at 45psi)	RAINBIRD 1800-PRS-R13-18F
18	180 ROTARY NOZZLE - 18' (regulated at 45psi)	RAINBIRD 1800-PRS-R13-18H
18	VARIABLE ROTARY NOZZLE - 18' (regulated at 45psi)	RAINBIRD 1800-PRS-R-VAN-1318
23	360 ROTARY NOZZLE - 23' (regulated at 45psi)	RAINBIRD 1800-PRS-R17-24F
23	180 ROTARY NOZZLE - 23' (regulated at 45psi)	RAINBIRD 1800-PRS-R17-24H
24	VARIABLE ROTARY NOZZLE - 23' (regulated at 45psi)	RAINBIRD 1800-PRS-R-VAN-1724
	360 MPR SERIES STREAM ROTOR	RAINBIRD 5000-MPR-F25/30/35 (as indicated at the head)
	180 MPR SERIES STREAM ROTOR	RAINBIRD 5000-MPR-H25/30/35 (as indicated at the head)
	90 MPR SERIES STREAM ROTOR	RAINBIRD 5000-MPR-Q25/30/35 (as indicated at the head)
	1" ELECTRIC VALVE	RAINBIRD 100-PGA
	1" DRIP CONTROL ZONE VALVE	RAINBIRD XCZ-PRB-100-COM
C	AUTOMATIC SMART CONTROLLER	RAINBIRD ESP-SMT
WS	WEATHER SENSOR	INCLUDED W/T CONTROLLER
	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS	1" pipe unless otherwise indicated on drawing; 1.5" mainline
	4" - 6" CLASS 200 PVC SLEEVE UNDER PAVEMENT	installation of sleeves by contractor in location as shown on plan; size as indicated

Chick-fil-A
5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:

Mark	Date	By

Seal

REGISTERED LANDSCAPE ARCHITECT
STEPHEN L MANLEY
LA 6666777
STATE OF FLORIDA

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manleylanddesign.com

STORE
Fort Pierce

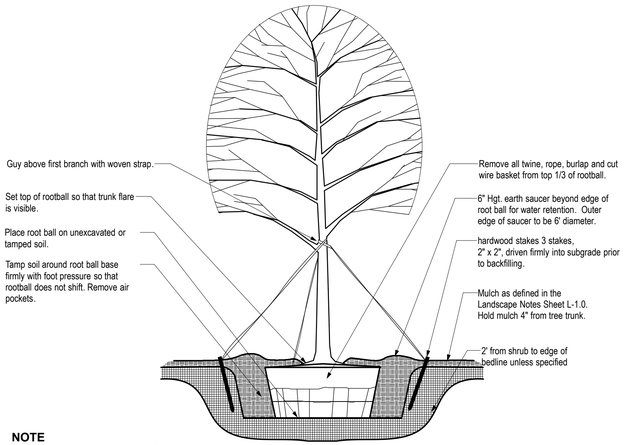
Jenkins Road &
Okeechobee Rd
Fort Pierce, FL

SHEET TITLE
Irrigation Plan

VERSION:
ISSUE DATE:

Job No.	:	2017001
Store	:	3955
Date	:	1.23.17
Drawn By	:	ADN
Checked By:		SLM

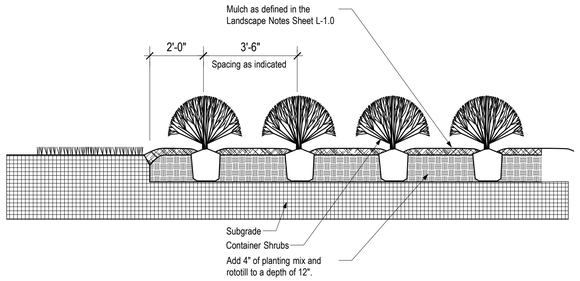
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L-2.0



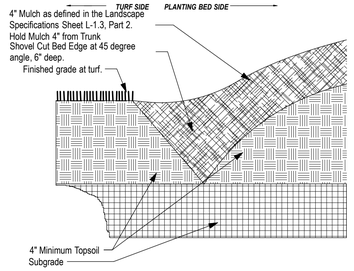
NOTE

1. Hole to be twice the size of the rootball.
2. Do not heavily prune the tree at planting. Prune only crossover limbsv and broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil or mulch.

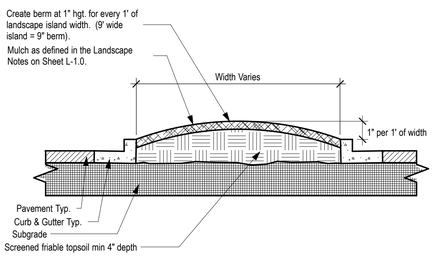
1 TREE PLANTING & STAKING
SCALE: NTS



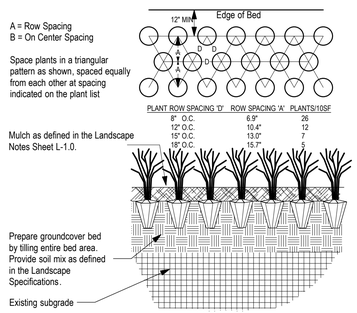
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



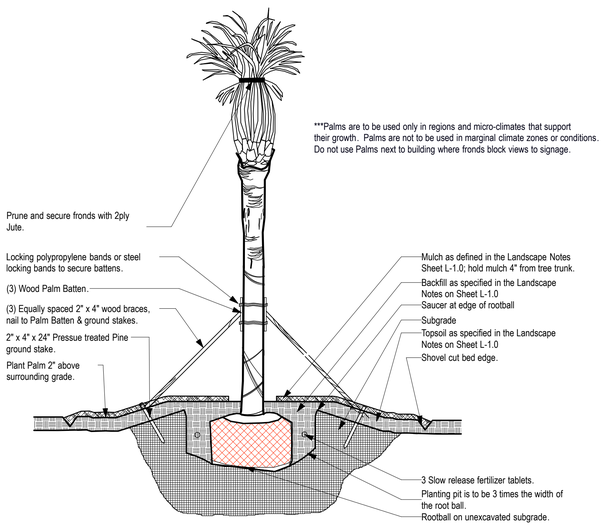
3 "V" TRENCH BED EDGING
SCALE: NTS



4 PARKING ISLAND DETAIL
SCALE: NTS



5 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



6 PALM PLANTING & STAKING DETAIL
SCALE: NTS

Chick-fil-A
5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:

Mark	Date	By

Seal

REGISTERED LANDSCAPE ARCHITECT
STEPHEN L MANLEY
LA 0666777
STATE OF FLORIDA

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Landscape Architecture
770.442.8171 tel
770.442.1123 fax
Manley Land Design, Inc.
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STORE
Fort Pierce

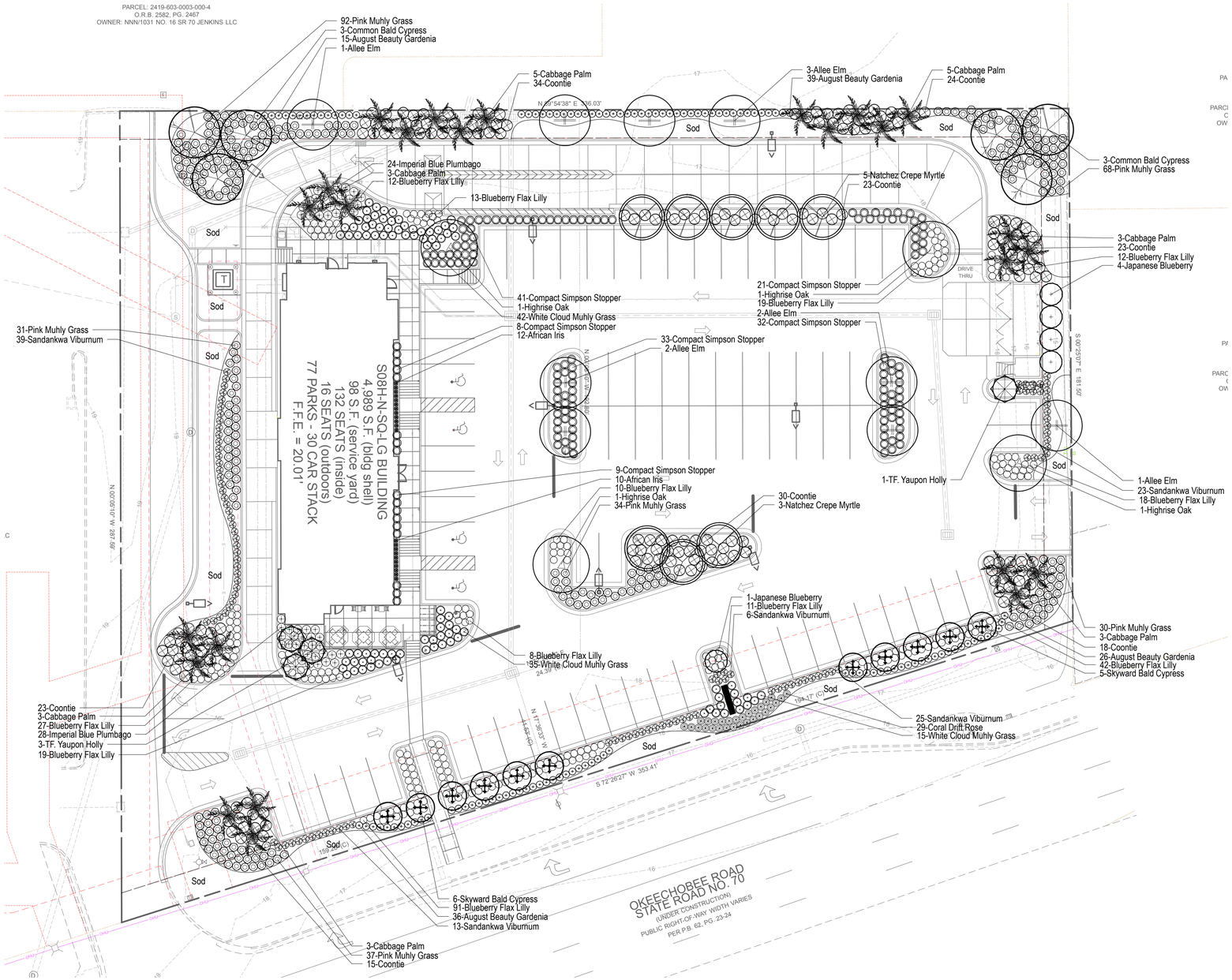
Jenkins Road &
Okeechobee Rd
Fort Pierce, FL

SHEET TITLE
Landscape Details

VERSION:
ISSUE DATE:

Job No.	:	2017001
Store	:	3955
Date	:	1.23.17
Drawn By	:	ADN
Checked By:		SLM

Sheet
L-1.1



LANDSCAPE NOTES

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction.
3. All shrubs beds (existing and new) to be mulched with a 3 inch minimum layer of double shredded hardwood mulch.
4. All annual and perennial beds to be tilled to a minimum depth of 12 inches and amended with 4 inches of organic material. Mulch planted annual and perennial beds with 2 inch depth of mini nuggets.
5. Planting holes to be dug a minimum of twice the width of the size of the root ball of both shrub and tree. Back to be a mix of 4 parts topsoil and 1 part organic soil conditioner (ie. Nature's Helper or Pro Mix). Backfill and tamp bottom of hole prior to planting so top of root ball does not settle below surrounding grade.
6. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs.
7. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
8. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
9. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod is to be "V" trenched.
10. All changes to design or plant substitutions are to be authorized by the Landscape Architect.
11. All landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
12. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
13. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth shall be replaced by the Landscape Contractor.
14. General Contractor is responsible for adding a min of 4" of clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil. See specifications for required topsoil characteristics.
15. General Contractor to mound all parking islands 6" - 10" w/t clean friable topsoil.
16. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
17. Stake all evergreen and deciduous trees as shown in the details this sheet.
18. Remove all stakes and guying from all trees after one year from planting.
19. Water thoroughly twice in first 24 hours and apply mulch immediately.
20. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-2.0 for design.
21. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
22. All tree protection areas to be protected from sedimentation.
23. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
24. No parking, storage or other construction activities are to occur within tree protection areas.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
5	Elaeocarpus decipiens	Japanese Blueberry	12' Hgt	B & B; Full To Ground
4	Ilex Vomitoria	Tree Form Yaupon Holly	12' Hgt	B & B; Multi-trunked
8	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	12' Hgt	B & B; Multi-trunked
4	Quercus virginiana 'QVTIA'	Highrise Oak	2.5" Dia; 12' Hgt	B & B; 5' CT
25	Sabal palmetto	Cabbage Palm	10'-14' CT	CT as shown
6	Taxodium distichum	Common Bald Cypress	2.5" Dia; 12' Hgt	B & B; 5' CT
11	Taxodium distichum 'Skyward'	Lindsey's Skyward Bald Cypress	2.5" Dia; 12' Hgt	B & B; 5' CT
9	Ulmus parvifolia 'Allee'	Allee Elm	2.5" Dia; 12' Hgt	B & B; 5' CT
	Shrubs			
116	Gardenia jasminoides 'August Beauty'	August Beauty Gardenia	Min. 24" Hgt.	Min. 24" OC.
292	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
92	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	3 Gal.	
144	Myrcianthos fragrans 'Compacta'	Compact Simpson Stopper	3 Gal.	
52	Plumbago auriculata 'Imperial Blue'	Imperial Blue Plumbago	3 Gal.	
106	Viburnum suspensum	Sandankwa Viburnum	Min. 24" Hgt.	Min. 24" OC.
190	Zamia pumila	Coontie	3 Gal.	
	Groundcovers			
282	Dianella tasmanica	Blueberry Flax Lilly	1 Gal.	
22	Dietes iridioides	African Iris	1 Gal.	
29	Rosa 'Meijocos'	Coral Drift Rose	3 Gal.	

LANDSCAPE REQUIREMENTS

a. LANDSCAPE STRIPS

REQUIRED

1. A min. 10' landscape strip is required when the VUA abuts a ROW.
2. 1 tree per 300 SF of required landscape area; A continuous hedge is also required.
   Okeechobee Rd: 331' x 10' = 3310 SF / 300 = 11 Trees
3. A min. 10' landscape is required when the VUA abuts other proptery.
4. 1 tree per 200 SF of required landscape area
   West: joint drive (no strip required)
   North: 336' x 10' = 3360 SF / 200 = 17 Trees
   East: 154' x 10' = 1540 SF / 200 = 8 Trees

PROVIDED

1. 10' landscape strip provided
2. Okeechobee Rd: (powerlines present) 11 Skyward Bald Cypress
3. 10' landscape stirp provided
4. North: (17 total trees) 3 Bald Cypress, 4 Elm, 10 Palm
   East: (8 total trees) 3 Bald Cypress, 4 Japanese Blueberry, 1 Elm

b. INTERIOR LANDSCAPE

REQUIRED

1. A min. 1 SF of interior landscape area is required per 15 SF of VUA.
   50,373 SF (VUA) / 15 SF = 3,358 SF
2. Parking islands min. 100 SF
3. 1 tree per 100 SF of required landscape area
   3,358 SF / 100 = 34 Trees

PROVIDED

1. 11,205 SF provided
2. Parking island meet size requirement
3. 36 total parking lot trees: 4 Elm, 4 Oak, 15 Palm, 5 TF Yaupon Holly, 8 Crepe Myrtle

Chick-fil-A
5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:

Mark	Date	By

Seal

REGISTERED LANDSCAPE ARCHITECT
STEPHEN L MANLEY
LA 0666777
STATE OF FLORIDA

manley LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
manleylanddesign.com

STORE
Fort Pierce

Jenkins Road &
Okeechobee Rd
Fort Pierce, FL

SHEET TITLE
Landscape Plan

VERSION:
ISSUE DATE:

Job No. : 2017001
Store : 3955
Date : 1.23.17
Drawn By : ADN
Checked By: SLM

Sheet
L-1.0

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, MARCH 14, 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**; **Frank Creyaufmiller**; **Brian Paul**; **Mike Dahan**; **Robert Poitier**; **Eloise Cumings**; **Charles Hayek**; **Marcia Baker**; **Steve Weaver**; **Al Bernetti**; **Bob Burdge**, **Chairman**

Absent: **John George**

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

4. CONSIDERATION OF ABSENCES

Mr. George was excused from the meeting.

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 February 14, 2017 meeting

Motion was made by Robert Poitier, and seconded by Charles Hayek to approve the minutes from the February 14, 2017 meeting.

AYE: **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Eloise Cumings**, **Chairman Bob Burdge**

Passed

7. NEW BUSINESS

a. **Site Plan & Design Review - Chick-Fil-A - 5560 Okechobee Road**

Mr. Benton gave an overview of the application and answered questions from the Board regarding pedestrian access, a left hand turn lane from Okeechobee Road and a bicycle lane.

Bill Pfeffer, Bowman Consulting, Civil Engineering Design Consultant Representative for Chick-Fil-A, introduced himself and spoke about the message board signage.

Motion was made by Steve Weaver, **and seconded by Tim O'Connell to approve the application as presented.**

AYE: **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Eloise Cumings**, **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Chairman Bob Burdge**

Passed

b. **Conditional Use - Bradley Dwelling Rental - 408 S. Ocean Drive, Unit B**

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding the Technical Review Committee comments, ADA requirements, homeowners association approval and advertising.

Mr. Benton clarified to Mr. Messer and the Board, that if a unit is being offered for transient lodging accommodations for periods of less than a month or less than 31 days the unit is deemed a place of public accommodations which would need to meet the Florida Building Code occupancy type. He stated that this requires ADA accessibility, vertical accessibility and potentially fire suppression, depending on the building typology and the aspects of the use. Mr. Benton stated if the unit is offering non-transient lodging it does not change the classification to a commercial use; therefore ADA requirements are not needed.

Jim Flynn spoke against the application.

Motion was made by Marcia Baker, **and seconded by Robert Poitier to approve the application with staff conditions.**

AYE: **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Marcia Baker**, **Steve Weaver**, **Chairman Bob Burdge**

NAY: **Eloise Cumings**, **Charles Hayek**, **Tim O'Connell**, **Frank Creyaufmiller**

Passed

c. **Conditional Use - Sacks Dwelling Rental - 655 Hernando Street**

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding code enforcement fines, template for dwelling rules, approvals from HOA and neighbors and ADA guidelines.

Ms. Grohall stated the Code Enforcement department has a standard guide booklet with

City Commission Regular Meeting **11.a.2.**

Meeting Date: 04/03/2017

Re: Application for Conditional Use - 655 Hernando Street - Dwelling Rental

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Review and approval of an application for a Conditional Use with No New Construction, submitted by Property Owners and Applicants; Robert & Deborah Sacks to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period of one (1) week, at 655 Hernando Street, Fort Pierce, FL. The property is zoned R-4A, Hutchinson Island Medium Residential Zone (Parcel ID 2401-503-0026-020-5).

SUMMARY:

- The applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 655 Hernando Street, offering transient lodging with minimum stays of one (1) week.
- The subject three-story townhome has a finished floor area of 1,298 square feet, containing two (2) bedrooms, two (2) bathrooms and traditional support rooms. An attached single car garage, screened-porch entry and sun deck supplement this residential structure. The subject unit is one of three attached townhomes. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A).
- The subject site features a single (1) car garage, and driveway space for approximately two (2) vehicles.
- The Planning Board, at their March 14th meeting, voted 8 in favor, 2 against; to recommend denial of the request.
- A total of 59 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:

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use 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 City Commission **approve** the request with the following conditions:

1) The applicant identifies the maximum occupancy of the 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) Installation of one (1) handicap space per City Code Section 22-60 Off-Street Parking and Loading;

5) Installation of a bicycle rack (two (2) - space minimum) for guests per City Code Section 22-60 Off-Street Parking and Loading;

6) The applicant files for and obtains a City of Fort Pierce Business Tax License within fourteen (14) days of Conditional Use approval; and

7) Adherence to the use limitations presented with the application proposal.

ALTERNATIVES:

Approval with alternative conditions.
Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Planning Analyst

COORDINATED WITH:

Technical Review Committee
Kori Benton, Senior Planner

Fiscal Impact

OTHER INFORMATION:

Potential increase in Ad-Valorem, Sales Tax, and Tourism Tax Revenue

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Attachments

Staff Report
Application Packet
Aerial & Zoning Maps
TRC Comments
Planning Board Minutes
Code Enforcement Memo

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/27/2017 02:45 PM

Form Started By: Vennis Gilmore
Started On: 03/22/2017 12:11 PM
Final Approval Date: 03/27/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use**
Sacks Dwelling Rental
655 Hernando Street

DATE: March 22, 2017

STAFF REPORT

Owner/Applicant: Robert & Deborah Sacks
404 Creekside Circle
Rutherfordton, NC. 28139

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as one (1) week.

Location: 655 Hernando Street

Parcel ID: 2401-503-0026-020-5

Current Zoning: Hutchinson Island Medium Density Residential Zone (R-4A)

Future Land Use: Hutchinson Island Residential (HIR)

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-4A

Site Size: .03 acres

Utilities: FPUA

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 655 Hernando Street, offering transient lodging of a minimum of one (1) week to guests. The subject three-story townhome has a finished floor area of 1,298 square feet, containing two (2) bedrooms, two (2) bathrooms and traditional support rooms. An attached single car garage, screened-porch entry and sun deck supplement this residential structure. The subject unit is one of three attached townhomes. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A).

The property is located near the northwest corner of Hernando Street and Gulfstream Avenue. The site is surrounded by multi-family housing to the north, south, east, and west. This site features a primary driveway entrance from Hernando Street. A 5 foot wide sidewalk extends along Hernando Street to the east, along the 132 feet of street frontage of the three (3) attached townhomes.

The applicant presents operational guidelines in an effort to minimize adverse impacts to the adjacent homes. These restrictions include the strict screening of potential renters, requirement of substantial security deposits by guests, and prohibition of large gatherings or parties at the site. The applicant states that the home will be professionally cleaned after each renter, and the yard will be professionally maintained.

The application does not detail specific limits on the quantity of guests or limitations on boats or similar recreational vehicles. Pets are not an allowable amenity for renters.

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 are 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 Rental Definitions

	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	Division of Hotels & Restaurants – Vacation Rental License
Public lodging establishment ***(ADA & Misc. Regulations)***	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Zoning & Land Use

The subject site is located within the Hutchinson Island Medium Density Residential Zone (R-4A) district which is designed primarily to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation. Furthermore, the site has a land use designation of Hutchinson Island Residential (HIR).

The Hutchinson Island Residential (HlR) 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 undefined parameters of intensity or impact. The finished floor area of 1,298 square feet contains two (2) bedrooms, and two (2) bathrooms. The average hotel room size in the United States is approximately 325 square feet, according to the USA Today; therefore the capacity for occupancy of this site surpasses that of a typical lodging room. The use, although limited in comparison to a typical commercial use, or hotel/motel, is not intended to serve the neighborhood, but rather tourists for purposes of public lodging.

Traffic & Parking

The traffic generation from the proposed use is undetermined based upon numerous variables present, and the absence of complete data by the Institute of Transportation Engineers (ITE) Trip Generation Manuel. Review of similar uses of this scale, in comparison to impacts of a multifamily housing development, suggest an insignificant effect overall evaluation; however the absence of maximum occupancy, occurrence of short lengths of stay, and frequency of cleaning services are variables that may concentrate trips during seasonal months and weekends, causing elevated traffic impacts during such times.

Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject site features a single (1) car garage, and driveway space for approximately two (2) vehicles. A handicap parking space is required pending approval of stays for periods less than thirty (30) days as the operation would be classified as a public lodging establishment.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than thirty (30) days would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

City Commission is encouraged to consider parameters regarding the maximum number of occupants allowed, posting of signs, parking, and other limitations to comprehensively address the increased intensity of use and accompanying impacts of the use if approved as a vacation rental, for rental periods of less than thirty (30) days. Since the year 2015; three (3) vacation rentals have been approved, one (1) vacation rental denied, one (1) vacation rental withdrew, two (2) dwelling rentals withdrew and one (1) dwelling rental denied.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the City Commission.

Planning Board Recommendation:

The Planning Board, at their March 14th, meeting, voted 8 in favor, 2 against; to recommend denial of the requested Conditional Use.

Staff Recommendation:

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use 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 City Commission **approve** the request with the following conditions:

1) The applicant identifies the maximum occupancy of the 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) Installation of one (1) handicap space per City Code Section 22-60 Off-Street Parking and Loading;

5) Installation of a bicycle rack (two (2) - space minimum) for guests per City Code Section 22-60 Off-Street Parking and Loading;

6) The applicant files for and obtains a City of Fort Pierce Business Tax License within fourteen (14) days of Conditional Use approval; and

7) Adherence to the use limitations presented with the application proposal.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

RECEIVED
FEB 01 2017
PLANNING & ZONING

Conditional Use – No New Construction

Property address or Location 655 Hernando St. Ft. Pierce, FL. 34949
Parcel ID #(s) 2401-503-0026-020-5
Project description Conditional Use Permit

Property Owner(s) Robert & Deborah Sacks
Street Address 404 Creekside Circle
City Rutherfordton State NC Zip 28139
Phone Number 828-286-7433
Email Address BBARDRANCH@AOL.COM

Applicant/Representative, Title, Company
Street Address
City State Zip
Phone Number
Email Address

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

Deborah Sacks
Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ NC COUNTY Rutherford
The foregoing instrument was acknowledged before me this 20th day of Jan, 2017, by Deborah Sacks who is personally known to me or has produced NCDL # 35384916 as identification.

Shirley L Arrowood
Signature of Notary (seal)

SHIRLEY L ARROWOOD NOTARY PUBLIC RUTHERFORD COUNTY, NC

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

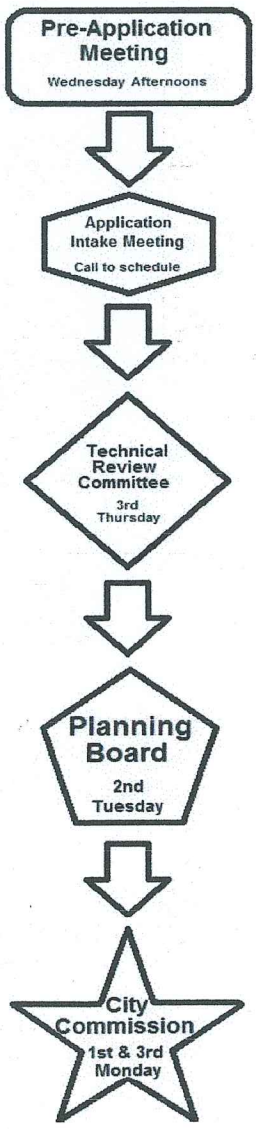
Intake Date Stamp

☐ 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 7086 SQ FT Parking Spaces: 6

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

North	South	East	West
DUPLEX	Apartments	empty lot & apartments	Apartments

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

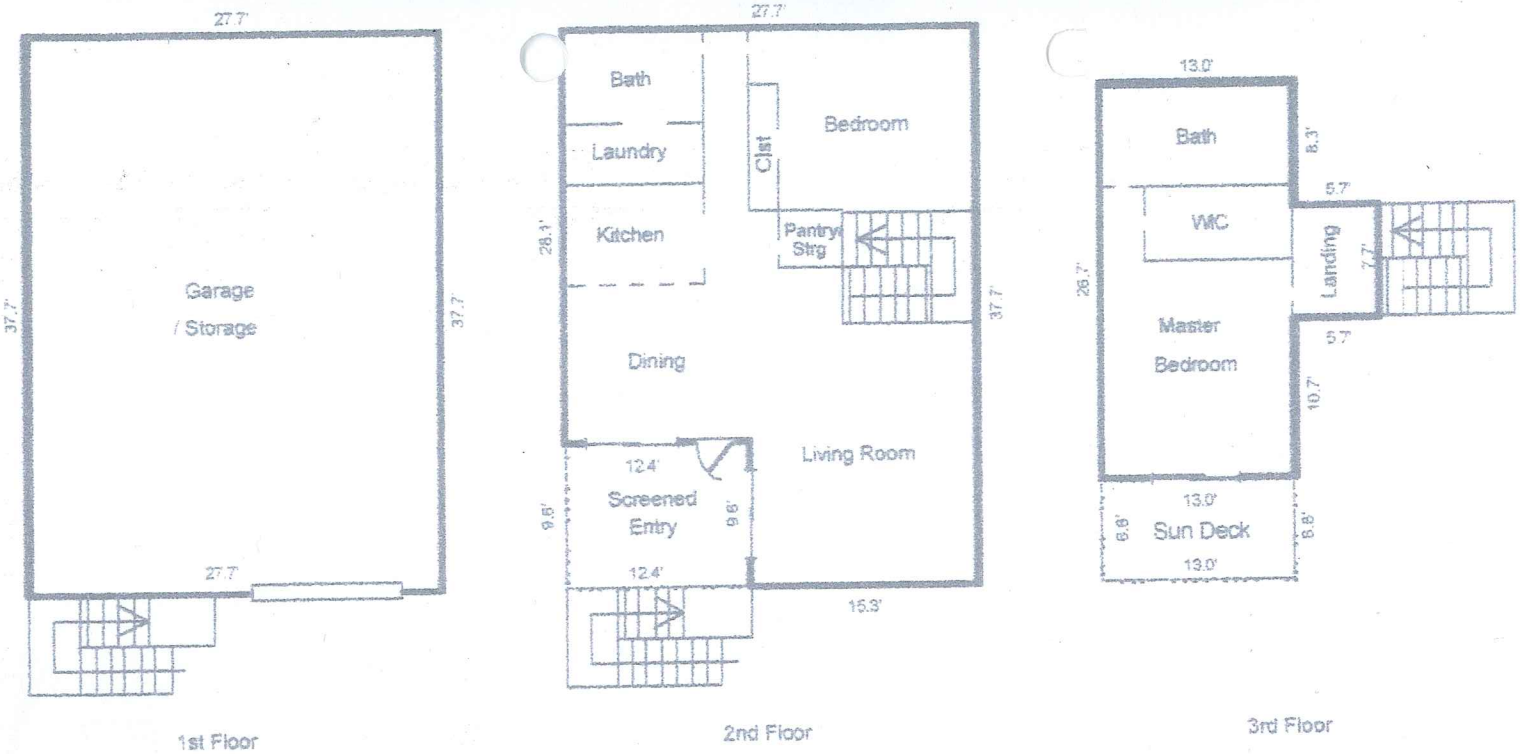
(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Min. 1 week

Target yearly

Ocasionally: Monthly



Floor Plans

Sketch by Apex IV™

Comments: **Interior walls are NOT drawn to scale.**

AREA CALCULATIONS SUMMARY

Code	Description	Size	Net Totals
GLA2	Second Floor	925.25	925.25
GLA3	Third Floor	390.99	390.99
P/P	Screened Entry	119.04	
	Sun Deck	88.40	207.44
GAR	Garage	1044.29	1044.29
TOTAL LIVABLE	(rounded)		1316

LIVING AREA BREAKDOWN

Breakdown			Subtotals
Second Floor			
27.7	x	28.1	778.37
9.6	x	15.3	146.88
Third Floor			
5.7	x	7.7	43.89
13.0	x	26.7	347.10
4 Calculations Total (rounded)			1316

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

Building Information

Finished/Under Air Area: 1,298 SF
Gross Total Area: 2,570 SF

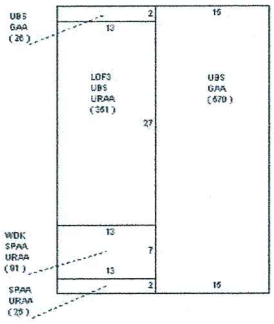
Exterior Data

Building Type:	XT48	Grade:	T48A
Year Built:	1989	Effective Year:	1989
No. Units:	1	Story Height:	3 Story
Roof Cover:	Dim Shingle	Roof Structure:	Gable
Primary Wall:	CB Stucco	Secondary Wall:	Hardi Plank
View:		Frame:	

Interior Data

Bedrooms:	2	Full Baths:	2
Primary Int Wall:	Drywall	Half Baths:	0
Primary Floors:	Carpet	Avg Hgt/Floor:	0
Heat Type:	FrcdHotAir	Heat Fuel:	ELEC
Heated %:	100%	A/C %:	100%
Electric:	MAXIMUM	Interior Sprinkler %:	0%



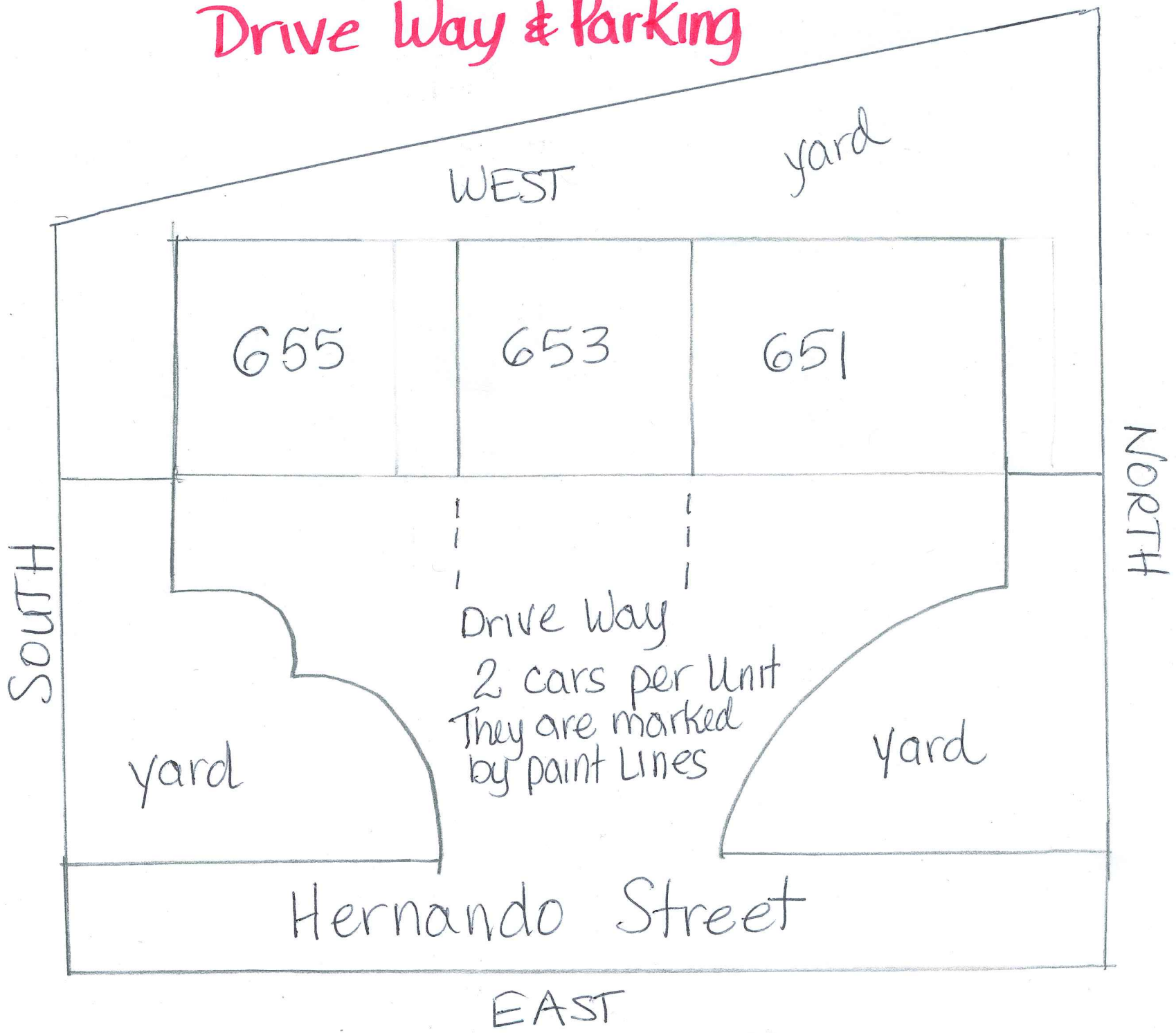


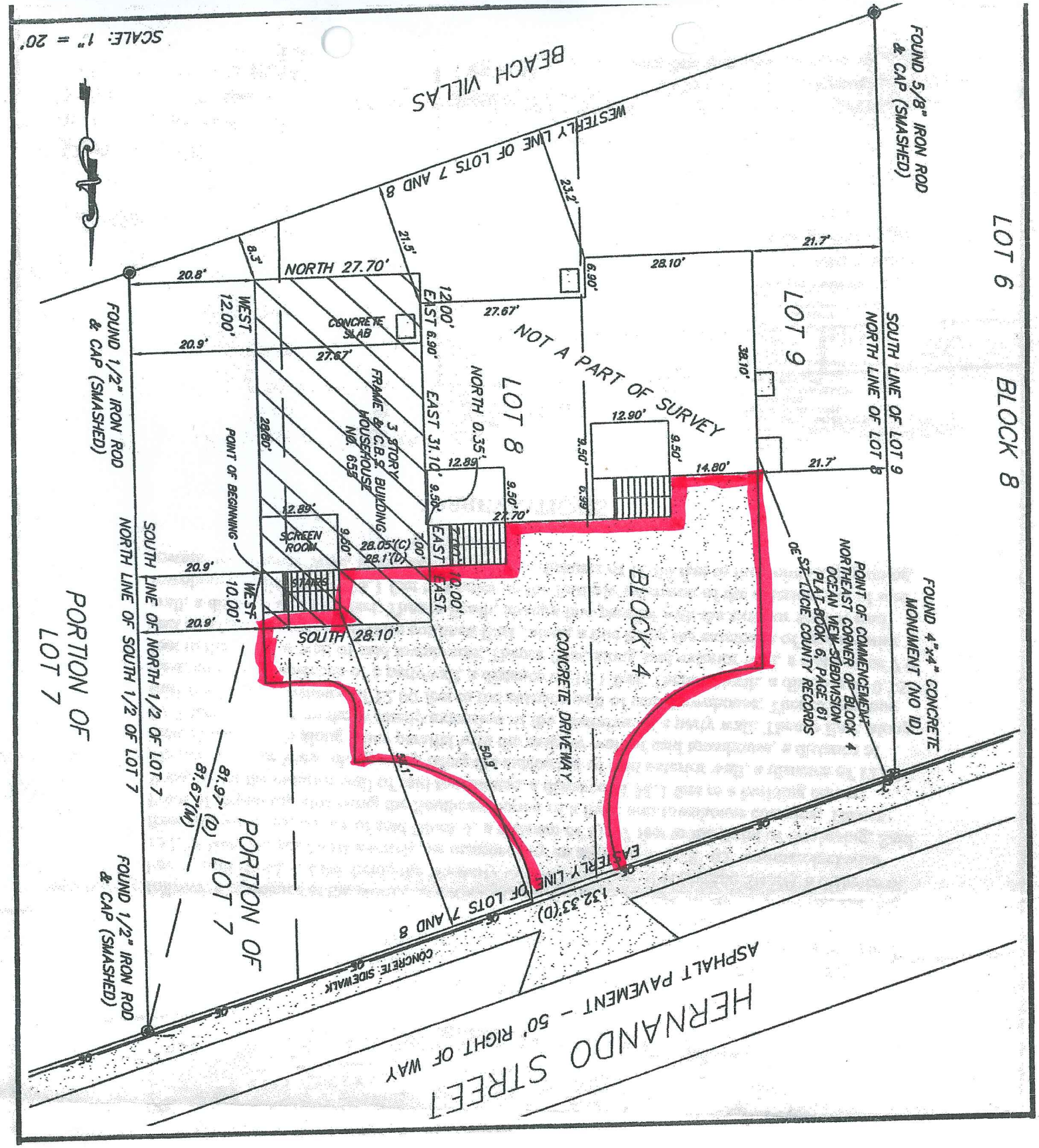
Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
GAA	Garage Attached Average	596	0	136
LOF3	LOFT AT 30% OF BASE (GOOD QUALITY)	351	351	80
SPAA	Screen Porch Attached Average	117	0	70
UBS	UPPER BASE AREA/+1	947	947	216
URAA	Utility Room Attached Average	468	0	150
WDK	WOOD DECK	91	0	40

This information is believed to be correct at this time but it is subject to change and is not warranted.
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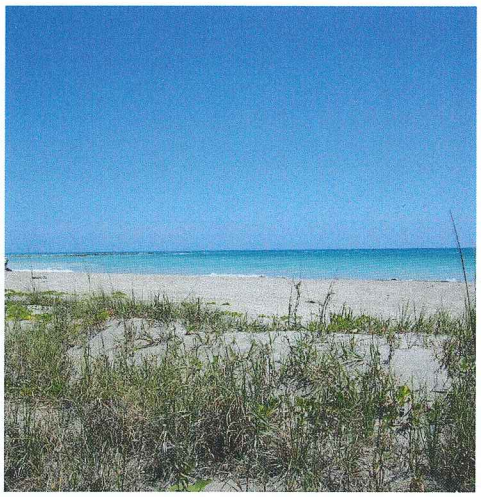
Drive Way & Parking





Parking Out lined in Red

South Hutchinson Island




Your Vacation Destiny Awaits You

Debbie Sacks

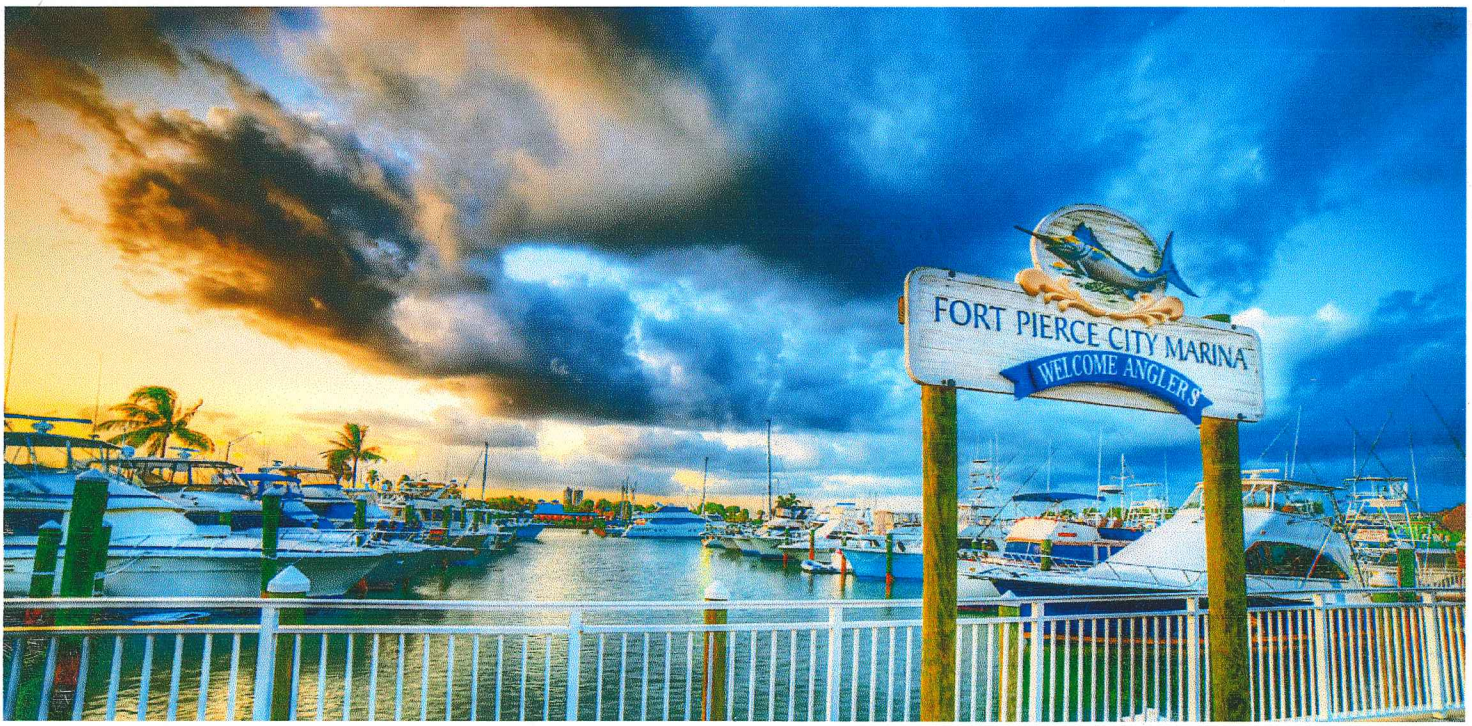
828-286-7433





Down Town Ft. Pierce offers a varity of activites. There is a Farmers Market every Saturday that features fresh veggies, fruits, home baked goods, and plants.
They also have numerous artist that sell paintings, jewelry, wood carvings, etc...
Also enjoy charter fishing and sight seeing tours that Ft. Pierce Marina offers.
There are also shops, and restaurants of all ciusine.

Please support our local artist and farmmers.



655 Hernando Street









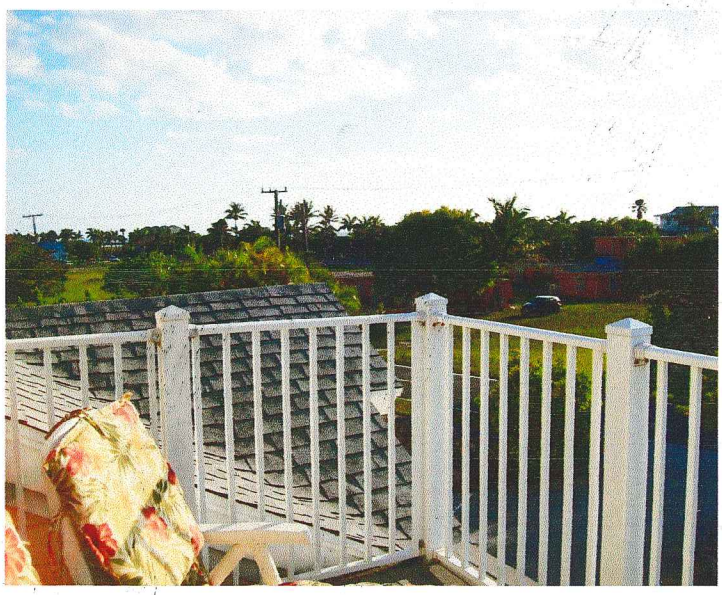
















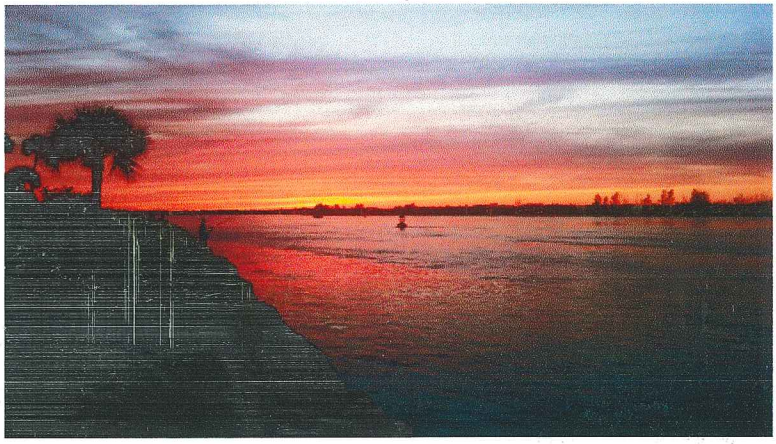
Debbie Sacks

828-286-7433

BBARDRANCH @AOL.COM

Please call for rates.

Hello my name is Debbie Sacks and Thank You for considering this vacation rental unit.
This Oasis features a Master bedroom on the third floor with a king size bed, private bath and walk in closet.
On the second floor you have the living room, dining room, kitchen, pantry, quest bathroom, and quest bedroom that has a queen size bed and washer and dryer.
The bedrooms have TV's and the living room has a 60" screen TV.
You also have free WiFi, and DirecTV.
This vacation unit is located one block off of A1A and the Beach.
There are numerous Beach Parks within walking distance.
Located right on the Island and with in walking distance there are restaurants, and the Ft Pierce Inlet where you can fish off the jetty.
South Hutchinson Island is located in Ft. Pierce Florida and is know as The Sunrise City and the Treasure Coast where treasures have been found from old sunkin ships.
I hope you enjoy your vacation on this Goregeous Island and Please support or local businesses, thats what makes this Island so special






SEABREEZ




655 Hernando St
Google Earth

Residential Lease

BY THIS AGREEMENT made and entered into on _____, 20_____, between _____, herein referred to as Lessor, and _____, herein referred to as Lessee. Lessor leases to Lessee the premises situated at _____, in the City of _____, County of _____, State of _____, and more particularly described as follows: _____ _____ together with all appurtenances, for a term of _____ year(s), to commence on _____, 20_____, and to end on _____, 20_____, at _____.

1. **Rent.** Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of _____ _____ Dollars ($_____) per month in advance on the _____ day of each calendar month beginning _____, 20_____, at _____, City of _____, State of _____, or at such other place as Lessor may designate.

2. **Form of Payment.** Lessee agrees to pay rent each month in the form of one personal check, OR one cashier's check, OR one money order made out to _____.

3. **Late Payments.** For any rent payment not paid by the date due, Lessee shall pay a late fee in the amount of _____ Dollars ($_____).

4. **Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned without having been paid, Lessee will pay a charge of _____ Dollars ($_____) as additional rent AND take whatever other consequences there might be in making a late payment. After the second time a Lessee's check is returned, Lessee must thereafter secure a cashier's check or money order for payment of rent.

5. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor _____ Dollars ($_____), receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without interest, except where required by law, on the full and faithful performance by him of the provisions hereof.

6. **Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.

7. **Use of Premises.** The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.

8. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than _____ persons, consisting of _____ adult(s) and _____ child(ren) under the age of 18 years, without the written consent of Lessor.

9. **Condition of Premises.** Lessee stipulates that he or she has examined the demised premises, including the grounds and all

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buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean and tenantable conditions.

10. **Keys.** Lessee will be given _____ key(s) to the premises and _____ mailbox key(s). If all keys are not returned to Lessor following termination of lease, Lessee shall be charged _____ Dollars ($_____) per key.

11. **Locks.** Lessee agrees not to change locks on any door or mailbox without first obtaining Lessor's written permission. Having obtained written permission, Lessee agrees to pay for changing the locks and to provide Lessor with one duplicate key per lock.

12. **Lockout.** If Lessee becomes locked out of the premises after management's regular stated business hours, Lessee will be required to secure a private locksmith to regain entry at Lessee's sole expense.

13. **Parking.** Any parking that may be provided is strictly self-park and is at owner's risk. Parking fees are for a license to park only. No bailment or bailee custody is intended. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any vehicle or its contents. Snow removal is the responsibility of the vehicle owner. Any tenant who wishes to rent a parking space or garage must sign a Parking Space or Garage Rental Agreement.

14. **Assignment and Subletting.** Without the prior written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to one assignment, subletting, concession or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option, terminate this lease.

15. **Alterations and Improvements.** Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease.

16. **Damage to Premises.** If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenantable; but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee, family, agent, or visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.

17. **Dangerous Materials.** Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

18. **Utilities.** Lessee shall be responsible for arranging for and paying for all utility services required on the premises, except that _____ shall be provided by Lessor.

19. **Right of Inspection.** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon.

20. **Maintenance and Repair.** Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair; keep the furnace clean; keep the electric

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bills in order; keep the walks free from dirt and debris; and, at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor. Major maintenance and repair of the leased premises, not due to Lessee's misuse, waste or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of Lessor or his assigns. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at his direction without the prior written consent of Lessor.

21. **Painting.** Lessor reserves the right to determine when the dwelling will be painted unless there is any law to the contrary.

22. **Pets.** Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing this lease, Lessee shall pay to Lessor, in trust, a deposit of _____ Dollars ($_____), to be held and disbursed for pet damages to the Premises (if any) as provided by law. This deposit is in addition to any other security deposit stated in this lease. Any Lessee who wishes to keep a pet in the rented unit must sign a Pet Agreement Addendum.

23. **Display of Signs.** During the last _____ days of this lease, Lessor or his or her agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants.

24. **Rules and Regulations.** Lessor's existing rules and regulations, if any, shall be signed by Lessee, attached to this agreement and incorporated into it. Lessor may adopt other rules and regulations at a later time provided that he or she have a legitimate purpose, not modify Lessee's rights substantially and not become effective without notice of at least two (2) weeks.

25. **Subordination of Lease.** This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

26. **Holdover by Lessee.** Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on _____days' written notice served by either Lessor or Lessee on the other party.

27. **Notice of Intent to Vacate.** (This paragraph applies only when this Agreement is or has become a month-to-month Agreement.) Lessor shall advise Lessee of any changes in terms of tenancy with advance notice of at least 30 days. Changes may include notices of termination, rent adjustments or other reasonable changes in the terms of this Agreement.

28. **Surrender of Premises.** At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted.

29. **Default.** If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease, at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within _____ days of receipt of such notice, Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.

30. **Abandonment.** If at any time during the term of this lease Lessee abandons the demised premises or any part thereof, Lessor may, at his or her option, enter the demised premises by any means without being liable for any prosecution therefore, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his or her discretion, as agent for Lessee, re-let the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such re-letting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if

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this lease had continued in force, and the net rent for such period realized by Lessor by means of such re-letting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

31. **Binding Effect.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

32. **Radon Gas Disclosure.** As required by law, Lessor makes the following disclosure: "Radon Gas 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 every state. Additional information regarding radon and radon testing may be obtained from your county public health unit."

33. **Lead Paint Disclosure.** As required by law, Lessor makes the following disclosure: "Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention."

34. **Severability.** If any portion of this lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

35. **Insurance.** Lessor has obtained insurance to cover fire damage to the building itself and liability insurance to cover certain personal injuries occurring as a result of property defects or Lessor's negligence. Lessor's insurance does not cover Lessee's possessions or Lessee's negligence. Unless the opt-out clause below is initialed by both Lessee and Lessor, Lessee must obtain a renter's insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

    Opt-Out Clause:

    _____ Lessee and Lessor must both initial and date here if the requirement that Lessee obtain renter's insurance is waived. If the requirement is waived, Lessee will not be required to obtain renter's insurance. Lessor's insurance policy does not cover damages or loss of Lessee's personal possessions as well as losses resulting from Lessee's negligence.

36. **Other Terms:** _____

_____

_____

_____

Lessee _____ Date: _____

Lessor _____ Date: _____

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of your state. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

NOTICE: Contact your local county real estate board for additional forms that may be required to meet your specific needs.

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TDT
5416

CHRIS CRAFT Serving Our Neighbors
TAX COLLECTOR
ST. LUCIE COUNTY

5% TOURIST DEVELOPMENT TAX APPLICATION

TDT# *(Office Use Only)* 5416 **DATE POSTED:** (Office Use Only) _____

STARTED RENTING DATE Jan 1, 2017

BUSINESS NAME: _____

Account Management
How will you pay your account?
www.tcslc.com

- TouristExpress - online - on time (collection allowance included) ☐
- Coupons - from web site ☐
- Mailed Coupons - from coupon book ☑

Owner's Name: Deborah Sacks **Email Address:** [redacted]

Mailing Address: 404 Creekside Circle **FL SALES TAX#:** 66- [redacted]

City: Rutherfordton **State:** NC **Zip:** 28139 **Social Security or FEI #** [redacted]

Rental Property: 655 Hernando St **Work Phone#:**

UNIT #: 655 **City:** Ft. Pierce **Zip:** 34949 **Home Phone#:** [redacted]

TYPE OF RENTAL

☐ Condo ☐ Motel ☐ Hotel ☐ Mobil Home Park ☐ RV Park ☐ Time Share
☐ Single Home ☐ Apartment ☐ B & B ☐ Rooming House ☑ Townhouse

Other Approved User ☐ YES ☐ NO
Do You Have a Rental Agent? ☐ YES ☑ NO
Do You Have a Bookkeeper? ☐ YES ☑ NO myself

Name:
Phone #:
Email Address:

How Many Units 3

Are You Seasonal: ☐ YES ☑ NO

If seasonal, mark all months that apply:

Jan ○ Feb ○ Mar ○ Apr ○ May ○ Jun ○ Jul ○ Aug ○ Sep ○ Oct ○ Nov ○ Dec

No Longer Renting? **Date:**

****Businesses ONLY****

Business Tax Receipt #

Signature: Deborah Sacks **Todays Date:** 2/10/17

Mail To: St. Lucie County Tax Collector, P.O. Box 308, Fort Pierce, FL 34954-0308

Deliver In Person To : 2300 Virginia Ave - Fort Pierce or 1664 SE Walton Road - Port Saint Lucie

~ Visit Our Website For Mail-In Coupons ~
www.tcslc.com

Phone #: 772-462-1650 Fax#: 772-462-1968
E-Mail: taxcollector@tcslc.com

NOTE: COUPONS ARE DUE MONTHLY. SEASONAL RENTERS MUST FILE THE YELLOW INACTIVE FORM IN YOUR COUPON BOOK AFTER THE LAST RENTED MONTH OF THE SEASON OR ***A MINIMUM $50.00 PENALTY MAY APPLY.***

The St. Lucie County Tax Collector collects social security numbers for Tourist Development Tax in accordance with Florida Statues for the purpose of identification and verification.

Rev. 3.0

Touirst Development Tax (TDT) Account

From: Wendy Browning <Wendy.Browning@tcslc.com>
To: 'bbardranch@aol.com' <bbardranch@aol.com>
Date: Fri, Feb 10, 2017 12:46 pm

Wendy Browning.vcf (38 KB) | TouristExpress Instr...docx (20 KB)

Good afternoon, Deborah.

We have set up your tourist account in our system. Your Tourist Development Tax (TDT) Acct # is 5416. See the attached instructions for setting up your account through TouristExpress.

We created a zero bill for December 2016 to enable you to set up TouristExpress; this will be the information to use in registering. Once you've registered, we will need to confirm the registration and email you when it has been confirmed. Once confirmed, you will be able to make your payments and file your future returns online.

As a reminder, taxes are due on the first day of the month following the collection period. Tax returns are considered delinquent and subject to penalties and interest if payment is not received before the 20th of the month in which the tax is due. We have your account set up for rental January through December; if there are any of these months that you do not rent, you will need to either submit a $0 return through TouristExpress for that month or send us an inactive form which can be printed from our website tcslc.com.

If you have any questions, please do not hesitate to contact us.

Best Regards,
Wendy

cid:image004.png@01D2345
3.C0512900

facebook logo twitter logo

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

State of Florida
Department of Revenue

DOR Home | e-Services Home | Print Page | Contacts | Logout

Sales Tax - Click for Help

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 66-8017148277-9

Confirmation Number: 170206126590

DR-15

Certificate Number	Collection Period	Confirm Date and Time
66-8017148277-9	01/2017	02/06/2017 12:06:52 PM ET

Label

Location Address

655 HERNANDO ST
FORT PIERCE, FL 34949-3246

DEBORAH SACKS
404 CREEKSIDE CIR
RUTHERFORDTON, NC 28139-7885

Contact Information	
Name	DEBORAH
Phone	([redacted]
Email	[redacted]

Debit Date:	**2/7/2017**
Amount for Check:	**$162.50**
Bank Routing Number:	[redacted]
Bank Account Number:	[redacted]
Bank Account Type:	**Checking**
Corporate/Personal:	**Personal**
Name on Bank Account:	**DEBORAH SACKS**

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 1-800-352-3671 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Form **SS-4**
(Rev. January 2010)
Department of the Treasury
Internal Revenue Service

Application for Employer Identification Number

(For use by employers, corporations, partnerships, trusts, estates, churches, government agencies, Indian tribal entities, certain individuals, and others.)

▶ **See separate instructions for each line.** ▶ **Keep a copy for your records.**

OMB No. 1545-0003

EIN [redacted]

Type or print clearly.

1 Legal name of entity (or individual) for whom the EIN is being requested
Deborah Jean Sacks

2 Trade name of business (if different from name on line 1)

3 Executor, administrator, trustee, "care of" name

4a Mailing address (room, apt., suite no. and street, or P.O. box)
404 CREEKSIDE CR

5a Street address (if different) (Do not enter a P.O. box.)

4b City, state, and ZIP code (if foreign, see instructions)
RUTHERFORDTON, North Carolina, 28139

5b City, state, and ZIP code (if foreign, see instructions)

6 County and state where principal business is located
North Carolina

7a Name of responsible party
Deborah Sacks

7b SSN, ITIN, or EIN [redacted]

8a Is this application for a limited liability company (LLC) (or a foreign equivalent)? ☐ Yes ☑ No

8b If 8a is "Yes," enter the number of LLC members ▶

8c If 8a is "Yes," was the LLC organized in the United States? ☐ Yes ☐ No

9a **Type of entity** (check only one box). **Caution.** If 8a is "Yes," see the instructions for the correct box to check.

- ☑ Sole proprietor (SSN) [redacted]
- ☐ Partnership
- ☐ Corporation (enter form number to be filed) ▶
- ☐ Personal service corporation
- ☐ Church or church-controlled organization
- ☐ Other nonprofit organization (specify) ▶
- ☐ Other (specify) ▶
- ☐ Estate (SSN of decedent)
- ☐ Plan administrator (TIN)
- ☐ Trust (TIN of grantor)
- ☐ National Guard ☐ State/local government
- ☐ Farmers' cooperative ☐ Federal government/military
- ☐ REMIC ☐ Indian tribal governments/enterprises

Group Exemption Number (GEN) if any ▶

9b If a corporation, name the state or foreign country (if applicable) where incorporated — State — Foreign country

10 **Reason for applying** (check only one box)

- ☑ Started new business (specify type) ▶ **VACATION RENTAL**
- ☐ Hired employees (Check the box and see line 13.)
- ☐ Compliance with IRS withholding regulations
- ☐ Other (specify) ▶
- ☐ Banking purpose (specify purpose) ▶
- ☐ Changed type of organization (specify new type) ▶
- ☐ Purchased going business
- ☐ Created a trust (specify type) ▶
- ☐ Created a pension plan (specify type) ▶

11 Date business started or acquired (month, day, year). See instructions.
01/11/2017

12 Closing month of accounting year **December**

13 Highest number of employees expected in the next 12 months (enter -0- if none).
If no employees expected, skip line 14.

Agricultural	Household	Other
0	0	0

14 If you expect your employment tax liability to be $1,000 or less in a full calendar year **and** want to file Form 944 annually instead of Forms 941 quarterly, check here. (Your employment tax liability generally will be $1,000 or less if you expect to pay $4,000 or less in total wages.) If you do not check this box, you must file Form 941 for every quarter. ☐

15 First date wages or annuities were paid (month, day, year). **Note.** If applicant is a withholding agent, enter date income will first be paid to nonresident alien (month, day, year) ▶

16 Check **one** box that best describes the principal activity of your business.
☐ Construction ☐ Rental & leasing ☐ Transportation & warehousing ☐ Health care & social assistance ☐ Accommodation & food service ☐ Wholesale-agent/broker ☐ Wholesale-other ☐ Retail
☐ Real estate ☐ Manufacturing ☐ Finance & insurance ☑ Other (specify) **VACATION RENTAL**

17 Indicate principal line of merchandise sold, specific construction work done, products produced, or services provided.
VACATION RENTAL

18 Has the applicant entity shown on line 1 ever applied for and received an EIN? ☐ Yes ☑ No
If "Yes," write previous EIN here ▶

Third Party Designee

Complete this section **only** if you want to authorize the named individual to receive the entity's EIN and answer questions about the completion of this form.

Designee's name: **Khadejah Payne, GovSimplified LLC**
Designee's telephone number (include area code): ([redacted]
Address and ZIP code: **2800 Biscayne Blvd Miami, FL 33137**
Designee's fax number (include area code): ([redacted]

Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.
Applicant's telephone number (include area code): [redacted]
Name and title (type or print clearly) ▶ **Deborah Sacks, OWNER**
Applicant's fax number (include area code): ( )
Signature ▶ Date ▶

Information and Rules that you need to know while you are here

655 Hernando St. Ft. Pierce, Fl. 34949

For Power outages or trouble call: FT. Pierce Utilities 772-466-7703

Garbage pick up is Mondays and Fridays. Garbage cans maybe placed curbside 5 ft from the mail box after 7 pm the night before collection and must be removed the same day of collection no later than 7 pm. The same goes for recycling.

Ft. Pierce Police or Fire Department emergencies dial 911

Police Department : 772-871-5000

Fire Department: 772-621-3400

Lawnwood Regional Medical Center: 772-461-4000. They are located at 1700 S 23rd Street Ft Pierce 34950

If you have any problems with appliances, Air Conditioning, etc... Please call me Debbie Sacks 828-286-7433 or my Property Manager Mary Shepard 772-579-8482

Only two vehicles are allowed while you stay.

No Pets are allowed.

The outside of this Townhome needs to be kept clutter free. No bikes, fishing poles, beach chairs etc.. are to be left out over night.

DirecTV problems call 1-800- Directv.

Check in time is at 2 pm and check out time is 11:00 am.

Noises are prohibited, excessive, unnatural, prolong and unusual are a detriment to the public health, comfort, convenience, safety, welfare and prosperity of the residents of the city as deemed by reasonable person are prohibited.

All trash must be taken out of the unit upon leaving.

Please see your Residential Lease for more rules and restrictions.

655 Hernando St.

Ft. Pierce, Florida 34949

Property Manager information :

Mary Shepard 772-579-8482

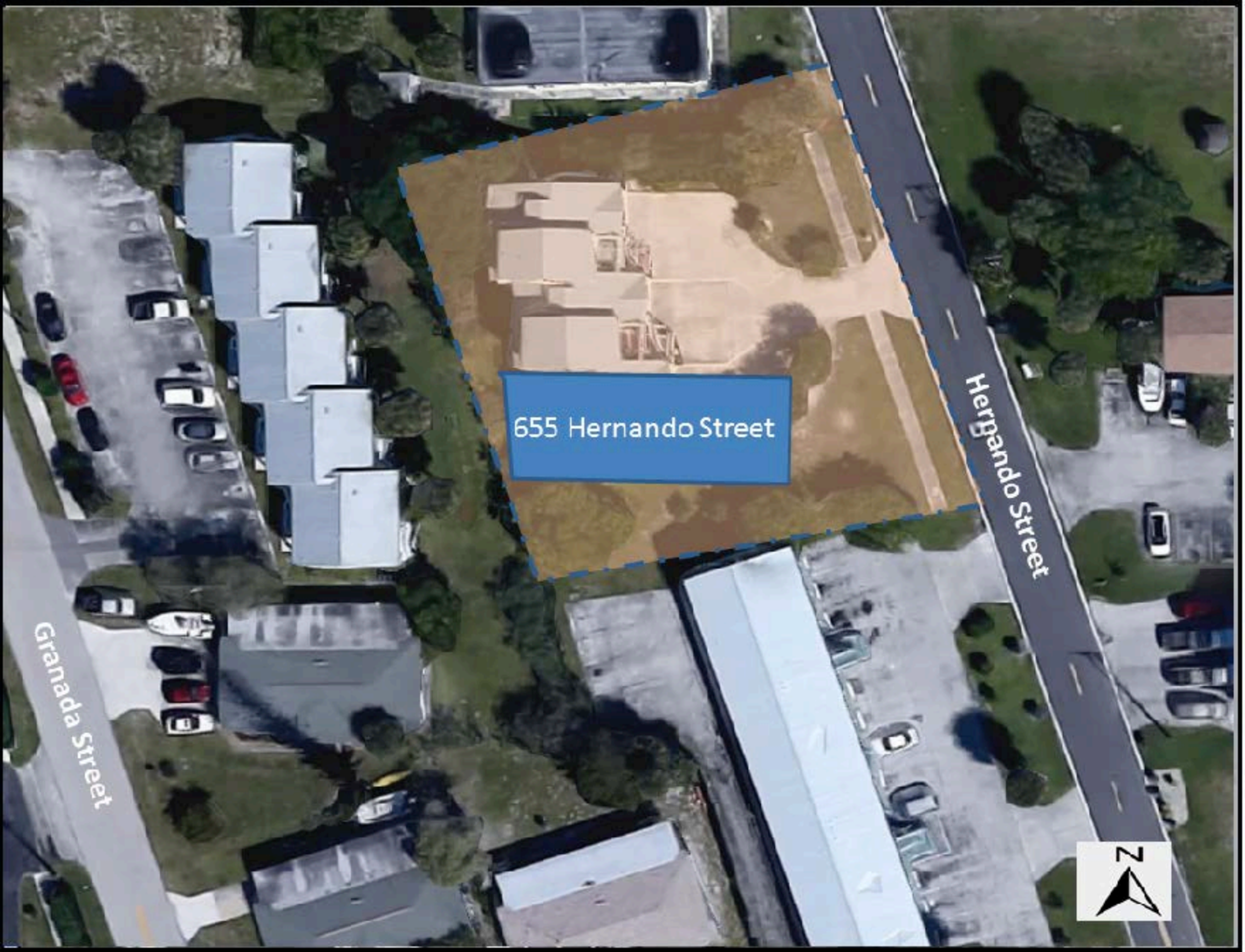
1565 Thumb Point Dr. Ft. Pierce, Florida 34949

Mary Shepard is a retired Real Estate Agent and lives two blocks from this Townhome.

She is responsible for collecting rent, appliance repairs and making sure that anyone who stays follows the rules and regulations of The City of Ft. Pierce and the rules that I have in place also.

She has lived on the Island for over 40 years and loves this Island more than anyone I know.

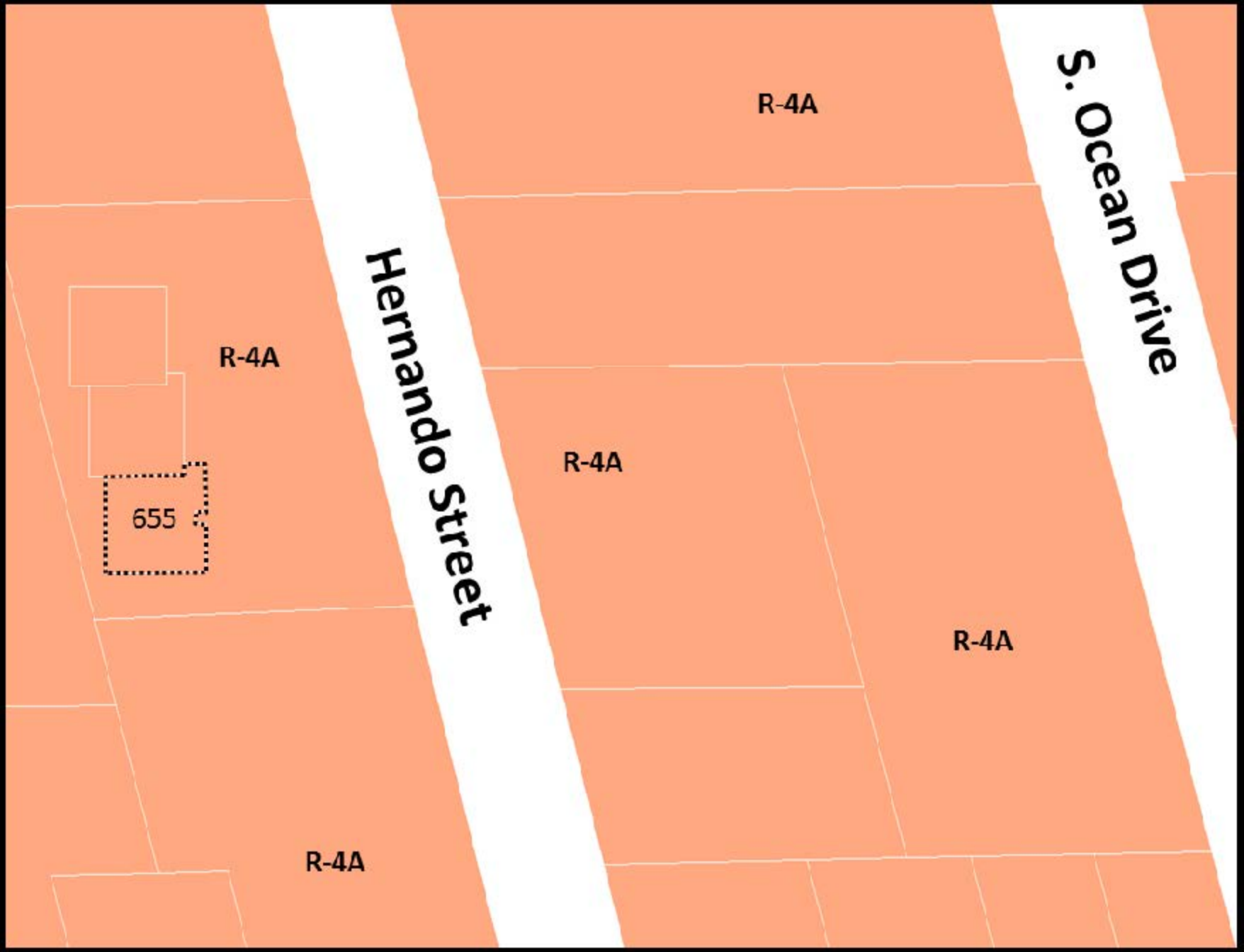
I am very lucky to have her.



Aerial Map

655 Hernando Street

THE SUNRISE CITY
FORT PIERCE
Florida



Legend

Subject Site

R-4A, Hutchinson Island Medium Density Residential

Zoning Map

THE SUNRISE CITY
FORT PIERCE
Florida

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

TO : **Vennis Gilmore, Planning Analyst**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **TRC # 17-04000004 – Sacks Vacation Rental**

DATE : **February 8, 2017**

Code Enforcement has the following comments:

1. The property is still being advertised for short term rentals online in violation of the City ordinances. This matter will be heard at the scheduled hearing on 2/15/2017 and possible fines assessed unless the ad is removed. Please bring this matter into compliance ASAP and remain so until a condition use is approved by the City Commission.
2. The owner has not provided any narrative addressing the standard code issues including:
    a. Local management
    b. Maximum vehicles
    c. Compliance with city ordinances such as noise and garbage removal
3. The owner is advised that short term rentals of less than 30 days require the following:
    a. A City Business Tax Receipt
    b. An account with the Florida Department of Revenue – collection of 6.5% sales tax
    c. An account with St. Lucie County – 5% Tourism Development Tax
    d. A State of Florida license

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

FEB 08 2017

TO : Vennis Gilmore, Planning Analyst

FROM : John R. Andrews, P.E., City Engineer JRA

RE : Sacks Residence Conditional Use – 655 Hernando Street
TRC Project No. 17-04000004

DATE : February 8, 2017

This is to advise you that we have completed the review of the following documents as received by this office on February 3, 2017:

- ☑ Conditional Use Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ Plan Revisions
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☑ Recommend
- ☐ Do Not Recommend

- ☑ Approval of CU
- ☐ Building Permit
- ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- ☐ See attached for engineering comments

JRA/tst
Q:\ENGINEERING\Site Development Projects\S\Sacks Residence\CU Approval - 020817.docx



TRC submissions for Feb. 16th
Martha Kerr
to:
Vennis Gilmore
02/13/2017 04:02 PM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: Vennis Gilmore <VGilmore@city-ftpierce.com>

Good Afternoon,

Below are FPUA comments regarding the TRC submissions for the Feb. 16th meeting.

A. **Conditional Use** - Bradley Dwelling Rental – 408 S. Ocean Drive (Vennis Gilmore)
   - W/WW Engineering: No objection
   - Gas and Electric Engineering: No comment

B. **Conditional Use** – Sacks Dwelling Rental – 655 Hernando Street (Vennis Gilmore)
   - W/WW Engineering: No objection
   - Gas and Electric Engineering: No comment

C. **Waiver of Distance** – Sweetie's Diner – 2625 S. US Hwy 1 (Vennis Gilmore)
   - W/WW Engineering: No objection
   - Gas and Electric Engineering: No comment

Thank you

Regards,
Martha Kerr

FPUA
Staff Assistant II
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

Project: **SACKS DWELLING RENTAL**

Subject: Review Comments
To: Vennis Gilmore
From: Rod Reed, County Surveyor
PW-Engineering Division
Date February 8, 2017

I have no comments.

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Interim Building Official

RE : Sacks Dwelling Rental - 655 Hernando Street

DATE : 2/17/17

The proposed use may trigger the following Code requirements:

1. There will need to be a Change of Use to R-1 (FBC 310.3)
2. Fire sprinklers will need to be installed.
3. ADA Parking, accessible route, pool and bathroom must also be made accessible.
4. There will need to be vertical accessibility (F.A.C.)

PT/km

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, MARCH 14, 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**; **Frank Creyaufmiller**; **Brian Paul**; **Mike Dahan**; **Robert Poitier**; **Eloise Cumings**; **Charles Hayek**; **Marcia Baker**; **Steve Weaver**; **Al Bernetti**; **Bob Burdge**, **Chairman**

Absent: **John George**

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

4. CONSIDERATION OF ABSENCES

Mr. George was excused from the meeting.

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 February 14, 2017 meeting

Motion was made by Robert Poitier, and seconded by Charles Hayek to approve the minutes from the February 14, 2017 meeting.

AYE: **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Eloise Cumings**, **Chairman Bob Burdge**

Passed

7. NEW BUSINESS

a. Site Plan & Design Review - Chick-Fil-A - 5560 Okechobee Road

Mr. Benton gave an overview of the application and answered questions from the Board regarding pedestrian access, a left hand turn lane from Okeechobee Road and a bicycle lane.

Bill Pfeffer, Bowman Consulting, Civil Engineering Design Consultant Representative for Chick-Fil-A, introduced himself and spoke about the message board signage.

Motion was made by Steve Weaver, **and seconded by Tim O'Connell to approve the application as presented.**

AYE: **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Eloise Cumings**, **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Chairman Bob Burdge**

Passed

b. Conditional Use - Bradley Dwelling Rental - 408 S. Ocean Drive, Unit B

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding the Technical Review Committee comments, ADA requirements, homeowners association approval and advertising.

Mr. Benton clarified to Mr. Messer and the Board, that if a unit is being offered for transient lodging accommodations for periods of less than a month or less than 31 days the unit is deemed a place of public accommodations which would need to meet the Florida Building Code occupancy type. He stated that this requires ADA accessibility, vertical accessibility and potentially fire suppression, depending on the building typology and the aspects of the use. Mr. Benton stated if the unit is offering non-transient lodging it does not change the classification to a commercial use; therefore ADA requirements are not needed.

Jim Flynn spoke against the application.

Motion was made by Marcia Baker, **and seconded by Robert Poitier to approve the application with staff conditions.**

AYE: **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Marcia Baker**, **Steve Weaver**, **Chairman Bob Burdge**

NAY: **Eloise Cumings**, **Charles Hayek**, **Tim O'Connell**, **Frank Creyaufmiller**

Passed

c. Conditional Use - Sacks Dwelling Rental - 655 Hernando Street

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding code enforcement fines, template for dwelling rules, approvals from HOA and neighbors and ADA guidelines.

Ms. Grohall stated the Code Enforcement department has a standard guide booklet with

rules they want to see handed out.

Chairman Burdge asked that the Board receives a copy of the guide.

Charlene Adair spoke against the application.

Motion was made by Marcia Baker, and seconded by Charles Hayek to deny the application.

AYE: **Mike Dahan**, **Eloise Cumings**, **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Frank Creyaufmiller**, **Brian Paul**

NAY: **Robert Poitier**, **Chairman Bob Burdge**

Passed

d. **Waiver of Distance - Sweetie's Diner - 2625 S. US Highway 1**

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

Rick Reed, Applicant, answered a question from the Board on the hours.

Motion was made by Robert Poitier, and seconded by Charles Hayek to approve the application.

AYE: **Robert Poitier**, **Eloise Cumings**, **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Chairman Bob Burdge**

Passed

e. **Disposal of Surplus Property - Lot 13 Lincoln Court**

Ms. Grohall provided information on the surplus property and answered questions from the Board regarding the structure on the property, impact fee credits, the fence around the property line, living on the property and the bid amount.

Motion was made by Frank Creyaufmiller, and seconded by Robert Poitier to allow the city to dispose of the property.

AYE: **Eloise Cumings**, **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Chairman Bob Burdge**

NAY: **Tim O'Connell**

Passed

8. **ELECTION OF CHAIR, VICE-CHAIR AND SECRETARY**

The current Chair, Vice-Chair and Secretary were nominated.

Motion was made by Frank Creyaufmiller, and seconded by Charles Hayek to elect Mr. Burdge as Chairman.

AYE: **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Eloise Cumings**, **Chairman Bob Burdge**

Passed

Motion was made by Robert Poitier, and seconded by Marcia Baker to elect Mr. Hayek as Vice-Chair.

AYE: **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Eloise Cumings**, **Charles Hayek**, **Chairman Bob Burdge**

Passed

Motion was made by Robert Poitier, and seconded by Charles Hayek to elect Ms. Baker as Secretary.

AYE: **Steve Weaver**, **Tim O'Connell**, **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Eloise Cumings**, **Charles Hayek**, **Marcia Baker**, **Chairman Bob Burdge**

Passed

9. BOARD COMMENTS

Mr. Paul explained he was unable to attend the Planning Board meeting in December 2016 due to a family emergency and he was unable to attend the Planning Board meeting in January 2017 because he had several staff members at his business call out.

Motion was made by Marcia Baker and seconded by Robert Poitier to excuse Mr. Paul for his absences.

The Board discussed the short term rental process including the time spent on each application, guidelines and expediting the process.

Ms. Baker explained anything that is codified to change the reaction to the short term rentals is going to jeopardize the city's ability to keep the grand fathering of the existing restrictions and this could make short term rentals become a free for all.

Mr. Messer agreed with Ms. Baker's explanation and he stated a bill is going to the house in Tallahassee that will eliminate the ability of municipalities to do any kind of regulations.

Mr. Hayek suggested that staff contact the HOA and other condo owners regarding the short term rentals. Ms.Grohall stated if they are adjoining units we can look at something that indicates they have neighboring approvals and build that into the process.

Chairman Burdge attended the Conference Agenda meeting held on March 13th, 2017 and he explained the City Commission was looking at Board options. Chairman Burdge stated the recommendations for the Planning Board are:

1. Reduce Planning Board from twelve members to seven members
2. Term Limitations
3. Elimination of Compensation
4. Adding the Board of Adjustment Responsibilities to the Planning Board
5. Elimination of Dual Office Holders
6. Residency Requirements
7. Each Board Members Chosen by a Commissioner and Two Members Chosen at Large
8. Recognition Night for Board Members

Mr. Messer explained that once the ordinance is drafted to the City Commission, letters will be sent out to all Board members informing everyone of what is going to be considered and everyone will have ample opportunity to present their opinion at a public hearing.

Chairman Burdge stated he spoke briefly to Mr. Messer about current liability and being sued as a Planning Board member. The Chairman said Mr.Messer indicated that he did not believe individual Planning Board members would be sued but if they were sued, the city would take some type of representation as long as it was under the aspects of what was done at the Planning Board.

Ms. Baker would like a legal disclaimer added the bottom of the agenda limiting liability for any decision made.

10. ADJOURNMENT

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

TO : **Vennis Gilmore, Planning Analyst**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **TRC # 17-04000004 – Sacks Vacation Rental**

DATE : **February 8, 2017**

Code Enforcement has the following comments:

1. The property is still being advertised for short term rentals online in violation of the City ordinances. This matter will be heard at the scheduled hearing on 2/15/2017 and possible fines assessed unless the ad is removed. Please bring this matter into compliance ASAP and remain so until a condition use is approved by the City Commission. –Complied– See attached.
2. The owner has not provided any narrative addressing the standard code issues including:
   a. Local management
   b. Maximum vehicles
   c. Compliance with city ordinances such as noise and garbage removal

   } addressed
3. The owner is advised that short term rentals of less than 30 days require the following:
   a. A City Business Tax Receipt
   b. An account with the Florida Department of Revenue – collection of 6.5% sales tax
   c. An account with St. Lucie County – 5% Tourism Development Tax
   d. A State of Florida license

→ These items cannot be completed until a C.U. is approved

MArraiz
3/16/17

SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA

SM CASE # 16-2848

Violator: ROBERT SACKS
DEBORAH SACKS
404 CREEKSIDE CIR
RUTHERFORTON, NC 28139

RE: Violation of Section(s): 22-22 (C) Allowed Uses, 9-27 (B) Doing Business without a Tax

Property Address: 655 HERNANDO ST Tax ID #: 2401-503-0026-020/5
Legal Description: THAT PART OF OCEAN VIEW S/D REVISED PLAT HOLLEY AND MORGAN`S S/D BLK 4 N 1/2 OF LOT 7 AND ALL LOTS 8 AND 9 MPD IN OR 1131-1948 ANDKNOWN

ORDER DETERMINING COMPLIANCE

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on February 15, 2017, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that ROBERT & DEBORAH SACKS is now in compliance with Section(s) 22-22 (C) and 9-27 (B) of the Code of Ordinances as specified above, on property located at the above described location

The violator(s) shall be put on notice that if the property comes out of compliance, he/she may be fined up to $500.00 a day as a repeat violator.

DONE AND ORDERED this 22nd **day of** February, **20** 17, **nunc pro tunc February 15, 2017.**

Fran Ross

Fran Ross, Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS

22nd DAY OF February 2017.

Colleen Greer

Colleen Greer, Code Enforcement Clerk

File Name: C0070591

Deborah Sacks

404 Creekside Circle

Rutherfordton NC 28139

FAXED: 2/10/17
Mailed: 2/10/17

Vacation Home Rentals

226 Causeway St 2nd Floor

Boston, MA 02114

February 10, 2017

RE: # 24794

I have made numerous phone calls to have my account # 24794 deleted completely off of your web site and this has not been done. I also have been waiting for a supervisor to call me back regarding this and still have not received the call.

My account needs to be deleted ASAP or I will have to take further actions.

Sincerely,

Debbie Sacks

Debbie Sacks

Menu

About Us
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Sitemap
Privacy Policy

Contact Us

Please contact Vacation Home Rentals using the form below. Be sure to check our Frequently Asked Questions before doing so. This form should not be used to locate an available rental - please contact the property owners directly.

Name:	DEBBIE SACKS
Email Address:	BBARDRANCH@AOL.COM
I am a:	Property Owner
Property Id:	24794
Subject:	Delete my Account
Your message:	I have made several phone calls to have my account deleted and still you have not done this. I am also waiting for a Supervisor to call me and that has not happened. This account needs to be

Send message

Mailing Address:
Vacation Home Rentals
226 Causeway Street, 2nd Floor
Boston, MA 02114

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City Commission Regular Meeting **11.a.3.**

Meeting Date: 04/03/2017

Re: Application for Conditional Use - 408 S. Ocean Drive, Unit B - Dwelling Rental

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Review and approval of an application for a Conditional Use with No New Construction, submitted by the Applicant; Joanne Albarelli to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period of one (1) week, at 408 S. Ocean Drive, Unit B, Fort Pierce, FL. The property is zoned R-4A, Hutchinson Island Medium Residential Zone (Parcel ID 2401-502-0004-020-2).

SUMMARY:

- The applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 408 S. Ocean Drive, Unit B, offering transient lodging with minimum stays of one (1) week.
- The subject two-story townhome has a finished floor area of 1,248 square feet, containing two (2) bedrooms, one and a half (1.5) bathrooms and traditional support rooms. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A).
- The subject site features reserved driveway space for approximately one (1) vehicle and two (2) shared guest parking spaces. One parking space is reserved for each unit of the four (4) attached townhomes in the development.
- The Planning Board, at their March 14th meeting, voted 6 in favor, 4 against; to recommend approval of the request with the conditions recommended by staff.
- A total of 61 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:

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use 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 City Commission **approve** the request with the following conditions:

1) The applicant identifies the maximum occupancy of the 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) Installation of one (1) handicap space per City Code Section 22-60 Off-Street Parking and Loading;

5) The applicant files for and obtains State of Florida, 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:

Vennis Gilmore, Planning Analyst

COORDINATED WITH:

Technical Review Committee
Kori Benton, Senior Planner

Fiscal Impact

OTHER INFORMATION:

Potential increase in Ad-Valorem, Sales Tax, and Tourism Tax Revenue

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Attachments

Staff Report
Application Packet
Aerial & Zoning Maps
TRC Comments
Planning Board Minutes
Code Enforcement Memo

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/27/2017 02:46 PM

Form Started By: Vennis Gilmore
Started On: 03/21/2017 03:47 PM
Final Approval Date: 03/27/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use**
Bradley Dwelling Rental
408 S. Ocean Drive, Unit B

DATE: March 22, 2017

STAFF REPORT

Owner: Bradley Beach Holdings LLC, C/O Daniel and Leslie Bradley
10557 Bermuda Isle Drive
Tampa, FL. 33647

Applicant: Joanne Albarelli
408 S. Ocean Drive, Unit A
Fort Pierce, FL. 34949

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as one (1) week.

Location: 408 S. Ocean Drive, Unit B

Parcel ID: 2401-502-0004-020-2

Current Zoning: Hutchinson Island Medium Density Residential Zone (R-4A)

Future Land Use: Hutchinson Island Residential (HIR)

Surrounding Zoning:

North	East	South	West
R-4A	Beach/A-2	R-4A	C-5

Site Size: .02 acres

Utilities: FPUA

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 408 S. Ocean Drive, Unit B, offering transient lodging of a minimum of one (1) week to guests. The subject two-story townhome has a finished floor area of 1,248 square feet, containing two (2) bedrooms, one and a half (1.5) bathrooms and traditional support rooms. Attached open porches and a wood deck supplement this residential structure. The subject unit is one of four attached townhomes. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A).

The property is located near the southeast corner of S. Ocean Drive and Avalon Avenue. The site is surrounded by vacant property to the north and south, a restaurant to the west and the Atlantic Ocean to the east. This site features a primary driveway entrance from S. Ocean Drive. A ten foot wide sidewalk extends along S. Ocean Drive.

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 are 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 Rental Definitions

	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	Division of Hotels & Restaurants – Vacation Rental License
Public lodging establishment ***(ADA & Misc. Regulations)***	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Zoning & Land Use

The subject site is located within the Hutchinson Island Medium Density Residential Zone (R-4A) district which is designed primarily to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation. Furthermore, the site has a land use designation of Hutchinson Island Residential (HIR).

The Hutchinson Island Residential (HlR) 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 undefined parameters of intensity or impact. The finished floor area of 1,248 square feet contains two (2) bedrooms, and one and a half (1.5) bathrooms. The average hotel room size in the United States is approximately 325 square feet, according to the USA Today; therefore the capacity for occupancy of this site surpasses that of a typical lodging room. The use, although limited in comparison to a typical commercial use, or hotel/motel, is not intended to serve the neighborhood, but rather tourists for purposes of public lodging.

Traffic & Parking

The traffic generation from the proposed use is undetermined based upon numerous variables present, and the absence of complete data by the Institute of Transportation Engineers (ITE) Trip Generation Manuel. Review of similar uses of this scale, in comparison to impacts of a multifamily housing development, suggest an insignificant effect overall evaluation; however the absence of maximum occupancy, occurrence of short lengths of stay, and frequency of cleaning services are variables that may concentrate trips during seasonal months and weekends, causing elevated traffic impacts during such times.

Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject site features reserved driveway space for approximately one (1) vehicle and two (2) shared guest parking spaces. One parking space is reserved for each unit of the four (4) attached townhomes in the development. The applicant currently provides bicycle parking for two (2) bikes; beneath the wood deck attached to the townhome. A handicap parking space is required pending approval of stays for periods less than thirty (30) days as the operation would be classified as a public lodging establishment.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than thirty (30) days would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

City Commission is encouraged to consider parameters regarding the maximum number of occupants allowed, posting of signs, parking, and other limitations to comprehensively address the increased intensity of use and accompanying impacts of the use if approved as a vacation rental, for rental periods of less than thirty (30) days. Since the year 2015; three (3) vacation rentals have been approved, one (1) vacation rental denied, one (1) vacation rental withdrew, two (2) dwelling rentals withdrew and one (1) dwelling rental denied.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the City Commission.

Planning Board Recommendation:

The Planning Board, at their March 14th meeting, voted 6 in favor, 4 against; to recommend approval of the request with the conditions recommended by staff.

Staff Recommendation:

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use 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 City Commission **approve** the request with the following conditions:

1) The applicant identifies the maximum occupancy of the 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) Installation of one (1) handicap space per City Code Section 22-60 Off-Street Parking and Loading;

5) The applicant files for and obtains State of Florida, St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

JAN 17 2017

$100
- Advertising
↓ Letter
- Sign

Conditional Use – No New Construction

Property address or Location 408 S Ocean Drive, Unit B, Fort Pierce, FL 34949

Parcel ID #(s) 2401-502-0004-020-2

Project description Short-term rentals for less than 6 months

Bradley Beach Holdings LLC, C/O Daniel and Leslie Bradley	Joanne Albarelli
Property Owner(s)	**Applicant/Representative, Title, Company**
10557 Bermuda Isle Drive	408 S Ocean, Unit A, Fort Pierce, FL 34949
Street Address	Street Address
Tampa FL 33647	Fort Pierce FL 34949
City State Zip	City State Zip
864-353-4456	772-466-9919
Phone Number	Phone Number
danbradley8@yahoo.com	throcker1896@aol.com
Email Address	Email Address

Conditional Use – No New Construction

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.

Leslie Bradley
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 15 day of JANUARY, 2017, by DANIEL AND LESLIE BRADLEY who is personally known to me or has produced ___ as identification.

Joanne Albarelli
Signature of Notary

NOTARY PUBLIC SEAL STATE OF FLORIDA
JOANNE ALBARELLI
MY COMMISSION # FF219510
EXPIRES: July 20, 2019

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
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 Type:

- ☐ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 1248 Parking Spaces: 6 - Total

2 / 1.5
Bed. Bath

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

North	South	East	West
VACANT LOT	VACANT LOT	OCEAN	RESTARAUT - APT BLD.

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

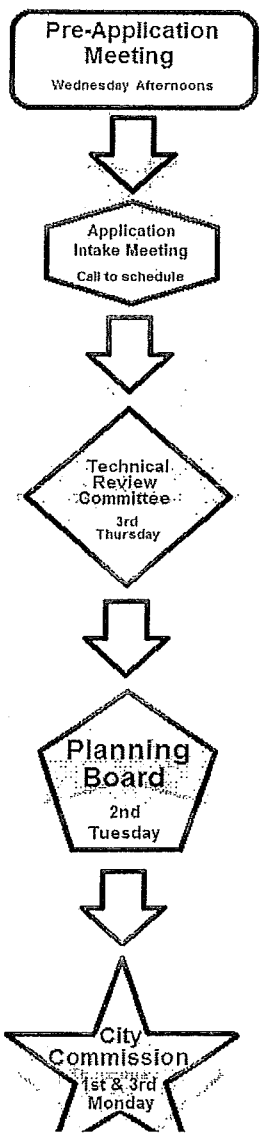
(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

JAN 17 2017

Application Outlook



Mini 1 week

Target: 10days → 2 weeks

Ocassionally: Monthly

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

Property Identification

Site Address: 408 S OCEAN DR B
Sec/Town/Range: 01/35S/40E
Map ID: 24/01B
Zoning: R4A

Parcel ID: 2401-502-0004-020-2
Account #: 14867
Use Type: 0100
Jurisdiction: Fort Pierce



Ownership

Bradley Beach Holdings LLC

408 S Ocean Dr #B
Fort Pierce, FL 34949

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 1 THAT PART OF LOTS 4 AND 5 MPDAF: FROM NW COR LOT 4 RUN N 88 DEG 52 MIN 31 SEC E 45.82 FT, TH S 01DEG 07 MIN 29 SEC E 27.63 FT, TH N 88 DEG 52 MIN 33 SEC E 6.33 FTFOR POB, TH S 01 DEG 07 MIN 29 SEC E 9 FT, TH N 88 DEG 52 MIN 31SEC E 6.33 FT, TH S 01 DEG 07 MIN29 SEC E 8.31 FT, TH N 88 DEG 52 MIN 31 SEC E 42.67 FT, TH N 01 DEG 07 MIN 29 SEC W 17.63 FT, TH S 88 DEG 52 MIN 31 SEC W 49 FT TO POB (UNIT B) (OR 3604-1321)

Current Values

Just/Market Value:	$204,200
Assessed Value:	$204,200
Exemptions:	$0
Taxable Value:	$204,200

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

Total Areas

Finished/Under Air (SF):	1,248
Gross Area (SF):	1,414
Land Size (acres):	0.02
Land Size (SF):	697

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Building Information

Finished/Under Air Area: 1,248 SF
Gross Total Area: 1,414 SF

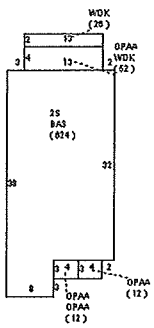
Exterior Data

Building Type:	XT36	Grade:	T36B
Year Built:	1984	Effective Year:	1984
No. Units:	1	Story Height:	2 Story
Roof Cover:		Roof Structure:	Gable
Primary Wall:	CB Stucco	Secondary Wall:	
View:		Frame:	

Interior Data

Bedrooms:	2	Full Baths:	1
Primary Int Wall:		Half Baths:	1
Primary Floors:		Avg Hgt/Floor:	0
Heat Type:		Heat Fuel:	
Heated %:	N/A%	A/C %:	0%
Electric:		Interior Sprinkler %:	0%



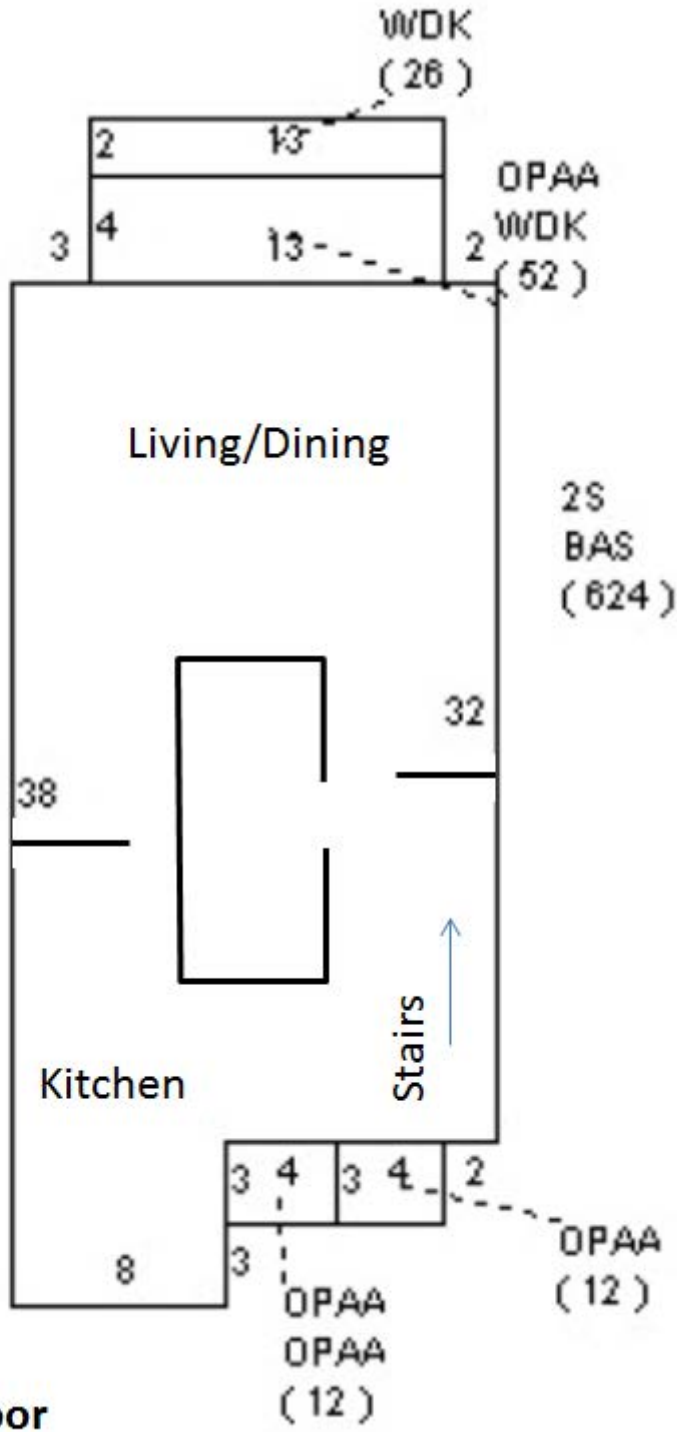


Sketch Area Legend

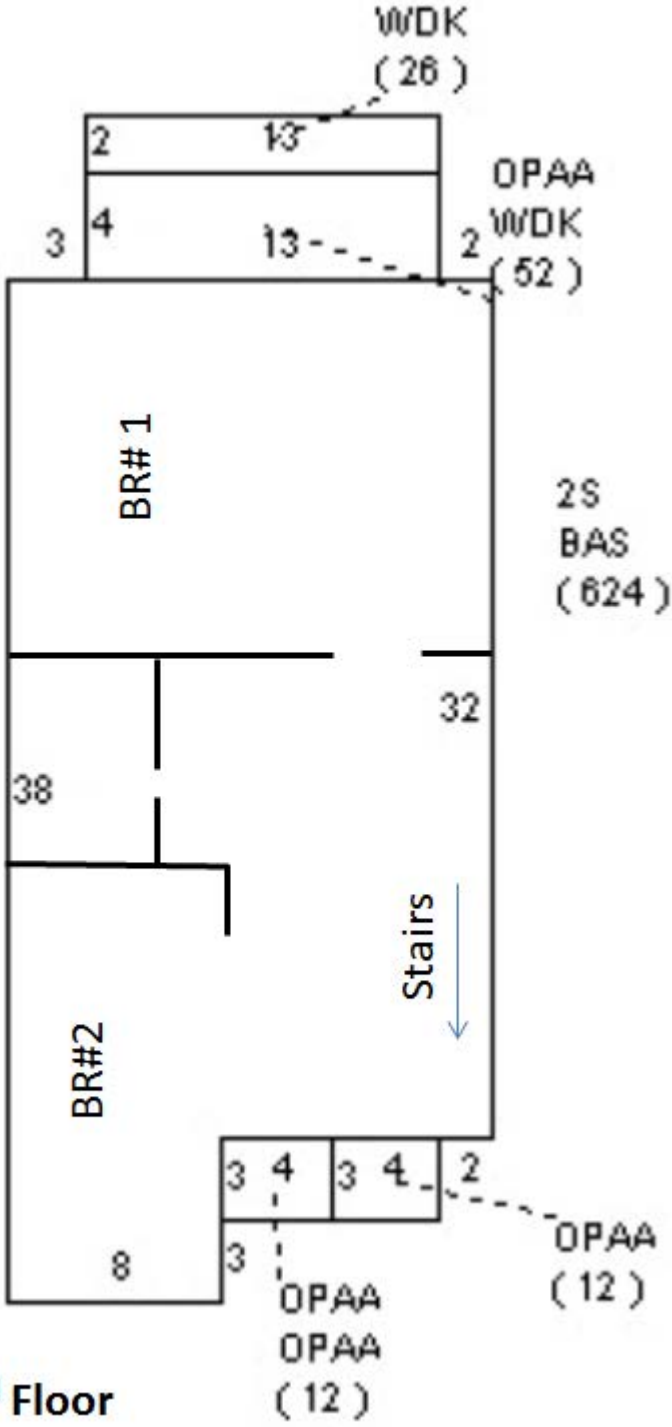
Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	624	624	112
BAS	BASE AREA	624	624	112
OPAA	Open Porch Attached Average	88	0	76
WDK	WOOD DECK	78	0	64

This information is believed to be correct at this time but it is subject to change and is not warranted.
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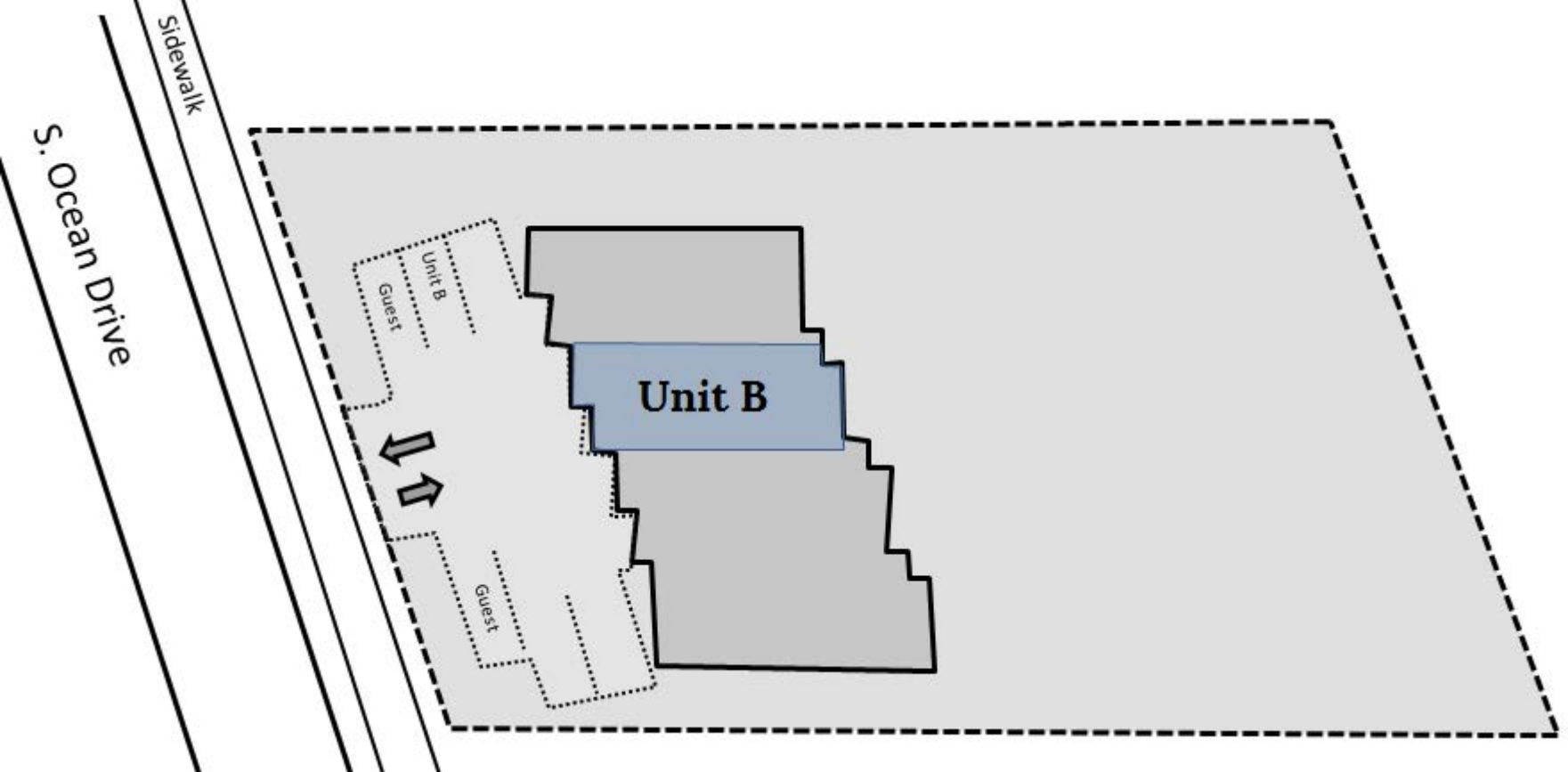
JAN 17 2017

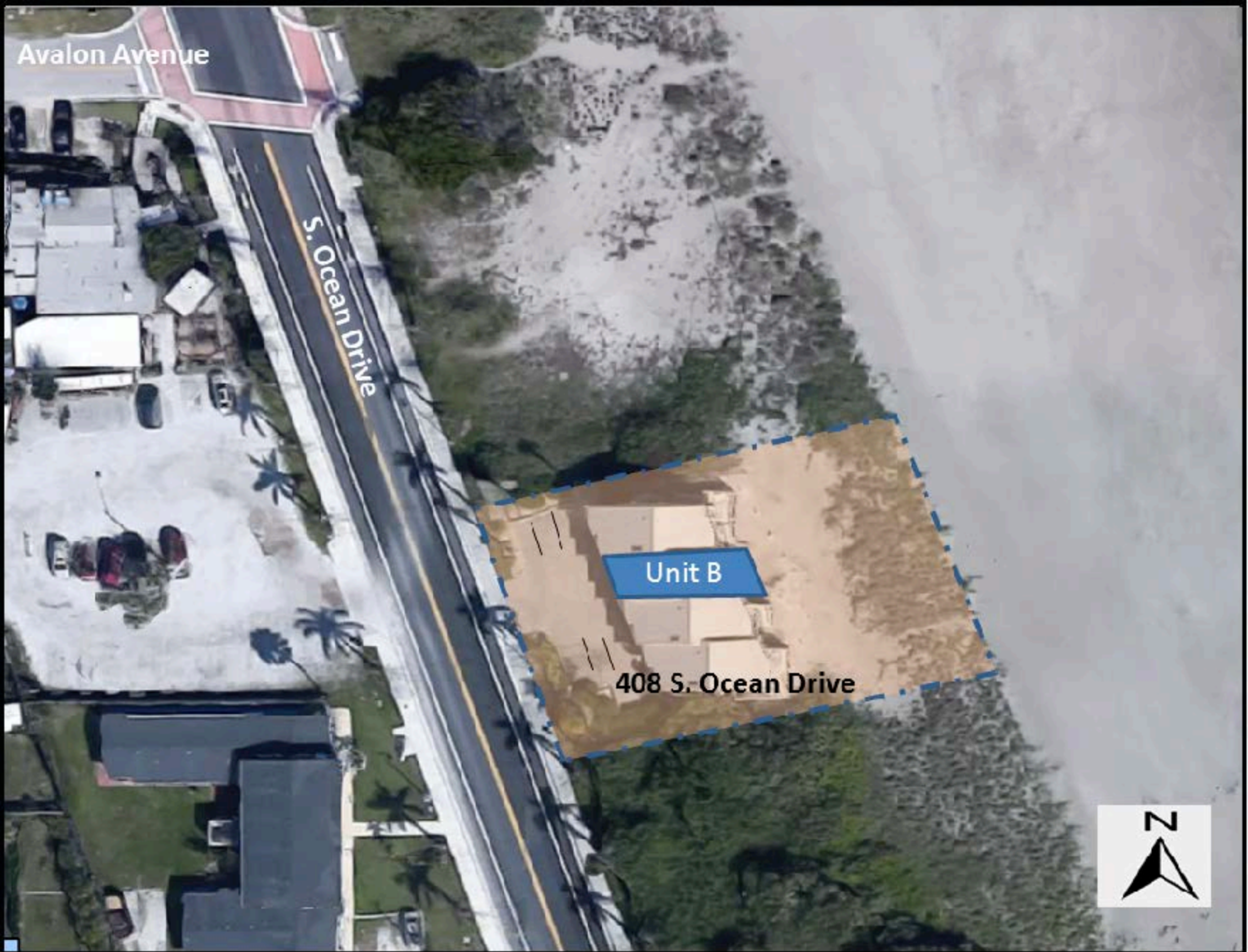

WDK
(26)
2
13
OPAA
WDK
(52)
3
4
13
2
Living/Dining
2S
BAS
(624)
32
38
Stairs
Kitchen
3
4
3
4
2
OPAA
(12)
8
3
OPAA
OPAA
(12)

1st Floor


WDK
(26)
2
13
OPAA
WDK
(52)
3
4
13
2
BR# 1
2S
BAS
(624)
32
38
Stairs
BR#2
3
4
3
4
2
OPAA
(12)
8
3
OPAA
OPAA
(12)

2nd Floor

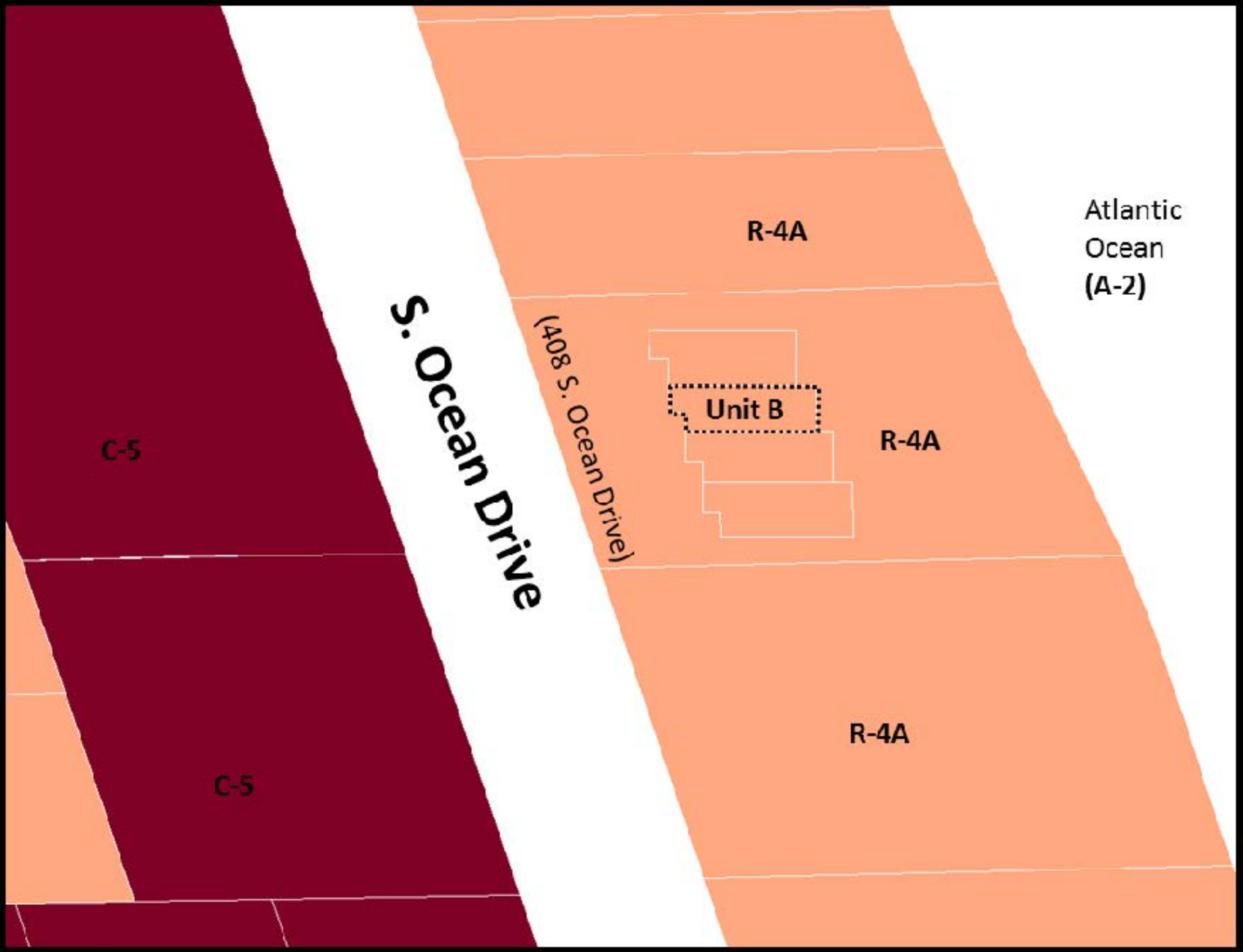

Sidewalk
S. Ocean Drive
Unit B
Guest
Unit B
Guest



Aerial Map

408 S. Ocean Drive
Unit B

THE SUNRISE CITY
FORT PIERCE
Florida



Legend

- Subject Site
- R-4A, Hutchinson Island Medium Density Residential
- C-5, Tourist Commercial

Zoning Map

THE SUNRISE CITY FORT PIERCE Florida

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

TO : **Vennis Gilmore, Planning Analyst**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **TRC # 17-04000002 – 408 B Ocean Drive Vacation Rental**

DATE : **February 8, 2017**

Code Enforcement has the following comments:

1. There was no narrative included with the submittal addressing any code issues. Please have the requesting party submit a narrative that addresses the following concerns:
    a. Local management
    b. Maximum vehicles
    c. Compliance with city ordinances such as noise and garbage removal
2. The owner is advised that short term rentals of less than 30 days require the following:
    a. A City Business Tax Receipt
    b. An account with the Florida Department of Revenue – collection of 6.5% sales tax
    c. An account with St. Lucie County – 5% Tourism Development Tax
    d. License from the State of Florida

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

FEB 08 2017

TO : Vennis Gilmore, Planning Analyst

FROM : John R. Andrews, P.E., City Engineer JRA

RE : Bradley Dwelling Conditional Use – 408 S. Ocean Drive
TRC Project No. 17-04000002

DATE : February 8, 2017

This is to advise you that we have completed the review of the following documents as received by this office on February 3, 2017:

- ☑ Conditional Use Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ Plan Revisions
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☑ Recommend
- ☐ Do Not Recommend

- ☑ Approval of CU
- ☐ Building Permit
- ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- ☐ See attached for engineering comments

JRA/tst
Q:\ENGINEERING\Site Development Projects\B\Bradley DU\CU Approval - 020817.docx

TRC submissions for Feb. 16th
Martha Kerr
to:
Vennis Gilmore
02/13/2017 04:02 PM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: Vennis Gilmore <VGilmore@city-ftpierce.com>

Good Afternoon,

Below are FPUA comments regarding the TRC submissions for the Feb. 16th meeting.

A. **Conditional Use -** Bradley Dwelling Rental – 408 S. Ocean Drive (Vennis Gilmore)
   - W/WW Engineering: No objection
   - Gas and Electric Engineering: No comment

B. **Conditional Use –** Sacks Dwelling Rental – 655 Hernando Street (Vennis Gilmore)
   - W/WW Engineering: No objection
   - Gas and Electric Engineering: No comment

C. **Waiver of Distance** – Sweetie's Diner – 2625 S. US Hwy 1 (Vennis Gilmore)
   - W/WW Engineering: No objection
   - Gas and Electric Engineering: No comment

Thank you

Regards,
Martha Kerr

FPUA
Staff Assistant II
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

Project: **BRADLEY RENTAL DWELLING**

Subject: Review Comments
To: Vennis Gilmore
From: Rod Reed, County Surveyor
PW-Engineering Division
Date February 8, 2017

I have no comments.

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Interim Building Official

RE : Bradley – Dwelling Rental – 408 S. Ocean Drive, Unit B

DATE : 2/17/17

The proposed use may trigger the following Code requirements:

1. There will need to be a Change of Use to R-1 (FBC 310.3)
2. Fire sprinklers will need to be installed.
3. ADA Parking, accessible route, pool and bathroom must also be made accessible.
4. There will need to be vertical accessibility (F.A.C.)

PT/km

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, MARCH 14, 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**; **Frank Creyaufmiller**; **Brian Paul**; **Mike Dahan**; **Robert Poitier**; **Eloise Cumings**; **Charles Hayek**; **Marcia Baker**; **Steve Weaver**; **Al Bernetti**; **Bob Burdge**, **Chairman**

Absent: **John George**

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

4. CONSIDERATION OF ABSENCES

Mr. George was excused from the meeting.

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 February 14, 2017 meeting

Motion was made by Robert Poitier, and seconded by Charles Hayek to approve the minutes from the February 14, 2017 meeting.

AYE: **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Eloise Cumings**, **Chairman Bob Burdge**

Passed

7. NEW BUSINESS

a. Site Plan & Design Review - Chick-Fil-A - 5560 Okechobee Road

Mr. Benton gave an overview of the application and answered questions from the Board regarding pedestrian access, a left hand turn lane from Okeechobee Road and a bicycle lane.

Bill Pfeffer, Bowman Consulting, Civil Engineering Design Consultant Representative for Chick-Fil-A, introduced himself and spoke about the message board signage.

Motion was made by Steve Weaver, **and seconded by Tim O'Connell to approve the application as presented.**

AYE: **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Eloise Cumings**, **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Chairman Bob Burdge**

Passed

b. Conditional Use - Bradley Dwelling Rental - 408 S. Ocean Drive, Unit B

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding the Technical Review Committee comments, ADA requirements, homeowners association approval and advertising.

Mr. Benton clarified to Mr. Messer and the Board, that if a unit is being offered for transient lodging accommodations for periods of less than a month or less than 31 days the unit is deemed a place of public accommodations which would need to meet the Florida Building Code occupancy type. He stated that this requires ADA accessibility, vertical accessibility and potentially fire suppression, depending on the building typology and the aspects of the use. Mr. Benton stated if the unit is offering non-transient lodging it does not change the classification to a commercial use; therefore ADA requirements are not needed.

Jim Flynn spoke against the application.

Motion was made by Marcia Baker, **and seconded by Robert Poitier to approve the application with staff conditions.**

AYE: **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Marcia Baker**, **Steve Weaver**, **Chairman Bob Burdge**

NAY: **Eloise Cumings**, **Charles Hayek**, **Tim O'Connell**, **Frank Creyaufmiller**

Passed

c. Conditional Use - Sacks Dwelling Rental - 655 Hernando Street

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding code enforcement fines, template for dwelling rules, approvals from HOA and neighbors and ADA guidelines.

Ms. Grohall stated the Code Enforcement department has a standard guide booklet with

rules they want to see handed out.

Chairman Burdge asked that the Board receives a copy of the guide.

Charlene Adair spoke against the application.

Motion was made by Marcia Baker, **and seconded by Charles Hayek to deny the application.**

AYE: **Mike Dahan**, **Eloise Cumings**, **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Frank Creyaufmiller**, **Brian Paul**

NAY: **Robert Poitier**, **Chairman Bob Burdge**

Passed

d. **Waiver of Distance - Sweetie's Diner - 2625 S. US Highway 1**

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

Rick Reed, Applicant, answered a question from the Board on the hours.

Motion was made by Robert Poitier, **and seconded by Charles Hayek to approve the application.**

AYE: **Robert Poitier**, **Eloise Cumings**, **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Chairman Bob Burdge**

Passed

e. **Disposal of Surplus Property - Lot 13 Lincoln Court**

Ms. Grohall provided information on the surplus property and answered questions from the Board regarding the structure on the property, impact fee credits, the fence around the property line, living on the property and the bid amount.

Motion was made by Frank Creyaufmiller, **and seconded by Robert Poitier to allow the city to dispose of the property.**

AYE: **Eloise Cumings**, **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Chairman Bob Burdge**

NAY: **Tim O'Connell**

Passed

8. **ELECTION OF CHAIR, VICE-CHAIR AND SECRETARY**

The current Chair, Vice-Chair and Secretary were nominated.

Motion was made by Frank Creyaufmiller, **and seconded by Charles Hayek to elect Mr. Burdge as Chairman.**

AYE: **Charles Hayek**, **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Eloise Cumings**, **Chairman Bob Burdge**

Passed

Motion was made by Robert Poitier, and seconded by Marcia Baker to elect Mr. Hayek as Vice-Chair.

AYE: **Marcia Baker**, **Steve Weaver**, **Tim O'Connell**, **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Eloise Cumings**, **Charles Hayek**, **Chairman Bob Burdge**

Passed

Motion was made by Robert Poitier, and seconded by Charles Hayek to elect Ms. Baker as Secretary.

AYE: **Steve Weaver**, **Tim O'Connell**, **Frank Creyaufmiller**, **Brian Paul**, **Mike Dahan**, **Robert Poitier**, **Eloise Cumings**, **Charles Hayek**, **Marcia Baker**, **Chairman Bob Burdge**

Passed

9. BOARD COMMENTS

Mr. Paul explained he was unable to attend the Planning Board meeting in December 2016 due to a family emergency and he was unable to attend the Planning Board meeting in January 2017 because he had several staff members at his business call out.

Motion was made by Marcia Baker and seconded by Robert Poitier to excuse Mr. Paul for his absences.

The Board discussed the short term rental process including the time spent on each application, guidelines and expediting the process.

Ms. Baker explained anything that is codified to change the reaction to the short term rentals is going to jeopardize the city's ability to keep the grand fathering of the existing restrictions and this could make short term rentals become a free for all.

Mr. Messer agreed with Ms. Baker's explanation and he stated a bill is going to the house in Tallahassee that will eliminate the ability of municipalities to do any kind of regulations.

Mr. Hayek suggested that staff contact the HOA and other condo owners regarding the short term rentals. Ms.Grohall stated if they are adjoining units we can look at something that indicates they have neighboring approvals and build that into the process.

Chairman Burdge attended the Conference Agenda meeting held on March 13th, 2017 and he explained the City Commission was looking at Board options. Chairman Burdge stated the recommendations for the Planning Board are:

1. Reduce Planning Board from twelve members to seven members
2. Term Limitations
3. Elimination of Compensation
4. Adding the Board of Adjustment Responsibilities to the Planning Board
5. Elimination of Dual Office Holders
6. Residency Requirements
7. Each Board Members Chosen by a Commissioner and Two Members Chosen at Large
8. Recognition Night for Board Members

Mr. Messer explained that once the ordinance is drafted to the City Commission, letters will be sent out to all Board members informing everyone of what is going to be considered and everyone will have ample opportunity to present their opinion at a public hearing.

Chairman Burdge stated he spoke briefly to Mr. Messer about current liability and being sued as a Planning Board member. The Chairman said Mr.Messer indicated that he did not believe individual Planning Board members would be sued but if they were sued, the city would take some type of representation as long as it was under the aspects of what was done at the Planning Board.

Ms. Baker would like a legal disclaimer added the bottom of the agenda limiting liability for any decision made.

10. ADJOURNMENT

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

TO : **Vennis Gilmore, Planning Analyst**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **TRC # 17-04000002 – 408 B Ocean Drive Vacation Rental**

DATE : **February 8, 2017**

Code Enforcement has the following comments:

1. There was no narrative included with the submittal addressing any code issues. Please have the requesting party submit a narrative that addresses the following concerns:
    a. Local management
    b. Maximum vehicles } addressed
    c. Compliance with city ordinances such as noise and garbage removal
2. The owner is advised that short term rentals of less than 30 days require the following:
    a. A City Business Tax Receipt
    b. An account with the Florida Department of Revenue – collection of 6.5% sales tax
    c. An account with St. Lucie County – 5% Tourism Development Tax
    d. License from the State of Florida

→ These issues cannot be completed until a C.O. is approved

MArraiz
3/16/17

City Commission Regular Meeting **11.a.4.**

Meeting Date: 04/03/2017

Re: Application for Waiver of Distance - 2625 S. US Highway 1 - 2COP Alcohol License

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Application submitted by Sweetie's Diner, LLC is requesting to secure a 2COP – Beer and Wine License to offer sale of alcohol, at 2625 S. US Highway 1, Fort Pierce, Florida; for consumption on premises. The sale or distribution of alcoholic beverages for consumption on premises requires a variance from Sec. 3-7 and Sec. 3-14 to operate within 1,600 feet of a church, school or other licensed establishments. The property is zoned C-3, General Commercial Zone (Parcel ID 2422-602-0249-000-7).

SUMMARY:

- Sweetie's Diner is a restaurant which is seeking to sell beer and wine for consumption on-premises.

- The restaurant is located at the northwest corner of Maple Avenue and South US Highway 1.

- The request is to secure a 2COP – Beer and Wine License to offer sale of alcohol, at the subject location, for consumption on-premises. Section 3-7 and 3-15 of the City Code restricts the sale or distribution of sealed alcoholic beverages for consumption on the premises where the establishment is located within 1,600 feet of a church, school, or other licensed establishments; unless a Waiver of Distance is granted.
- The applicant is requesting the waiver based upon the presence of a church that is located within 1,600 feet of the proposed site.
- A total of 24 Notifications of the proposal were mailed to the owners of property within 500 feet of the subject property. The responses received will be reported to the City Commission at the public hearing.

  The requested Waiver of Distance is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare.

RECOMMENDATION:

Staff recommends the City Commission **approve** the requested Waiver of Distance for a 2COP Alcoholic Beverage License for the existing establishment.

ALTERNATIVES:

Approval with conditions
Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Planning Analyst

COORDINATED WITH:
Rebecca Grohall, AICP, Planning Director

Fiscal Impact

OTHER INFORMATION:
N/A

OTHER INFORMATION:
A fiscal impact is not presented by this request.

Attachments

Staff Report
Aerial & Zoning Maps
Waiver of Distance Application
Floor Plan
Property Record Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/27/2017 02:45 PM

Form Started By: Vennis Gilmore
Started On: 03/22/2017 12:55 PM
Final Approval Date: 03/27/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Waiver of Distance – 2COP Alcohol License**
Sweetie's Diner
2625 S. US Highway 1

DATE: March 22, 2017

STAFF REPORT

Applicant: Sweetie's Diner, LLC
2625 S. US Highway 1
Fort Pierce, FL. 34982

Property Owner: Fort Pierce, LLC
7241 High Ridge Road
Boynton Beach, FL. 33426

Requested Action: Approval of a Waiver of Distance for an alcoholic beverage license

Type of License: 2COP – Beer and Wine; sale for on premises consumption.

Name of Establishment: Sweetie's Diner

Site Location: 2625 S. US Highway 1

Parcel ID: 2422-602-0249-000-7

Current Zoning: C-3, General Commercial Zone

Surrounding Zoning:

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

Staff Analysis:

Sweetie's Diner is a restaurant which is seeking to sell beer and wine for consumption on-premises. The restaurant opened in the place of the Golden Bear Restaurant for operation within latter part of the year 2016. The restaurant is located at the northwest corner of Maple Avenue and South US Highway 1.

The request is to secure a 2COP – Beer and Wine License to offer sale of alcohol, at the subject location, for consumption on-premises. Sections 3-7 and 3-15 of the City Code restrict the sale or distribution of sealed alcoholic beverages for consumption on the premises where the establishment is located within 1,600 feet of a church, school, or other licensed establishments; unless a Waiver of Distance is granted.

The applicant is requesting the waiver based upon the presence of a church that is located within 1,600 feet of the proposed site. City Code Section 3-15 of the City Code specifies that a waiver of distance shall be granted only if it does not adversely affect community health, safety or general welfare and that the following are considered:

a. The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises, as well as churches and schools;

The proposed establishment is located approximately 1,200 ft. from First Church of the Nazarene.

b. Whether adequate parking and landscaping for the facility are provided so as to meet the requirements set forth in sections 22-187 and 22-59 through 22-61;

The existing plaza site contains adequate parking and landscaping to meet City Code.

c. Whether the facility is physically separated or well buffered from all adjacent residentially zoned areas;

The site is well buffered from all adjacent residentially zoned areas.

d. Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhoods;

This property is accessible from South US Highway 1. It would not be necessary for either customer or commercial vehicles to pass through residentially zoned areas.

e. Whether, if the facility is located within sixteen hundred (1,600) feet of a church or school, it will generate traffic which may adversely affect the safety of persons attending such church or school.

This establishment is located within 1,600 feet of First Church of the Nazarene and is not located within 1,600 feet of a school.

Section 3-14 of the City Code states that an applicant holding a 2-COP license must be engaged in conduction a bona fide restaurant operation. The code further states that such a restaurant must:

(1)

a. Have tables capable of seating not fewer than thirty-five (35) persons simultaneously, for the purpose of serving meals;

b. Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

c. Have permanent kitchen facilities located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor -2-COP License must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

The application as submitted meets the necessary requirements for holding a 2-COP license. The restaurant, with seating for approximately 125 people; will serve breakfast, lunch and dinner meals. The hours of operation are 6am to 8pm. It is understood by the applicant that service of alcohol is to be with meals only.
The applicant has states that LED lighting has been installed in the parking lot area. No comment of a lighting deficiency was received by the Fort Pierce Police Department during the Technical Review Committee meeting.

Technical Review Committee:

All affected City Departments have reviewed the proposed Waiver of Distance and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant are provided for review.

Planning Board Recommendation:

The Planning Board, at their March 14th, 2017 meeting voted in favor unanimously to recommend approval for a 2COP alcohol license.

Staff Recommendation:

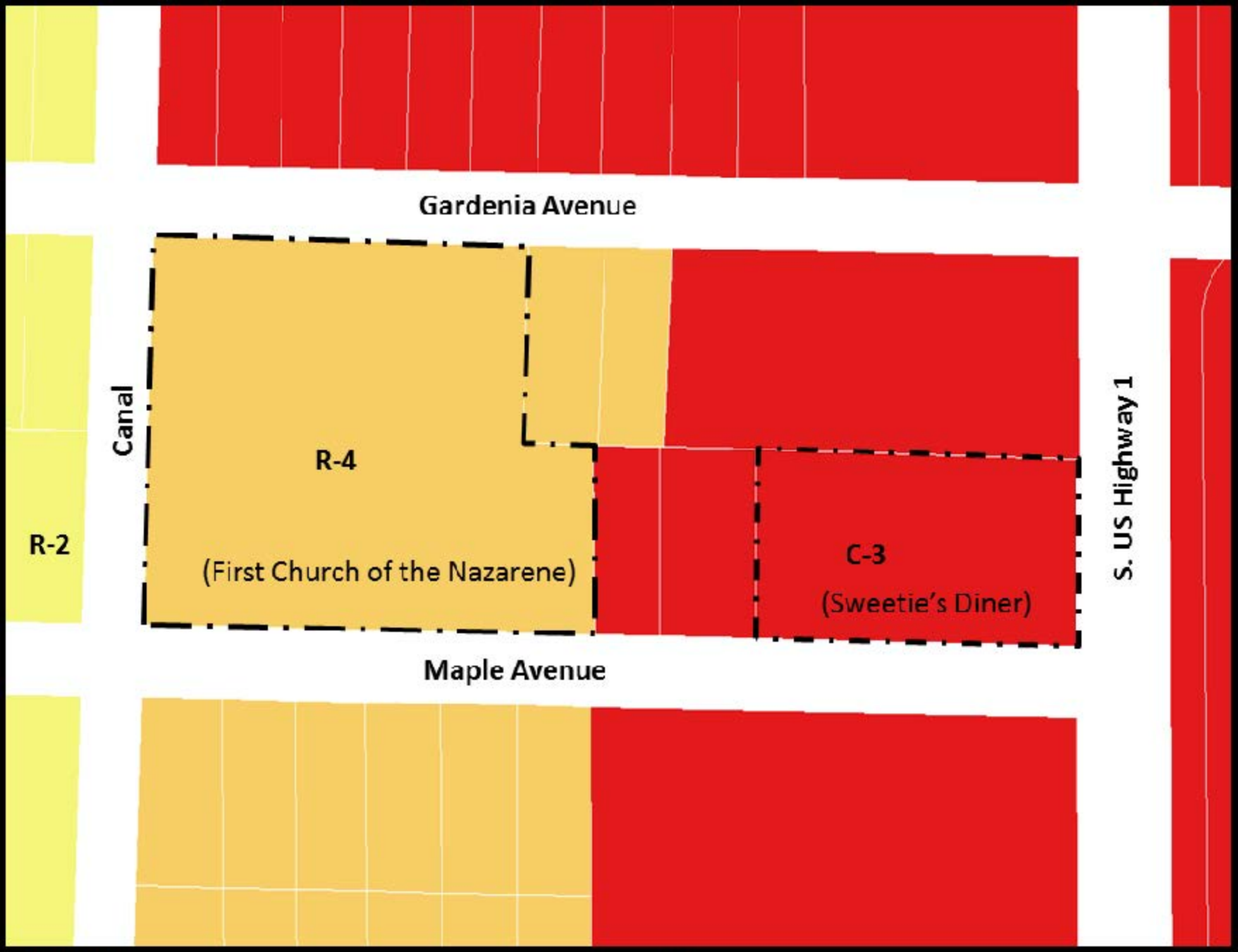
The requested Waiver of Distance is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** of the requested Waiver of Distance for a 2COP Alcoholic Beverage License for the existing establishment.



Location & Distance Map

THE SUNRISE CITY FORT PIERCE Florida

2625 S US Highway 1 - Sweetie's Diner



Zoning Map

Legend

- Subject Sites
- R- 2, Single Family Intermediate Density
- C-3, General Commercial
- R-4, Medium Density Residential

THE SUNRISE CITY
FORT PIERCE
Florida

FORT PIERCE
PLANNING DEPARTMENT Florida

WAIVER OF DISTANCE

Property address or Location: 2625 S 4ST, Fort Pierce, Fla 34982

Parcel ID #(s): 2422-602-0249-000-7

Project description: Sweetics Diner

Fort Pierce LLC	Sweetics Diner, LLC
Property Owner(s)	Applicant/Representative, Title, Company
7241 High Ridge Rd	2625 S 4ST
Street Address	Street Address
Boynton Beach, FL 33426	Fort Pierce, Fla 34982
City State Zip	City State Zip
	772 240 9787
Phone Number	Phone Number
	Sweeticsdiner@aol.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.

R C. Patel

Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Indiana COUNTY Madison

The foregoing instrument was acknowledged before me this 2 day of February, 20 17, by Rohitkumar Patel who is personally known to me or has produced Florida Drivers License as identification.

Brenda L. Crisp

Signature of Notary (seal)

BRENDA L. CRISP
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES JUNE 30, 2020

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3000 x729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ❑ As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- ❑ Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- ❑ Complete, notarized

Application Type:

- ❑ 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- ☑ 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- ❑ 3 APS: Beer, Wine & Liquor/Package Sales Only
- ❑ 4 COP: Beer, Wine & Liquor/On-Premises Consumption

Business Information:

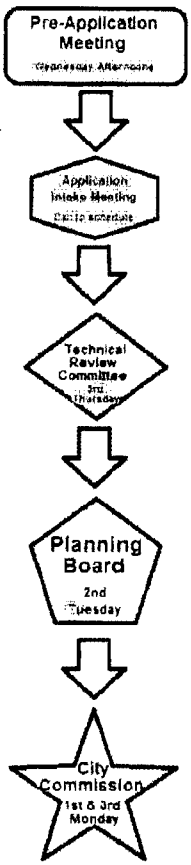
- ☑ New Business
- ❑ Transfer from:_____ Open since:_____
  address *year*

Building Size _____ Maximum Occupancy_____ Total Seating_____ Parking Spaces_____

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to 6-8	to 6-8	to 6-8	to 6-8	to 6-8	to 6-8	to 6-8

Application Outlook



Minimum requirements for on-premises consumption.

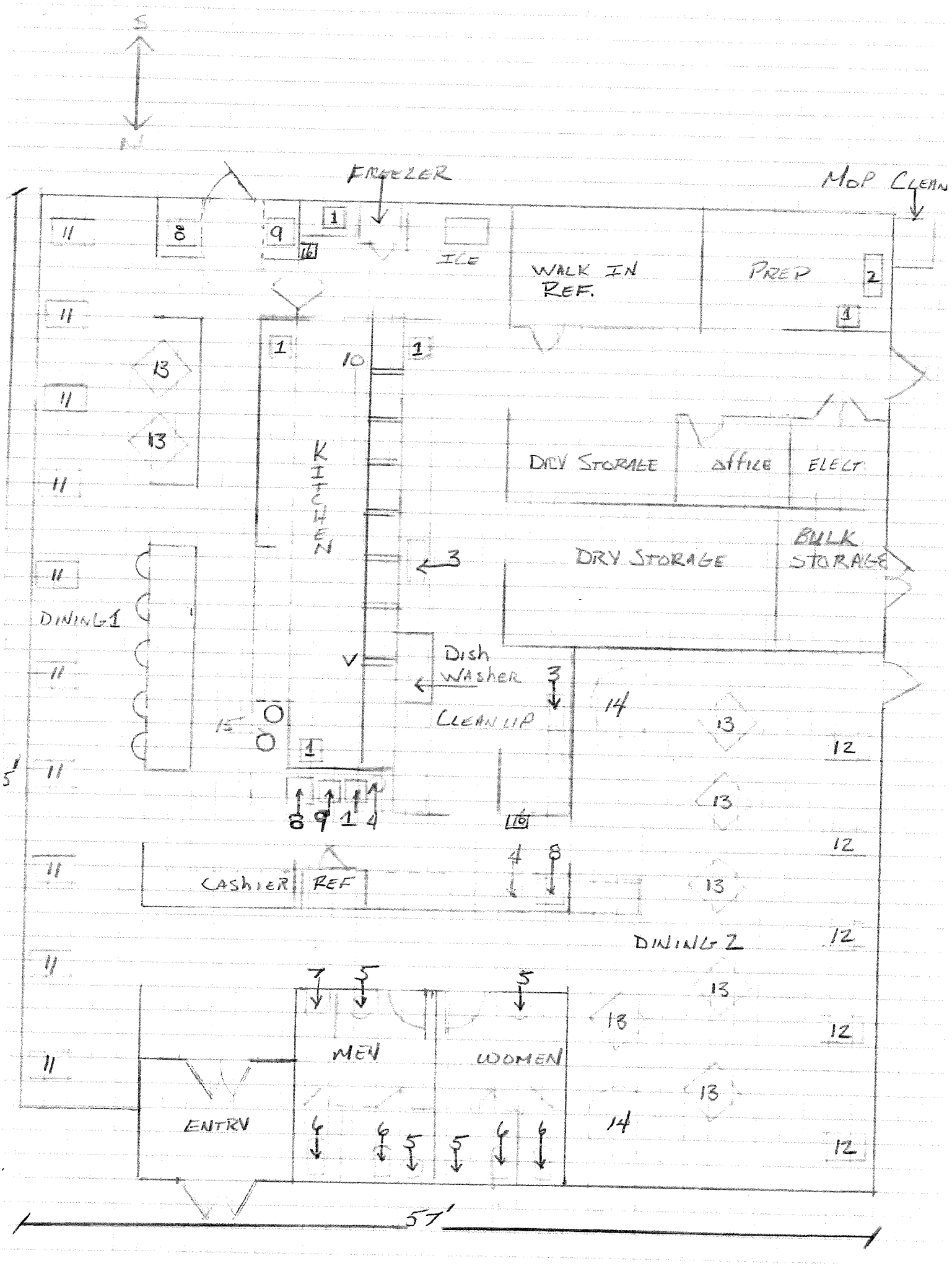
(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.


S
N
FREEZER
MOP CLEAN
ICE
WALK IN REF.
PREP
KITCHEN
DRY STORAGE
office
ELECT
BULK STORAGE
DRY STORAGE
DINING 1
Dish WASHER
CLEAN UP
CASHIER
REF
DINING 2
MEN
WOMEN
ENTRY
57'
5'

SWEETIES DINER

2625 US HWY 1
FT PIERCE FL

FLOOR PLAN SKETCH (ATTACHED)

LEGEND

ITEM #	ITEM
1	HAND WASH SINK
2	PREP SINK
3	CLEAN UP SINK
4	ICE CREAM SCOOP WASH
5	BATHROOM LAVS
6	TOILET
7	URINAL
8	COFFEE PREP STATION
9	SODA MACHINE
10	ELEC APPLIANCES
11	4 PERSON BOOTH
12	6 PERSON BOOTH
13	4 PERSON TABLE
14	6 PERSON TABLE
15	SERVE STATION
16	FIRE EXTINGUISHER

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

Property Identification

Site Address: 2625 S US HWY 1	Parcel ID: 2422-602-0249-000-7	Account #: 30342	Sec/Town/Range: 22/35S/40E
Map ID: 24/22N	Zoning: C3	Use Type: 2100	Jurisdiction: Fort Pierce

Ownership

Fort Pierce LLC
7241 High Ridge RD
Boynton Beach, FL 33426

Legal Description

MARAVILLA GARDENS S/D UNIT 1 E 416 FT OF LOT 56 LESS W 90 FT AND E 7 FT FOR RD R/W (OR 3133-2600; 3142-478)

Current Values

Just/Market:	$359,100	Assessed:	$324,390
Exemptions:	$0	Taxable:	$324,390

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$359,100	$324,390	$0	$324,390
2015	$294,900	$294,900	$0	$294,900
2014	$269,300	$269,300	$0	$269,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-01-2009	3142 / 0478	0111	WD	Fort Pierce LLC,	$0
10-01-2009	3133 / 2600	0001	WD	Johnson,Bethany I-Lessor-	$335,000
03-17-2009	3070 / 1135	0111	QC	Johnson,Bethany I-Lessor-	$0

Primary Building Information

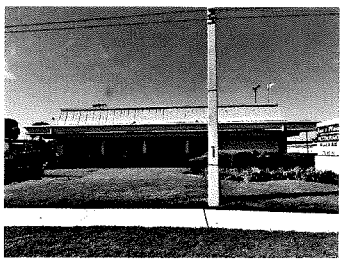
Finished Area of this building: 3,923 SF
Gross Area of this building: 3,923 SF

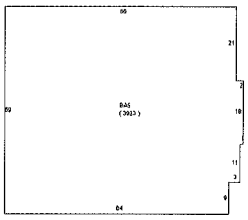
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid	Building Type: REST
Year Built: 1974	Frame:	Grade: Y_C	Effective Year: 1980
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 %: 100%	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic





Total Areas

Finished/Under Air (SF):	3,923
Gross Area (SF):	3,923
Land Size (acres):	1.02
Land Size (SF):	44,606
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	500	1950
CEMENT CURB	1	180	1950
ASP2 LOW	1	29400	1950
DOUBLE LIGHT	1	6	1974
SINGLE LIGHT	1	1	1974

This information is believed to be correct at this time but it is subject to change and is not warranted.
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City Commission Regular Meeting **11.a.5.**

Meeting Date: 04/03/2017

Re: Ordinance 17-011 - Zoning Atlas Amendment - 900 Avenue O

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Ordinance 17-011 Amending the Zoning Atlas of the City of Fort Pierce to rezone property located at 900 Avenue O from General Recreational Open Space (OS-1) to General Commercial Zone (C-3) FIRST READING

SUMMARY:

- The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning), for 5.99 acres of property, to place the properties within the General Commercial (C-3) and Neighborhood Commercial (C-2) zones. The affected property within Ordinance 17-011 totals 1.57 acres, and is situated along the south side of Avenue O, east of an unopened extension of 10th Street right-of-way, which the applicant is concurrently seeking abandonment.
- The applicant is seeking approval of a concurrent request to amend the Future Land Use designation of the subject property from Conservation Open Space (COS) to General Commercial (GC), consistent with the applicant's holdings to the east along US Highway 1.
- The applicant is seeking to extend the General Commercial district to encompass the subject property to provide greater opportunity to advance the property as a commercial hub, providing access to retail, grocery, and consumer services along the US Highway 1 corridor.
- A total of 38 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of March 22nd, 0 responses have been received. An update will be provided to the City Commission at the public hearing.
- The Planning Board, at their February 14th, 2017 meeting, voted unanimously to recommend approval of the request.

RECOMMENDATION:

Approval

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

The taxable value of the subject site is likely to increase with commercial development capacity which would result in an increase in ad-valorem tax revenue.

Attachments

Draft Ordinance 17-011 (to be replaced by formatted version)
Staff Report
Aerial & Zoning Map - 900 Avenue O
Application & Support Documents
PB Minutes 2.14.17 - Project Marked

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/27/2017 03:14 PM

Form Started By: Kori Benton
Started On: 03/22/2017 01:12 PM
Final Approval Date: 03/27/2017

ORDINANCE NO. 17-011

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING** PROPERTY LOCATED GENERALLY AT **900 AVENUE O** FROM GENERAL AND RECREATIONAL OPEN SPACE ZONE, OS-1, TO GENERAL COMMERCIAL ZONE, C-3; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located at 900 Avenue O within the City of Fort Pierce, Florida, representing 1.57 acres of land.

WHEREAS, the subject 1.57 acres of property situated immediately east of N. 10th Street right-of-way is a subset of Parcel ID: 2403-233-0002-000-3 which collectively totals 8.76 acres;

WHEREAS, the subject 1.57 acre segment is designated General and Recreational Open Space (OS-1) zone, whereas the remaining 7.19 acres holds a zoning designation of General Commercial (C-3); and

WHEREAS, the applicant seeks rezoning of the subject 1.57 acre site, portion of Parcel ID: 2403-233-0002-000-3 from General and Recreational Open Space (OS-1) 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 February 14th, 2017 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 described properties are hereby rezoned as follows:

A. **Parcel ID: 2403-233-0002-000-3 (Portion):** The west 190 feet of that part of the North 400 feet of the south 598 feet of Government Lot 2, lying West of U.S. Highway 1; less the right-of-way for Avenue 0, and less the West 25 feet for North 10th Street right-of-way, all lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida.

and further depicted on Exhibit "A", attached hereto and incorporated herein, shall be and the same is hereby rezoned from General and Recreational Open Space Zone (OS-1) to General Commercial (C-3); said property being generally located at 900 Avenue O in Fort Pierce, Florida. The remaining portion of said parcel presented zoned General Commercial (C-3).

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. 17-011 was duly advertised by title only in the St. Lucie News Tribune on March 19th, 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 April 3rd,, 2017; and was duly introduced, read by title only, and passed on second and final reading April 17th, 2017 by the City Commission of the City of Fort Pierce, Florida.

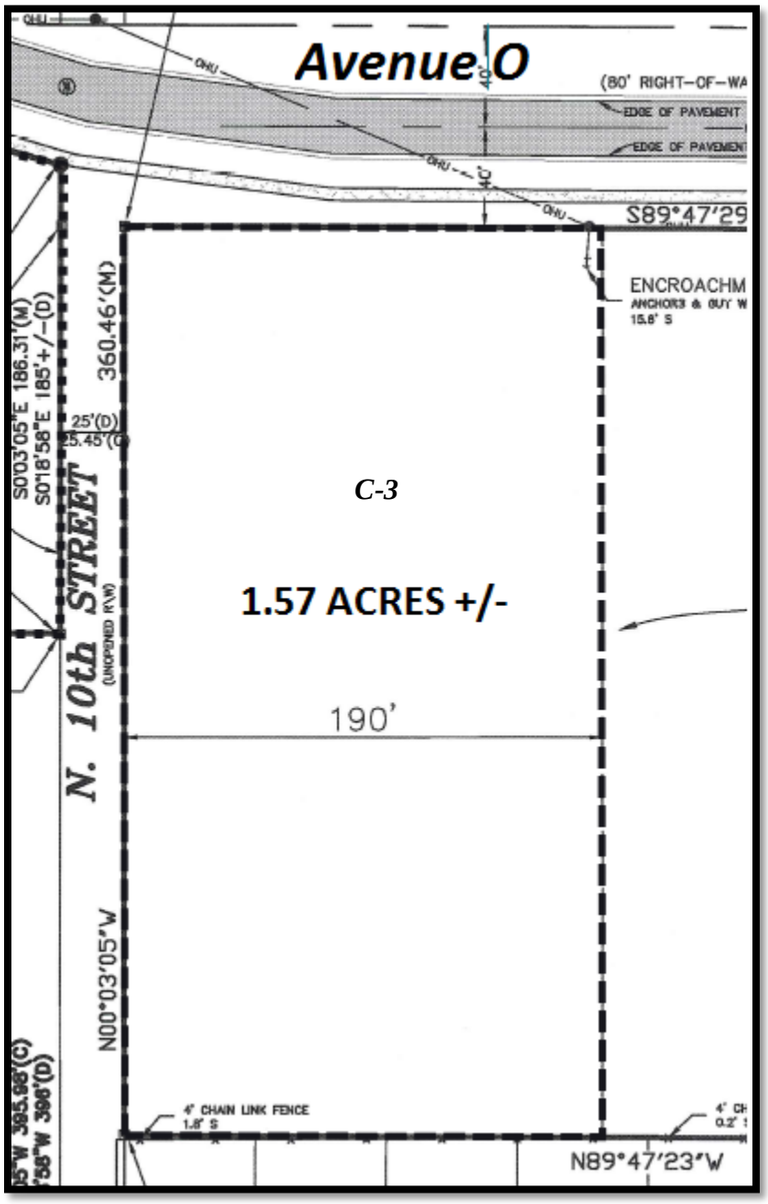
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of April, 2017.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

EXHIBIT A
Sketch & Legal Description
Parcel ID: 2403-233-0002-000-3 (Portion)



Parcel ID: 2403-233-0002-000-3 (Portion – west 190 ft.): The west 190 feet of that part of the North 400 feet of the south 598 feet of Government Lot 2, lying West of U.S. Highway 1; less the right-of-way for Avenue 0, and less the West 25 feet for North 10th Street right-of-way, all lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida.

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: **Ordinances 17-011 & 17-013 - Zoning Atlas Amendments**
General Commercial (C-3) & Neighborhood Commercial (C-2)
900 – 1190 Avenue O

DATE: March 22, 2017

STAFF REPORT

Owners:
Blue Water LLC.
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Representative:
Amanda Martinez
Martinez Planning Associates, LLC
115 Citrus Park Circle
Boynton Beach, FL 33436

Requested Action:
Approval of Zoning Atlas Amendments (Rezoning) from Single-family Moderate Density (R-3) & General Recreational Open Space (OS-1) to General Commercial (C-3) & Neighborhood Commercial (C-2)

Location:
900 – 1190 Avenue O

Parcel IDs:
2404-144-0000-000-9 & 2403-233-0002-000-3 (western 190 ft.)

Current Zoning:
Single-family Moderate Density (R-3) & General Recreational Open Space (OS-1)

Proposed Zoning:
General Commercial Zone (C-3) & Neighborhood Commercial (C-2)

Surrounding Zoning:

North	East	South	West
R-4	C-3	R-3	OS-1

Parcel(s) Size:
4.42 & 1.57 acres

Utilities:
Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning), for 5.99 acres of property, to place the properties within the General Commercial (C-3) and Neighborhood Commercial (C-2) zones. The affected property is held between two (2) parcels of land, segmented by an unopened extension of 10th Street right-of-way, which the applicant is concurrently seeking abandonment of. The western parcel, representing 4.42 acres, is within the Single-family Moderate Density (R-3) and the affected segment of the eastern parcel is within the General Recreational Open Space (OS-1).

The applicant seeks approval of a concurrent request to amend the Future Land Use designation of the subject parcels from Low Density Residential (RL) and Conservation Open Space (COS) to General Commercial (GC) and Neighborhood Commercial (NC).

The subject sites are located on the south side of Avenue O between Ilous Ellis Park (12th Street) and the US Highway 1 corridor. The sites are predominantly covered with vegetation, including pine, oak, and palm trees, as well as palmettos. The remaining property, 6.88 acres, held by the applicant to the east is within the General Commercial, C-3 district. The applicant seeks to couple the properties, with commercial designations, to market the properties for commercial development along US Highway 1.

History

The entire property held by the applicant, 12.87 acres collectively, previously held a Future Land Use designation of RL, Low Density Residential and a zoning designation of R-3, Single-family moderate density residential until action by the City Commission in 1988 amended the land use and zoning of the eastern 8.45 acres. Ordinances I-293 & I-294 provided the existing General Commercial, C-3 designation for the eastern 6.88 acres abutting US Highway 1, while the remaining 1.57 acres of this parcel was placed within the General Recreational Open Space (OS-1) district to provide a buffer between the desired commercial development fronting US Highway 1, and the residential development and recreational park established to the west.

The applicant is seeking to further the extension of the commercial designation to provide greater opportunity to advance the property as a commercial hub, providing access to retail, grocery, and consumer services along the US Highway 1 corridor, accessible from mainland and island residents.

Proposed Amendments & District Comparison

Figure 1 presents the land holdings of the applicant, the current zoning and land use designations, and proposed amendments for the collective sites. The outcome sought would provide an expansion of the General Commercial district, providing a transitional segment of the site within the Neighborhood Commercial zone.



Figure 1

Table 1 demonstrates basic use standards for development capacity within the existing and proposed designations for the subject site.

Table 1: Existing and Proposed Site Data – Zoning & Land Use

	Existing		***Proposed***	
Zoning	R-3	OS-1	C-3	C-2
Future Land Use (FLU)	RL	COS	GC	NC
Non-Residential Maximum Floor Area Ratio (FAR) Permitted	-	.25	1.0	.5
Maximum Lot Coverage Permitted	35%	40%	60%	60%
Maximum Height	28 ft. / 35ft	35 ft.	65 ft.	45ft.
Residential Density Allowance	1-6.5 du/ac	N/A	15 du/ac * Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.	10 du/ac * Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation

As demonstrated in Table 1, the maximum permitted non-residential floor area ratio (FAR) for the subject properties would increase to allow an FAR of 1.0 and .5 under the proposed amendments. Additionally, the maximum permitted lot coverage (area covered by buildings) would increase to 60%, allowing for more intense development of the properties. The expanded development capacity pursued by the applicant is primarily for consideration of options

such as grocery stores, retail sales and service, office uses, and restaurants. The General Commercial and Neighborhood Commercial districts also allow for vertical mixed-use development scenarios and variety of commercial users.

Table 2 demonstrates use type data for the proposed zoning designations for the subject site.

Table 2: Proposed Site Data

	Proposed	
Zoning	**C-2**	**C-3**
Purpose	This district is intended to be a restricted commercial zone which is designed to meet some of the commercial needs of the immediate residential neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services. Large business operations and extensions of strip commercial areas are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.	This district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. This district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.
Permitted Uses Exclusive to District	• Coffee Shop • Administrative, Professional, General, Medical Office • Bed & Breakfast • Grocery or Liquor Store • Neighborhood Commercial Sale	• Eating and Drinking Establishments • Administrative, Professional, General, Medical Offices • Grocery or Liquor Stores • Laundry & Dry Cleaners • Entertainment, Indoor • Bar or Nightclub • Boat Sales • Overnight Accommodations • Retail Sales and Service • Vehicle Sales and Service • Fueling Station • Truck Stop
Conditional Uses Exclusive to District	• Community Center • Daycare Center • Brew Pub • Neighborhood Café • Restaurant & Bar • Medical and Dental Clinic	• Multi-Dwelling Building(s) • Medical Facilities • Entertainment, Outdoor • Wholesale Trade • Vehicle Storage

The zoning designations proposed shift the development objective from residential and recreational open space to commercial, providing a great variety of commercial activities, mixed-use situations, and increased enterprise concentrations when property size and infrastructure access enable such development. The amendment would create

the capacity to establish an extensive set of retail, entertainment, service, and even limited industrial establishments, while maintain a transition area of neighborhood compatible uses to the west end of the sites.

As noted with the land use amendment request, the applicant seeks to increase prospects of promoting a commercial center strategically located between north and south causeways, adjacent to the Port of Fort Pierce, and accessible to adjacent residential areas.

Potential Traffic Impacts

The presented zoning atlas amendment presents the capacity for an increase in traffic volume and impacts upon build-out. The extent of the traffic impacts and mitigation options for roadway improvements will be more definitively quantified at the site of development consideration. Avenue O is presented a two lane, undivided roadway, with design challenges associated with expanding capacity at its intersection with US Highway 1. Presently, Avenue O experiences traffic generation associated with established residential neighborhoods, proximity to Ilous Ellis Park, and its support linkage to Frances K. Sweet Elementary and Lincoln Park Academy. Preliminary analysis of development capacity of the subject property has been completed, and the applicant has identified conceptual mitigation options. Options include pursuit of designated turn lanes to access the site, connectivity to Avenue M to disperse assignment of trips generated, and possibly advance of a lighted intersection at US Highway 1, if development impacts would justify such consideration. Further evaluation, pursuant to the City's concurrency requirements, in coordination with the Florida Department of Transportation (FDOT) will be necessary with the advance of a development plan for commercial activity.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse effect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment advances many of the Goals, Objectives, and Policies of the City's Comprehensive Plan, and is consistent with the concurrent request to amend the Future Land Use Designation of the site, as the site fronts the major roadway corridor of US Highway 1, providing encouragement of commercial activities with higher intensity near major intersections. This furthers *Objective 1.10 to promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.* This objective advanced through implementation of *Policy 1.10.2* to ensure that the FLU Map allocates sufficient lands for commercial and industrial purposes to serve future growth needs of the City. The applicant seeks to increase the availability of general commercial land adjacent to the US Highway 1, accessible to mainland and island development while providing a definitive transition from intense commercial uses desired along US Highway, stepping down intensity towards established residential development and active parklands.

Further, the applicant is aware that any future development should advance City Comprehensive Plan Objective 7.2, and policy 7.2.4 by *integrating a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies* by consideration of partnership that may include mechanisms such as minor land dedications, in favor of recreation and open space credits, and/or transfer of development rights. Design of a future development should embrace the surrounding uses, providing

appropriate transition to the adjacent parklands and residential housing, augmenting the introduction of commercial activities.

Technical Review Committee:

All affected departments have reviewed and approved the applications. No significant impacts to public facilities are immediately expected by the proposed amendment. Traffic impacts will be assessed further at the time of development application to determine any demand for transportation improvements to abutting roadways and intersections. Review comments provided by the Technical Review Committee are provided for further review.

Property Owner Response Summary:

A total of 38 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of March 22nd, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Planning Board

The Planning Board, at their February 14th, 2017 meeting, voted unanimously to recommend approval of the request with the recommendation guided by staff. The applicant has revised the requests to incorporate said recommendation to provide a neighborhood commercial buffer at the western end of the sites.

Staff Recommendation:

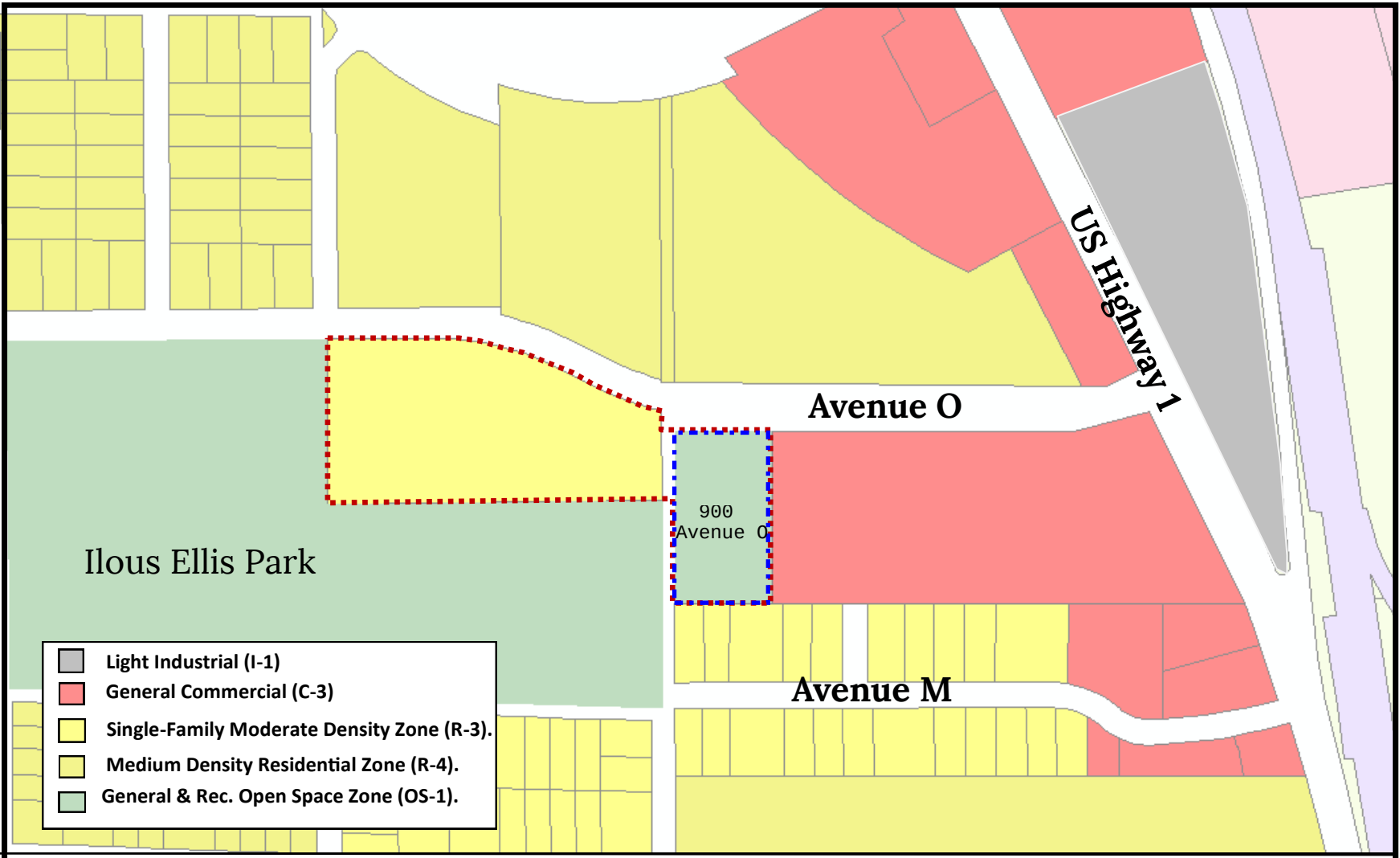
The proposed amendment meets the criteria specified in Section 22-131 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends **approval** of the proposed amendment.



THE SUNRISE CITY
FORT PIERCE
Florida

Blue Water Properties

Site Aerial



THE SUNRISE CITY FORT PIERCE Florida

Blue Water Properties–Zoning Map

900 – 1190 Avenue O

N W E S

01 Zone Atlas Map Amendment Application 1
02 Final Survey 6
03 Warranty Deeds & Legal Descriptions 7
04 St Lucie County Property Record Cards 13
05 Zoning Atlas Map Amendment Statement of Need 15
06 Environmental Assessment 19
07 Trip Generation Letter 24
08 Traffic Mitigation and Level of Service Statement 32
09 Capacity Analysis 33

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: 801 Avenue O
2. Property Tax ID(s): 2403-233-0002-000-3 & 2404-144-0000-000-9
3. Total Acreage: 5.99
4. Existing Future Land Use Classification: 1.57 Acres Conservation Open Space & 4.42 acres Residential, Low
5. Existing Zoning Classification: O-1 (Gen. & Recreational Open Space) & R-3 (Single Family Moderate Density)
6. Proposed Zoning Classification: C-3 (General Commercial)

{00087398.DOC. 1 }

7. Other applications being submitted concurrent with this application, if any: Zoning Atlas Amendment & Abandonment

8. Describe the existing uses, improvements and structures on the amendment lands: None, vacant land

9. Are there any identified or possible historical structures on the amendment lands? No, vacant land

10. The reason for making this request: To change the land use designation to match the land use designation to the east (General Commercial) so the parcels can be developed as one commercial site.

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential, Multi-Family	Residential, Medium	R-4
South	Park/Residential, Single-Family	Conservation Open Space/Residential. Low	O-1/R-1
East	Vacant Land	General Commercial	C-3
West	Park	Conservation Open Space	O-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Residential, Low/Conservation Open Space	R-3/O-1	RL: 6 DU/acre = 26 units COS: 17,097 sq. ft.	4.42 RL 1.57 COS	X
Proposed	General Commercial	C-3	260,924 sq. ft.	5.99	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(.125) = 2,137 **Total: 8,807**
Proposed Zoning	Total gallons per day: 260,924(.125) = **32,615**
Change in Demand	**Total gallons per day: 32,615 – 8,807 = Increase of 23,808**

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 x 100 gpd = demand) Other: 0.1 gallons per day per square foot

Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(0.1) = 1,709 **Total: 8,379**
Proposed Zoning	Total gallons per day: 260,924(0.1) = **26,092**
Change in Demand	**Total gallons per day: 26,092 – 8,379 = Increase of 17,713**

C. Parks and Recreation (Residential Classifications Only): N/A
(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): N/A
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	R-3: 4 yards
Proposed Zoning	None
Change in Demand	**Decrease in 4 yards**

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	As this site is currently unimproved, there is no drainage provided on site. Drainage improvements will be designed at the time the of site plan submittal to provide for on-site drainage. All improvements will be designed to meet the level of service required.

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum

Current Zoning	882 Trips	63 AM Trips/78 PM Trips
Proposed Zoning	12,667 Trips	280 AM Trips/1,139 PM Trips
Change in Demand	+ 11,785 Trips	+ 217 AM Trips/+1,061 PM Trips
Impact to Capacity	Avenue O changes from LOS C to F for the PM Peak Hour & US 1 remains at LOS C *See attached Trip Generation Letter & Impact Statement for Mitigation Options	

12. Name of Owner(s): Blue Water, LLC
Mailing Address: 312 SE 17th St. 2nd Floor
City: Fort Lauderdale State: FL Zip: 33316
Phone # 954-767-6333
E-mail: DSaavedra@saavlaw.com

13. Name of Applicant: Blue Water, LLC
Mailing Address: 312 SE 17th St. 2nd Floor
City: Fort Lauderdale State: FL Zip: 33316
Phone # 954-767-6333
E-mail: DSaavedra@saavlaw.com

14. Name of Representative: Amanda Martinez, Martinez Planning Associates, LLC
Mailing Address: 115 Citrus Park Cir.
City Boynton Beach State FL Zip 33436
Phone # 954-304-7755 Fax # N/A
E-mail: amandaplanner@gmail.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

__X__ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a 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.

w/ authority to sign

Applicant's Signature Damaso W Saavedra, Esq Date 12.6.16

312 SE 17th St. Ft. Lauderdale, FL 33316
Address State Zip

954-767-6333 954-767-8111 DSaavedra@saavlaw.com
Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Blue Water, LLC		954-767-6333	
Property Owner's Name (Please Print)		Phone	
312 SE 17th St.	Ft. Lauderdale,	FL	33316
Address		State	Zip

Eq. attorney - for 12.6.16

Property Owner's Signature Damaso W Saavedra Date

STATE OF FLORIDA)
BROWARD COUNTY)

The foregoing instrument was acknowledged before me this 10th day of December, 2016, by Damaso W. Saavedra who is personally known to me or has produced _____ as identification.

JOANNE SPEAKE
MY COMMISSION # FF 042974
EXPIRES: December 6, 2017
Bonded Thru Budget Notary Services

Signature of Notary (seal)

JOANNE SPEAKE

OFFICE USE:		
DATE RECEIVED:	Signed:	
File Number:	Check No:	Receipt No:
TRC Review:	Planning Board Review:	City Commission:
Ordinance No:	Date Approved:	

NOTES:

1) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2) Descriptions shown hereon provided by the client and/or their agent.
3) Underground foundations and improvements were not located as part of this survey.
4) Overall parcel contains 13.18 Acres, more or less.
5) The last date of field work was August 16, 2016.
6) The center line of Avenue "O" is assumed to bear S89°47'29"E and all bearings shown hereon are relative thereto.
7) The concrete walk along U.S. Highway 1 meanders on and off of property line.
8)Said described property is located within an area having a zone designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0179 J, with a date of identification of February 16, 2012, for Community Number 120286, 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) The intent of the description hereon is to less and except that part of the building encroaching on subject property.
10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the party or parties.
11) Zoning designations shown hereon are based on information provided by city of Ft. Pierce zoning atlas, with a review date of 8/31/2016.
12) This map is intended to be displayed at a horizontal scle of 1"=50' unless otherwise noted.

DESCRIPTION

PARCEL 1
That part of the North 400 feet of the South 598 feet of Government Lot 2 lying west of U.S. Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, Page 43, of the Public Records of St. Lucie County, Florida. Thence South 90°00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90°00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89°40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00°16'48" East, along the East face of said metal building, a distance of 0.48 feet to the North line of said Tract "A" and the Point of Beginning.

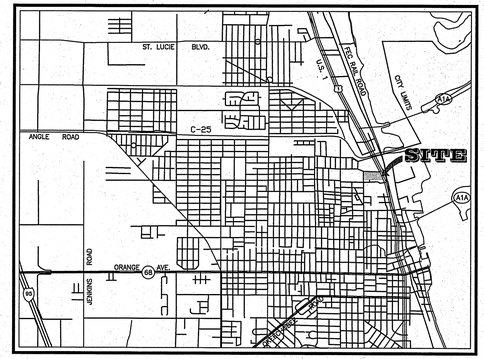
DESCRIPTION

Together with:

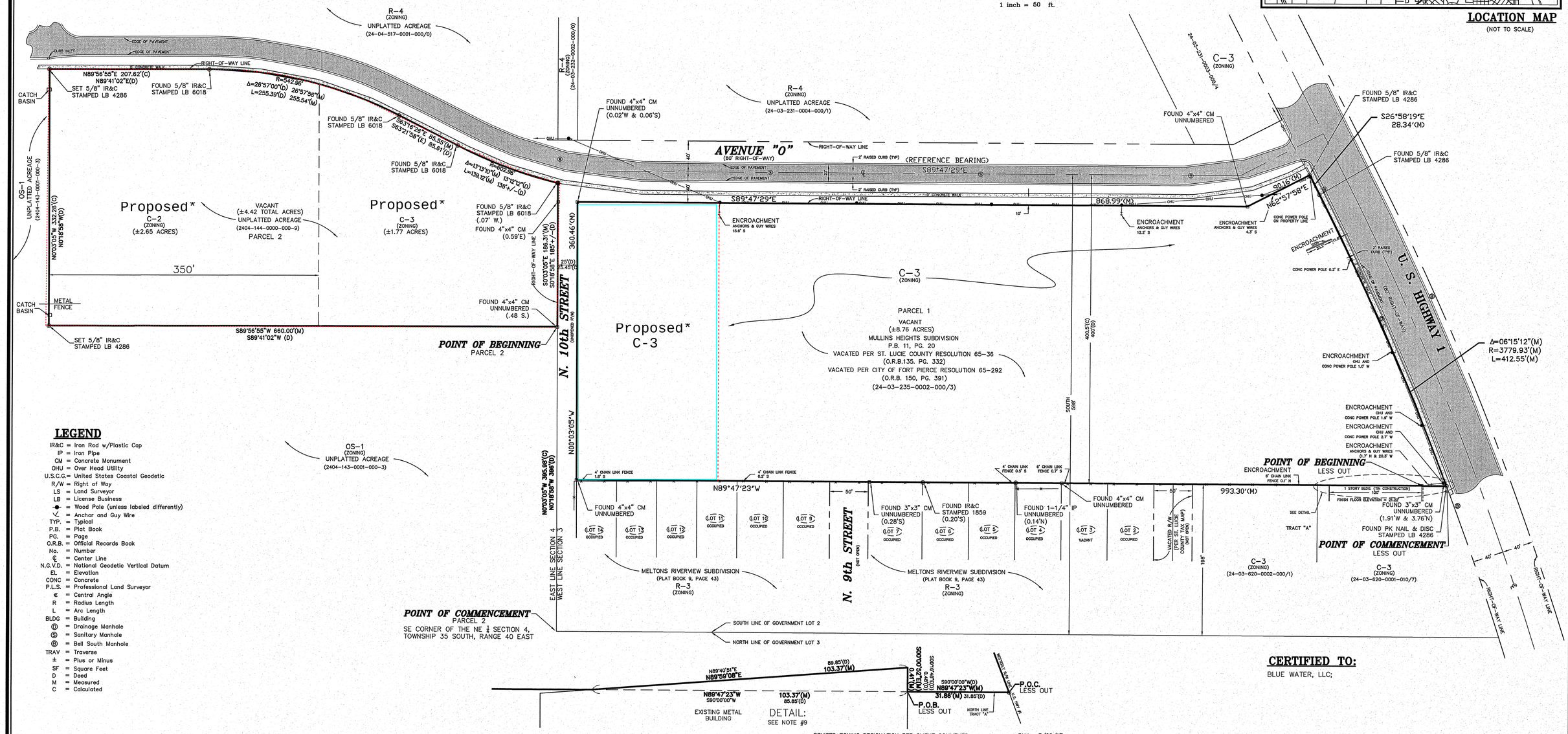
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From the SE corner of the NE ¼ of Section 4, Township 35 South, range 40 East, run North 0 deg. 18'58" west, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg.41' 02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to the South right of way of Avenue "O"; thence North 89 deg. 41'02" East207.62 feet to a point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



LOCATION MAP
(NOT TO SCALE)



LEGEND

IR&C = Iron Rod w/Plastic Cap
IP = Iron Pipe
CM = Concrete Monument
OHU = Over Head Utility
U.S.C.G.= United States Coastal Geodetic
R/W = Right of Way
LS = Land Surveyor
LB = License Business
= Wood Pole (unless labeled differently)
= Anchor and Guy Wire
TYP. = Typical
P.B. = Plat Book
PG. = Page
O.R.B. = Official Records Book
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CONC = Concrete
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CERTIFIED TO:

BLUE WATER, LLC;

REVISED ZONING DESIGNATION PER CLIENT COMMENTS RNJ 3/09/17

3/9/2017
DATE

ROBERT N. JOHNSON, P.S.M. FLORIDA CERTIFICATE NO. 6540

COMPUTER FILE REF.	FIELD BK./PG.
03-215.dwg	9820/9-14
16-088.dwg	0136/ 12-14
	1604/ 35

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
REVISED FOR ALTA/ACSM STANDARDS AND UPDATED BOUNDARY	BCS	8/8/00
ADDED ADDITIONAL TOPO	ER	9/18/01
UP-DATE SURVEY REVISED CERTIFICATIONS	GLL	10/01/03
UP-DATE SURVEY ADD PARCEL 2	RNJ	8/16/16
ADDED ZONING INFORMATION	RNJ	8/25/16
REVISED GRAPHICS AND ANNOTATION	RNJ	8/30/16

	BY	DATE
FIELD	ER	6/9/98
CALCS.	RCL	6/11/98
DRAWN	BCS	6/12/98
DETAILED		
CHECKED	RCL	6/12/98
APPROVED		

BOUNDARY SURVEY
PREPARED FOR
BLUE WATER, LLC

DATE: 8/16/16
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 16-088
SHEET 1 OF 1

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NOTES:

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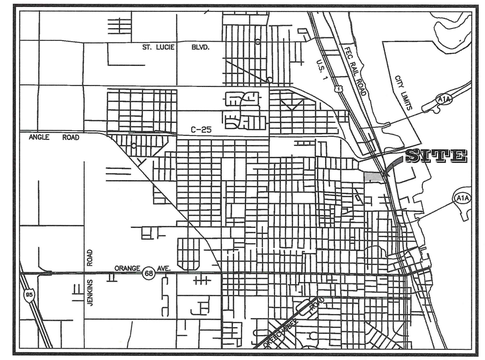
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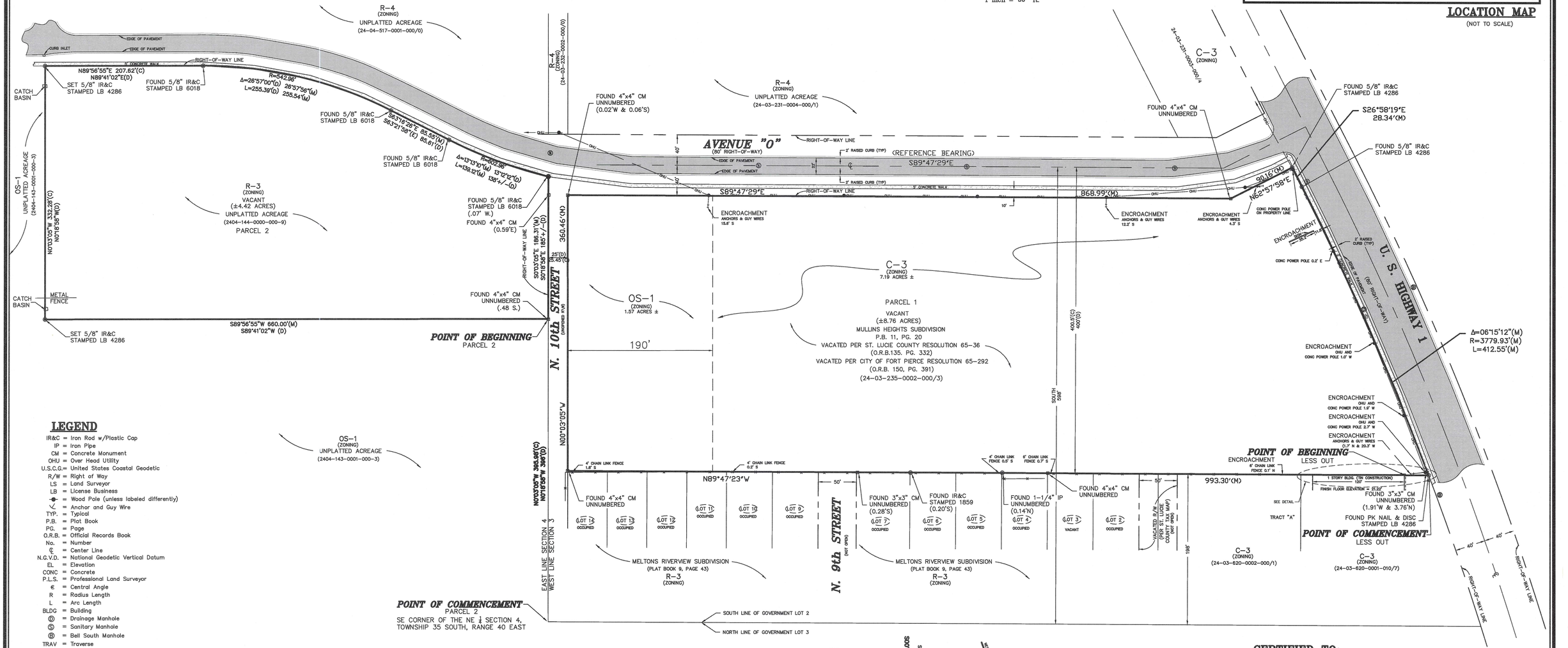
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NORTH



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CERTIFIED TO:

BLUE WATER, LLC;

ROBERT N. JOHNSON P.S.M. 6540 STATE OF FLORIDA

10/20/2016
DATE

ROBERT N. JOHNSON, P.S.M. FLORIDA CERTIFICATE NO. 6540

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CALCS.	RCL	6/11/98
DRAWN	BCS	6/12/98
DETAILED		
CHECKED	RCL	6/12/98
APPROVED		

BOUNDARY SURVEY

PREPARED FOR

BLUE WATER, LLC

DATE: 8/16/16
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 16-088
SHEET 1 OF 1

P:\Proj-2016\16-088 Blue Water LLC\Survey\16-088.dwg, 10/20/2016 2:32:17 PM

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2309816 OR BOOK 1848 PAGE 2087
Recorded:11/21/03 12:50

* Doc Assump: $ 0.00
* Doc Tax : $ 6,650.00
* Int Tax : $ 0.00

Prepared by and return to:
Judith W. Stoner
Vice President
Lawyers Land Title Co.
312 SE 17th Street 2nd Floor
Fort Lauderdale, FL 33316

File Number: **9848.101**
Will Call No.:

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31st day of **October, 2003** between **Ft. Pierce, LLC, an Illinois Limited Liability Company** whose post office address is **143 East Lake Cook Road, Palatine, IL** of the County of Cook, State of **Illinois**, grantor*, and **Blue Water, LLC, a Florida limited liability company** whose post office address is **701 NW 19th Street, Suite 100, Fort Lauderdale, FL 33311** of the County of **Broward**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters of record, appearing on the plat or otherwise common to the subdivision; and taxes for the year 2003 and thereafter. Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Witness
(print name) Christy L Marsh

Witness
(print name) Bruce A Salli

Ft. Pierce, LLC, an Illinois Limited Liability Company

By: _____
Emmett F. Stains, Managing Member

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State of Illinois
County of Cook

This instrument was acknowledged before me this 31st day of October, 2003 by Emmett F. Stains, as managing member of **Ft. Pierce, LLC, an Illinois Limited Liability Company**. He is personally known to me or produced _____ as identification and did not take an oath.

State of Illinois. Notary Public

My commission expires:

"OFFICIAL SEAL"
DIANA ANTONIO
Notary Public, State of Illinois
Commission Expires 07/28/05

F:\WordDocs\Mogerman, O'Leary & Patel - 9848\Blue Water, LLC - 101\Documents\WD from dl.rtf

DoubleTime®

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the North 400 feet of the South 598 feet of Government Lot 2 lying West of US Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, page 43 of the Public Records of St. Lucie County, Florida. Thence South 90 deg. 00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90 deg. 00' 00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89 deg. 40' 51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00 deg. 16' 48" East, along the East face of said metal building a distance of .48 feet to the North line of said Tract "A" and the Point of Beginning.

(1)

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2336657 OR BOOK 1882 PAGE 478
Recorded:01/15/04 11:29

* Doc Assump: $ 0.00
* Doc Tax : $ 840.00
* Int Tax : $ 0.00

Prepared by and return to: Rob
Lisa K. Hermann, Esq.
Saavedra, Pelosi, Goodwin & Hermann
312 SE 17th Street 2nd Floor
Fort Lauderdale, FL 33316

File Number: **9848.116**
Will Call No.:

Parcel Identification No.

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24th day of December 2003 between Robert D. Meyer and Opal I. Meyer, as Trustees for the Opal I. Meyer Revocable Trust dated February 9, 1981 and as Trustees for the Robert D. Meyer Revocable Trust dated February 9, 1981, whose post office address is 215 LAKEVIEW CT. NW * of the County of HIGHLANDS, State of FLORIDA, grantor*, and **Blue Water, LLC, a Florida limited liability company** whose post office address is **701 NW 19th Street, Suite 100, Fort Lauderdale, FL 33311** of the County of **Broward**, State of **Florida**, grantee*,
*Lake Placid, FL 33852

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida**, to-wit:

From the SE corner of the NE ¼ of Section 4, Township 35 South, Range 40 East, run North 0 deg. 18'58" West, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg. 41'02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

Subject to land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters of record, appearing on the plat or otherwise common to the subdivision; and taxes for the year 2004 and thereafter. Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

(signatures and acknowledgments appear on the following page)

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:

Witness PATRICIA M. BARNHART
(print name)

Witness
(print name) Bessie P Smith

By: Robert D. Meyer, Trustee
Robert D. Meyer, Trustee

By: Opal I. Meyer, Trustee
Opal I. Meyer, Trustee

State of FLORIDA
County of HIGHLANDS

This instrument was acknowledged before me this 24 day of DEC, 2003 by Robert D. Meyer and Opal I. Meyer, as Trustees for the Opal I. Meyer Revocable Trust dated February 9, 1981, and as Trustees for the Robert D. Meyer Revocable Trust dated February 9, 1981. They are personally known to me or produced _____ as identification and did not take an oath.

State of _____, Notary Public

My commission expires:

Bessie P Smith
My Commission DD171943
Expires February 05 2007

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EXHIBIT "A"

PARCEL 1:

That part of the North 400 feet of the South 598 feet of Government Lot 2 lying West of US Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, page 43, of the Public Records of St. Lucie County, Florida. Thence South 90 deg. 00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90 deg. 00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89 deg. 40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00 deg. 16'48" East, along the East face of said metal building a distance of .48 feet to the North line of said Tract "A" and the Point of Beginning.

PARCEL 2:

From the SE corner of the NE 1/4 of Section 4, Township 35 South, Range 40 East, run North 0 deg. 18'58" West, 396 feet to the Point of Beginning of the lands herein described: From said Point of Beginning run South 89 deg. 41'02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 deg. 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, are 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the Point of Beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

Property Identification

Site Address: 801 Avenue O
Map ID: 24/03N

Parcel ID: 2403-233-0002-000-3
Zoning: C-3 - FP

Account #: 15831
Use Type: 1000

Sec/Town/Range: 03/35S/40E
Jurisdiction: Fort Pierce

Ownership

Blue Water Llc
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Legal Description

3 35 40 THAT PART OF N 400 FT OFS 598 FT OF GOVT LOT 2 LYG W OF US 1 HWY-LESS R/W FOR AV O AND LESS W 25 FT FOR N 10 ST R/W AND LESS THAT PART MPDAF: FROM INT OF WLY RD R/W LI OF US #1 AND N LI OF TRACT A OF MELTONS RIVERVIEW S/D (PB 9-43) RUN S 90 00 00 W 31.85 FT TO POB, TH CONT S 90 00 00 W 85.58 FT, TH N 89 40 51 E 85.58 FT, TH S 00 16 48 E 0.48 FT TO N LI OF TRACT A AND POB- (8.67 AC) (OR 1848-2087)

Current Values

Just/Market:	$828,200	Assessed:	$828,200
Exemptions:	$0	Taxable:	$828,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$828,200	$828,200	$0	$828,200
2015	$828,200	$828,200	$0	$828,200
2014	$828,200	$828,200	$0	$828,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-31-2003	1848 / 2087	XX00	WD	Ft Pierce, LLC,	$950,000
08-15-2000	1321 / 848	XX00	WD	Dloughy,Daniel J	$339,000
12-30-1998	1194 / 0832	XX01	QC	RAVEN PARC INC	$230,000

Primary Building Information

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

View:
Year Built: N/A
Primary Wall:

Roof Cover:
Frame:
Story Height:

Exterior Data
Roof Structure:
Grade:
No. Units: 0

Building Type:
Effective Year: 2014
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

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

Interior Data
Electric:
Heat Type:
Heat Fuel:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	8.45
Land Size (SF):	368,082
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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

Site Address: Avenue O
Map ID: 24/04N

Parcel ID: 2404-144-0000-000-9
Zoning: R3

Account #: 16249
Use Type: 0000

Sec/Town/Range: 04/35S/40E
Jurisdiction: Fort Pierce

Ownership

Blue Water Llc
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Legal Description

4 35 40 BEG AT INT OF S R/W AV OAND E SEC LI, TH S ALG SD E LI 185 FT M/L TO PT 396 FT N OF SE COR OF NE 1/4, TH E 660 FT, TH N // TOE SEC LI 332.28 FT M/L TO S R/W AV O, TH N 89 DEG 41 MIN 02 SEC E207.62 FT TO PC OF CURVE TO RT, R542.96 AND CA 26 DEG 57 MIN ARC DIST OF 255.39 FT, TH S 63 DEG 21MIN 58 SEC E 85.61 FT TO PC OF CURVE TO LEFT, R 602.96 FT, ARC DIST OF 138 FT M/L TO POB (OR 1882-478)

Current Values

Just/Market:	$125,000	Assessed:	$125,000
Exemptions:	$0	Taxable:	$125,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$125,000	$125,000	$0	$125,000
2015	$125,000	$125,000	$0	$125,000
2014	$125,000	$125,000	$0	$125,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-24-2003	1882 / 0478	XX00	WD	Meyer,Robert D	$120,000
08-01-1979	0323 / 2977	XX02	CV		$33,000

Primary Building Information

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

View:	Roof Cover:	Exterior Data Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:
		Interior Data	
Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



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Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	4.41
Land Size (SF):	192,099.6
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Zoning Atlas Map Amendment
Statement of Need

1. **Statement of why there is a need for the proposed zoning atlas map amendment and how the amendment will result in an orderly and logical development pattern.**

   The proposed amendment consists of two parcels. The more eastern parcel currently has a split land use designation of General Commercial and Conservation/Recreation Open Space while the parcel to the west has a designation of Residential, Low. The proposed amendment will designate a future land use of General Commercial for the entire site, creating one developable commercial parcel. The closest grocery store is located about 0.35 miles from this location and does not have a safe, walking environment leading to the commercial center. Developing a commercial center at this location will meet a need for the local residents by providing commercial retail and services within a walking distance and provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

2. **Statements on how the amendment(s) are consistent with Comprehensive Plan**.

   This amendment is consistent with the following policies in the City of Ft. Pierce Comprehensive Plan:

   FLU 1.1.3 Policy:
   The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

   The land use designations in the immediate area to the north are Residential Medium and General Commercial; to the south the designations are Residential, Low and Conservation/Open Space; to the east is General Commercial and to the west is Conservation/Open Space and Residential Medium.

   The General Commercial land use designation is consistent with the General Commercial designation that is along the US 1 corridor. There is an existing commercial center about 0.35 miles from this site. This is not within walking distance to most of the residents in this neighborhood. Developing a commercial center in this neighborhood will provide the residents a retail center with services and goods within walking distance from their place of residence and also provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

   The development of a commercial center on this site could help to activate the existing park to the west. The uses that are located within the commercial center could compliment the park activities. Some of these types of uses include, a grocery store, a hair or nail salon, a dry cleaner, a restaurant or café or a daycare. These are uses that a parent would use during or after/before their child's activities at the park. There are examples of this type of relationship working in commercial centers in Palm Beach County.

   FLU 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.

This site is located within the CRA and as such, development of a commercial center at this location will help revitalize the area, increase the tax base and provide jobs for the local residents. This site is located along US1 and Avenue O which has a residential community in the surrounding area. Development of a commercial center at this location will provide retail goods and services within walking distance to their place of residence; following the principles of Smart Growth and providing a mix of uses within walking distance.

FLU 1.8.2 Policy:
The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

- To create a lively downtown/waterfront area with mixed-use development, water-enhanced activities, and historic preservation.

  The development of a commercial center at this location will compliment and help attract mixed use and mutli-family development along the waterfront. Commercial uses are an integral part of a lively downtown/waterfront and the location of this property is well suited for the commercial development to compliment a downtown.

FLU 1.10 Objective:
The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

This amendment will allow a parcel that is currently vacant to be developed as a retail commercial center. This will increase the value of the land, adding to the City's tax base and will also provide job opportunities for residents that would not be available to them with the current land use designation of Conservation/Open Space and Residential, Low.

TE 2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds the LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operational improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

Included with this application is a trip generation letter showing that the level of service on Avenue O during the PM peak hour drops from "C" to "F" at the maximum build out scenario while the AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at "C." Following the trip generation letter is a traffic mitigation and level of service statement providing the following mitigation options to address the level of service for the PM peak hour on Avenue O:

1. *Concurrent with this application is a request to vacate & abandon the unimproved right of way of N. 10 St., located between the two parcels that will eventually be built out with a commercial center. This right of way runs between Avenue O & Avenue M, connecting the two roadways. A drive aisle can be constructed in this area to be abandoned, allowing access to the site from Avenue O & Avenue M. This will relieve the amount of traffic on Avenue O, allowing the level of service to remain at "C."*

2. *Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at "C."*

The traffic mitigation and level of service statement also addresses the traffic for the intersection at US 1 and Avenue O, providing the following:

1. *Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.*

TE 2.3.2 Policy

Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standards. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

Included with this application is a trip generation letter showing that the level of service on Avenue O during the PM peak hour drops from "C" to "F" at the maximum build out scenario while the AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at "C." Following the trip generation letter is a traffic mitigation and level of service statement providing the following mitigation options to address the level of service for the PM peak hour on Avenue O:

1. *Concurrent with this application is a request to vacate & abandon the unimproved right of way of N. 10 St., located between the two parcels that will eventually be built out with a commercial center. This right of way runs between Avenue O & Avenue M, connecting the two roadways. A drive aisle can be constructed in this area to be abandoned, allowing access to the site from Avenue O & Avenue M. This will relieve the amount of traffic on Avenue O, allowing the level of service to remain at "C."*

2. *Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at "C."*

The traffic mitigation and level of service statement also addresses the traffic for the intersection at US 1 and Avenue O, providing the following:

1. *Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.*

3. **Statements on how the 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.**

   The land use designations in the immediate area to the north are Residential Medium and General Commercial; to the south the designations are Residential, Low and Conservation/Open Space; to the east is General Commercial and to the west is Conservation/Open Space and Residential Medium.

   The General Commercial land use designation is consistent with the General Commercial designation that is along the US 1 corridor. There is an existing commercial center about 0.35 miles from this site. This is not within walking distance to most of the residents in this neighborhood. Developing a commercial center in this neighborhood will provide the residents a retail center with services and goods within walking distance from their place of residence and provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

   The development of a commercial center on this site could help to activate the existing park to the west. The uses that are located within the commercial center could compliment the park activities. Some of these types of uses include, a grocery store, a hair or nail salon, a dry cleaner, a restaurant or a café or a daycare. These are uses that a parent would use during or after/before their child's activities at the park. There are examples of this type of relationship working in commercial centers in Palm Beach County.

BLYTHE ENVIRONMENTAL, INC.
4248 SE COMMERCE AVENUE
STUART, FLORIDA 34997
772-219-7804 / 772-219-7859 FAX

March 31, 2004

Mr. Kash Patel
701 NW 19th Street, Suite 100
Fort Lauderdale, Florida 33311

RE: ENVIRONMENTAL ASSESSMENT
U.S. HWY. 1 AND AVENUE O, NORTH FORT PIERCE

Dear Mr.Patel:

On Thursday, March 25, 2004, I visited a site in North Fort Pierce bounded by U.S. Highway 1 and Avenue O, in Saint Lucie County, Florida. During this visit, observations were made of on site soil and vegetation conditions and for protected plant and animal species.

SOILS

The *Soil Survey for St. Lucie County Area, Florida,* published by the USDA Soil Conservation Service indicates two soil types within the limits of this property. A brief description of these soil types is listed below. These descriptions are generalizations and do not account for any drainage improvements that may influence plant species and hydrology on the site.

4 Arents This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. The water table is between depths of 20 to 50 inches for most of the year.

#21 Lawnwood Sand Lawnwood sand is a nearly level poorly drained soil in the pine flatwoods. The water table is within a depth of 10 inches for 1 to 4 months and is between a depth of 10 to 40 inches for 6 months or more during most years. The water table is perched above the subsoil during the summer rainy season or after periods of heavy rainfall. It recedes to a depth of greater than 40 inches during extended dry seasons.

#29 Pendarvis Sand Pendarvis sand is a nearly level to gently sloping moderately well drained soil on low ridges and knolls in the flatwoods. It has a perched water table between depths of 24 to 40 inches for about 1 to 4 months during the summer rainy
season and between depths of 40 to 60 inches for the rest of the year escept durng dry periods.

#33 Pits This map unit consists of excavations from which soil and geological material have been removed mostly for road construction or in building foundations

#42 St. Lucie Sand St. Lucie sand is a nearly level to sloping excessively drained soil on high dunelike ridges and undulating areas. The water table is below a depth of 80 inches and usually not within a depth of 120 inches annually.

#50 Waveland Fine Sand Waveland fine sand is a nearly level poorly drained soil on broad flatwoods areas. The water table is within a depth of 10 inches for 1 to 4 months and within a depth of 40 inches for 6 months or more during most years. It is perched above the subsoil early in the summer rainy season and after periods of heavy rainfall in other seasons. The water table recedes to a depth of more than 40 inches during extended dry seasons.

VEGETATION

Uplands

The entire 13 acre site can be classified as uplands. Using the Florida Land Use, Cover and Forms Classification System, the Eastern approximately 5 acres has been cleared, and part of it used as a borrow site for fill. Its FLUCCS category is 742 Borrow. The Western portion of the site, approximately 7.5 +/- acres of FLUCCS 411 Pine Flatwoods. Species observed include:

Brazilian Pepper	*Schinus terebinthifolius*
Laurel Oak	*Quercus laurifolia*
Live Oak	*Quercus virginiana*
Scrub Oak	*Quercus geminata*
Slash Pine	*Pinus elliottii*
Hickory	*Carya tomentosa*
Sand Pine	*Pinus clausa*
Air Plants	*Tillandsia spp.*
Hogplum	*Ximenia americana*
Wax Myrtle	*Myrica cerifera*
Dune Sunflower	*Helianthes dibilis*
Wiregrass	*Aristida stricta*
Dog Fennel	*Eupatorium capilliforme*
Broomsedge	*Andropogon virginicus*
Muhly Grass	*Amphicarpum muhlenbergii*
Greenbriar	*Smilax spp.*
Sawpalmetto	*Serenoa repens*
Wild Grape	*Vitis rotundifolia*
Lantana	*Lantana camara*
Cabbage Palm	*Sabal palmetto*
Spanish Needles	*Bidens pilosa*
Saltbush	*Baccharis halmifolia*
Periwinkle	*Vinca rosea*

MR. KASH PATEL
ENVIRONMENTAL ASSESSMENT
U.S. HIGHWAY #1 AND AVENUE O, FORT PIERCE
MARCH 31, 2004
PAGE THREE

PROTECTED SPECIES SURVEY

A field investigation and survey was made for protected species suspected to occur on-site. Upland portions of the site were surveyed through a network of parallel pedestrian transects at 10 meter intervals. Periodic random sampling stations were established throughout the site to observe for avian species.

During the study periods, numerous common birds were observed typical of urbanized areas. They included: Mockingbird, Blue Jay, and Mourning Dove. No protected species were observed on-site.

PREVIOUS IMPACTS

This parcel is bounded by a residential mobile home community to the south, vacant property to the north, U.S. Highway 1 to the east and a public park to the west. The site can be categorized as very disturbed on the eastern portion that was cleared many years ago. The western portion of the site is heavily wooded with mature dry scrubby pine flatwoods.

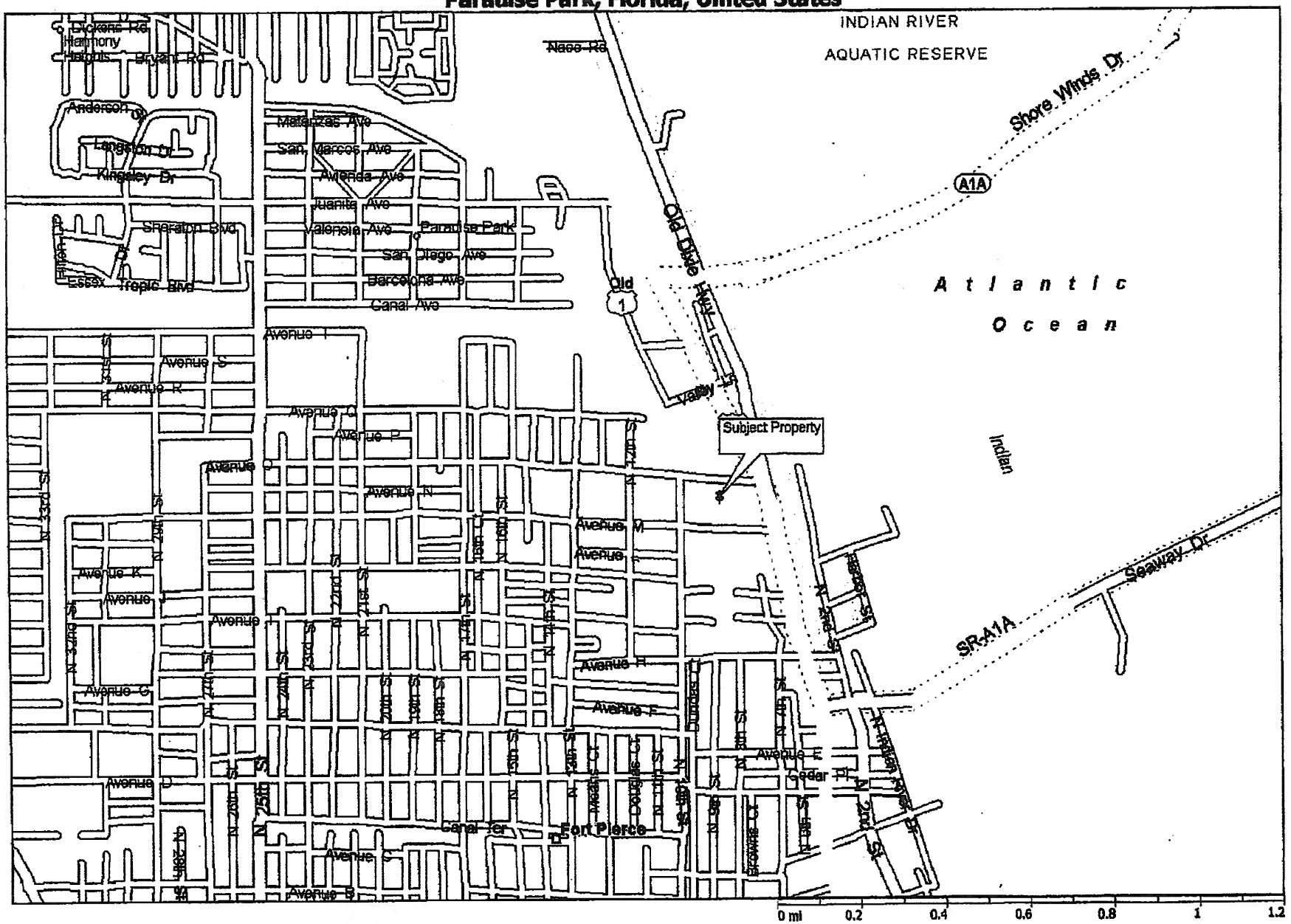
In a few isolated locations, old construction debris including large culvert pipes, concrete blocks, and old squatters camps were observed.

Should you need additional information regarding my field investigation of this site, please let me know.

Sincerely,

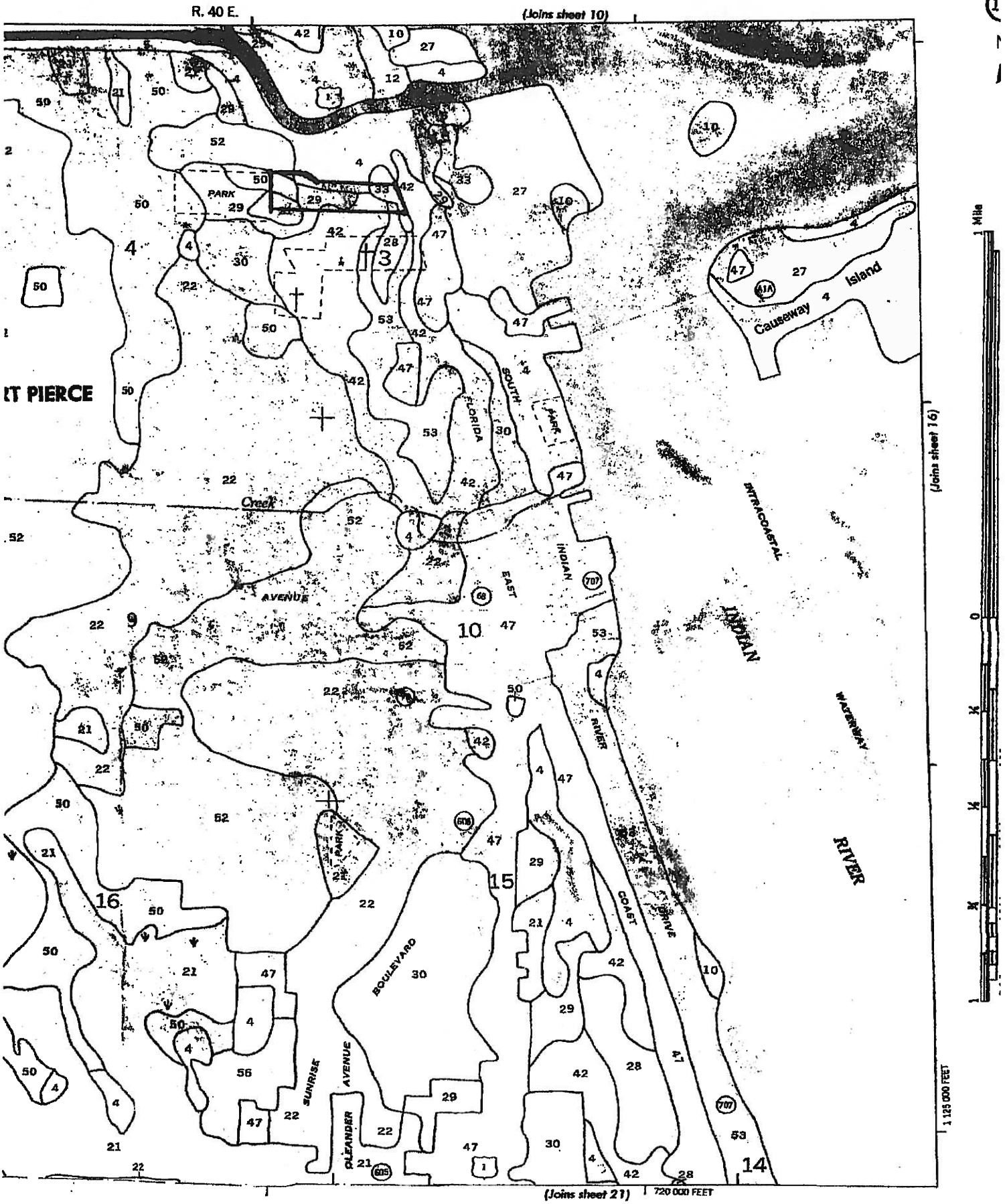
Wayne P. Blythe, President
BLYTHE ENVIRONMENTAL, INC.

Paradise Park, Florida, United States



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DA — SHEET NUMBER 15



Stantec Consulting Services Inc.
5172 Station Way
Sarasota FL 34233
Tel: (941) 365-5500

December 1, 2016

City of Fort Pierce Planning Department
100 North US 1
Fort Pierce, Florida 34950

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

To Whom It May Concern:

This letter serves to summarize the traffic impacts of the subject project for your approval. The Rezone proposes to change 4.42 acres from Residential (Parcel ID 2404-144-0000-000-9) and 1.57 acres of Conservation Open Space (Parcel ID 2403-233-0002-000-3) to 5.99 acres of General Commercial. The remainder of the land on Parcel ID 2403-233-0002-000-3 is already zoned General Commercial. The maximum buildout intensities are shown in Table 1.

Table 1: Existing & Proposed Maximum Development

Scenario	Land Use Designation	Maximum Density	Development Size	
			Acres	Maximum Development
Existing	Residential (R-3)	6 du/acre	4.42	26 units
	Conservation Open Space (O-1)	0.25 FAR	1.57	17,097 SF
Proposed	General Commercial (C-3)	1.0 FAR	5.99	260,924 SF

The maximum allowed proposed development of 260,924 SF of commercial development cannot physically be constructed on the site when the infrastructure required to support the development is considered. A commercial building footprint typically represents approximately 20% of the total site acreage. The remaining 80% of the site is comprised of stormwater management facilities, parking, landscaping, and lot setbacks/buffers.

This analysis evaluates both the maximum (260,924 SF) and realistic maximum (52,000 SF; 20% of 5.99 acres) development scenarios in support of the proposed rezone. The proposed rezone is located at 801 Avenue O in Fort Pierce at the corner of US 1. The location of the two parcels is shown in Figure 1.

Reference: Blue Water, LLC Rezone
Traffic Impact Statement



Source: St. Lucie County Property Appraiser, 2016

Figure 1: Project Location

Trip Generation

Traffic volumes generated by the existing and proposed zoning were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 9th Edition (2012)*. Land Use 210 (Single-Family Detached Housing) and Land Use Code 495 (Recreational Community Center) were used for the existing zoning and Land Use Code 820 (Shopping Center) was used for the proposed zoning to estimate the daily, AM peak-hour, and PM peak-hour trip generation potential for each scenario. The trip generation results from the maximum development scenario are summarized in Tables 2 through 4 and the trip generation results from the realistic maximum development scenario are summarized in Tables 5 through 7.

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Table 2: Daily Trip Generation - Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	ln(T) = 0.92ln(x) + 2.72	50%	50%	304	152	152
	Recreational Community Center - 495	Per ksf	17,097	T = 33.82(x)	50%	50%	578	289	289
Proposed	Shopping Center - 820	Per ksf	260,924	ln(T) = 0.65ln(x) + 5.83	50%	50%	12,667	6,334	6,333
				Net Change in Trips			**11,785**	**5,893**	**5,892**

Table 3: AM Peak-Hour Trip Generation - Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	AM Peak Trip Rate/ Equation	AM Enter Split	AM Exit Split	AM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	T = 0.70(x) + 9.74	25%	75%	28	7	21
	Recreational Community Center - 495	Per ksf	17,097	T = 2.05(x)	66%	34%	35	23	12
Proposed	Shopping Center - 820	Per ksf	260,924	ln(T) = 0.61ln(x) + 2.24	62%	38%	280	174	106
				Net Change in Trips			**217**	**144**	**73**

Table 4: PM Peak-Hour Trip Generation - Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	ln(T) = 0.90ln(x) + 0.51	63%	37%	31	20	11
	Recreational Community Center - 495	Per ksf	17,097	T = 2.74(x)	49%	51%	47	23	24
Proposed	Shopping Center - 820	Per ksf	260,924	ln(T) = 0.67ln(x) + 3.31	48%	52%	1,139	547	592
				Net Change in Trips			**1,061**	**504**	**557**

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Table 5: Daily Trip Generation – Realistic Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	ln(T) = 0.92ln(x) + 2.72	50%	50%	304	152	152
	Recreational Community Center - 495	Per ksf	17,097	T = 33.82(x)	50%	50%	578	289	289
Proposed	Shopping Center - 820	Per ksf	52,000	ln(T) = 0.65ln(x) + 5.83	50%	50%	4,440	2,220	2,220
				Net Change in Trips			**3,558**	**1,779**	**1,779**

Table 6: AM Peak-Hour Trip Generation - Realistic Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	AM Peak Trip Rate/ Equation	AM Enter Split	AM Exit Split	AM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	T = 0.70(x) + 9.74	25%	75%	28	7	21
	Recreational Community Center - 495	Per ksf	17,097	T = 2.05(x)	66%	34%	35	23	12
Proposed	Shopping Center - 820	Per ksf	52,000	ln(T) = 0.61ln(x) + 2.24	62%	38%	105	65	40
				Net Change in Trips			**42**	**35**	**7**

Table 7: PM Peak-Hour Trip Generation - Realistic Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	ln(T) = 0.90ln(x) + 0.51	63%	37%	31	20	11
	Recreational Community Center - 495	Per ksf	17,097	T = 2.74(x)	49%	51%	47	23	24
Proposed	Shopping Center - 820	Per ksf	52,000	ln(T) = 0.67ln(x) + 3.31	48%	52%	387	186	201
				Net Change in Trips			**309**	**143**	**166**

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Trip Distribution/Assignment

All traffic from the rezone was distributed to Avenue O, where the properties have frontage. In addition, project traffic was distributed to the segments of US 1 north and south of Avenue O. Based on existing traffic volumes, 60% of project traffic was assigned to the segment to the south and 40% was assigned to the segment to the north.

Existing Zoning Conditions

The AM and PM peak-hour traffic conditions on Avenue O and US 1 north and south of Avenue O were evaluated for the existing traffic plus traffic generated by the maximum development allowed under the existing zoning. Table 8 and Table 9 summarize the existing zoning conditions generalized level-of-service analysis and indicate that all roadways are anticipated to operate within the adopted level-of-service standard of D.

Table 8: AM Peak-Hour Existing Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	AM Pk Hr Pk Dir Volume[1]	Existing Zoning Traffic	Total AM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	91	33	124	C	0.230
US 1						
Old Dixie Hwy to Avenue O	2,000	1,581	20	1,601	C	0.801
Avenue O to SR A1A North	2,100	1,581	13	1,594	C	0.759

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 9: PM Peak-Hour Existing Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	PM Pk Hr Pk Dir Volume[1]	Existing Zoning Traffic	Total PM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	92	43	135	C	0.250
US 1						
Old Dixie Hwy to Avenue O	2,000	1,236	26	1,262	C	0.631
Avenue O to SR A1A North	2,100	1,236	17	1,253	C	0.597

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Proposed Zoning Conditions

The AM and PM peak-hour traffic conditions on Avenue O and US 1 north and south of Avenue O were evaluated for the existing traffic plus traffic generated by the maximum development allowed under the proposed zoning. This was conducted for both the maximum and realistic maximum scenarios. Table 10 and Table 11 summarize the maximum proposed zoning conditions generalized level-of-service analysis and indicate that during the PM peak-hour Avenue O will exceed the adopted level-of-service standard of D.

Table 10: AM Peak-Hour Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	AM Pk Hr Pk Dir Volume[1]	Proposed Zoning Traffic	Total AM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	91	174	265	C	0.491
US 1						
Old Dixie Hwy to Avenue O	2,000	1,581	104	1,685	C	0.843
Avenue O to SR A1A North	2,100	1,581	70	1,651	C	0.786

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 11: PM Peak-Hour Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	PM Pk Hr Pk Dir Volume[1]	Proposed Zoning Traffic	Total PM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	92	592	684	F	1.267
US 1						
Old Dixie Hwy to Avenue O	2,000	1,236	355	1,591	C	0.796
Avenue O to SR A1A North	2,100	1,236	237	1,473	C	0.701

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 12 and Table 13 summarize the realistic maximum proposed zoning conditions generalized level-of-service analysis and indicate that all roadways are anticipated to operate within the adopted level-of-service standard of D.

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Table 12: AM Peak-Hour Realistic Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	AM Pk Hr Pk Dir Volume[1]	Proposed Zoning Traffic	Total AM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	91	65	156	C	0.289
US 1						
Old Dixie Hwy to Avenue O	2,000	1,581	39	1,620	C	0.810
Avenue O to SR A1A North	2,100	1,581	26	1,607	C	0.765

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 13: PM Peak-Hour Realistic Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	PM Pk Hr Pk Dir Volume[1]	Proposed Zoning Traffic	Total PM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	92	201	293	C	0.543
US 1						
Old Dixie Hwy to Avenue O	2,000	1,236	121	1,357	C	0.679
Avenue O to SR A1A North	2,100	1,236	80	1,316	C	0.627

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Conclusion

Assuming the maximum intensity/density development under the proposed zoning, the rezone will create any adverse impact to Avenue O during the PM peak-hour. Avenue O during the AM peak-hour as well as US 1 during both the AM and PM peak hours will operate at level-of-service C, just like the existing zoning conditions.

Assuming the realistic maximum intensity/density development under the proposed zoning, the rezone will not create any adverse impacts to Avenue O or US 1 during the AM and PM peak hours. The roadways will operate at level-of-service C, just like the existing zoning conditions.

Appropriate transportation mitigation and proportionate fair-share payments, if required, shall be addressed at the development order stage when a detailed development plan is created.

Sincerely,

Stantec Consulting Services Inc.



Matthew R. Crim, P.E., PTOE
Transportation Engineer
Ph: 832-523-9111
matt.crim@stantec.com

Level of Service & Traffic Mitigation

The Code requires that the traffic analysis be conducted using the maximum build out scenario, allowing up to 260,924 square feet of commercial use on a 5.99 acre parcel. Using this scenario, the level of service on Avenue O during the PM peak hour drops from “C” to “F”. The AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at “C.” See Trip Generation Letter for more details.

Although the Code requires a full build out scenario, a more likely build out scenario is 20% of the lot size, allowing a maximum of 52,184 square feet of commercial use. This is due to the fact that commercial centers are typically one story and have needed improvements on the site such as parking, drainage and landscaping that will consist of typically 80-85% of the site. Based on this scenario, the level of service will remain at a level of service C for all roadway segments for both the AM and PM Peak Hour Trips.

A more detailed traffic impact analysis based on the actual constructed building square footage will be conducted at the time of site plan application submittal; with this land use plan amendment and zoning atlas amendment, the following mitigation options are provided to address the level of service on Avenue O for the PM peak hour:

1. Concurrent with this application is a request to vacate & abandon the unimproved right of way of N. 10 St., located between the two parcels that will eventually be built out with a commercial center. This right of way runs between Avenue O & Avenue M, connecting the two roadways. A drive aisle can be constructed in this area to be abandoned, allowing access to the site from Avenue O & Avenue M. This will relieve the amount of traffic on Avenue O, allowing the level of service to remain at “C.”

2. Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at “C.”

Although the maximum build out scenario will not adversely impact the level of service on US 1, this application provides mitigation options to assist in relieving traffic at the intersection of US 1 and Avenue O. Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential, Multi-Family	Residential, Medium	R-4
South	Park/Residential, Single-Family	Conservation Open Space/Residential, Low	O-1/R-1
East	Vacant Land	General Commercial	C-3
West	Park	Conservation Open Space	O-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Residential, Low/Conservation Open Space	R-3/O-1	RL: 6 DU/acre = 26 units COS: 17,097 sq. ft.	4.42 RL 1.57 COS	X
Proposed	General Commercial	C-3	260,924 sq. ft.	5.99	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(.125) = 2,137 **Total: 8,807**
Proposed Zoning	Total gallons per day: 260,924(.125) = **32,615**
Change in Demand	**Total gallons per day: 32,615 – 8,807 = Increase of 23,808**

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(0.1) = 1,709 **Total: 8,379**
Proposed Zoning	Total gallons per day: 260,924(0.1) = **26,092**
Change in Demand	**Total gallons per day: 26,092 – 8,379 = Increase of 17,713**

C. Parks and Recreation (Residential Classifications Only): N/A
(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): N/A
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	R-3: 4 yards
Proposed Zoning	None
Change in Demand	**Decrease in 4 yards**

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	As this site is currently unimproved, there is no drainage provided on site. Drainage improvements will be designed at the time the of site plan submittal to provide for on-site drainage. All improvements will be designed to meet the level of service required.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	882 Trips	63 AM Trips/78 PM Trips
Proposed Zoning	12,667 Trips	280 AM Trips/1,139 PM Trips
Change in Demand	+ 11,785 Trips	+ 217 AM Trips/+1,061 PM Trips
Impact to Capacity	Avenue O changes from LOS C to F for the PM Peak Hour & US 1 remains at LOS C *See attached Trip Generation Letter & Impact Statement for Mitigation Options	

III. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [X] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 0 Single Family: 0 Multifamily: 0
Non-residential (square footage): 260,924 sq. ft.
Mixed-use (describe use): N/A
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA: N/A

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA

Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Phase I Total	**1**	**260,924**	**5.99**		

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [X] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [X] No
If yes, what is the size of the structure(s) to be demolished or re-used?

2. What is the current use of the structure to be demolished or re-used? N/A

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [X] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: None

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

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, FEBRUARY 14, 2017 IN ST. LUCIE, COMMISSION CHAMBERS, 2300 VIRGINIA AVENUE, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Mr. Weaver and Mr. Dahan arrived at 6:05 PM.

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

Absent: **Eloise Cumings**; **Frank Creyaufmiller**; **Brian Paul**; **Charles Hayek**

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

4. CONSIDERATION OF ABSENCES

Motion was made by Marcia Baker, and seconded by Al Bernetti to approve the absences of Mr. Hayek, Mr. Paul, Mr. Creyaufmiller and Ms. Cumings.

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

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Bernett and Mr. Weaver were made voting members for the meeting.

6. APPROVAL OF MINUTES

a. Minutes from the January 10, 2017 meeting

Motion was made by Robert Poitier, and seconded by John George to approve the minutes from the January 10, 2017 meeting.

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

Passed

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

a. **Comprehensive Plan Future Land Use Map Amendment – Blue Water Properties - 1190 Avenue O**

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

Amanda Martinez, Blue Water Properties, Applicant Representative, stated the intent is to design the property as one commercial center that is compatible with the adjacent uses in the neighborhood. Ms Martinez answered questions from the Board.

No one spoke against the application.

Motion was made by Marcia Baker, and seconded by John George to recommend approval of the proposed amendment with guidance that the western three hundred and fifty (350) feet of the subject site is advanced with a Neighborhood Commercial (NC) designation, as presented by staff, in Figure 2, based upon improved consistency with the Comprehensive Plan and assimilation with the surrounding districts.

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

Passed

8. NEW BUSINESS

a. **Zoning Atlas Amendment - Blue Water Properties – 1190 Avenue O**

Mr. Benton gave a brief overview of the Zoning Atlas Amendment and stated it is a coupled request with item 7a.

No one spoke for or against the project.

Motion was made by Marcia Baker, and seconded by John George to recommend approval of the proposed amendment with guidance that the western three hundred and fifty (350) feet of the subject site is advanced with a Neighborhood Commercial (C-2) designation, as presented by staff, in Figure 2, based upon improved consistency with the Comprehensive Plan and assimilation with the surrounding districts.

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

Passed

b. **Abandonment - Segment of North 10th Street between Avenue M & Avenue O**

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 Marcia Baker, and seconded by John George to forward a recommendation to approve the requested abandonment.

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

Passed

c. **Conditional Use - Advanced Scholars Christian Academy - 616 Orange Avenue**

Mr. Creagan gave an overview of the application.

Sherria Baptiste, Representative, spoke on behalf of the school and answered questions from the Board regarding teacher certification and the limited playground area.

Mike Menard, Representative from Architectonic, stated he is working with Ms. Baptiste to make sure the school is compliant with the educational requirements for building code, life safety and ADA.

Richard Shoy spoke in favor of the project.

Motion was made by Robert Poitier, and seconded by John George to forward a recommendation to the City Commission for approval of the Conditional Use with No New Construction to operate a private K-8 school that will accommodate 135 (one hundred thirty five) students with the following conditions:

1. Landscape improvements must be made to the property to bring the site into compliance with City Code 22-187 (4). This improvement must be completed prior to receiving a Certificate of Occupancy.

2. A pavement marking plan that implements the traffic flow plan must be submitted with the building permit.

3. A lighting plan or photometric survey must be submitted that verifies lighting in the parking lot in accordance with City Code 22-60 (j). This plan must be submitted with the building permit.

4. Signed and sealed drawings that are to scale must be submitted with the building permit that shows the change to an "E" occupancy.

5. The applicant coordinates and permits appropriate crosswalk and school zone signs along the Avenue A corridor to notify drivers of an active school zone. This must be completed before a Certificate of Occupancy can be issued.

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

Passed

City Commission Regular Meeting **11.a.6.**

Meeting Date: 04/03/2017

Re: Ordinance 17-013 - Zoning Atlas Amendment - 1000-1190 Avenue O

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Ordinance 17-013 Amending the Zoning Atlas of the City of Fort Pierce to rezone property located at 1000 - 1190 Avenue O from Single-family Moderate Density (R-3) to General Commercial (C-3) & Neighborhood Commercial (C-2) FIRST READING

SUMMARY:

- The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning), for 5.99 acres of property, to place the properties within the General Commercial (C-3) and Neighborhood Commercial (C-2) zones.
- The affected property within Ordinance 17-013 totals 4.42, and is situated along the south side of Avenue O, west of an unopened extension of 10th Street right-of-way, which the applicant is concurrently seeking abandonment.
- The applicant is seeking approval of a concurrent request to amend the Future Land Use designation of the subject property from Low Density Residential (RL) to General Commercial (GC) and Neighborhood Commercial (NC).
- The applicant is seeking to extend the General Commercial district to encompass the subject property to provide greater opportunity to advance the property as a commercial hub, providing access to retail, grocery, and consumer services along the US Highway 1 corridor.
- A total of 38 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of March 22nd, 0 responses have been received. An update will be provided to the City Commission at the public hearing.
- The Planning Board, at their February 14th, 2017 meeting, voted unanimously to recommend approval of the request.

RECOMMENDATION:

Approval

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

The taxable value of the subject site is likely to increase with commercial development capacity which would result in an increase in ad-valorem tax revenue.

Attachments

Draft Ordinance 17-013 (to be replaced by final formatted version)
CC Staff Report
Aerial & Zoning Map
Application & Support Documents
PB Minutes 2.14.17 - Project Marked

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/27/2017 02:44 PM

Form Started By: Kori Benton
Started On: 03/22/2017 03:04 PM
Final Approval Date: 03/27/2017

ORDINANCE NO. 17-013

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING** PROPERTY LOCATED GENERALLY BETWEEN **1000 AND 1190 AVENUE O** FROM SINGLE FAMILY MODERATE DENSITY RESIDENTIAL ZONE, R-3, TO GENERAL COMMERCIAL ZONE, C-3 AND NEIGHBORHOOD COMMERCIAL ZONE, C-2; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located between 1000 and 1190 Avenue O within the City of Fort Pierce, Florida, representing 4.42 acres of land.

WHEREAS, the subject site is presently designated Single Family Moderate Density Zone (R-3) zone; and

WHEREAS, the applicant seeks rezoning of the subject 4.42 acre site, Parcel ID: 2404-144-0000-000-9 from of Single Family Moderate Density Zone (R-3) to General Commercial (C-3) zone for the eastern 310 ft. and Neighborhood Commercial (C-2) zone for the western 350 ft. of the site.

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 February 14th, 2017 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 described properties are hereby rezoned as follows:

Parcel ID: 2404-144-0000-000-9: From the SE corner of the NE 1/4 of Section 4, Township 35 South, Range 40 East run North 0 deg. 18'58" West, 396 feet to the Point of Beginning of the lands herein described: From said Point of Beginning run South 89 deg. 41'02" West, 660.00 feet, thence North parallel to the East line of Section 0 deg. 18'5811 West 332.28 feet more or less to South right of way of Avenue "O", thence North 89 deg: 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 deg. 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, are 138 feet more or less; thence South 0 degrees 18'58" east 185 feet more or less to the Point of Beginning.

All lying and being In Section 4, Township 35 South, Range 40 East, In St. Lucie County, Florida.

and further depicted on Exhibit "A", attached hereto and incorporated herein. The eastern 310 ft. of said property being rezoned from Single Family Moderate Density Residential Zone (R-3) to General Commercial (C-3); said property being generally located at 1000 Avenue O in Fort Pierce, Florida. The western 350 ft. of said property being rezoned from Single Family Moderate Density Residential

Zone (R-3) to Neighborhood Commercial (C-2); said property being generally located at 1100 Avenue O 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. 17-013 was duly advertised by title only in the St. Lucie News Tribune on March 19th, 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 April 3rd, 2017; and was duly introduced, read by title only, and passed on second and final reading April 17th, 2017 by the City Commission of the City of Fort Pierce, Florida.

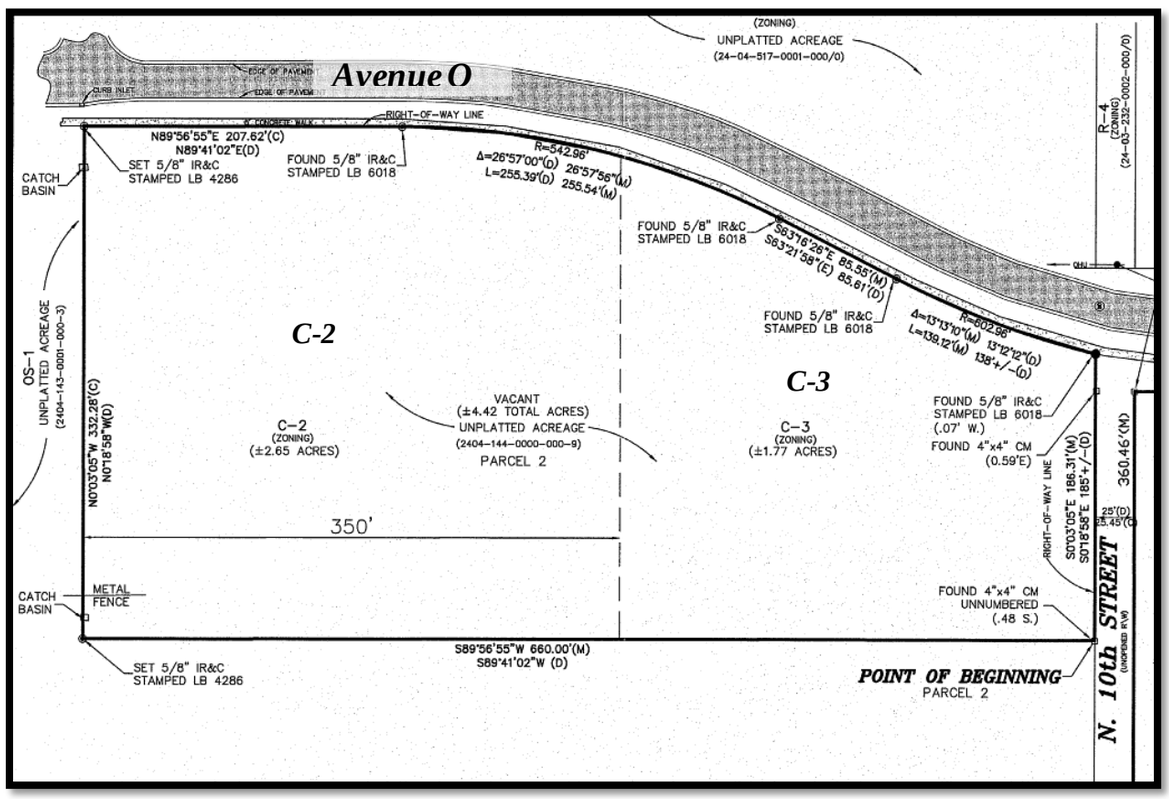
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of April, 2017.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

EXHIBIT A
Sketch & Legal Description
Parcel ID: 2404-144-0000-000-9



B. **Parcel ID: 2404-144-0000-000-9:** From the SE corner of the NE 1/4 of Section 4, Township 35 South, Range 40 East run North 0 deg. 18'58" West, 396 feet to the Point of Beginning of the lands herein described: From said Point of Beginning run South 89 deg. 41'02" West, 660.00 feet, thence North parallel to the East line of Section 0 deg. 18'5811 West 332.28 feet more or less to South right of way of Avenue "O", thence North 89 deg: 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 deg. 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, are 138 feet more or less; thence South 0 degrees 18'58" east 185 feet more or less to the Point of Beginning.

All lying and being In Section 4, Township 35 South, Range 40 East, In St. Lucie County, Florida.

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: **Ordinances 17-011 & 17-013 - Zoning Atlas Amendments**
General Commercial (C-3) & Neighborhood Commercial (C-2)
900 – 1190 Avenue O

DATE: March 22, 2017

STAFF REPORT

Owners:
Blue Water LLC.
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Representative:
Amanda Martinez
Martinez Planning Associates, LLC
115 Citrus Park Circle
Boynton Beach, FL 33436

Requested Action:
Approval of Zoning Atlas Amendments (Rezoning) from Single-family Moderate Density (R-3) & General Recreational Open Space (OS-1) to General Commercial (C-3) & Neighborhood Commercial (C-2)

Location:
900 – 1190 Avenue O

Parcel IDs:
2404-144-0000-000-9 & 2403-233-0002-000-3 (western 190 ft.)

Current Zoning:
Single-family Moderate Density (R-3) & General Recreational Open Space (OS-1)

Proposed Zoning:
General Commercial Zone (C-3) & Neighborhood Commercial (C-2)

Surrounding Zoning:

North	East	South	West
R-4	C-3	R-3	OS-1

Parcel(s) Size:
4.42 & 1.57 acres

Utilities:
Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning), for 5.99 acres of property, to place the properties within the General Commercial (C-3) and Neighborhood Commercial (C-2) zones. The affected property is held between two (2) parcels of land, segmented by an unopened extension of 10th Street right-of-way, which the applicant is concurrently seeking abandonment of. The western parcel, representing 4.42 acres, is within the Single-family Moderate Density (R-3) and the affected segment of the eastern parcel is within the General Recreational Open Space (OS-1).

The applicant seeks approval of a concurrent request to amend the Future Land Use designation of the subject parcels from Low Density Residential (RL) and Conservation Open Space (COS) to General Commercial (GC) and Neighborhood Commercial (NC).

The subject sites are located on the south side of Avenue O between Ilous Ellis Park (12th Street) and the US Highway 1 corridor. The sites are predominantly covered with vegetation, including pine, oak, and palm trees, as well as palmettos. The remaining property, 6.88 acres, held by the applicant to the east is within the General Commercial, C-3 district. The applicant seeks to couple the properties, with commercial designations, to market the properties for commercial development along US Highway 1.

History

The entire property held by the applicant, 12.87 acres collectively, previously held a Future Land Use designation of RL, Low Density Residential and a zoning designation of R-3, Single-family moderate density residential until action by the City Commission in 1988 amended the land use and zoning of the eastern 8.45 acres. Ordinances I-293 & I-294 provided the existing General Commercial, C-3 designation for the eastern 6.88 acres abutting US Highway 1, while the remaining 1.57 acres of this parcel was placed within the General Recreational Open Space (OS-1) district to provide a buffer between the desired commercial development fronting US Highway 1, and the residential development and recreational park established to the west.

The applicant is seeking to further the extension of the commercial designation to provide greater opportunity to advance the property as a commercial hub, providing access to retail, grocery, and consumer services along the US Highway 1 corridor, accessible from mainland and island residents.

Proposed Amendments & District Comparison

Figure 1 presents the land holdings of the applicant, the current zoning and land use designations, and proposed amendments for the collective sites. The outcome sought would provide an expansion of the General Commercial district, providing a transitional segment of the site within the Neighborhood Commercial zone.



Figure 1

Table 1 demonstrates basic use standards for development capacity within the existing and proposed designations for the subject site.

Table 1: Existing and Proposed Site Data – Zoning & Land Use

	Existing		***Proposed***	
Zoning	R-3	OS-1	C-3	C-2
Future Land Use (FLU)	RL	COS	GC	NC
Non-Residential Maximum Floor Area Ratio (FAR) Permitted	-	.25	1.0	.5
Maximum Lot Coverage Permitted	35%	40%	60%	60%
Maximum Height	28 ft. / 35ft	35 ft.	65 ft.	45ft.
Residential Density Allowance	1-6.5 du/ac	N/A	15 du/ac * Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.	10 du/ac * Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation

As demonstrated in Table 1, the maximum permitted non-residential floor area ratio (FAR) for the subject properties would increase to allow an FAR of 1.0 and .5 under the proposed amendments. Additionally, the maximum permitted lot coverage (area covered by buildings) would increase to 60%, allowing for more intense development of the properties. The expanded development capacity pursued by the applicant is primarily for consideration of options

such as grocery stores, retail sales and service, office uses, and restaurants. The General Commercial and Neighborhood Commercial districts also allow for vertical mixed-use development scenarios and variety of commercial users.

Table 2 demonstrates use type data for the proposed zoning designations for the subject site.

Table 2: Proposed Site Data

	Proposed	
Zoning	**C-2**	**C-3**
Purpose	This district is intended to be a restricted commercial zone which is designed to meet some of the commercial needs of the immediate residential neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services. Large business operations and extensions of strip commercial areas are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.	This district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. This district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.
Permitted Uses Exclusive to District	• Coffee Shop • Administrative, Professional, General, Medical Office • Bed & Breakfast • Grocery or Liquor Store • Neighborhood Commercial Sale	• Eating and Drinking Establishments • Administrative, Professional, General, Medical Offices • Grocery or Liquor Stores • Laundry & Dry Cleaners • Entertainment, Indoor • Bar or Nightclub • Boat Sales • Overnight Accommodations • Retail Sales and Service • Vehicle Sales and Service • Fueling Station • Truck Stop
Conditional Uses Exclusive to District	• Community Center • Daycare Center • Brew Pub • Neighborhood Café • Restaurant & Bar • Medical and Dental Clinic	• Multi-Dwelling Building(s) • Medical Facilities • Entertainment, Outdoor • Wholesale Trade • Vehicle Storage

The zoning designations proposed shift the development objective from residential and recreational open space to commercial, providing a great variety of commercial activities, mixed-use situations, and increased enterprise concentrations when property size and infrastructure access enable such development. The amendment would create

the capacity to establish an extensive set of retail, entertainment, service, and even limited industrial establishments, while maintain a transition area of neighborhood compatible uses to the west end of the sites.

As noted with the land use amendment request, the applicant seeks to increase prospects of promoting a commercial center strategically located between north and south causeways, adjacent to the Port of Fort Pierce, and accessible to adjacent residential areas.

Potential Traffic Impacts

The presented zoning atlas amendment presents the capacity for an increase in traffic volume and impacts upon build-out. The extent of the traffic impacts and mitigation options for roadway improvements will be more definitively quantified at the site of development consideration. Avenue O is presented a two lane, undivided roadway, with design challenges associated with expanding capacity at its intersection with US Highway 1. Presently, Avenue O experiences traffic generation associated with established residential neighborhoods, proximity to Ilous Ellis Park, and its support linkage to Frances K. Sweet Elementary and Lincoln Park Academy. Preliminary analysis of development capacity of the subject property has been completed, and the applicant has identified conceptual mitigation options. Options include pursuit of designated turn lanes to access the site, connectivity to Avenue M to disperse assignment of trips generated, and possibly advance of a lighted intersection at US Highway 1, if development impacts would justify such consideration. Further evaluation, pursuant to the City's concurrency requirements, in coordination with the Florida Department of Transportation (FDOT) will be necessary with the advance of a development plan for commercial activity.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse effect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment advances many of the Goals, Objectives, and Policies of the City's Comprehensive Plan, and is consistent with the concurrent request to amend the Future Land Use Designation of the site, as the site fronts the major roadway corridor of US Highway 1, providing encouragement of commercial activities with higher intensity near major intersections. This furthers *Objective 1.10 to promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.* This objective advanced through implementation of *Policy 1.10.2* to ensure that the FLU Map allocates sufficient lands for commercial and industrial purposes to serve future growth needs of the City. The applicant seeks to increase the availability of general commercial land adjacent to the US Highway 1, accessible to mainland and island development while providing a definitive transition from intense commercial uses desired along US Highway, stepping down intensity towards established residential development and active parklands.

Further, the applicant is aware that any future development should advance City Comprehensive Plan Objective 7.2, and policy 7.2.4 by *integrating a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies* by consideration of partnership that may include mechanisms such as minor land dedications, in favor of recreation and open space credits, and/or transfer of development rights. Design of a future development should embrace the surrounding uses, providing

appropriate transition to the adjacent parklands and residential housing, augmenting the introduction of commercial activities.

Technical Review Committee:

All affected departments have reviewed and approved the applications. No significant impacts to public facilities are immediately expected by the proposed amendment. Traffic impacts will be assessed further at the time of development application to determine any demand for transportation improvements to abutting roadways and intersections. Review comments provided by the Technical Review Committee are provided for further review.

Property Owner Response Summary:

A total of 38 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of March 22nd, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Planning Board

The Planning Board, at their February 14th, 2017 meeting, voted unanimously to recommend approval of the request with the recommendation guided by staff. The applicant has revised the requests to incorporate said recommendation to provide a neighborhood commercial buffer at the western end of the sites.

Staff Recommendation:

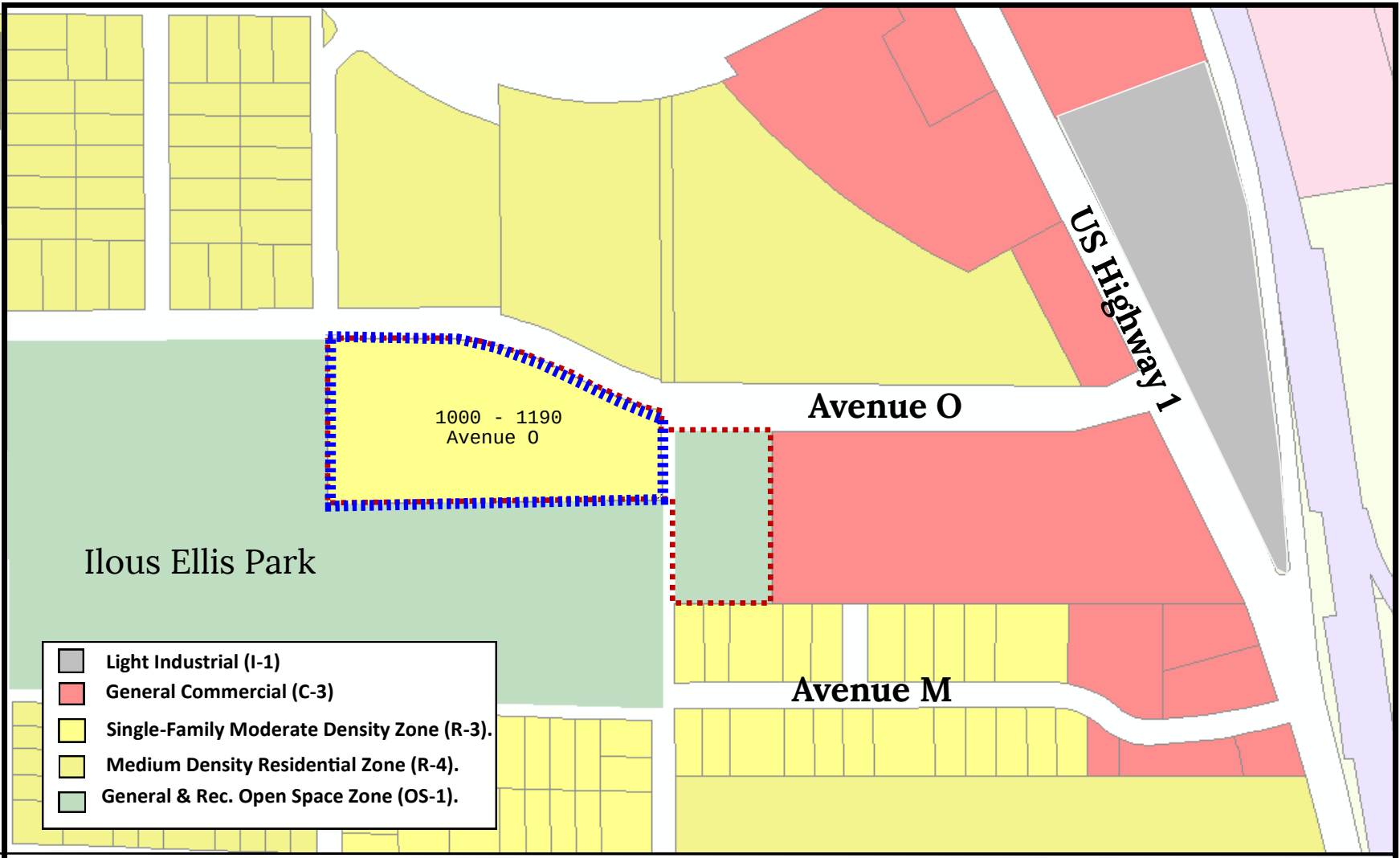
The proposed amendment meets the criteria specified in Section 22-131 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends **approval** of the proposed amendment.



THE SUNRISE CITY FORT PIERCE Florida

Blue Water Properties

Site Aerial



THE SUNRISE CITY
FORT PIERCE
Florida

Blue Water Properties–Zoning Map

900 – 1190 Avenue O

N
W
E
S

01 Zone Atlas Map Amendment Application 1
02 Final Survey 6
03 Warranty Deeds & Legal Descriptions 7
04 St Lucie County Property Record Cards 13
05 Zoning Atlas Map Amendment Statement of Need 15
06 Environmental Assessment 19
07 Trip Generation Letter 24
08 Traffic Mitigation and Level of Service Statement 32
09 Capacity Analysis 33

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: 801 Avenue O
2. Property Tax ID(s): 2403-233-0002-000-3 & 2404-144-0000-000-9
3. Total Acreage: 5.99
4. Existing Future Land Use Classification: 1.57 Acres Conservation Open Space & 4.42 acres Residential, Low
5. Existing Zoning Classification: O-1 (Gen. & Recreational Open Space) & R-3 (Single Family Moderate Density)
6. Proposed Zoning Classification: C-3 (General Commercial)

{00087398.DOC. 1 }

7. Other applications being submitted concurrent with this application, if any: Zoning Atlas Amendment & Abandonment

8. Describe the existing uses, improvements and structures on the amendment lands: None, vacant land

9. Are there any identified or possible historical structures on the amendment lands? No, vacant land

10. The reason for making this request: To change the land use designation to match the land use designation to the east (General Commercial) so the parcels can be developed as one commercial site.

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential, Multi-Family	Residential, Medium	R-4
South	Park/Residential, Single-Family	Conservation Open Space/Residential. Low	O-1/R-1
East	Vacant Land	General Commercial	C-3
West	Park	Conservation Open Space	O-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Residential, Low/Conservation Open Space	R-3/O-1	RL: 6 DU/acre = 26 units COS: 17,097 sq. ft.	4.42 RL 1.57 COS	X
Proposed	General Commercial	C-3	260,924 sq. ft.	5.99	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(.125) = 2,137 **Total: 8,807**
Proposed Zoning	Total gallons per day: 260,924(.125) = **32,615**
Change in Demand	**Total gallons per day: 32,615 – 8,807 = Increase of 23,808**

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 x 100 gpd = demand) Other: 0.1 gallons per day per square foot

Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(0.1) = 1,709 **Total: 8,379**
Proposed Zoning	Total gallons per day: 260,924(0.1) = **26,092**
Change in Demand	**Total gallons per day: 26,092 – 8,379 = Increase of 17,713**

C. Parks and Recreation (Residential Classifications Only): N/A
(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): N/A
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	R-3: 4 yards
Proposed Zoning	None
Change in Demand	**Decrease in 4 yards**

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	As this site is currently unimproved, there is no drainage provided on site. Drainage improvements will be designed at the time the of site plan submittal to provide for on-site drainage. All improvements will be designed to meet the level of service required.

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum

Current Zoning	882 Trips	63 AM Trips/78 PM Trips
Proposed Zoning	12,667 Trips	280 AM Trips/1,139 PM Trips
Change in Demand	+ 11,785 Trips	+ 217 AM Trips/+1,061 PM Trips
Impact to Capacity	Avenue O changes from LOS C to F for the PM Peak Hour & US 1 remains at LOS C *See attached Trip Generation Letter & Impact Statement for Mitigation Options	

12. Name of Owner(s): Blue Water, LLC
Mailing Address: 312 SE 17th St. 2nd Floor
City: Fort Lauderdale State: FL Zip: 33316
Phone # 954-767-6333
E-mail: DSaavedra@saavlaw.com

13. Name of Applicant: Blue Water, LLC
Mailing Address: 312 SE 17th St. 2nd Floor
City: Fort Lauderdale State: FL Zip: 33316
Phone # 954-767-6333
E-mail: DSaavedra@saavlaw.com

14. Name of Representative: Amanda Martinez, Martinez Planning Associates, LLC
Mailing Address: 115 Citrus Park Cir.
City Boynton Beach State FL Zip 33436
Phone # 954-304-7755 Fax # N/A
E-mail: amandaplanner@gmail.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

__X__ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a 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.

w/ authority to sign

Applicant's Signature Damaso W Saavedra, Esq Date 12.6.16

312 SE 17th St. Ft. Lauderdale, FL 33316
Address State Zip

954-767-6333 954-767-8111 DSaavedra@saavlaw.com
Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Blue Water, LLC		954-767-6333	
Property Owner's Name (Please Print)		Phone	
312 SE 17th St.	Ft. Lauderdale,	FL	33316
Address		State	Zip

Eq. attorney - for 12.6.16

Property Owner's Signature Damaso W Saavedra Date

STATE OF FLORIDA)
BROWARD COUNTY)

The foregoing instrument was acknowledged before me this 10th day of December, 2016, by Damaso W. Saavedra who is personally known to me or has produced _____ as identification.

JOANNE SPEAKE
MY COMMISSION # FF 042974
EXPIRES: December 6, 2017
Bonded Thru Budget Notary Services

Signature of Notary (seal)

JOANNE SPEAKE

OFFICE USE:		
DATE RECEIVED:	Signed:	
File Number:	Check No:	Receipt No:
TRC Review:	Planning Board Review:	City Commission:
Ordinance No:	Date Approved:	

NOTES:

1) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2) Descriptions shown hereon provided by the client and/or their agent.
3) Underground foundations and improvements were not located as part of this survey.
4) Overall parcel contains 13.18 Acres, more or less.
5) The last date of field work was August 16, 2016.
6) The center line of Avenue "O" is assumed to bear S89°47'29"E and all bearings shown hereon are relative thereto.
7) The concrete walk along U.S. Highway 1 meanders on and off of property line.
8)Said described property is located within an area having a zone designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0179 J, with a date of identification of February 16, 2012, for Community Number 120286, 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) The intent of the description hereon is to less and except that part of the building encroaching on subject property.
10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the party or parties.
11) Zoning designations shown hereon are based on information provided by city of Ft. Pierce zoning atlas, with a review date of 8/31/2016.
12) This map is intended to be displayed at a horizontal scle of 1"=50' unless otherwise noted.

DESCRIPTION

PARCEL 1
That part of the North 400 feet of the South 598 feet of Government Lot 2 lying west of U.S. Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, Page 43, of the Public Records of St. Lucie County, Florida. Thence South 90°00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90°00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89°40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00°16'48" East, along the East face of said metal building, a distance of 0.48 feet to the North line of said Tract "A" and the Point of Beginning.

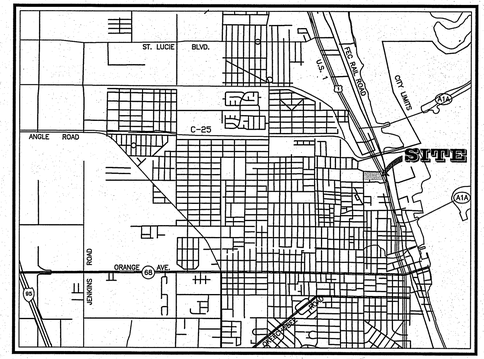
DESCRIPTION

Together with:

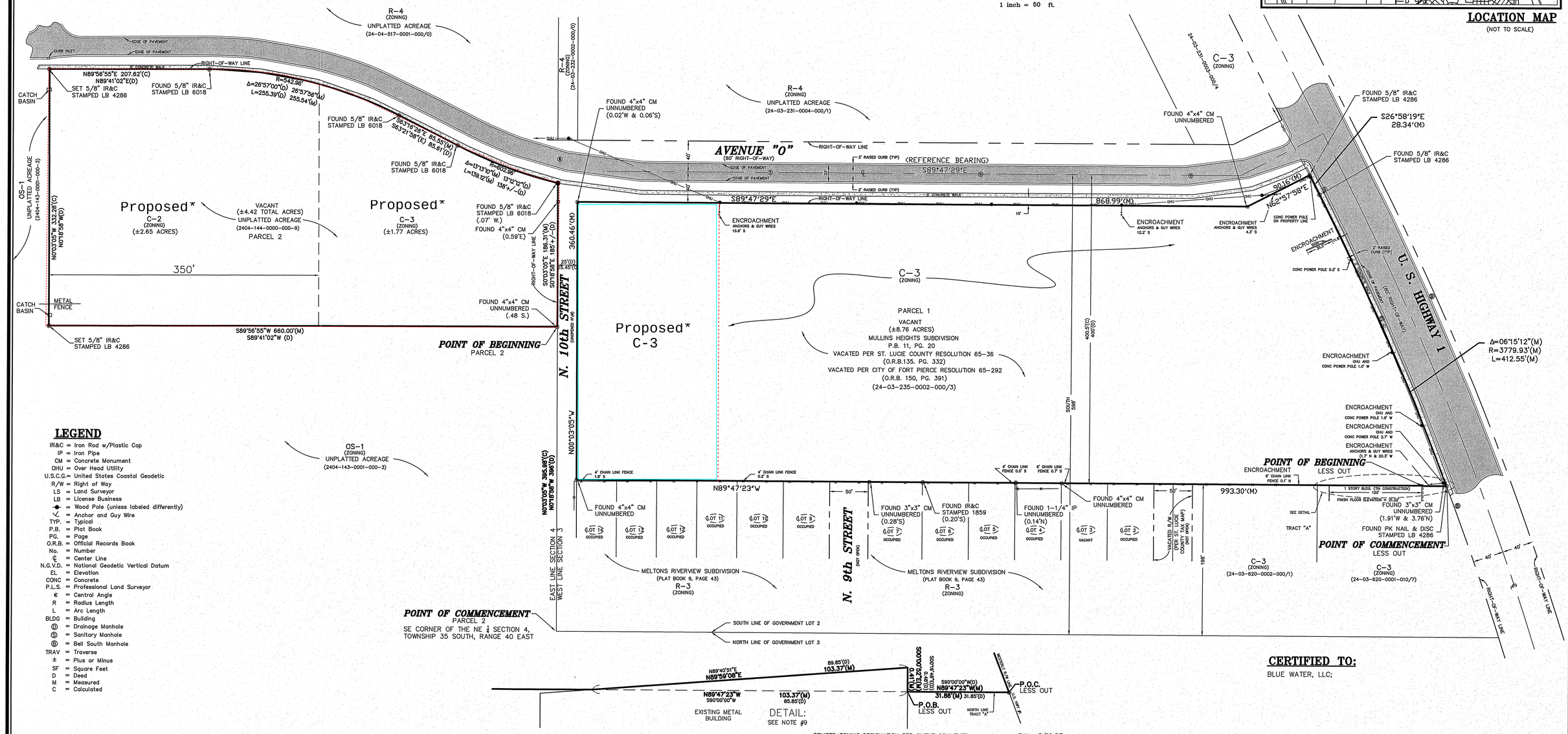
PARCEL 2
From the SE corner of the NE ¼ of Section 4, Township 35 South, range 40 East, run North 0 deg. 18'58" west, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg.41' 02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to the South right of way of Avenue "O"; thence North 89 deg. 41'02" East207.62 feet to a point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



LOCATION MAP
(NOT TO SCALE)



LEGEND

IR&C = Iron Rod w/Plastic Cap
IP = Iron Pipe
CM = Concrete Monument
OHU = Over Head Utility
U.S.C.G.= United States Coastal Geodetic
R/W = Right of Way
LS = Land Surveyor
LB = License Business
= Wood Pole (unless labeled differently)
= Anchor and Guy Wire
TYP. = Typical
P.B. = Plat Book
PG. = Page
O.R.B. = Official Records Book
No. = Number
℄ = Center Line
CONC = Concrete
P.L.S. = Professional Land Surveyor
∈ = Central Angle
R = Radius Length
L = Arc Length
BLDG = Building
Ⓓ = Drainage Manhole
Ⓢ = Sanitary Manhole
Ⓑ = Bell South Manhole
TRAV = Traverse
± = Plus or Minus
SF = Square Feet
D = Deed
M = Measured
C = Calculated

CERTIFIED TO:

BLUE WATER, LLC;

REVISED ZONING DESIGNATION PER CLIENT COMMENTS RNJ 3/09/17

3/9/2017
DATE

ROBERT N. JOHNSON, P.S.M. FLORIDA CERTIFICATE NO. 6540

COMPUTER FILE REF.	FIELD BK./PG.
03-215.dwg	9820/9-14
16-088.dwg	0136/ 12-14
	1604/ 35

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
REVISED FOR ALTA/ACSM STANDARDS AND UPDATED BOUNDARY	BCS	8/8/00
ADDED ADDITIONAL TOPO	ER	9/18/01
UP-DATE SURVEY REVISED CERTIFICATIONS	GLL	10/01/03
UP-DATE SURVEY ADD PARCEL 2	RNJ	8/16/16
ADDED ZONING INFORMATION	RNJ	8/25/16
REVISED GRAPHICS AND ANNOTATION	RNJ	8/30/16

	BY	DATE
FIELD	ER	6/9/98
CALCS.	RCL	6/11/98
DRAWN	BCS	6/12/98
DETAILED		
CHECKED	RCL	6/12/98
APPROVED		

BOUNDARY SURVEY
PREPARED FOR
BLUE WATER, LLC

DATE: 8/16/16
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 16-088
SHEET 1 OF 1

P:\Proj-2016\16-088 Blue Water LLC\Survey\16-088.mxr 3-9-17.dwg, 3/9/2017 2:55:33 PM

NOTES:

1) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2) Descriptions shown hereon provided by the client and/or their agent.
3) Underground foundations and improvements were not located as part of this survey.
4) Overall parcel contains 13.18 Acres, more or less.
5) The last date of field work was August 16, 2016.
6) The center line of Avenue "O" is assumed to bear S89°47'29"E and all bearings shown hereon are relative thereto.
7) The concrete walk along U.S. Highway 1 meanders on and off of property line.
8)Said described property is located within an area having a zone designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0179 J, with a date of identification of February 16, 2012, for Community Number 120286, 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) The intent of the description hereon is to less and except that part of the building encroaching on subject property.
10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the party or parties.
11) Zoning designations shown hereon are based on information provided by city of Ft. Pierce zoning atlas, with a review date of 8/31/2016.

DESCRIPTION

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DESCRIPTION

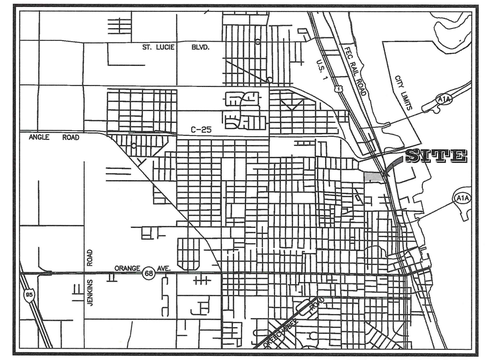
Together with:

PARCEL 2
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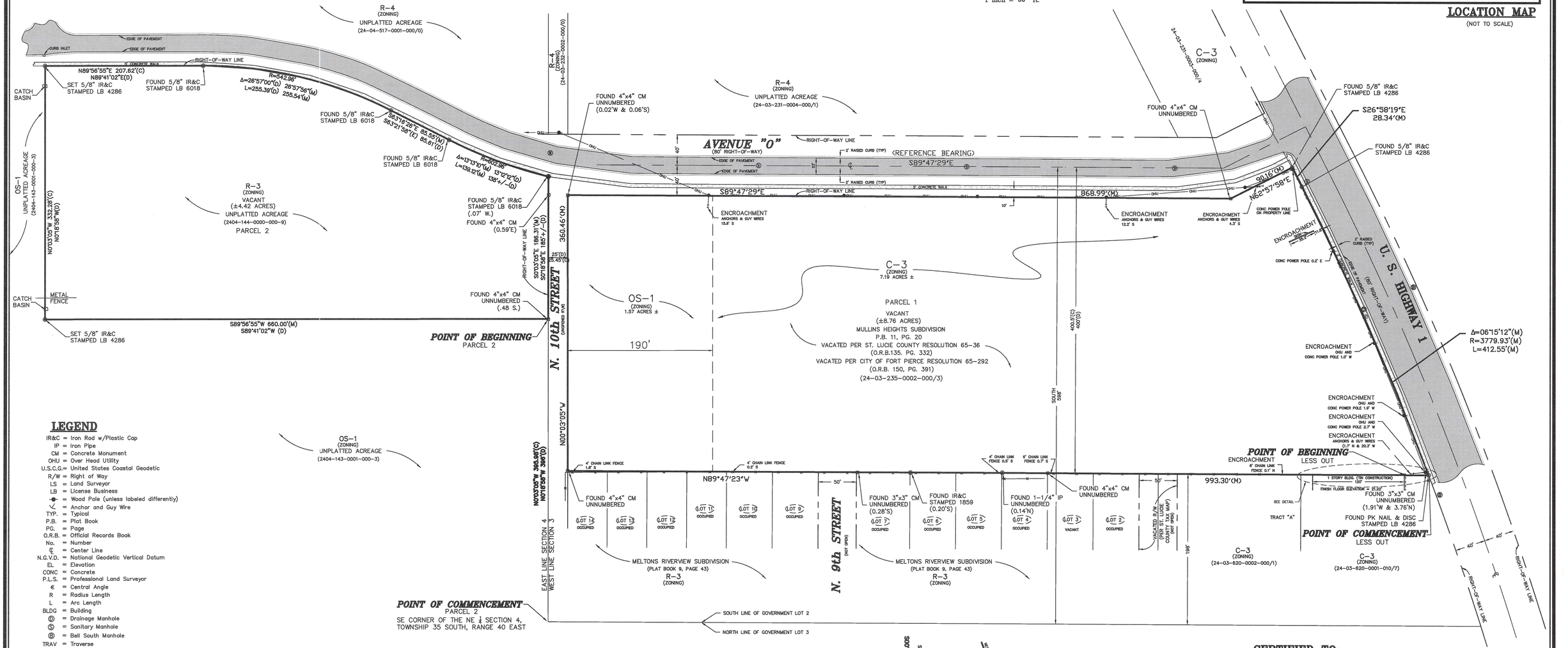
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GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NORTH



LOCATION MAP
(NOT TO SCALE)



LEGEND

IR&C = Iron Rod w/Plastic Cap
IP = Iron Pipe
CM = Concrete Monument
OHU = Over Head Utility
U.S.C.G.= United States Coastal Geodetic
R/W = Right of Way
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= Drainage Manhole
= Sanitary Manhole
= Bell South Manhole
TRAV = Traverse
± = Plus or Minus
SF = Square Feet
D = Deed
M = Measured
C = Calculated

CERTIFIED TO:

BLUE WATER, LLC;

ROBERT N. JOHNSON P.S.M. 6540 STATE OF FLORIDA

10/20/2016
DATE

ROBERT N. JOHNSON, P.S.M. FLORIDA CERTIFICATE NO. 6540

COMPUTER FILE REF.	FIELD BK./PG.
03-215.dwg	9820/9-14
16-088.dwg	0136/ 12-14
	1604/ 35

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STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE
REVISED FOR ALTA/ACSM STANDARDS AND UPDATED BOUNDARY	BCS	8/8/00
ADDED ADDITIONAL TOPO	ER	9/18/01
UP-DATE SURVEY REVISED CERTIFICATIONS	GLL	10/01/03
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FIELD	ER	6/9/98
CALCS.	RCL	6/11/98
DRAWN	BCS	6/12/98
DETAILED		
CHECKED	RCL	6/12/98
APPROVED		

BOUNDARY SURVEY

PREPARED FOR

BLUE WATER, LLC

DATE: 8/16/16
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 16-088
SHEET 1 OF 1

P:\Proj-2016\16-088 Blue Water LLC\Survey\16-088.dwg, 10/20/2016 2:32:17 PM

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2309816 OR BOOK 1848 PAGE 2087
Recorded:11/21/03 12:50

* Doc Assump: $ 0.00
* Doc Tax : $ 6,650.00
* Int Tax : $ 0.00

Prepared by and return to:
Judith W. Stoner
Vice President
Lawyers Land Title Co.
312 SE 17th Street 2nd Floor
Fort Lauderdale, FL 33316

File Number: **9848.101**
Will Call No.:

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31st day of **October, 2003** between **Ft. Pierce, LLC, an Illinois Limited Liability Company** whose post office address is **143 East Lake Cook Road, Palatine, IL** of the County of Cook, State of **Illinois**, grantor*, and **Blue Water, LLC, a Florida limited liability company** whose post office address is **701 NW 19th Street, Suite 100, Fort Lauderdale, FL 33311** of the County of **Broward**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters of record, appearing on the plat or otherwise common to the subdivision; and taxes for the year 2003 and thereafter. Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Witness
(print name) Christy L Marsh

Witness
(print name) Bruce A Salli

Ft. Pierce, LLC, an Illinois Limited Liability Company

By: _____
Emmett F. Stains, Managing Member

DoubleTime®

State of Illinois
County of Cook

This instrument was acknowledged before me this 31st day of October, 2003 by Emmett F. Stains, as managing member of **Ft. Pierce, LLC, an Illinois Limited Liability Company**. He is personally known to me or produced _____ as identification and did not take an oath.

State of Illinois. Notary Public

My commission expires:

"OFFICIAL SEAL"
DIANA ANTONIO
Notary Public, State of Illinois
Commission Expires 07/28/05

F:\WordDocs\Mogerman, O'Leary & Patel - 9848\Blue Water, LLC - 101\Documents\WD from dl.rtf

DoubleTime®

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the North 400 feet of the South 598 feet of Government Lot 2 lying West of US Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

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Thence continue South 90 deg. 00' 00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89 deg. 40' 51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00 deg. 16' 48" East, along the East face of said metal building a distance of .48 feet to the North line of said Tract "A" and the Point of Beginning.

(1)

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2336657 OR BOOK 1882 PAGE 478
Recorded:01/15/04 11:29

* Doc Assump: $ 0.00
* Doc Tax : $ 840.00
* Int Tax : $ 0.00

Prepared by and return to: Rob
Lisa K. Hermann, Esq.
Saavedra, Pelosi, Goodwin & Hermann
312 SE 17th Street 2nd Floor
Fort Lauderdale, FL 33316

File Number: **9848.116**
Will Call No.:

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24th day of December 2003 between Robert D. Meyer and Opal I. Meyer, as Trustees for the Opal I. Meyer Revocable Trust dated February 9, 1981 and as Trustees for the Robert D. Meyer Revocable Trust dated February 9, 1981, whose post office address is 215 LAKEVIEW CT. NW * of the County of HIGHLANDS, State of FLORIDA, grantor*, and **Blue Water, LLC, a Florida limited liability company** whose post office address is **701 NW 19th Street, Suite 100, Fort Lauderdale, FL 33311** of the County of **Broward**, State of **Florida**, grantee*,
*Lake Placid, FL 33852

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida**, to-wit:

From the SE corner of the NE ¼ of Section 4, Township 35 South, Range 40 East, run North 0 deg. 18'58" West, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg. 41'02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

Subject to land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters of record, appearing on the plat or otherwise common to the subdivision; and taxes for the year 2004 and thereafter. Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

(signatures and acknowledgments appear on the following page)

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:

Witness PATRICIA M. BARNHART
(print name)

Witness
(print name) Bessie P Smith

By: Robert D. Meyer, Trustee
Robert D. Meyer, Trustee

By: Opal I. Meyer, Trustee
Opal I. Meyer, Trustee

State of FLORIDA
County of HIGHLANDS

This instrument was acknowledged before me this 24 day of DEC, 2003 by Robert D. Meyer and Opal I. Meyer, as Trustees for the Opal I. Meyer Revocable Trust dated February 9, 1981, and as Trustees for the Robert D. Meyer Revocable Trust dated February 9, 1981. They are personally known to me or produced _____ as identification and did not take an oath.

State of _____, Notary Public

My commission expires:

Bessie P Smith
My Commission DD171943
Expires February 05 2007

DoubleTime®

EXHIBIT "A"

PARCEL 1:

That part of the North 400 feet of the South 598 feet of Government Lot 2 lying West of US Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

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Thence continue South 90 deg. 00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89 deg. 40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00 deg. 16'48" East, along the East face of said metal building a distance of .48 feet to the North line of said Tract "A" and the Point of Beginning.

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All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

Property Identification

Site Address: 801 Avenue O
Map ID: 24/03N

Parcel ID: 2403-233-0002-000-3
Zoning: C-3 - FP

Account #: 15831
Use Type: 1000

Sec/Town/Range: 03/35S/40E
Jurisdiction: Fort Pierce

Ownership

Blue Water Llc
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Legal Description

3 35 40 THAT PART OF N 400 FT OFS 598 FT OF GOVT LOT 2 LYG W OF US 1 HWY-LESS R/W FOR AV O AND LESS W 25 FT FOR N 10 ST R/W AND LESS THAT PART MPDAF: FROM INT OF WLY RD R/W LI OF US #1 AND N LI OF TRACT A OF MELTONS RIVERVIEW S/D (PB 9-43) RUN S 90 00 00 W 31.85 FT TO POB, TH CONT S 90 00 00 W 85.58 FT, TH N 89 40 51 E 85.58 FT, TH S 00 16 48 E 0.48 FT TO N LI OF TRACT A AND POB- (8.67 AC) (OR 1848-2087)

Current Values

Just/Market:	$828,200	Assessed:	$828,200
Exemptions:	$0	Taxable:	$828,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$828,200	$828,200	$0	$828,200
2015	$828,200	$828,200	$0	$828,200
2014	$828,200	$828,200	$0	$828,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-31-2003	1848 / 2087	XX00	WD	Ft Pierce, LLC,	$950,000
08-15-2000	1321 / 848	XX00	WD	Dloughy,Daniel J	$339,000
12-30-1998	1194 / 0832	XX01	QC	RAVEN PARC INC	$230,000

Primary Building Information

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

View:
Year Built: N/A
Primary Wall:

Roof Cover:
Frame:
Story Height:

Exterior Data
Roof Structure:
Grade:
No. Units: 0

Building Type:
Effective Year: 2014
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

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

Interior Data
Electric:
Heat Type:
Heat Fuel:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	8.45
Land Size (SF):	368,082
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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

Property Identification

Site Address: Avenue O
Map ID: 24/04N

Parcel ID: 2404-144-0000-000-9
Zoning: R3

Account #: 16249
Use Type: 0000

Sec/Town/Range: 04/35S/40E
Jurisdiction: Fort Pierce

Ownership

Blue Water Llc
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Legal Description

4 35 40 BEG AT INT OF S R/W AV OAND E SEC LI, TH S ALG SD E LI 185 FT M/L TO PT 396 FT N OF SE COR OF NE 1/4, TH E 660 FT, TH N // TOE SEC LI 332.28 FT M/L TO S R/W AV O, TH N 89 DEG 41 MIN 02 SEC E207.62 FT TO PC OF CURVE TO RT, R542.96 AND CA 26 DEG 57 MIN ARC DIST OF 255.39 FT, TH S 63 DEG 21MIN 58 SEC E 85.61 FT TO PC OF CURVE TO LEFT, R 602.96 FT, ARC DIST OF 138 FT M/L TO POB (OR 1882-478)

Current Values

Just/Market:	$125,000	Assessed:	$125,000
Exemptions:	$0	Taxable:	$125,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$125,000	$125,000	$0	$125,000
2015	$125,000	$125,000	$0	$125,000
2014	$125,000	$125,000	$0	$125,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-24-2003	1882 / 0478	XX00	WD	Meyer,Robert D	$120,000
08-01-1979	0323 / 2977	XX02	CV		$33,000

Primary Building Information

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

View:	Roof Cover:	Exterior Data Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:
		Interior Data	
Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	4.41
Land Size (SF):	192,099.6
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Zoning Atlas Map Amendment
Statement of Need

1. **Statement of why there is a need for the proposed zoning atlas map amendment and how the amendment will result in an orderly and logical development pattern.**

   The proposed amendment consists of two parcels. The more eastern parcel currently has a split land use designation of General Commercial and Conservation/Recreation Open Space while the parcel to the west has a designation of Residential, Low. The proposed amendment will designate a future land use of General Commercial for the entire site, creating one developable commercial parcel. The closest grocery store is located about 0.35 miles from this location and does not have a safe, walking environment leading to the commercial center. Developing a commercial center at this location will meet a need for the local residents by providing commercial retail and services within a walking distance and provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

2. **Statements on how the amendment(s) are consistent with Comprehensive Plan**.

   This amendment is consistent with the following policies in the City of Ft. Pierce Comprehensive Plan:

   FLU 1.1.3 Policy:
   The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

   The land use designations in the immediate area to the north are Residential Medium and General Commercial; to the south the designations are Residential, Low and Conservation/Open Space; to the east is General Commercial and to the west is Conservation/Open Space and Residential Medium.

   The General Commercial land use designation is consistent with the General Commercial designation that is along the US 1 corridor. There is an existing commercial center about 0.35 miles from this site. This is not within walking distance to most of the residents in this neighborhood. Developing a commercial center in this neighborhood will provide the residents a retail center with services and goods within walking distance from their place of residence and also provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

   The development of a commercial center on this site could help to activate the existing park to the west. The uses that are located within the commercial center could compliment the park activities. Some of these types of uses include, a grocery store, a hair or nail salon, a dry cleaner, a restaurant or café or a daycare. These are uses that a parent would use during or after/before their child's activities at the park. There are examples of this type of relationship working in commercial centers in Palm Beach County.

   FLU 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.

This site is located within the CRA and as such, development of a commercial center at this location will help revitalize the area, increase the tax base and provide jobs for the local residents. This site is located along US1 and Avenue O which has a residential community in the surrounding area. Development of a commercial center at this location will provide retail goods and services within walking distance to their place of residence; following the principles of Smart Growth and providing a mix of uses within walking distance.

FLU 1.8.2 Policy:
The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

- To create a lively downtown/waterfront area with mixed-use development, water-enhanced activities, and historic preservation.

  The development of a commercial center at this location will compliment and help attract mixed use and mutli-family development along the waterfront. Commercial uses are an integral part of a lively downtown/waterfront and the location of this property is well suited for the commercial development to compliment a downtown.

FLU 1.10 Objective:
The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

This amendment will allow a parcel that is currently vacant to be developed as a retail commercial center. This will increase the value of the land, adding to the City's tax base and will also provide job opportunities for residents that would not be available to them with the current land use designation of Conservation/Open Space and Residential, Low.

TE 2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds the LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operational improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

Included with this application is a trip generation letter showing that the level of service on Avenue O during the PM peak hour drops from "C" to "F" at the maximum build out scenario while the AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at "C." Following the trip generation letter is a traffic mitigation and level of service statement providing the following mitigation options to address the level of service for the PM peak hour on Avenue O:

1. *Concurrent with this application is a request to vacate & abandon the unimproved right of way of N. 10 St., located between the two parcels that will eventually be built out with a commercial center. This right of way runs between Avenue O & Avenue M, connecting the two roadways. A drive aisle can be constructed in this area to be abandoned, allowing access to the site from Avenue O & Avenue M. This will relieve the amount of traffic on Avenue O, allowing the level of service to remain at "C."*

2. *Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at "C."*

The traffic mitigation and level of service statement also addresses the traffic for the intersection at US 1 and Avenue O, providing the following:

1. *Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.*

TE 2.3.2 Policy

Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standards. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

Included with this application is a trip generation letter showing that the level of service on Avenue O during the PM peak hour drops from "C" to "F" at the maximum build out scenario while the AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at "C." Following the trip generation letter is a traffic mitigation and level of service statement providing the following mitigation options to address the level of service for the PM peak hour on Avenue O:

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2. *Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at "C."*

The traffic mitigation and level of service statement also addresses the traffic for the intersection at US 1 and Avenue O, providing the following:

1. *Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.*

3. **Statements on how the 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.**

   The land use designations in the immediate area to the north are Residential Medium and General Commercial; to the south the designations are Residential, Low and Conservation/Open Space; to the east is General Commercial and to the west is Conservation/Open Space and Residential Medium.

   The General Commercial land use designation is consistent with the General Commercial designation that is along the US 1 corridor. There is an existing commercial center about 0.35 miles from this site. This is not within walking distance to most of the residents in this neighborhood. Developing a commercial center in this neighborhood will provide the residents a retail center with services and goods within walking distance from their place of residence and provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

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BLYTHE ENVIRONMENTAL, INC.
4248 SE COMMERCE AVENUE
STUART, FLORIDA 34997
772-219-7804 / 772-219-7859 FAX

March 31, 2004

Mr. Kash Patel
701 NW 19th Street, Suite 100
Fort Lauderdale, Florida 33311

RE: ENVIRONMENTAL ASSESSMENT
U.S. HWY. 1 AND AVENUE O, NORTH FORT PIERCE

Dear Mr.Patel:

On Thursday, March 25, 2004, I visited a site in North Fort Pierce bounded by U.S. Highway 1 and Avenue O, in Saint Lucie County, Florida. During this visit, observations were made of on site soil and vegetation conditions and for protected plant and animal species.

SOILS

The *Soil Survey for St. Lucie County Area, Florida,* published by the USDA Soil Conservation Service indicates two soil types within the limits of this property. A brief description of these soil types is listed below. These descriptions are generalizations and do not account for any drainage improvements that may influence plant species and hydrology on the site.

4 Arents This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. The water table is between depths of 20 to 50 inches for most of the year.

#21 Lawnwood Sand Lawnwood sand is a nearly level poorly drained soil in the pine flatwoods. The water table is within a depth of 10 inches for 1 to 4 months and is between a depth of 10 to 40 inches for 6 months or more during most years. The water table is perched above the subsoil during the summer rainy season or after periods of heavy rainfall. It recedes to a depth of greater than 40 inches during extended dry seasons.

#29 Pendarvis Sand Pendarvis sand is a nearly level to gently sloping moderately well drained soil on low ridges and knolls in the flatwoods. It has a perched water table between depths of 24 to 40 inches for about 1 to 4 months during the summer rainy
season and between depths of 40 to 60 inches for the rest of the year escept durng dry periods.

#33 Pits This map unit consists of excavations from which soil and geological material have been removed mostly for road construction or in building foundations

#42 St. Lucie Sand St. Lucie sand is a nearly level to sloping excessively drained soil on high dunelike ridges and undulating areas. The water table is below a depth of 80 inches and usually not within a depth of 120 inches annually.

#50 Waveland Fine Sand Waveland fine sand is a nearly level poorly drained soil on broad flatwoods areas. The water table is within a depth of 10 inches for 1 to 4 months and within a depth of 40 inches for 6 months or more during most years. It is perched above the subsoil early in the summer rainy season and after periods of heavy rainfall in other seasons. The water table recedes to a depth of more than 40 inches during extended dry seasons.

VEGETATION

Uplands

The entire 13 acre site can be classified as uplands. Using the Florida Land Use, Cover and Forms Classification System, the Eastern approximately 5 acres has been cleared, and part of it used as a borrow site for fill. Its FLUCCS category is 742 Borrow. The Western portion of the site, approximately 7.5 +/- acres of FLUCCS 411 Pine Flatwoods. Species observed include:

Brazilian Pepper	*Schinus terebinthifolius*
Laurel Oak	*Quercus laurifolia*
Live Oak	*Quercus virginiana*
Scrub Oak	*Quercus geminata*
Slash Pine	*Pinus elliottii*
Hickory	*Carya tomentosa*
Sand Pine	*Pinus clausa*
Air Plants	*Tillandsia spp.*
Hogplum	*Ximenia americana*
Wax Myrtle	*Myrica cerifera*
Dune Sunflower	*Helianthes dibilis*
Wiregrass	*Aristida stricta*
Dog Fennel	*Eupatorium capilliforme*
Broomsedge	*Andropogon virginicus*
Muhly Grass	*Amphicarpum muhlenbergii*
Greenbriar	*Smilax spp.*
Sawpalmetto	*Serenoa repens*
Wild Grape	*Vitis rotundifolia*
Lantana	*Lantana camara*
Cabbage Palm	*Sabal palmetto*
Spanish Needles	*Bidens pilosa*
Saltbush	*Baccharis halmifolia*
Periwinkle	*Vinca rosea*

MR. KASH PATEL
ENVIRONMENTAL ASSESSMENT
U.S. HIGHWAY #1 AND AVENUE O, FORT PIERCE
MARCH 31, 2004
PAGE THREE

PROTECTED SPECIES SURVEY

A field investigation and survey was made for protected species suspected to occur on-site. Upland portions of the site were surveyed through a network of parallel pedestrian transects at 10 meter intervals. Periodic random sampling stations were established throughout the site to observe for avian species.

During the study periods, numerous common birds were observed typical of urbanized areas. They included: Mockingbird, Blue Jay, and Mourning Dove. No protected species were observed on-site.

PREVIOUS IMPACTS

This parcel is bounded by a residential mobile home community to the south, vacant property to the north, U.S. Highway 1 to the east and a public park to the west. The site can be categorized as very disturbed on the eastern portion that was cleared many years ago. The western portion of the site is heavily wooded with mature dry scrubby pine flatwoods.

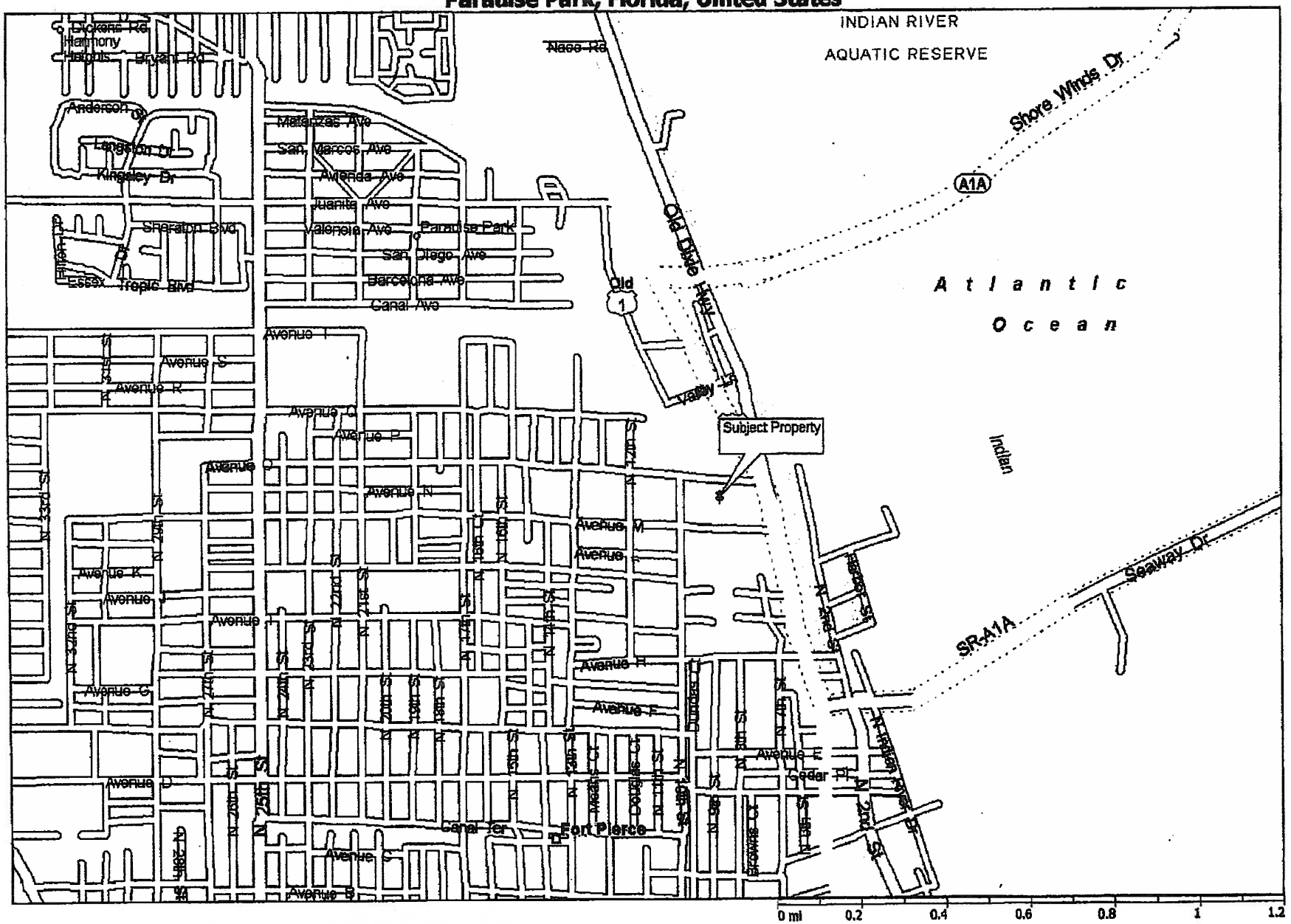
In a few isolated locations, old construction debris including large culvert pipes, concrete blocks, and old squatters camps were observed.

Should you need additional information regarding my field investigation of this site, please let me know.

Sincerely,

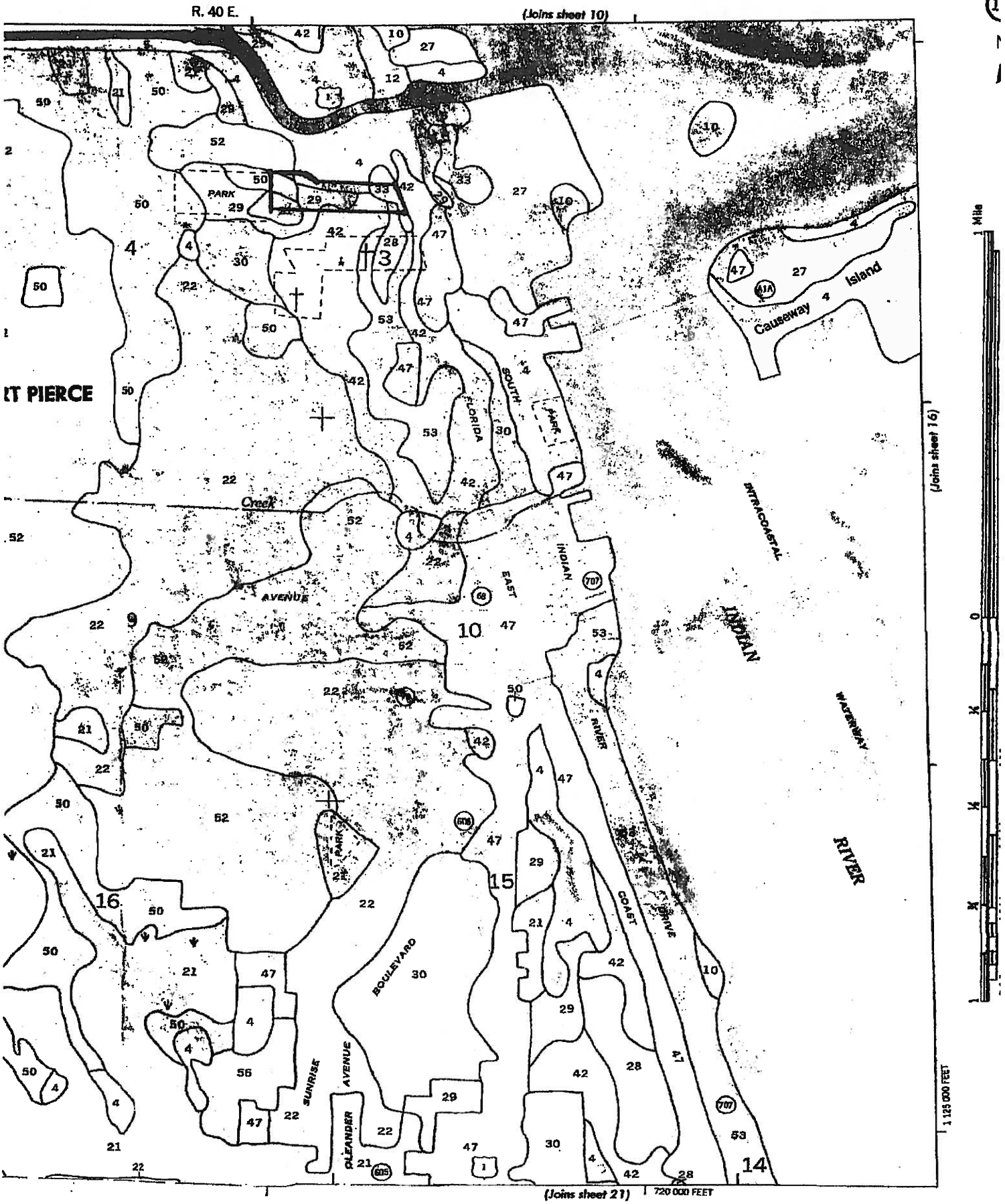
Wayne P. Blythe, President
BLYTHE ENVIRONMENTAL, INC.

Paradise Park, Florida, United States



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DA — SHEET NUMBER 15



Stantec Consulting Services Inc.
5172 Station Way
Sarasota FL 34233
Tel: (941) 365-5500

December 1, 2016

City of Fort Pierce Planning Department
100 North US 1
Fort Pierce, Florida 34950

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

To Whom It May Concern:

This letter serves to summarize the traffic impacts of the subject project for your approval. The Rezone proposes to change 4.42 acres from Residential (Parcel ID 2404-144-0000-000-9) and 1.57 acres of Conservation Open Space (Parcel ID 2403-233-0002-000-3) to 5.99 acres of General Commercial. The remainder of the land on Parcel ID 2403-233-0002-000-3 is already zoned General Commercial. The maximum buildout intensities are shown in Table 1.

Table 1: Existing & Proposed Maximum Development

Scenario	Land Use Designation	Maximum Density	Development Size	
			Acres	Maximum Development
Existing	Residential (R-3)	6 du/acre	4.42	26 units
	Conservation Open Space (O-1)	0.25 FAR	1.57	17,097 SF
Proposed	General Commercial (C-3)	1.0 FAR	5.99	260,924 SF

The maximum allowed proposed development of 260,924 SF of commercial development cannot physically be constructed on the site when the infrastructure required to support the development is considered. A commercial building footprint typically represents approximately 20% of the total site acreage. The remaining 80% of the site is comprised of stormwater management facilities, parking, landscaping, and lot setbacks/buffers.

This analysis evaluates both the maximum (260,924 SF) and realistic maximum (52,000 SF; 20% of 5.99 acres) development scenarios in support of the proposed rezone. The proposed rezone is located at 801 Avenue O in Fort Pierce at the corner of US 1. The location of the two parcels is shown in Figure 1.

Reference: Blue Water, LLC Rezone
Traffic Impact Statement



Source: St. Lucie County Property Appraiser, 2016

Figure 1: Project Location

Trip Generation

Traffic volumes generated by the existing and proposed zoning were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 9th Edition (2012)*. Land Use 210 (Single-Family Detached Housing) and Land Use Code 495 (Recreational Community Center) were used for the existing zoning and Land Use Code 820 (Shopping Center) was used for the proposed zoning to estimate the daily, AM peak-hour, and PM peak-hour trip generation potential for each scenario. The trip generation results from the maximum development scenario are summarized in Tables 2 through 4 and the trip generation results from the realistic maximum development scenario are summarized in Tables 5 through 7.

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Table 2: Daily Trip Generation - Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	ln(T) = 0.92ln(x) + 2.72	50%	50%	304	152	152
	Recreational Community Center - 495	Per ksf	17,097	T = 33.82(x)	50%	50%	578	289	289
Proposed	Shopping Center - 820	Per ksf	260,924	ln(T) = 0.65ln(x) + 5.83	50%	50%	12,667	6,334	6,333
				Net Change in Trips			**11,785**	**5,893**	**5,892**

Table 3: AM Peak-Hour Trip Generation - Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	AM Peak Trip Rate/ Equation	AM Enter Split	AM Exit Split	AM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	T = 0.70(x) + 9.74	25%	75%	28	7	21
	Recreational Community Center - 495	Per ksf	17,097	T = 2.05(x)	66%	34%	35	23	12
Proposed	Shopping Center - 820	Per ksf	260,924	ln(T) = 0.61ln(x) + 2.24	62%	38%	280	174	106
				Net Change in Trips			**217**	**144**	**73**

Table 4: PM Peak-Hour Trip Generation - Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	ln(T) = 0.90ln(x) + 0.51	63%	37%	31	20	11
	Recreational Community Center - 495	Per ksf	17,097	T = 2.74(x)	49%	51%	47	23	24
Proposed	Shopping Center - 820	Per ksf	260,924	ln(T) = 0.67ln(x) + 3.31	48%	52%	1,139	547	592
				Net Change in Trips			**1,061**	**504**	**557**

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Table 5: Daily Trip Generation – Realistic Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	ln(T) = 0.92ln(x) + 2.72	50%	50%	304	152	152
	Recreational Community Center - 495	Per ksf	17,097	T = 33.82(x)	50%	50%	578	289	289
Proposed	Shopping Center - 820	Per ksf	52,000	ln(T) = 0.65ln(x) + 5.83	50%	50%	4,440	2,220	2,220
				Net Change in Trips			**3,558**	**1,779**	**1,779**

Table 6: AM Peak-Hour Trip Generation - Realistic Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	AM Peak Trip Rate/ Equation	AM Enter Split	AM Exit Split	AM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	T = 0.70(x) + 9.74	25%	75%	28	7	21
	Recreational Community Center - 495	Per ksf	17,097	T = 2.05(x)	66%	34%	35	23	12
Proposed	Shopping Center - 820	Per ksf	52,000	ln(T) = 0.61ln(x) + 2.24	62%	38%	105	65	40
				Net Change in Trips			**42**	**35**	**7**

Table 7: PM Peak-Hour Trip Generation - Realistic Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	ln(T) = 0.90ln(x) + 0.51	63%	37%	31	20	11
	Recreational Community Center - 495	Per ksf	17,097	T = 2.74(x)	49%	51%	47	23	24
Proposed	Shopping Center - 820	Per ksf	52,000	ln(T) = 0.67ln(x) + 3.31	48%	52%	387	186	201
				Net Change in Trips			**309**	**143**	**166**

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Trip Distribution/Assignment

All traffic from the rezone was distributed to Avenue O, where the properties have frontage. In addition, project traffic was distributed to the segments of US 1 north and south of Avenue O. Based on existing traffic volumes, 60% of project traffic was assigned to the segment to the south and 40% was assigned to the segment to the north.

Existing Zoning Conditions

The AM and PM peak-hour traffic conditions on Avenue O and US 1 north and south of Avenue O were evaluated for the existing traffic plus traffic generated by the maximum development allowed under the existing zoning. Table 8 and Table 9 summarize the existing zoning conditions generalized level-of-service analysis and indicate that all roadways are anticipated to operate within the adopted level-of-service standard of D.

Table 8: AM Peak-Hour Existing Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	AM Pk Hr Pk Dir Volume[1]	Existing Zoning Traffic	Total AM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	91	33	124	C	0.230
US 1						
Old Dixie Hwy to Avenue O	2,000	1,581	20	1,601	C	0.801
Avenue O to SR A1A North	2,100	1,581	13	1,594	C	0.759

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 9: PM Peak-Hour Existing Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	PM Pk Hr Pk Dir Volume[1]	Existing Zoning Traffic	Total PM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	92	43	135	C	0.250
US 1						
Old Dixie Hwy to Avenue O	2,000	1,236	26	1,262	C	0.631
Avenue O to SR A1A North	2,100	1,236	17	1,253	C	0.597

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Proposed Zoning Conditions

The AM and PM peak-hour traffic conditions on Avenue O and US 1 north and south of Avenue O were evaluated for the existing traffic plus traffic generated by the maximum development allowed under the proposed zoning. This was conducted for both the maximum and realistic maximum scenarios. Table 10 and Table 11 summarize the maximum proposed zoning conditions generalized level-of-service analysis and indicate that during the PM peak-hour Avenue O will exceed the adopted level-of-service standard of D.

Table 10: AM Peak-Hour Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	AM Pk Hr Pk Dir Volume[1]	Proposed Zoning Traffic	Total AM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	91	174	265	C	0.491
US 1						
Old Dixie Hwy to Avenue O	2,000	1,581	104	1,685	C	0.843
Avenue O to SR A1A North	2,100	1,581	70	1,651	C	0.786

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 11: PM Peak-Hour Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	PM Pk Hr Pk Dir Volume[1]	Proposed Zoning Traffic	Total PM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	92	592	684	F	1.267
US 1						
Old Dixie Hwy to Avenue O	2,000	1,236	355	1,591	C	0.796
Avenue O to SR A1A North	2,100	1,236	237	1,473	C	0.701

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 12 and Table 13 summarize the realistic maximum proposed zoning conditions generalized level-of-service analysis and indicate that all roadways are anticipated to operate within the adopted level-of-service standard of D.

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Table 12: AM Peak-Hour Realistic Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	AM Pk Hr Pk Dir Volume[1]	Proposed Zoning Traffic	Total AM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	91	65	156	C	0.289
US 1						
Old Dixie Hwy to Avenue O	2,000	1,581	39	1,620	C	0.810
Avenue O to SR A1A North	2,100	1,581	26	1,607	C	0.765

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 13: PM Peak-Hour Realistic Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	PM Pk Hr Pk Dir Volume[1]	Proposed Zoning Traffic	Total PM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	92	201	293	C	0.543
US 1						
Old Dixie Hwy to Avenue O	2,000	1,236	121	1,357	C	0.679
Avenue O to SR A1A North	2,100	1,236	80	1,316	C	0.627

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Conclusion

Assuming the maximum intensity/density development under the proposed zoning, the rezone will create any adverse impact to Avenue O during the PM peak-hour. Avenue O during the AM peak-hour as well as US 1 during both the AM and PM peak hours will operate at level-of-service C, just like the existing zoning conditions.

Assuming the realistic maximum intensity/density development under the proposed zoning, the rezone will not create any adverse impacts to Avenue O or US 1 during the AM and PM peak hours. The roadways will operate at level-of-service C, just like the existing zoning conditions.

Appropriate transportation mitigation and proportionate fair-share payments, if required, shall be addressed at the development order stage when a detailed development plan is created.

Sincerely,

Stantec Consulting Services Inc.



Matthew R. Crim, P.E., PTOE
Transportation Engineer
Ph: 832-523-9111
matt.crim@stantec.com

Level of Service & Traffic Mitigation

The Code requires that the traffic analysis be conducted using the maximum build out scenario, allowing up to 260,924 square feet of commercial use on a 5.99 acre parcel. Using this scenario, the level of service on Avenue O during the PM peak hour drops from “C” to “F”. The AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at “C.” See Trip Generation Letter for more details.

Although the Code requires a full build out scenario, a more likely build out scenario is 20% of the lot size, allowing a maximum of 52,184 square feet of commercial use. This is due to the fact that commercial centers are typically one story and have needed improvements on the site such as parking, drainage and landscaping that will consist of typically 80-85% of the site. Based on this scenario, the level of service will remain at a level of service C for all roadway segments for both the AM and PM Peak Hour Trips.

A more detailed traffic impact analysis based on the actual constructed building square footage will be conducted at the time of site plan application submittal; with this land use plan amendment and zoning atlas amendment, the following mitigation options are provided to address the level of service on Avenue O for the PM peak hour:

1. Concurrent with this application is a request to vacate & abandon the unimproved right of way of N. 10 St., located between the two parcels that will eventually be built out with a commercial center. This right of way runs between Avenue O & Avenue M, connecting the two roadways. A drive aisle can be constructed in this area to be abandoned, allowing access to the site from Avenue O & Avenue M. This will relieve the amount of traffic on Avenue O, allowing the level of service to remain at “C.”

2. Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at “C.”

Although the maximum build out scenario will not adversely impact the level of service on US 1, this application provides mitigation options to assist in relieving traffic at the intersection of US 1 and Avenue O. Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential, Multi-Family	Residential, Medium	R-4
South	Park/Residential, Single-Family	Conservation Open Space/Residential, Low	O-1/R-1
East	Vacant Land	General Commercial	C-3
West	Park	Conservation Open Space	O-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Residential, Low/Conservation Open Space	R-3/O-1	RL: 6 DU/acre = 26 units COS: 17,097 sq. ft.	4.42 RL 1.57 COS	X
Proposed	General Commercial	C-3	260,924 sq. ft.	5.99	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(.125) = 2,137 **Total: 8,807**
Proposed Zoning	Total gallons per day: 260,924(.125) = **32,615**
Change in Demand	**Total gallons per day: 32,615 – 8,807 = Increase of 23,808**

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(0.1) = 1,709 **Total: 8,379**
Proposed Zoning	Total gallons per day: 260,924(0.1) = **26,092**
Change in Demand	**Total gallons per day: 26,092 – 8,379 = Increase of 17,713**

C. Parks and Recreation (Residential Classifications Only): N/A
(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): N/A
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	R-3: 4 yards
Proposed Zoning	None
Change in Demand	**Decrease in 4 yards**

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	As this site is currently unimproved, there is no drainage provided on site. Drainage improvements will be designed at the time the of site plan submittal to provide for on-site drainage. All improvements will be designed to meet the level of service required.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	882 Trips	63 AM Trips/78 PM Trips
Proposed Zoning	12,667 Trips	280 AM Trips/1,139 PM Trips
Change in Demand	+ 11,785 Trips	+ 217 AM Trips/+1,061 PM Trips
Impact to Capacity	Avenue O changes from LOS C to F for the PM Peak Hour & US 1 remains at LOS C *See attached Trip Generation Letter & Impact Statement for Mitigation Options	

III. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [X] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 0 Single Family: 0 Multifamily: 0
Non-residential (square footage): 260,924 sq. ft.
Mixed-use (describe use): N/A
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA: N/A

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA

Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Phase I Total	**1**	**260,924**	**5.99**		

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [X] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [X] No
If yes, what is the size of the structure(s) to be demolished or re-used?

2. What is the current use of the structure to be demolished or re-used? N/A

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [X] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: None

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

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, FEBRUARY 14, 2017 IN ST. LUCIE, COMMISSION CHAMBERS, 2300 VIRGINIA AVENUE, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Mr. Weaver and Mr. Dahan arrived at 6:05 PM.

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

Absent: **Eloise Cumings**; **Frank Creyaufmiller**; **Brian Paul**; **Charles Hayek**

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

4. CONSIDERATION OF ABSENCES

Motion was made by Marcia Baker, and seconded by Al Bernetti to approve the absences of Mr. Hayek, Mr. Paul, Mr. Creyaufmiller and Ms. Cumings.

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

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Bernett and Mr. Weaver were made voting members for the meeting.

6. APPROVAL OF MINUTES

a. Minutes from the January 10, 2017 meeting

Motion was made by Robert Poitier, and seconded by John George to approve the minutes from the January 10, 2017 meeting.

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

Passed

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

a. **Comprehensive Plan Future Land Use Map Amendment – Blue Water Properties - 1190 Avenue O**

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

Amanda Martinez, Blue Water Properties, Applicant Representative, stated the intent is to design the property as one commercial center that is compatible with the adjacent uses in the neighborhood. Ms Martinez answered questions from the Board.

No one spoke against the application.

Motion was made by Marcia Baker, and seconded by John George to recommend approval of the proposed amendment with guidance that the western three hundred and fifty (350) feet of the subject site is advanced with a Neighborhood Commercial (NC) designation, as presented by staff, in Figure 2, based upon improved consistency with the Comprehensive Plan and assimilation with the surrounding districts.

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

Passed

8. NEW BUSINESS

a. **Zoning Atlas Amendment - Blue Water Properties – 1190 Avenue O**

Mr. Benton gave a brief overview of the Zoning Atlas Amendment and stated it is a coupled request with item 7a.

No one spoke for or against the project.

Motion was made by Marcia Baker, and seconded by John George to recommend approval of the proposed amendment with guidance that the western three hundred and fifty (350) feet of the subject site is advanced with a Neighborhood Commercial (C-2) designation, as presented by staff, in Figure 2, based upon improved consistency with the Comprehensive Plan and assimilation with the surrounding districts.

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

Passed

b. **Abandonment - Segment of North 10th Street between Avenue M & Avenue O**

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 Marcia Baker, and seconded by John George to forward a recommendation to approve the requested abandonment.

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

Passed

c. **Conditional Use - Advanced Scholars Christian Academy - 616 Orange Avenue**

Mr. Creagan gave an overview of the application.

Sherria Baptiste, Representative, spoke on behalf of the school and answered questions from the Board regarding teacher certification and the limited playground area.

Mike Menard, Representative from Architectonic, stated he is working with Ms. Baptiste to make sure the school is compliant with the educational requirements for building code, life safety and ADA.

Richard Shoy spoke in favor of the project.

Motion was made by Robert Poitier, and seconded by John George to forward a recommendation to the City Commission for approval of the Conditional Use with No New Construction to operate a private K-8 school that will accommodate 135 (one hundred thirty five) students with the following conditions:

1. Landscape improvements must be made to the property to bring the site into compliance with City Code 22-187 (4). This improvement must be completed prior to receiving a Certificate of Occupancy.

2. A pavement marking plan that implements the traffic flow plan must be submitted with the building permit.

3. A lighting plan or photometric survey must be submitted that verifies lighting in the parking lot in accordance with City Code 22-60 (j). This plan must be submitted with the building permit.

4. Signed and sealed drawings that are to scale must be submitted with the building permit that shows the change to an "E" occupancy.

5. The applicant coordinates and permits appropriate crosswalk and school zone signs along the Avenue A corridor to notify drivers of an active school zone. This must be completed before a Certificate of Occupancy can be issued.

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

Passed

City Commission Regular Meeting **11.b.1.**

Meeting Date: 04/03/2017

Re: Ordinance No. 17-009, Amending the 2015-2016 Budget

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Ordinance No. 17-009 - Final Budget Amendment of the General Fund 2015-2016 Budget. SECOND READING

SUMMARY:

The General Fund budget is being amended to adjust budgeted revenues and expenditures to the final actual figures.

RECOMMENDATION:

City Commission approve the budget amendment ordinance.

ALTERNATIVES:

None

RESPONSIBLE STAFF:

Finance Director

COORDINATED WITH:

City Clerk for Advertising

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2016

OTHER INFORMATION:

See attached schedules for fiscal impact.

Attachments

FY 2016 Budget Amendment Ordinance
General Fund Budget Amendment
Amendment Explanations
Proof of Publication

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	03/10/2017 10:02 AM
City Manager	Nick Mimms	03/15/2017 05:19 PM
Form Started By: Queen Thompkins		Started On: 03/07/2017 09:30 AM
Final Approval Date: 03/21/2017		

ORDINANCE NO. 17-009

AN ORDINANCE **AMENDING THE 2015-16 BUDGET** OF THE CITY OF FORT PIERCE, FLORIDA BY INSERTING THEREIN A SCHEDULE ATTACHED HERETO AND DESIGNED AS THE **2015-16 FINAL BUDGET AMENDMENT**. THE SAID SCHEDULE PROVIDES FOR THE INCREASES AND/OR DECREASES IN REVENUES AND APPROPRIATIONS IN THE GENERAL FUND, AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The Budget of the City of Fort Pierce, Florida for the year 2015-16 be amended by increasing or decreasing various items as set out in the schedule, hereto attached and made a part hereof and designed as the 2015-16 final budget amendment and that the City Manager and Director of Finance are hereby instructed and directed to transfer said funds to said accounts and increase and decrease in conformity with said schedule.

SECTION 2. This ordinance shall become effective upon passage.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
James Messer, Esq.
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. 17-009 was duly advertised by title only in the St. Lucie News Tribune on Friday, March 10, 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 March 20, 2017; and was duly introduced, read by title only, and passed on second and final reading on April 3, 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 3rd day April 2017.

_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

CITY OF FORT PIERCE

Final Budget Amendment

Fiscal Year 2015-2016

General Fund Revenues	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Over Under Budget***
Taxes	18,943,496	572,287		19,515,783	3.02%
Licenses and Permits	348,000	26,395		374,395	7.59%
Inter-Government Revenue	2,994,000	515,998		3,509,998	17.23%
Charges for Services	201,600	87,311		288,911	43.31%
Fines and Forfeitures	167,500	134,265		301,765	80.16%
Miscellaneous Revenues	1,821,952	192,928		2,014,880	10.59%
Interfund Transfers	2,882,437		237,770	2,644,667	8.25%
Enterprise Contributions	7,170,772		838,470	6,332,302	11.69%
Installment Loan	1,400,000			1,400,000	0.00%
Fund Balance	(76,494)		1,714,194	(1,790,688)	2240.95%
Totals	35,853,263	1,529,184	2,790,434	34,592,013	**3.52%**

CITY OF FORT PIERCE

Final Budget Amendment

Fiscal Year 2015-2016

General Fund Expenditures	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Over Under Budget***
City Commission	208,361		3,436	204,925	1.65%
City Manager	606,019		60,082	545,937	9.91%
City Attorney	605,108	268,947		874,055	44.45%
City Clerk	284,795	6,602		291,397	2.32%
Administrative Services	590,176	129,612		719,788	21.96%
Finance	736,272		13,844	722,428	1.88%
MIS	994,642		164,060	830,582	16.49%
Planning	451,837		4,354	447,483	0.96%
Building & Community Response	880,723	29,650		910,373	3.37%
Police	12,864,723		566,589	12,298,134	4.40%
PW/Director's Office	93,731		14,328	79,403	15.29%
PW/Fleet Maintenance	492,552		11,831	480,721	2.40%
PW/Facilities Maintenance	879,181	81,017		960,198	9.22%
PW/Parks & Grounds	1,908,734		141,073	1,767,661	7.39%
PW/Streets & Drainage	1,704,576	22,206		1,726,782	1.30%
Engineering	1,099,252		78,234	1,021,018	7.12%
Riverwalk Center	150,398	24,555		174,953	16.33%
Administrative	11,302,183		766,008	10,536,175	6.78%
Totals	35,853,263	562,589	1,823,839	34,592,013	**3.52%**

City of Fort Pierce
Final Budget Amendment
Fiscal Year 2015-2016
Revenues and Expenditures

Below are the major revenue categories that are responsible for the increase and decrease in revenues during the City of Fort Pierce Budget year 2015-2016.

(1) Taxes Increase: $572,287 or 3.02%

Ad valorem taxes budget to actual collection rate was 100.59% or an increase of $77,901; Local Option Taxes - $157,894, Utility Taxes - $335,665 and Other Taxes – $827 were more than anticipated.

(2) Licenses and Permits Increase: $26,395 or 7.59%

Occupational licenses collections were down $6,189; other permits collectively increased $32,584.

(3) Intergovernmental Revenues Increase: $515,998 or 17.23%

The major increases are: State revenue sharing $173,800, Half cent sales tax $266,089, Casualty Insurance Premium Tax $62,837 and all other intergovernmental revenue $20,963; with reductions in County Shared Occupational Licenses $4,797, Beverage Licenses $1,248 and Fuel Tax Refund $1,646.

(4) Charges for Services Increase: $87,311 or 43.31%

Record search, investigative and application fees provided $23,400, community center $60,265 and all other service charges $5,121 in additional income; decrease of $1,475.

(5) Fines and Forfeitures Increase: $134,265 or 80.16%

Violation of local ordinances produced $133,064 and Judgements and Fines $3,201 more and alarm permit violations $2,000 less in the fines and forfeitures category.

(6) Miscellaneous Revenues Increase: $192,928 or 10.59%

The reductions are revenues City contractual services of $107,354. All other revenue collectively increased $85,574.

(7) Inter-fund Transfer Decrease: $237,770 or 8.25%

The transfer from FPRA was reduced by $237,770, due to the debt refunding.

(8) Enterprise Contributions Decrease: $838,470 or 11.69%

The transfer from Solid Waste was $855,000 less than budgeted due to unavailable funding; FPUA contribution was $16,530 more.

(8) Fund Balance Decrease: $1,714,194 or 2240.95%

Fund balance appropriations were $550,000 to balance the budget, $400,000 restricted for FY 2017 Capital Improvements and $226,494 unrestricted. There was no appropriation needed to fund fiscal 2016, the $400,000 and $226,494 remain and excess or unused revenue of $537,700 was added to fund balance.

Below are the departments and an explanation for the notable **increases** and **decreases** in their expenditure budgets during the City of Fort Pierce 2015-2016 budget year.

(1) City Manager Department Decrease: $60,082 or 9.91%

Decrease in personnel service costs due to reorganization of department with the appointment of new City Manager

(2) City Attorney Department Increase: $268,947 or 44.45%

The City Attorney's budget overage is the result of the dissolution of contract with outside firm and hiring in house attorneys.

(3) Administrative Services Department Increase: $129,612 or 21.96%

The Personnel costs increased $110,892 due to the reorganization of the department and the unfunded Human Resources Manager position being filled; remaining $18,720 is from overages in Legal Fees, Medical Services, Advertising and Capital Purchases.

(4) Management Information Systems (MIS) Decrease: $164,060 or 16.49%

Personnel costs, due to unfilled positions, decreased $107,123; other notable, decreases in software maintenance, EDP supplies, Computer Maintenance totaling $56,937.

(5) Police Department Decrease: $566,589 or 4.40%

Savings in the Police Department consisted of $339,362 in Salaries and Benefits and **$**227,227 in operational expenditures.

(6) PW/Facilities Maintenance Increase: $81,017 or 9.22%

The major line item increases were Overtime $10,622, building repair supplies $46,458 and $23,937 in other operating costs.

(7) PW/Parks & Grounds Decrease: $141,073 or 7.39%

Decreases in major line item were contractual fees $44,344, utilities $72,351; chemicals and supplies $20,936 and $3,442 in other operating costs.

(8) Engineering Decrease: $78,234 or 7.12%

Personnel Services savings of $18,141; other budget reductions consisted of: contractual fees $11,282, traffic signal materials $6,773, FDOT/Closed loop $33,477 and remaining $8,561 in other operating expenditures.

(9) Administrative Department Decrease: $766,008 or 6.78%

Personnel Services line item increased $57,642 in Retirement –Police $62,837 and insurance cost $5,195; decreases in various contractual expenditures $198,742, $329,390 in capital improvements costs and debt service payments $295,518.

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, Linda Klein, 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	1519049	Meetings: Ord: 17-009: 2015-16 Budget	ORD 17-009

Pub Dates
March 10, 2017

Sworn to and subscribed before me this day of, March 09, 2017, by

_____, who is

Linda Klein

(X) personally known to me or

( ) who has produced _____ as identification.

_____

Sherri Cipriani Notary Public

SHERRI CIPRIANI
MY COMMISSION #FF154095
EXPIRES August 25, 2018
(407) 398-0153 FloridaNotaryService.com

RECEIVED
MAR 14 2017
FINANCE DEPARTMENT

Ad Number: 1519049
Insertion Number: N/A
Size: 1 Col x 82 ag
Color Type: N/A
Advertiser: City of Fort Pierce
Agency: N/A
Section-Page-Zone(s): E-4-All
Description: Meetings: Ord: 17-009: 2015-16 B...

Crossword Puzzle

ACROSS

1 Meat jelly
6 Proprietor
11 Brutus betrayed him
13 Try hard
14 Thrill
15 Hitching post?
16 Pouch
17 Standing, slangily
18 Vegas lead-in
21 Thin cookie
23 Civil War soldier
26 Again and again
27 Spouted, as a whale
28 Short note
29 Plasterboard
31 Expert
32 Big celebrations
33 Post-disaster danger
35 Green-egg layers
36 Warmth
37 Khan of note
38 Lawyer's thing
39 Distance across
40 Oahu welcome
41 Sprinted
42 Flow back
44 Frozen treat
47 Seldom
51 Residences
52 Glass shard
53 Henry VIII's six
54 Props

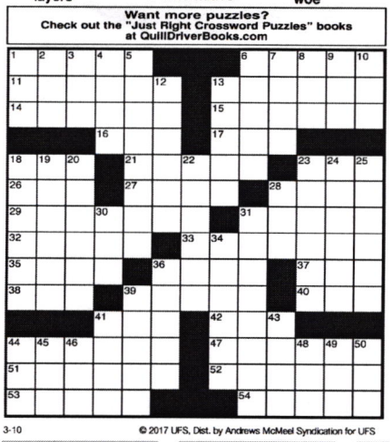
DOWN

1 Crack pilot
2 Jazz instrument
3 Muscle for pushups
4 Wife of Osiris
5 Dry white wines
6 Alternative
7 Bubble —
8 Touch of frost
9 Curie daughter
10 Family mem.
12 Carmaker's woe
13 Bit of hardware
18 Room renter
19 Chalet type (hyph.)
20 Wax-tablet pen
22 Chopped down
23 Divulge
24 Come into view
25 Horticultural art
28 Tumbler's pad
30 Used to be
31 Wool protector
34 Cisco Kid movies
36 Small clues
39 Merchant's goods
41 Impolite
43 Upscale cheese
44 Go off-course
45 "Shogun" apparel
46 Admin. head
48 Role for Madonna
49 Deighton or Carlou
50 Mo. multiples

Answer to Previous Puzzle

D	A	R	T	■	S	A	Y	■	B	E	G	S
O	D	I	E	■	T	I	E	■	A	R	I	A
C	A	T	S	■	A	L	T	E	R	I	N	G
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3-10

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Notice Of Foreclosure

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR SAINT LUCIE COUNTY, FLORIDA
CASE NO: 2014-CA-000726

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL3, ASSET-BACKED CERTIFICATES, SERIES 2005-WL3,
Plaintiff
v.
CARLOS ECHEGARAY ; ET. AL.,
Defendant(s),

NOTICE OF SALE
UNDER F.S. CHAPTER 45
NOTICE IS GIVEN that, in accordance with the Order Granting Final Judgment of Foreclosure dated February 1, 2017, in the above-styled cause, the Clerk of Circuit Court, Joseph E. Smith, shall sell the subject property at public sale on the 22nd day of March, 2017, at 8:00 A.M., to the highest and best bidder for cash, at www.stlucie.clerkauction.com for the following described property:
LOT 10, BLOCK 3060, PORT ST. LUCIE, SECTION FORTY FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
Property Address: 5353 NW AKBAR TERRANCE., PORT SAINT LUCIE, FLORIDA 34986
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
Dated: February 9, 2017

PEARSON BITMAN LLP
John J. Schreiber, Esquire
Florida Bar No.: 62249
jschreiber@pearsonbitman.com
485 N. Keller Rd., Suite 401
Maitland, Florida 32751
Telephone: (407) 647-0090
Facsimile: (407) 647-0092
Attorney for Plaintiff
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: March 3, 10, 2017
TCN 1510883

IN THE COUNTY COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
CASE NO.: 562016CC001795
JUDGE: ALONZO

HIGH POINT OF FORT PIERCE CONDOMINIUM SECTION III ASSOCIATION, INC.,
Plaintiff,
v.
SANDRA J. MCCLURE, UNKNOWN SPOUSE OF SANDRA J. MCCLURE, and WELLS FARGO BANK, N.A., SUCCESSOR TO WACHOVIA BANK, NATIONAL ASSOCIATION,
Defendants.

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that the Clerk of the County Court of St. Lucie County, will on the 12th day of April 2017, at 8:00 a.m., at https://stlucie.clerkauction.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in St. Lucie County, Florida, to wit:
UNIT NO. 533 A2, HIGH POINT OF FORT PIERCE CONDOMINIUM SECTION III, A CONDOMINIUM AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND EXHIBITS ANNEXED THEREOF AND FORMING A PART THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 341, PAGE 2403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM
a/k/a
Condominium Unit 533 A2, Phase XV, HIGH POINT OF FT. PIERCE CONDOMINIUM SECTION III, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 341, Page 2403, of the Public Records of St. Lucie County, Florida.
Property Address:
533 S. Lake End Dr., Unit A-2
Fort Pierce, Florida 34982
pursuant to the Final Judgment of Foreclosure entered on March 2, 2017, by Judge Edmond W. Alonzo, in the St. Lucie County Court, Docket Number 562016CC001795.
Note: Any person claiming an interest in the surplus from this sale, if any, other than the property owner as of the date of the lis pendens must file an action within 60 days after the date of the sale.
DATED: March, 2017.

ROSS EARLE BONAN & ENSOR, P.A.
Post Office Box 2401
Stuart, Florida 34995
Telephone: (772) 287-1745
Facsimile: (772) 287-8045
Email: jpc@rebla.com
By: John P. Carrigan, Esquire
Florida Bar No. 68439
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: March 10, 17, 2017
TCN 1519222

Real Estate
It's all here in the
TCPalm
Localfieds

Notice Of Foreclosure

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
File No.: 16476CPAXMX

IN RE: ESTATE OF DOMINIQUE GEORGES BATIER,
Deceased.

NOTICE TO CREDITORS
The administration of the estate of Dominique Georges Batier, deceased, File Number 16476CPAXMX, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO 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 March 3, 2017.

Personal Representative:
Stephanie Rives de Lavaysse,
3107 Stirling Rd, Suite 205,
Fort Lauderdale
FL 33312.
Attorney for Personal Representative:
Valerie Y. Duane-Dray, Esq.,
3107 Stirling Rd, Suite 205,
Fort Lauderdale, FL 33312,
Florida Bar No. 16498
Telephone: 954527854O
Pub: March 3, 10, 2017
TCN 1506895

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.:
562017CP000128FMXXXX

IN RE: ESTATE OF JULIE ANN QUINTIN,
Deceased.

NOTICE TO CREDITORS
The administration of the estate of Julie Ann Quintin, deceased, whose date of death was December 15, 2016, and whose social security number is XXX-XX-7510, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is 201 South Indian River Drive, Fort Pierce, Florida 34950. The name and address 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 March 3, 2017.

Personal Representative:
Sally Johnson
6447 Allerton Street
Houston, TX 77084
Attorney for Personal Representative:
D. W. Craig Dreyer, Esquire
Attorney for Personal Representative
Florida Bar No. 036996
DREYER LAW FIRM, P.L.
416 SE Cortez Ave.
Stuart, Florida 34994
Telephone: (772) 678 3443
Fax: (772) 236 7761
Email: craig@dreyerlaw.com
Pub: March 3, 10, 2017
TCN 1509154

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
File No.: 432017CP000133CPAXMX

IN RE: ESTATE OF BRUCE JOHN STARR,
Deceased.

NOTICE TO CREDITORS
The administration of the estate of BRUCE JOHN STARR, deceased, whose date of death was August 13, 2016, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 East Ocean Boulevard, Suite 200, 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 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: March 3, 2017.
Signed this 8th day of February, 2017.

Personal Representative:
VIRGINIA L. STARR
8569 SW Sea Captain Drive
Stuart, Florida 34997-9123
Attorney for Personal Representative:
Rebecca G. Doane, Esq.
Florida Bar No. 0621633
Doane & Doane, P. A.
2000 PGA Boulevard,
Suite 4410
North Palm Beach,
Florida 33408
Telephone: (561) 656-0200
Email:
rgdoane@doanelaw.com
Secondary Email:
ngarrigan@doanelaw.com;
dwiggins@doanelaw.com
Pub: March 3, 10, 2017
TCN 1508993

Other Public Notices

NOTICE

The City of Stuart, Department of Public Works, hereby gives notice of the City's intent to revise the flood hazard information generally located along NW Flagler Avenue. Specifically, the flood hazard information shall be revised along the St. Lucie River in an area centered approximately 480 feet north-northwest of the intersection of NW Flagler Avenue and NW Fern Street.

As a result of the revision, the 1% annual chance water-surface elevations shall increase and be established within the area of revision.

Maps and detailed analysis of the revision can be reviewed at the Department of Public Works at 121 SW Flagler Avenue. Interested persons may call Sam Amerson, Public Works Director, at 772-288-5331 between 9am and 4pm for additional information from 3/13/2017 to 3/24/2017.
Pub: March 10, 2017
TCN 1521958

Notice To Creditors

sonal 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 March 3, 2017.

Personal Representative:
Sally Johnson
6447 Allerton Street
Houston, TX 77084
Attorney for Personal Representative:
D. W. Craig Dreyer, Esquire
Attorney for Personal Representative
Florida Bar No. 036996
DREYER LAW FIRM, P.L.
416 SE Cortez Ave.
Stuart, Florida 34994
Telephone: (772) 678 3443
Fax: (772) 236 7761
Email: craig@dreyerlaw.com
Pub: March 3, 10, 2017
TCN 1509154

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
File No.: 432017CP000133CPAXMX

IN RE: ESTATE OF BRUCE JOHN STARR,
Deceased.

NOTICE TO CREDITORS
The administration of the estate of BRUCE JOHN STARR, deceased, whose date of death was August 13, 2016, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 East Ocean Boulevard, Suite 200, 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, on whom a copy of this notice is required to be served, 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: March 3, 2017.
Signed this 8th day of February, 2017.

Personal Representative:
VIRGINIA L. STARR
8569 SW Sea Captain Drive
Stuart, Florida 34997-9123
Attorney for Personal Representative:
Rebecca G. Doane, Esq.
Florida Bar No. 0621633
Doane & Doane, P. A.
2000 PGA Boulevard,
Suite 4410
North Palm Beach,
Florida 33408
Telephone: (561) 656-0200
Email:
rgdoane@doanelaw.com
Secondary Email:
ngarrigan@doanelaw.com;
dwiggins@doanelaw.com
Pub: March 3, 10, 2017
TCN 1508993

Public Notices

NOTICE OF AGENCY ACTION TAKEN BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that on March 1, 2017, the District Issued Permit No.10524-9 authorizing the replacement of well S4 South WTP-D (District ID 7312) and the continued use of 4,687 million gallons per year (mgy) (12.84 million gallons per day (mgd) average) of groundwater from the Floridan aquifer to serve an estimated population of 110,071 with potable water for household, commercial/industrial, utility and essential (fire protection) uses through 2031. The project is located in Indian River County.

Section 32, Township 31 South, Range 39 East
Section 23, Township 33 South, Range 39 East

The permit applicant is Indian River County.

If you wish to receive a copy of a Technical Staff Report (TSR) that provides the St. Johns River Water Management District (District) staffs' analysis on the above-listed compliance report(s) and associated permit(s), please submit your request to Office Director, Office of Business and Administrative Services, PO Box 1429, Palatka, FL 32178-1429. You may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting/index.html. To obtain information on how to find and view a TSR, visit https://permitting.sjrwmd.com/epermitting/html/EP_FAQs.html, and then follow the directions provided under "How to find a Technical Staff Report (TSR) or other application file documents."
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the District. Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day. A petition must comply with Sections 120.54(5)(b)4 and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, F.A.C.), which is available for viewing at www.sjrwmd.com. The District will not accept a petition sent by facsimile (fax). Mediation may be available if you meet the conditions stated in the full Notice of Rights (see last paragraph).
The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, F.S., Chapter 28-106, F.A.C., and Rule 40C-1.1007, F.A.C. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).
If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the Consumptive Use Permit Application(s) described above. You can also request the Notice of Rights by contacting the Office Director, Office of Business and Administrative Services, P. O. Box 1429, Palatka, FL 32178, phone (386)329-4570.
Pub: March 10, 2017
TCN 1520219

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 Section 166.041 (3)(a) of Florida State Statutes, will on Monday, March 20, 2017 hold a Public Hearing on the enactment of the proposed ordinance on second 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., to consider review and approval of the following:

1) ORDINANCE NO. 17-007 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING PROPERTY LOCATED AT 604 MIDWAY ROAD, FROM NEIGHBORHOOD COMMERCIAL, C-2, TO OFFICE COMMERCIAL, C-1; 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 rezoning 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 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: March 10, 2017
TCN 1515681

CITY OF FORT PIERCE
NOTICE OF PROPOSED ORDINANCE

The City Commission of the City of Fort Pierce, Florida, pursuant to the City Charter and Florida Statutes, will on Monday, March 20, 2017 and Monday, April 3, 2017, at their meetings which begin at 6:30 p.m., hold Public Hearings on the enactment of a proposed ordinance on first and second readings respectively, in the City Hall Commission Chambers, 100 North U.S. Highway #1, Fort Pierce, Florida; said ordinance entitled:

ORDINANCE NO. 17-009
AN ORDINANCE AMENDING THE 2015-16 BUDGET OF THE CITY OF FORT PIERCE, FLORIDA BY INSERTING THERE-IN A SCHEDULE ATTACHED HERETO AND DESIGNED AS THE 2015-16 FINAL BUDGET AMENDMENT. THE SAID SCHEDULE PROVIDES FOR THE INCREASES AND/OR DECREASES IN REVENUES AND APPROPRIATIONS IN THE GENERAL FUND, AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting 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: March 10, 2017
TCN 1519049

Request for Bids

17-08

NOTICE OF INVITATION TO BID

SEALED BIDS FOR A LICENSED CONTRACTOR TO PROVIDE "RECAST CONCRETE COLUMBARIUM NICHES" WILL BE ACCEPTED BY THE CITY OF SEBASTIAN, 1225 MAIN STREET, SEBASTIAN, FLORIDA 32958, UNTIL 2:00 PM ON April 12, 2017. BID ENVELOPES ARE TO BE MARKED AS FOLLOWS:

CEMETERY COLUMBARIUM NICHES
BID SUBMITTAL:
April 12, 2017 at 2:00 PM
BID OPENING:
April 12, 2017, beginning at 2:00 PM

The City of Sebastian is seeking bids from licensed contractors to construct precast concrete columbarium niches at the Sebastian Municipal Cemetery in the City of Sebastian.
The Contractor shall be able to be properly licensed in the City of Sebastian and shall provide proof of insurance to conduct its business, with all licenses, permits, & certificates as may be required by all local, State of Florida, and Federal Agencies. The Contractor shall submit a current license from the State of Florida and must be capable of obtaining the appropriate licenses and certificates to perform the project in the City of Sebastian.
A bid bond and performance bond is required in an amount not less than 5% of the base bid amount as well as performance and payment bonds on any resulting contract.

St. Lucie News Tribune
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Friday, March 10, 2017

City Commission Regular Meeting **11.b.2.**

Meeting Date: 04/03/2017

Re: Ordinance 17-010: Small Scale Comprehensive Plan Future Land Use Map Amendment - 900 Avenue O

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Ordinance 17-010 Amending the Future Land Use Map of the Comprehensive Plan to change the designation of property located at 900 Avenue O from COS, Conservation Open Space to GC, General Commercial. FIRST READING

SUMMARY:

- The applicant, Blue Water LLC., is requesting the approval of a Comprehensive Plan Future Land Use Map Amendment, for 5.99 acres of property, to place the properties within the General Commercial (GC) and Neighborhood Commercial (NC) land use districts.
- Ordinance 17-010 presents the small scale Comprehensive Plan Future Land Use Map Amendment proposed for 900 Avenue O, 1.57 acres of land, from Conservation Open Space (COS) to General Commercial (GC).
- The subject site is located on the south side of Avenue O between Ilous Ellis Park (12th Street) and the US Highway 1 corridor. The applicant holds 6.88 acres of property, abutting the site to the east currently within the General Commercial district. The applicant seeks to couple the properties for collective marketing for commercial development along US Highway 1 between both causeways.
- The Planning Board, at their February 14th, 2017 meeting, voted unanimously to recommend approval of the request as presented.

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, pending concurrent approval of the rezoning requests.

Attachments

17-010
Staff Report
Aerial & Zoning Map - 900 Avenue O
Application for Future Land Use Map Amendment & Support Documents
Survey - Proposed Amendments Noted
PB Minutes - 2.14.17

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/27/2017 02:46 PM

Form Started By: Kori Benton
Started On: 03/21/2017 10:10 AM
Final Approval Date: 03/27/2017

ORDINANCE NO. 17-010

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 GENERALLY AT **900 AVENUE O** FROM COS, CONSERVATION OPEN SPACE TO GC, GENERAL COMMERCIAL; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND 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, the subject property is located at 900 Avenue O within the City of Fort Pierce, Florida, representing 1.57 acres of land.

WHEREAS, the subject site presently has a Future Land Use designation of COS, Conservation Open Space; and

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 the subject 1.57 acre site, portion of Parcel ID: 2403-233-0002-000-3 from COS, Conservation Open Space 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 February 14th, 2017and 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, a municipal corporation, 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 COS, Conservation Open Space to GC, General Commercial for property located generally at 900 Avenue O in Fort Pierce, Florida as legally described:

Parcel ID: 2403-233-0002-000-3 (Portion – west 190 ft.): The west 190 feet of that part

of the North 400 feet of the south 598 feet of Government Lot 2, lying West of U.S. Highway 1; less the right-of-way for Avenue 0, and less the West 25 feet for North 10th Street right-of-way, all lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida.

All lying and being In Section 4, Township 35 South, Range 40 East, In St. Lucie County, Florida.

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 ordinance or parts of ordinances in conflict herewith are hereby repealed.

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. 17-010 was duly advertised by title only in the St. Lucie News Tribune on March 19th, 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 April 3rd, 2017; and was duly introduced, read by title only, and passed on second and final reading April 17th, 2017 by the City Commission of the City of Fort Pierce, Florida.

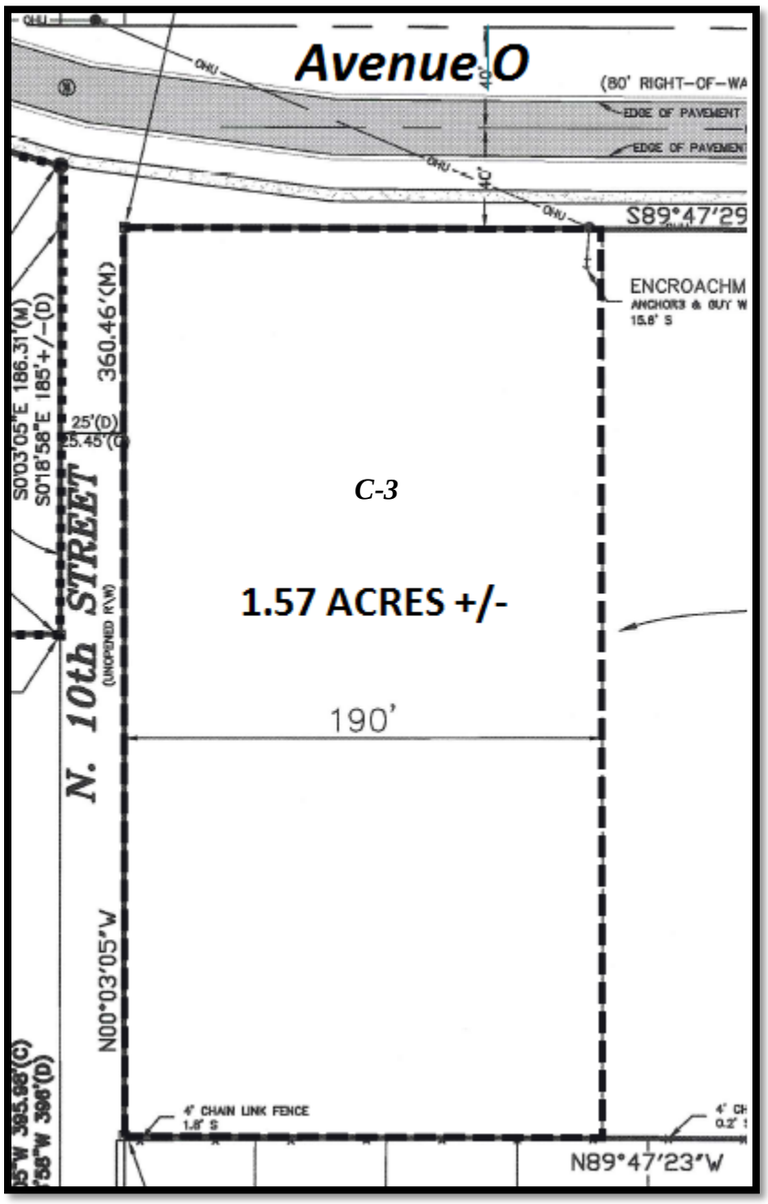
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of April, 2017.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

EXHIBIT A
Parcel ID: 2403-233-0002-000-3 (Portion)



Parcel ID: 2403-233-0002-000-3 (Portion – west 190 ft.): The west 190 feet of that part of the North 400 feet of the south 598 feet of Government Lot 2, lying West of U.S. Highway 1; less the right-of-way for Avenue 0, and less the West 25 feet for North 10th Street right-of-way, all lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida.

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: **Ordinances 17-010 & 17-012**
Small Scale Comprehensive Plan Future Land Use Map Amendment
General Commercial (GC) & Neighborhood Commercial (NC)
900 – 1190 Avenue O

DATE: March 21st, 2017

STAFF REPORT

Owners:
Blue Water LLC.
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Representative:
Amanda Martinez
Martinez Planning Associates, LLC
115 Citrus Park Circle
Boynton Beach, FL 33436

Requested Action:
Approval of a Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (RL) & Conservation Open Space (COS) to General Commercial (GC) & Neighborhood Commercial (NC) .

Location:
900 – 1190 Avenue O

Parcel IDs:
2404-144-0000-000-9 & 2403-233-0002-000-3 (western 190 ft.)

Current Zoning:
Single-family Moderate Density (R-3) & General Recreational Open Space (OS-1)

Proposed Zoning:
General Commercial Zone (C-3)

Current Future Land Use:
Low Density Residential (RL) and Conservation Open Space (COS)

Proposed Future Land Use:
General Commercial (GC) & Neighborhood Commercial (NC)

Surrounding FLU:

North	East	South	West
RM	GC	COS / RL	COS

Parcel(s) Size:
4.42 & 1.57 acres

Staff Analysis:

The applicant is requesting the approval of a Comprehensive Plan Future Land Use Map Amendment, for 5.99 acres of property, to place the properties within the General Commercial (GC) and Neighborhood Commercial (NC) land use districts. The affected property is held between two (2) parcels of land, segmented by an unopened extension of 10th Street right-of-way, which the applicant is concurrently seeking abandonment of. The western parcel, representing 4.42 acres, is within the Low Density Residential (RL) district with a Single-family Moderate Density (R-3) zoning designation, and the affected segment of the eastern parcel is within the Conservation Open Space (COS) land use district, and General Recreational Open Space (OS-1) zone.

The applicant seeks approval of a concurrent request to amend the Zoning Atlas (Rezoning) from Single-family Moderate Density (R-3) & General Recreational Open Space (OS-1) to General Commercial (C-3) and Neighborhood Commercial (C-2) to align with the subject land use amendment.

The subject site is located on the south side of Avenue O between Ilous Ellis Park (12th Street) and the US Highway 1 corridor. The sites are predominantly covered with vegetation, including pine, oak, and palm trees, as well as palmettos. The remaining property, 6.88 acres, held by the applicant to the east is within the General Commercial, C-3 district. The applicant seeks to couple the properties, with the respective commercial designations, to market the properties for commercial development along US Highway 1.

History

The entire property held by the applicant, 12.87 acres collectively, previously held a Future Land Use designation of RL, Low Density Residential and a zoning designation of R-3, Single-family moderate density residential until action by the City Commission in 1988 amended the land use and zoning of the eastern 8.45 acres. Ordinances I-293 & I-294 provided the existing General Commercial, C-3 designation for the eastern 6.88 acres abutting US Highway 1, while the remaining 1.57 acres of this parcel was placed within the General Recreational Open Space (OS-1) district to provide a buffer between the desired commercial development fronting US Highway 1, and the residential development and recreational park established to the west.

The applicant is seeking to further the extension of commercial designation to provide greater opportunity to advance the property as a commercial hub, providing access to retail, grocery, and consumer services along the US Highway 1 corridor, accessible from mainland and island residents. The proposal integrates a transitional segment at the west end of the site, proposed for a Neighborhood Commercial designation to enhance assimilation with the adjacent uses.

Proposed Amendments & District Comparison

Figure 1 presents the land holdings of the applicant, the current zoning and land use designations, and proposed amendments for the collective sites.



Figure 1

Table 1 demonstrates basic use standards for development capacity within the existing and proposed designations for the subject site.

Table 1: Existing and Proposed Site Data – Zoning & Land Use

	Existing		***Proposed***	
Zoning	R-3	OS-1	C-3	C-2 (western 350 ft.)
Future Land Use (FLU)	RL	COS	GC	NC
Non-Residential Maximum Floor Area Ratio (FAR) Permitted	-	.25	1.0	.5
Maximum Lot Coverage Permitted	35%	40%	60%	60%
Maximum Height	28 ft. / 35ft	35 ft.	65 ft.	45 ft.
Residential Density Allowance	1-6.5 du/ac	N/A	15 du/ac * Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.	10du/ac Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

As demonstrated in Table 1, the maximum permitted non-residential floor area ratio (FAR) for the subject properties would increase to allow an FAR of 1.0 under the proposed amendments. Additionally, the maximum permitted lot coverage (area covered by buildings) would increase to 60% under the proposed amendments, allowing for more

intense development of the properties. The expanded development capacity pursued by the applicant is primarily for consideration of options such as grocery stores, retail sales and service, office uses, and restaurants. The commercial districts pursued also allow for vertical mixed-use development and sizable commercial users.

Table 2 demonstrates use type data for the existing and proposed land use designations for the subject site.

Table 2: Existing and Proposed Land Use Classifications

Existing	**Low Density Residential (RL):** The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.
	Conservation and Open Space (COS): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.
Proposed	**General Commercial (GC):** 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.
	Neighborhood Commercial (NC): The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

The land use designation amendment proposed modifies the development objective from residential and recreational open space to commercial, providing an expansive variety uses, enabling a broad array of commercial activities,

mixed-use situations, and increased enterprise concentrations when property size and infrastructure availability facilitate such development. The presented amendment creates the capacity to establish an extensive set of retail, entertainment, and service establishments. The coupled shift to the General Commercial (C-3) and Neighborhood Commercial (C-2) zoning districts would additionally increase maximum building coverage and height permitted

The subject request encompasses an assemblage of land, a majority of which is presently designated General Commercial, seek to expand development capacity for commercial development. The applicant seeks increase prospects of promoting a commercial center strategically located between north and south causeways, adjacent to the Port of Fort Pierce, and accessible to adjacent residential areas.

Potential Traffic Impacts

The presented future land use amendment presents the capacity for an increase in traffic volume and impacts upon build-out. The extent of the traffic impacts and mitigation options for roadway improvements will be more definitively quantified at the site of development consideration. Avenue O is presented a two lane, undivided roadway, with design challenges associated with expanding capacity at its intersection with US Highway 1. Presently, Avenue O experiences traffic generation associated with established residential neighborhoods, proximity to Ilous Ellis Park, and its support linkage to Frances K. Sweet Elementary and Lincoln Park Academy. Preliminary analysis of development capacity of the subject property has been completed, and the applicant has identified conceptual mitigation options. Options include pursuit of designated turn lanes to access the site, connectivity to Avenue M to disperse assignment of trips generated, and possibly advance of a lighted intersection at US Highway 1, if development impacts would justify such consideration. Further evaluation, pursuant to the City's concurrency requirements, in coordination with the Florida Department of Transportation (FDOT) will be necessary with the advance of a development plan for commercial activity.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse effect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment advances many of the Goals, Objectives, and Policies of the City's Comprehensive Plan, and is consistent with the concurrent request to amend the Zoning Atlas Designation of the site, as the site fronts the major roadway corridor of US Highway 1, providing encouragement of commercial activities with higher intensity near major intersections. This request furthers *Objective 1.10 to promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.* This objective advanced through implementation of *Policy 1.10.2* to ensure that the FLU Map allocates sufficient lands for commercial and industrial purposes to serve future growth needs of the City. The applicant seeks to increase the availability of general commercial land adjacent to the US Highway 1, accessible to mainland and island development.

The proposed amendment incorporates provision for a land use transition from intense commercial uses, desired along US Highway, to reduced development intensity towards established residential development and active parklands.

It's noted that the future development should advance City Comprehensive Plan Objective 7.2, and policy 7.2.4 by *integrating a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies* by consideration of partnership that may include mechanisms such as minor land dedications, in favor of recreation and open space credits, and/or transfer of development rights. Design of a future development should embrace the surrounding uses, providing appropriate transition to the adjacent parklands and residential housing, augmenting the introduction of commercial activities.

The land use amendment should not have adverse an effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to goods and services, relying upon design of future development evolve in a manner than minimizes impacts to neighboring residential and recreational districts.

Technical Review Committee:

All affected departments have reviewed and approved the proposed requests. No significant impacts to public facilities are immediately expected by the proposed amendment. Traffic impacts will be assessed further at the time of development application to determine any demand for transportation improvements to abutting roadways and intersections.

Planning Board

The Planning Board, at their February 14th, 2017 meeting, voted unanimously to recommend approval of the request with the recommendation guided by staff. The applicant has revised the requests to incorporate said recommendation.

Staff Recommendation:

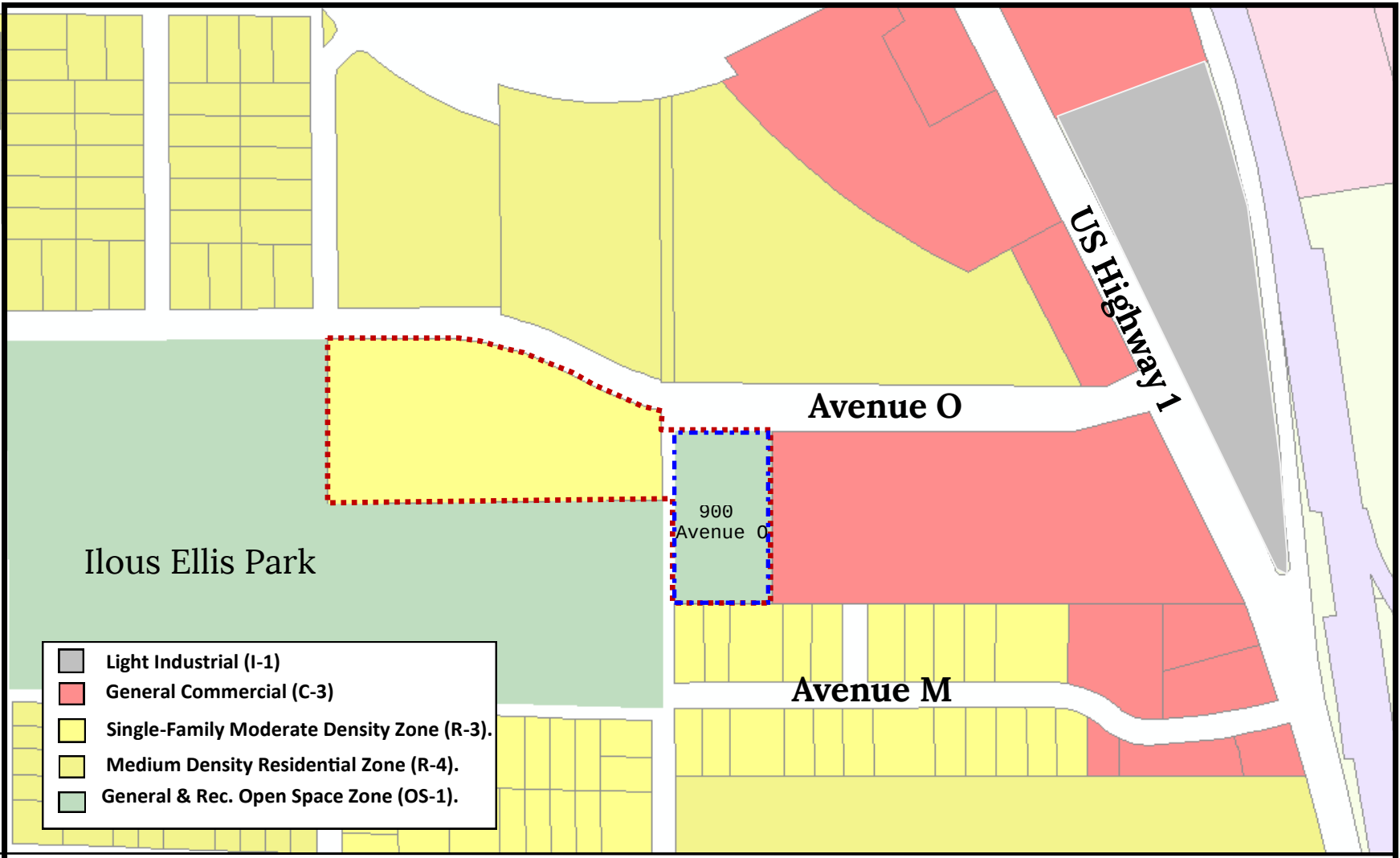
The proposed Future Land Use amendment meets the criteria specified in Section 22-131 of the City Code, and promotes and protects the public health, safety and general welfare; therefore Staff recommends **approval** of the proposed amendments within Ordinances 17-010 and 17-012.



THE SUNRISE CITY
FORT PIERCE
Florida

Blue Water Properties

Site Aerial



THE SUNRISE CITY FORT PIERCE Florida

Blue Water Properties–Zoning Map

900 – 1190 Avenue O

N W E S

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_____

{00087397.DOC. 1 }

1. Property Address/Location: 801 Avenue O
2. Property Tax ID(s): 2403-233-0002-000-3 & 2404-144-0000-000-9
3. Total Acreage: 5.99
4. Existing Future Land Use Designation: 1.57 Acres Conservation Open Space & 4.42 acres Residential, Low
5. Existing Zoning Classification: O-1 (Gen. & Recreational Open Space) & R-3 (Single Family Moderate Density)
6. Proposed Future Land Use Designation: General Commercial
7. Other applications being submitted concurrent with this application, if any: Zoning Atlas Amendment & Abandonment
8. Describe the existing uses, improvements and structures on the amendment lands: None, vacant land
9. Are there any identified or possible historical structures on the amendment lands? No, vacant land
10. The reason for making this request: To change the land use designation to match the land use designation to the east (General Commercial) so the parcels can be developed as one commercial site.
11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential, Multi-Family	Residential, Medium	R-4
South	Park/Residential, Single-Family	Conservation Open Space/Residential, Low	O-1/R-1
East	Vacant Land	General Commercial	C-3
West	Park	Conservation Open Space	O-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Residential, Low/Conservation Open Space	R-3/O-1	RL: 6 DU/acre = 26 units COS: 17,097 sq. ft.	4.42 RL 1.57 COS	X
Proposed	General Commercial	C-3	260,924 sq. ft.	5.99	N/A

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II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(.125) = 2,137 **Total: 8,807**
Proposed Zoning	Total gallons per day: 260,924(.125) = **32,615**
Change in Demand	**Total gallons per day: 32,615 – 8,807 = Increase of 23,808**

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(0.1) = 1,709 **Total: 8,379**
Proposed Zoning	Total gallons per day: 260,924(0.1) = **26,092**
Change in Demand	**Total gallons per day: 26,092 – 8,379 = Increase of 17,713**

C. Parks and Recreation (Residential Classifications Only): N/A
(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): N/A
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	R-3: 4 yards

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Proposed Zoning	None
Change in Demand	**Decrease in 4 yards**
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	As this site is currently unimproved, there is no drainage provided on site. Drainage improvements will be designed at the time the of site plan submittal to provide for on-site drainage. All improvements will be designed to meet the level of service required.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	882 Trips	63 AM Trips/78 PM Trips
Proposed Zoning	12,667 Trips	280 AM Trips/1,139 PM Trips
Change in Demand	+ 11,785 Trips	+ 217 AM Trips/+1,061 PM Trips
Impact to Capacity	Avenue O changes from LOS C to F for the PM Peak Hour & US 1 remains at LOS C *See attached Trip Generation Letter & Impact Statement for Mitigation Options	

12. Name of Owner(s): Blue Water, LLC
Mailing Address: 312 SE 17th St. 2nd Floor
City: Fort Lauderdale State: FL Zip: 33316
Phone # 954-767-6333
E-mail: DSaavedra@saavlaw.com

13. Name of Applicant: Blue Water, LLC
Mailing Address: 312 SE 17th St. 2nd Floor
City: Fort Lauderdale State: FL Zip: 33316
Phone # 954-767-6333
E-mail: DSaavedra@saavlaw.com

14. Name of Representative: Amanda Martinez, Martinez Planning Associates, LLC
Mailing Address: 115 Citrus Park Cir.
City Boynton Beach State FL Zip 33436
Phone # 954-304-7755 Fax # N/A
E-mail: amandaplanner@gmail.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

___X___ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

{00087397.DOC. 1}

_____ 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 Date 12.6.16

312 SE 17th St. Ft. Lauderdale, FL 33316
Address State Zip

954-767-6333 954-767-8111 DSaavedra@saavlaw.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.

Blue Water, LLC 954-767-6333
Property Owner's Name (Please Print) Phone

312 SE 17th St. Ft. Lauderdale, FL 33316
Address State Zip

Property Owner's Signature Date 12.6.16

STATE OF FLORIDA)
BROWARD COUNTY)

The foregoing instrument was acknowledged before me this 6th day of December, 2016, by Damaso W. Saavedra who is personally known to me or has produced _____ as identification.

Signature of Notary

JOANNE SPEAKE
MY COMMISSION # FF 042974
EXPIRES: December 6, 2017
Bonded Thru Budget Notary Services
(seal)

JOANNE SPEAKE

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

{00087397.DOC. 1}

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2309816 OR BOOK 1848 PAGE 2087
Recorded:11/21/03 12:50

* Doc Assump: $ 0.00
* Doc Tax : $ 6,650.00
* Int Tax : $ 0.00

Prepared by and return to:
Judith W. Stoner
Vice President
Lawyers Land Title Co.
312 SE 17th Street 2nd Floor
Fort Lauderdale, FL 33316

File Number: **9848.101**
Will Call No.:

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31st day of **October, 2003** between **Ft. Pierce, LLC, an Illinois Limited Liability Company** whose post office address is **143 East Lake Cook Road, Palatine, IL** of the County of Cook, State of **Illinois**, grantor*, and **Blue Water, LLC, a Florida limited liability company** whose post office address is **701 NW 19th Street, Suite 100, Fort Lauderdale, FL 33311** of the County of **Broward**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters of record, appearing on the plat or otherwise common to the subdivision; and taxes for the year 2003 and thereafter. Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Witness
(print name) Christy L Marsh

Witness
(print name) Bruce A Salli

Ft. Pierce, LLC, an Illinois Limited Liability Company

By: _____
Emmett F. Stains, Managing Member

DoubleTime®

State of Illinois
County of Cook

This instrument was acknowledged before me this 31st day of October, 2003 by Emmett F. Stains, as managing member of **Ft. Pierce, LLC, an Illinois Limited Liability Company**. He is personally known to me or produced _____ as identification and did not take an oath.

State of Illinois. Notary Public

My commission expires:

"OFFICIAL SEAL"
DIANA ANTONIO
Notary Public, State of Illinois
Commission Expires 07/28/05

F:\WordDocs\Mogerman, O'Leary & Patel - 9848\Blue Water, LLC - 101\Documents\WD from dl.rtf

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EXHIBIT "A"

LEGAL DESCRIPTION

That part of the North 400 feet of the South 598 feet of Government Lot 2 lying West of US Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, page 43 of the Public Records of St. Lucie County, Florida. Thence South 90 deg. 00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90 deg. 00' 00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89 deg. 40' 51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00 deg. 16' 48" East, along the East face of said metal building a distance of .48 feet to the North line of said Tract "A" and the Point of Beginning.

(1)

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2336657 OR BOOK 1882 PAGE 478
Recorded:01/15/04 11:29

* Doc Assump: $ 0.00
* Doc Tax : $ 840.00
* Int Tax : $ 0.00

Prepared by and return to: Rob
Lisa K. Hermann, Esq.
Saavedra, Pelosi, Goodwin & Hermann
312 SE 17th Street 2nd Floor
Fort Lauderdale, FL 33316

File Number: **9848.116**
Will Call No.:

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24th day of December 2003 between Robert D. Meyer and Opal I. Meyer, as Trustees for the Opal I. Meyer Revocable Trust dated February 9, 1981 and as Trustees for the Robert D. Meyer Revocable Trust dated February 9, 1981, whose post office address is 215 LAKEVIEW CT. NW * of the County of HIGHLANDS, State of FLORIDA, grantor*, and **Blue Water, LLC, a Florida limited liability company** whose post office address is **701 NW 19th Street, Suite 100, Fort Lauderdale, FL 33311** of the County of **Broward**, State of **Florida**, grantee*,
*Lake Placid, FL 33852

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida**, to-wit:

From the SE corner of the NE ¼ of Section 4, Township 35 South, Range 40 East, run North 0 deg. 18'58" West, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg. 41'02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

Subject to land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters of record, appearing on the plat or otherwise common to the subdivision; and taxes for the year 2004 and thereafter. Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

(signatures and acknowledgments appear on the following page)

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:

Witness PATRICIA M. BARNHART
(print name)

Witness
(print name) Bessie P Smith

By: Robert D. Meyer, Trustee
Robert D. Meyer, Trustee

By: Opal I. Meyer, Trustee
Opal I. Meyer, Trustee

State of FLORIDA
County of HIGHLANDS

This instrument was acknowledged before me this 24 day of DEC, 2003 by Robert D. Meyer and Opal I. Meyer, as Trustees for the Opal I. Meyer Revocable Trust dated February 9, 1981, and as Trustees for the Robert D. Meyer Revocable Trust dated February 9, 1981. They are personally known to me or produced _____ as identification and did not take an oath.

State of _____, Notary Public

My commission expires:

Bessie P Smith
My Commission DD171943
Expires February 05 2007

DoubleTime®

EXHIBIT "A"

PARCEL 1:

That part of the North 400 feet of the South 598 feet of Government Lot 2 lying West of US Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, page 43, of the Public Records of St. Lucie County, Florida. Thence South 90 deg. 00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90 deg. 00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89 deg. 40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00 deg. 16'48" East, along the East face of said metal building a distance of .48 feet to the North line of said Tract "A" and the Point of Beginning.

PARCEL 2:

From the SE corner of the NE 1/4 of Section 4, Township 35 South, Range 40 East, run North 0 deg. 18'58" West, 396 feet to the Point of Beginning of the lands herein described: From said Point of Beginning run South 89 deg. 41'02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 deg. 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, are 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the Point of Beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

Property Identification

Site Address: 801 Avenue O
Map ID: 24/03N

Parcel ID: 2403-233-0002-000-3
Zoning: C-3 - FP

Account #: 15831
Use Type: 1000

Sec/Town/Range: 03/35S/40E
Jurisdiction: Fort Pierce

Ownership

Blue Water Llc
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Legal Description

3 35 40 THAT PART OF N 400 FT OFS 598 FT OF GOVT LOT 2 LYG W OF US 1 HWY-LESS R/W FOR AV O AND LESS W 25 FT FOR N 10 ST R/W AND LESS THAT PART MPDAF: FROM INT OF WLY RD R/W LI OF US #1 AND N LI OF TRACT A OF MELTONS RIVERVIEW S/D (PB 9-43) RUN S 90 00 00 W 31.85 FT TO POB, TH CONT S 90 00 00 W 85.58 FT, TH N 89 40 51 E 85.58 FT, TH S 00 16 48 E 0.48 FT TO N LI OF TRACT A AND POB- (8.67 AC) (OR 1848-2087)

Current Values

Just/Market:	$828,200	Assessed:	$828,200
Exemptions:	$0	Taxable:	$828,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$828,200	$828,200	$0	$828,200
2015	$828,200	$828,200	$0	$828,200
2014	$828,200	$828,200	$0	$828,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-31-2003	1848 / 2087	XX00	WD	Ft Pierce, LLC,	$950,000
08-15-2000	1321 / 848	XX00	WD	Dloughy,Daniel J	$339,000
12-30-1998	1194 / 0832	XX01	QC	RAVEN PARC INC	$230,000

Primary Building Information

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

View:
Year Built: N/A
Primary Wall:

Roof Cover:
Frame:
Story Height:

Exterior Data
Roof Structure:
Grade:
No. Units: 0

Building Type:
Effective Year: 2014
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

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

Interior Data
Electric:
Heat Type:
Heat Fuel:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	8.45
Land Size (SF):	368,082
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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

Site Address: Avenue O
Map ID: 24/04N

Parcel ID: 2404-144-0000-000-9
Zoning: R3

Account #: 16249
Use Type: 0000

Sec/Town/Range: 04/35S/40E
Jurisdiction: Fort Pierce

Ownership

Blue Water Llc
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Legal Description

4 35 40 BEG AT INT OF S R/W AV OAND E SEC LI, TH S ALG SD E LI 185 FT M/L TO PT 396 FT N OF SE COR OF NE 1/4, TH E 660 FT, TH N // TOE SEC LI 332.28 FT M/L TO S R/W AV O, TH N 89 DEG 41 MIN 02 SEC E207.62 FT TO PC OF CURVE TO RT, R542.96 AND CA 26 DEG 57 MIN ARC DIST OF 255.39 FT, TH S 63 DEG 21MIN 58 SEC E 85.61 FT TO PC OF CURVE TO LEFT, R 602.96 FT, ARC DIST OF 138 FT M/L TO POB (OR 1882-478)

Current Values

Just/Market:	$125,000	Assessed:	$125,000
Exemptions:	$0	Taxable:	$125,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$125,000	$125,000	$0	$125,000
2015	$125,000	$125,000	$0	$125,000
2014	$125,000	$125,000	$0	$125,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-24-2003	1882 / 0478	XX00	WD	Meyer,Robert D	$120,000
08-01-1979	0323 / 2977	XX02	CV		$33,000

Primary Building Information

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

View:	Roof Cover:	Exterior Data Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:
		Interior Data	
Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	4.41
Land Size (SF):	192,099.6
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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

1) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2) Descriptions shown hereon provided by the client and/or their agent.
3) Underground foundations and improvements were not located as part of this survey.
4) Overall parcel contains 13.18 Acres, more or less.
5) The last date of field work was August 16, 2016.
6) The center line of Avenue "O" is assumed to bear S89°47'29"E and all bearings shown hereon are relative thereto.
7) The concrete walk along U.S. Highway 1 meanders on and off of property line.
8)Said described property is located within an area having a zone designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0179 J, with a date of identification of February 16, 2012, for Community Number 120286, 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) The intent of the description hereon is to less and except that part of the building encroaching on subject property.
10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the party or parties.
11) Zoning designations shown hereon are based on information provided by city of Ft. Pierce zoning atlas, with a review date of 8/31/2016.
12) This map is intended to be displayed at a horizontal scle of 1"=50' unless otherwise noted.

DESCRIPTION

PARCEL 1
That part of the North 400 feet of the South 598 feet of Government Lot 2 lying west of U.S. Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

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Thence continue South 90°00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89°40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00°16'48" East, along the East face of said metal building, a distance of 0.48 feet to the North line of said Tract "A" and the Point of Beginning.

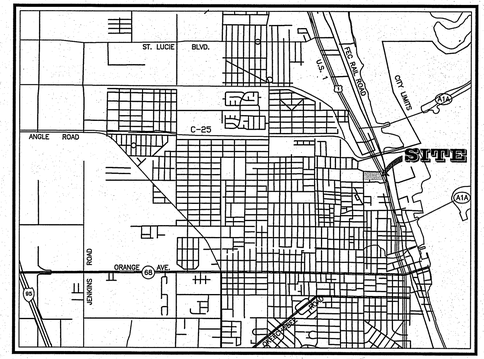
DESCRIPTION

Together with:

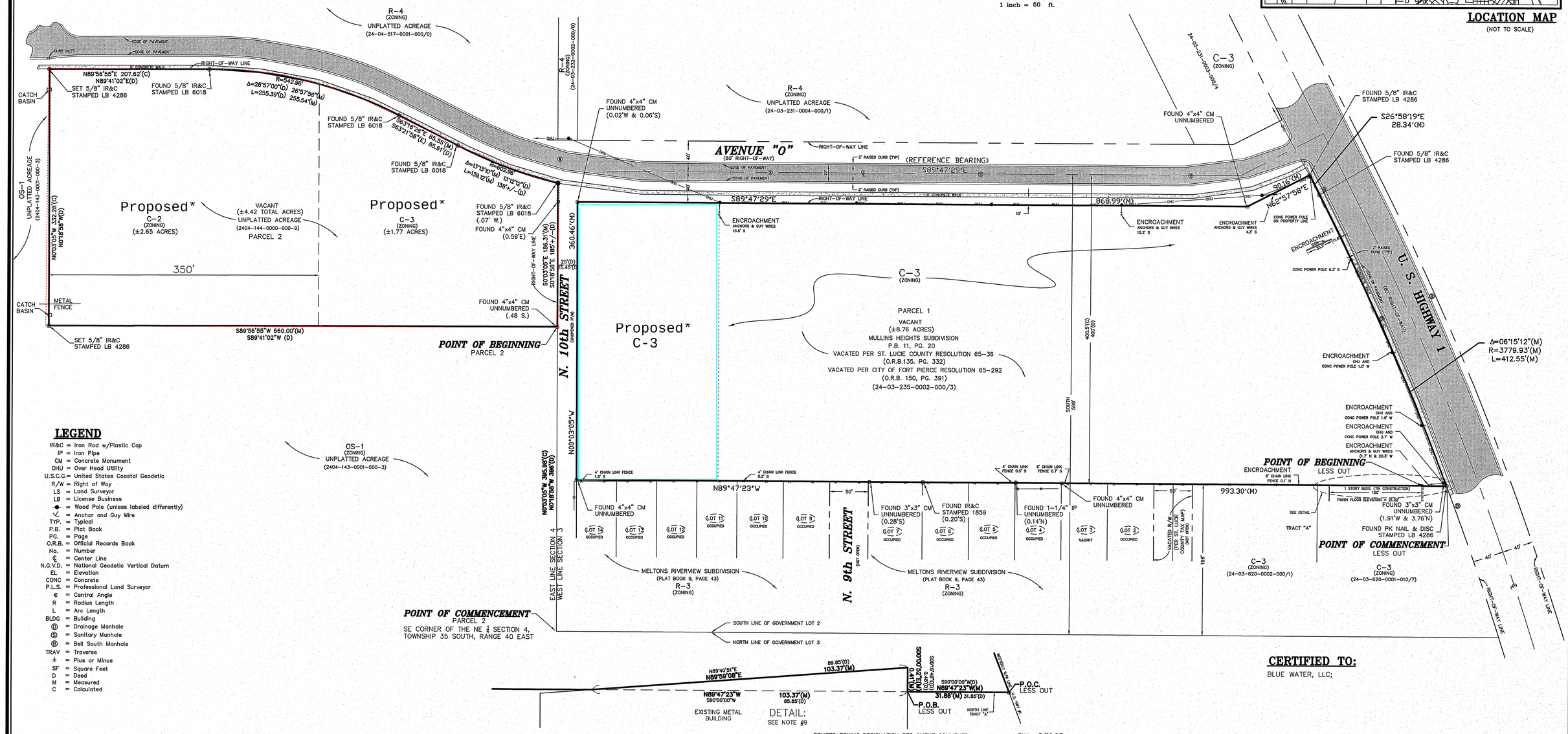
PARCEL 2
From the SE corner of the NE ¼ of Section 4, Township 35 South, range 40 East, run North 0 deg. 18'58" west, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg.41' 02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to the South right of way of Avenue "O"; thence North 89 deg. 41'02" East207.62 feet to a point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



LOCATION MAP
(NOT TO SCALE)



LEGEND

IR&C = Iron Rod w/Plastic Cap
IP = Iron Pipe
CM = Concrete Monument
OHU = Over Head Utility
U.S.C.G.= United States Coastal Geodetic
R/W = Right of Way
LS = Land Surveyor
LB = License Business
= Wood Pole (unless labeled differently)
= Anchor and Guy Wire
TYP. = Typical
P.B. = Plat Book
PG. = Page
O.R.B. = Official Records Book
No. = Number
℄ = Center Line
CONC = Concrete
P.L.S. = Professional Land Surveyor
∈ = Central Angle
R = Radius Length
L = Arc Length
BLDG = Building
Ⓓ = Drainage Manhole
Ⓢ = Sanitary Manhole
Ⓑ = Bell South Manhole
TRAV = Traverse
± = Plus or Minus
SF = Square Feet
D = Deed
M = Measured
C = Calculated

CERTIFIED TO:

BLUE WATER, LLC;

REVISED ZONING DESIGNATION PER CLIENT COMMENTS RNJ 3/09/17

3/9/2017
DATE

ROBERT N. JOHNSON, P.S.M. FLORIDA CERTIFICATE NO. 6540

COMPUTER FILE REF.	FIELD BK./PG.
03-215.dwg	9820/9-14
16-088.dwg	0136/ 12-14
	1604/ 35

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
REVISED FOR ALTA/ACSM STANDARDS AND UPDATED BOUNDARY	BCS	8/8/00
ADDED ADDITIONAL TOPO	ER	9/18/01
UP-DATE SURVEY REVISED CERTIFICATIONS	GLL	10/01/03
UP-DATE SURVEY ADD PARCEL 2	RNJ	8/16/16
ADDED ZONING INFORMATION	RNJ	8/25/16
REVISED GRAPHICS AND ANNOTATION	RNJ	8/30/16

	BY	DATE
FIELD	ER	6/9/98
CALCS.	RCL	6/11/98
DRAWN	BCS	6/12/98
DETAILED		
CHECKED	RCL	6/12/98
APPROVED		

BOUNDARY SURVEY
PREPARED FOR
BLUE WATER, LLC

DATE: 8/16/16
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 16-088
SHEET 1 OF 1

P:\Proj-2016\16-088 Blue Water LLC\Survey\16-088.mxr 3-9-17.dwg, 3/9/2017 2:55:33 PM

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, FEBRUARY 14, 2017 IN ST. LUCIE, COMMISSION CHAMBERS, 2300 VIRGINIA AVENUE, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Mr. Weaver and Mr. Dahan arrived at 6:05 PM.

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

Absent: **Eloise Cumings**; **Frank Creyaufmiller**; **Brian Paul**; **Charles Hayek**

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

4. CONSIDERATION OF ABSENCES

Motion was made by Marcia Baker, and seconded by Al Bernetti to approve the absences of Mr. Hayek, Mr. Paul, Mr. Creyaufmiller and Ms. Cumings.

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

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Bernett and Mr. Weaver were made voting members for the meeting.

6. APPROVAL OF MINUTES

a. Minutes from the January 10, 2017 meeting

Motion was made by Robert Poitier, and seconded by John George to approve the minutes from the January 10, 2017 meeting.

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

Passed

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

a. **Comprehensive Plan Future Land Use Map Amendment – Blue Water Properties - 1190 Avenue O**

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

Amanda Martinez, Blue Water Properties, Applicant Representative, stated the intent is to design the property as one commercial center that is compatible with the adjacent uses in the neighborhood. Ms Martinez answered questions from the Board.

No one spoke against the application.

Motion was made by Marcia Baker, and seconded by John George to recommend approval of the proposed amendment with guidance that the western three hundred and fifty (350) feet of the subject site is advanced with a Neighborhood Commercial (NC) designation, as presented by staff, in Figure 2, based upon improved consistency with the Comprehensive Plan and assimilation with the surrounding districts.

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

Passed

8. NEW BUSINESS

a. **Zoning Atlas Amendment - Blue Water Properties – 1190 Avenue O**

Mr. Benton gave a brief overview of the Zoning Atlas Amendment and stated it is a coupled request with item 7a.

No one spoke for or against the project.

Motion was made by Marcia Baker, and seconded by John George to recommend approval of the proposed amendment with guidance that the western three hundred and fifty (350) feet of the subject site is advanced with a Neighborhood Commercial (C-2) designation, as presented by staff, in Figure 2, based upon improved consistency with the Comprehensive Plan and assimilation with the surrounding districts.

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

Passed

b. **Abandonment - Segment of North 10th Street between Avenue M & Avenue O**

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 Marcia Baker, and seconded by John George to forward a recommendation to approve the requested abandonment.

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

Passed

c. **Conditional Use - Advanced Scholars Christian Academy - 616 Orange Avenue**

Mr. Creagan gave an overview of the application.

Sherria Baptiste, Representative, spoke on behalf of the school and answered questions from the Board regarding teacher certification and the limited playground area.

Mike Menard, Representative from Architectonic, stated he is working with Ms. Baptiste to make sure the school is compliant with the educational requirements for building code, life safety and ADA.

Richard Shoy spoke in favor of the project.

Motion was made by Robert Poitier, and seconded by John George to forward a recommendation to the City Commission for approval of the Conditional Use with No New Construction to operate a private K-8 school that will accommodate 135 (one hundred thirty five) students with the following conditions:

1. Landscape improvements must be made to the property to bring the site into compliance with City Code 22-187 (4). This improvement must be completed prior to receiving a Certificate of Occupancy.

2. A pavement marking plan that implements the traffic flow plan must be submitted with the building permit.

3. A lighting plan or photometric survey must be submitted that verifies lighting in the parking lot in accordance with City Code 22-60 (j). This plan must be submitted with the building permit.

4. Signed and sealed drawings that are to scale must be submitted with the building permit that shows the change to an "E" occupancy.

5. The applicant coordinates and permits appropriate crosswalk and school zone signs along the Avenue A corridor to notify drivers of an active school zone. This must be completed before a Certificate of Occupancy can be issued.

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

Passed

City Commission Regular Meeting **11.b.3.**

Meeting Date: 04/03/2017

Re: Ordinance 17-012 - FLUMA 1000-1190 Avenue O - General Commercial / Neighborhood Commercial.

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Ordinance 17-012 Amending the Future Land Use Map of the Comprehensive Plan to change the designation of property located between 1000 - 1190 Avenue O from Low Density Residential (RL) to General Commercial (GC) & Neighborhood Commercial (NC) . FIRST READING

SUMMARY:

- The applicant, Blue Water LLC., is requesting the approval of a Comprehensive Plan Future Land Use Map Amendment, for 5.99 acres of property, to place the properties within the General Commercial (GC) and Neighborhood Commercial (NC) land use districts.
- Ordinance 17-012 presents the small scale Comprehensive Plan Future Land Use Map Amendment proposed for 1000 - 1190 Avenue O, 4.42 acres of land, from Low Density Residential (RL) to General Commercial (GC) & Neighborhood Commercial (NC) .
- The subject site is located on the south side of Avenue O between Ilous Ellis Park (12th Street) and the unopened 10th Street right-of-way. The applicant holds 13.18 acres of property, from US Highway 1 west through the subject property. 6.88 acres of said property is currently within the General Commercial district. The applicant seeks to couple the properties for collective marketing of commercial development along US Highway 1 between both causeways.
- The Planning Board, at their February 14th, 2017 meeting, voted unanimously to recommend approval of the request as presented.

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, pending approval of concurrent rezoning request.

Attachments

Draft Ordinance 17-012 (to be replaced by formatted version)
Staff Report
Aerial & Zoning Map 1000 - 1190 Avenue O
Application & Support Documents
PB Minutes 2.14.17 - Project Marked

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/27/2017 02:45 PM

Form Started By: Kori Benton
Started On: 03/22/2017 01:48 PM
Final Approval Date: 03/27/2017

ORDINANCE NO. 17-012

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 GENERALLY BETWEEN **1000 AND 1190 AVENUE O** FROM RL, LOW DENSITY RESIDENTIAL, TO GC, GENERAL COMMERCIAL; AND NC, NEIGHBORHOOD COMMERCIAL; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND 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, the subject property is located between 1000 and 1190 Avenue O within the City of Fort Pierce, Florida, representing 4.42 acres of land.

WHEREAS, the subject site presently has a Future Land Use designation of RL, Low Density Residential; and

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 the subject 4.42 acre site, Parcel ID: 2404-144-0000-000-9 from RL, Low Density Residential to GC, General Commercial for the eastern 310 ft. of the site and NC, Neighborhood Commercial for the western 350 ft. of the site.

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 February 14th, 2017and 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, a municipal corporation, 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 RL, Low Density Residential, to GC, General Commercial and NC,

Neighborhood Commercial for property located between 1000 and 1190 Avenue O, respectively, in Fort Pierce, Florida as follows:

Parcel ID: 2404-144-0000-000-9: From the SE corner of the NE 1/4 of Section 4, Township 35 South, Range 40 East run North 0 deg. 18'58" West, 396 feet to the Point of Beginning of the lands herein described: From said Point of Beginning run South 89 deg. 41'02" West, 660.00 feet, thence North parallel to the East line of Section 0 deg. 18'5811 West 332.28 feet more or less to South right of way of Avenue "O", thence North 89 deg: 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 deg. 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, are 138 feet more or less; thence South 0 degrees 18'58" east 185 feet more or less to the Point of Beginning.

All lying and being ln Section 4, Township 35 South, Range 40 East, ln St. Lucie County, Florida.

and further depicted on Exhibit "A", attached hereto and incorporated herein. The eastern 310 ft. of said property being amended from RL, Low Density Residential to GC, General Commercial; said property being generally located at 1000 Avenue O in Fort Pierce, Florida and the western 350 ft. of said property being amended from RL, Low Density Residential to NC, Neighborhood Commercial; said property being generally located at 1100 Avenue O in Fort Pierce, Florida.

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 ordinance or parts of ordinances in conflict herewith are hereby repealed.

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. 17-012 was duly advertised by title only in the St. Lucie News Tribune on March 19th, 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 Aoril 3rd, 2017; and was duly introduced, read by title only, and passed on second and final reading April 17th, 2017 by the City Commission of the City of Fort Pierce, Florida.

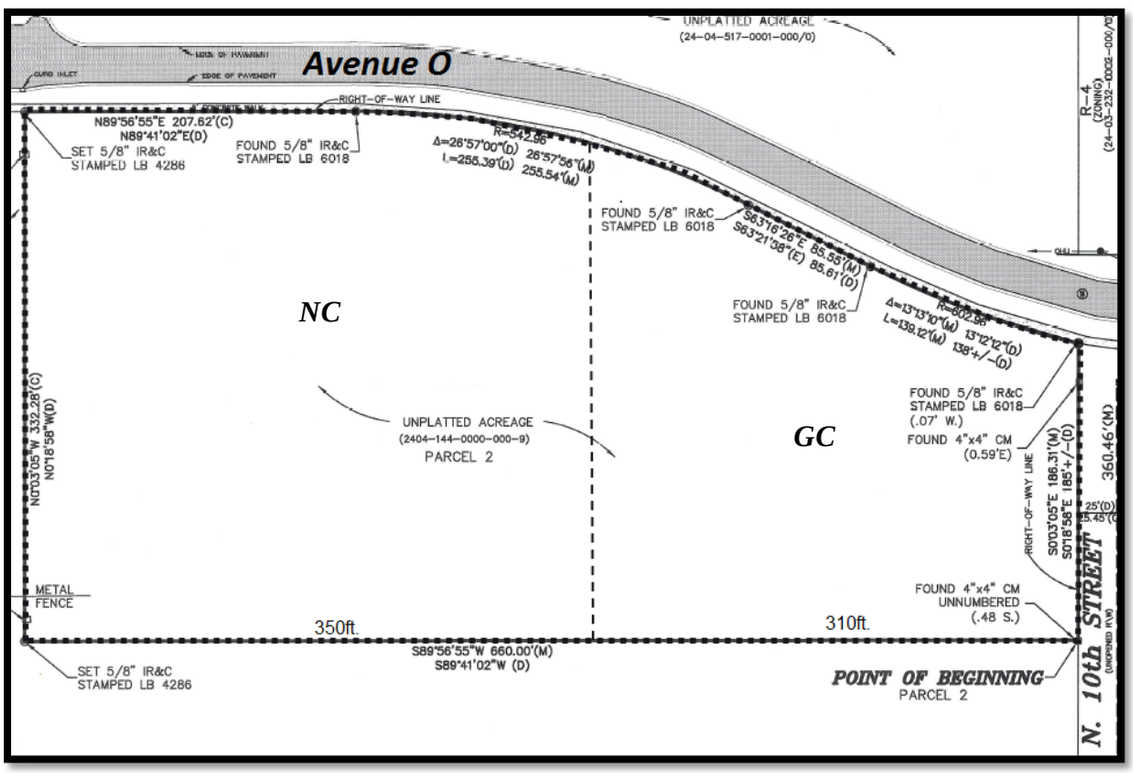
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of April, 2017.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

EXHIBIT A
Sketch & Legal Description
Parcel ID: 2404-144-0000-000-9



B. **Parcel ID: 2404-144-0000-000-9:** From the SE corner of the NE 1/4 of Section 4, Township 35 South, Range 40 East run North 0 deg. 18'58" West, 396 feet to the Point of Beginning of the lands herein described: From said Point of Beginning run South 89 deg. 41'02" West, 660.00 feet, thence North parallel to the East line of Section 0 deg. 18'5811 West 332.28 feet more or less to South right of way of Avenue "O", thence North 89 deg: 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 deg. 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, are 138 feet more or less; thence South 0 degrees 18'58" east 185 feet more or less to the Point of Beginning.

All lying and being In Section 4, Township 35 South, Range 40 East, In St. Lucie County, Florida.

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: **Ordinances 17-010 & 17-012**
Small Scale Comprehensive Plan Future Land Use Map Amendment
General Commercial (GC) & Neighborhood Commercial (NC)
900 – 1190 Avenue O

DATE: March 21st, 2017

STAFF REPORT

Owners:
Blue Water LLC.
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Representative:
Amanda Martinez
Martinez Planning Associates, LLC
115 Citrus Park Circle
Boynton Beach, FL 33436

Requested Action:
Approval of a Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (RL) & Conservation Open Space (COS) to General Commercial (GC) & Neighborhood Commercial (NC) .

Location:
900 – 1190 Avenue O

Parcel IDs:
2404-144-0000-000-9 & 2403-233-0002-000-3 (western 190 ft.)

Current Zoning:
Single-family Moderate Density (R-3) & General Recreational Open Space (OS-1)

Proposed Zoning:
General Commercial Zone (C-3)

Current Future Land Use:
Low Density Residential (RL) and Conservation Open Space (COS)

Proposed Future Land Use:
General Commercial (GC) & Neighborhood Commercial (NC)

Surrounding FLU:

North	East	South	West
RM	GC	COS / RL	COS

Parcel(s) Size:
4.42 & 1.57 acres

Staff Analysis:

The applicant is requesting the approval of a Comprehensive Plan Future Land Use Map Amendment, for 5.99 acres of property, to place the properties within the General Commercial (GC) and Neighborhood Commercial (NC) land use districts. The affected property is held between two (2) parcels of land, segmented by an unopened extension of 10th Street right-of-way, which the applicant is concurrently seeking abandonment of. The western parcel, representing 4.42 acres, is within the Low Density Residential (RL) district with a Single-family Moderate Density (R-3) zoning designation, and the affected segment of the eastern parcel is within the Conservation Open Space (COS) land use district, and General Recreational Open Space (OS-1) zone.

The applicant seeks approval of a concurrent request to amend the Zoning Atlas (Rezoning) from Single-family Moderate Density (R-3) & General Recreational Open Space (OS-1) to General Commercial (C-3) and Neighborhood Commercial (C-2) to align with the subject land use amendment.

The subject site is located on the south side of Avenue O between Ilous Ellis Park (12th Street) and the US Highway 1 corridor. The sites are predominantly covered with vegetation, including pine, oak, and palm trees, as well as palmettos. The remaining property, 6.88 acres, held by the applicant to the east is within the General Commercial, C-3 district. The applicant seeks to couple the properties, with the respective commercial designations, to market the properties for commercial development along US Highway 1.

History

The entire property held by the applicant, 12.87 acres collectively, previously held a Future Land Use designation of RL, Low Density Residential and a zoning designation of R-3, Single-family moderate density residential until action by the City Commission in 1988 amended the land use and zoning of the eastern 8.45 acres. Ordinances I-293 & I-294 provided the existing General Commercial, C-3 designation for the eastern 6.88 acres abutting US Highway 1, while the remaining 1.57 acres of this parcel was placed within the General Recreational Open Space (OS-1) district to provide a buffer between the desired commercial development fronting US Highway 1, and the residential development and recreational park established to the west.

The applicant is seeking to further the extension of commercial designation to provide greater opportunity to advance the property as a commercial hub, providing access to retail, grocery, and consumer services along the US Highway 1 corridor, accessible from mainland and island residents. The proposal integrates a transitional segment at the west end of the site, proposed for a Neighborhood Commercial designation to enhance assimilation with the adjacent uses.

Proposed Amendments & District Comparison

Figure 1 presents the land holdings of the applicant, the current zoning and land use designations, and proposed amendments for the collective sites.



Figure 1

Table 1 demonstrates basic use standards for development capacity within the existing and proposed designations for the subject site.

Table 1: Existing and Proposed Site Data – Zoning & Land Use

	Existing		***Proposed***	
Zoning	R-3	OS-1	C-3	C-2 (western 350 ft.)
Future Land Use (FLU)	RL	COS	GC	NC
Non-Residential Maximum Floor Area Ratio (FAR) Permitted	-	.25	1.0	.5
Maximum Lot Coverage Permitted	35%	40%	60%	60%
Maximum Height	28 ft. / 35ft	35 ft.	65 ft.	45 ft.
Residential Density Allowance	1-6.5 du/ac	N/A	15 du/ac * Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.	10du/ac Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

As demonstrated in Table 1, the maximum permitted non-residential floor area ratio (FAR) for the subject properties would increase to allow an FAR of 1.0 under the proposed amendments. Additionally, the maximum permitted lot coverage (area covered by buildings) would increase to 60% under the proposed amendments, allowing for more

intense development of the properties. The expanded development capacity pursued by the applicant is primarily for consideration of options such as grocery stores, retail sales and service, office uses, and restaurants. The commercial districts pursued also allow for vertical mixed-use development and sizable commercial users.

Table 2 demonstrates use type data for the existing and proposed land use designations for the subject site.

Table 2: Existing and Proposed Land Use Classifications

Existing	**Low Density Residential (RL):** The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.
	Conservation and Open Space (COS): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.
Proposed	**General Commercial (GC):** 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.
	Neighborhood Commercial (NC): The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

The land use designation amendment proposed modifies the development objective from residential and recreational open space to commercial, providing an expansive variety uses, enabling a broad array of commercial activities,

mixed-use situations, and increased enterprise concentrations when property size and infrastructure availability facilitate such development. The presented amendment creates the capacity to establish an extensive set of retail, entertainment, and service establishments. The coupled shift to the General Commercial (C-3) and Neighborhood Commercial (C-2) zoning districts would additionally increase maximum building coverage and height permitted

The subject request encompasses an assemblage of land, a majority of which is presently designated General Commercial, seek to expand development capacity for commercial development. The applicant seeks increase prospects of promoting a commercial center strategically located between north and south causeways, adjacent to the Port of Fort Pierce, and accessible to adjacent residential areas.

Potential Traffic Impacts

The presented future land use amendment presents the capacity for an increase in traffic volume and impacts upon build-out. The extent of the traffic impacts and mitigation options for roadway improvements will be more definitively quantified at the site of development consideration. Avenue O is presented a two lane, undivided roadway, with design challenges associated with expanding capacity at its intersection with US Highway 1. Presently, Avenue O experiences traffic generation associated with established residential neighborhoods, proximity to Ilous Ellis Park, and its support linkage to Frances K. Sweet Elementary and Lincoln Park Academy. Preliminary analysis of development capacity of the subject property has been completed, and the applicant has identified conceptual mitigation options. Options include pursuit of designated turn lanes to access the site, connectivity to Avenue M to disperse assignment of trips generated, and possibly advance of a lighted intersection at US Highway 1, if development impacts would justify such consideration. Further evaluation, pursuant to the City's concurrency requirements, in coordination with the Florida Department of Transportation (FDOT) will be necessary with the advance of a development plan for commercial activity.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse effect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment advances many of the Goals, Objectives, and Policies of the City's Comprehensive Plan, and is consistent with the concurrent request to amend the Zoning Atlas Designation of the site, as the site fronts the major roadway corridor of US Highway 1, providing encouragement of commercial activities with higher intensity near major intersections. This request furthers *Objective 1.10 to promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.* This objective advanced through implementation of *Policy 1.10.2* to ensure that the FLU Map allocates sufficient lands for commercial and industrial purposes to serve future growth needs of the City. The applicant seeks to increase the availability of general commercial land adjacent to the US Highway 1, accessible to mainland and island development.

The proposed amendment incorporates provision for a land use transition from intense commercial uses, desired along US Highway, to reduced development intensity towards established residential development and active parklands.

It's noted that the future development should advance City Comprehensive Plan Objective 7.2, and policy 7.2.4 by *integrating a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies* by consideration of partnership that may include mechanisms such as minor land dedications, in favor of recreation and open space credits, and/or transfer of development rights. Design of a future development should embrace the surrounding uses, providing appropriate transition to the adjacent parklands and residential housing, augmenting the introduction of commercial activities.

The land use amendment should not have adverse an effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to goods and services, relying upon design of future development evolve in a manner than minimizes impacts to neighboring residential and recreational districts.

Technical Review Committee:

All affected departments have reviewed and approved the proposed requests. No significant impacts to public facilities are immediately expected by the proposed amendment. Traffic impacts will be assessed further at the time of development application to determine any demand for transportation improvements to abutting roadways and intersections.

Planning Board

The Planning Board, at their February 14th, 2017 meeting, voted unanimously to recommend approval of the request with the recommendation guided by staff. The applicant has revised the requests to incorporate said recommendation.

Staff Recommendation:

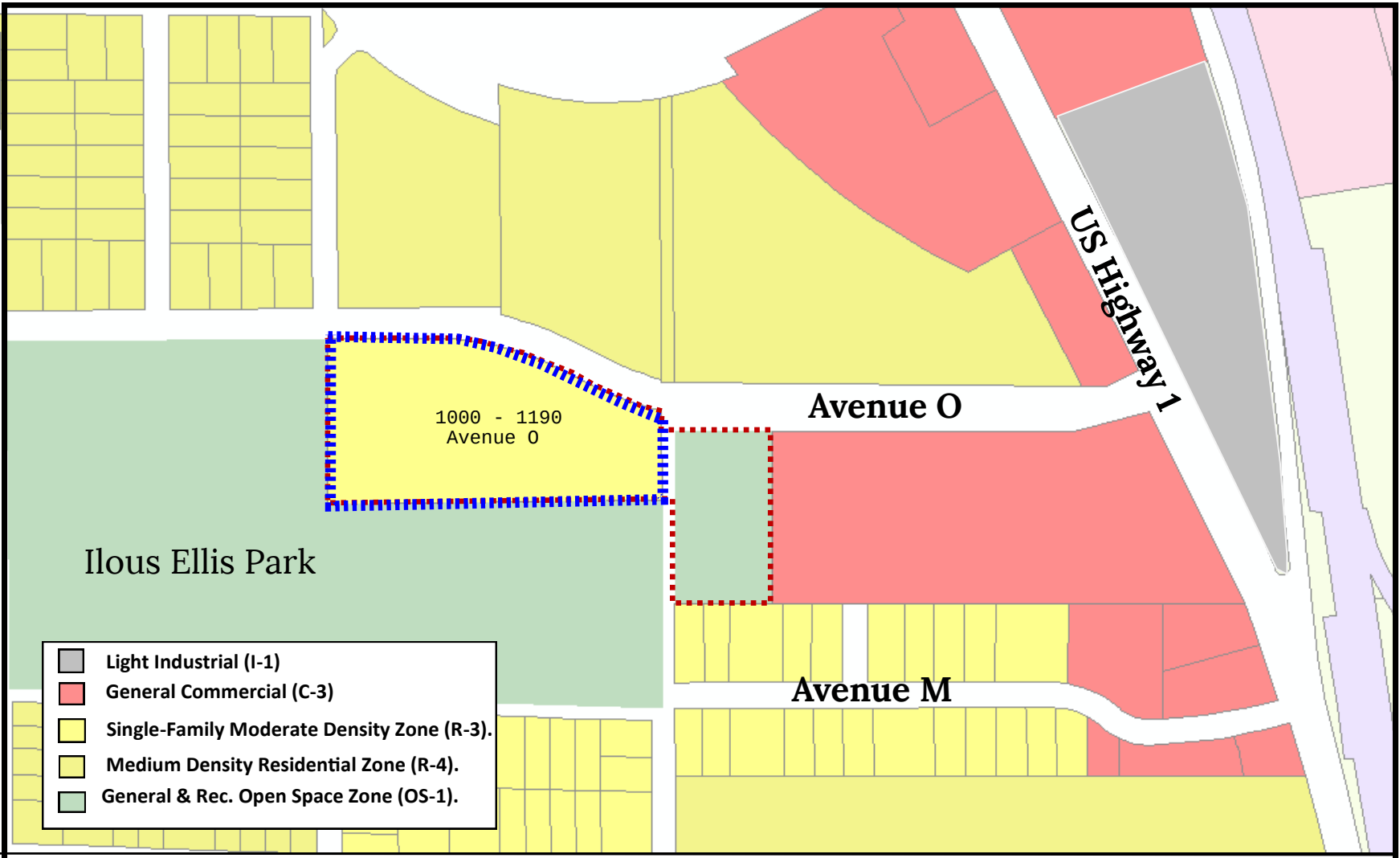
The proposed Future Land Use amendment meets the criteria specified in Section 22-131 of the City Code, and promotes and protects the public health, safety and general welfare; therefore Staff recommends **approval** of the proposed amendments within Ordinances 17-010 and 17-012.



THE SUNRISE CITY FORT PIERCE Florida

Blue Water Properties

Site Aerial



THE SUNRISE CITY
FORT PIERCE
Florida

Blue Water Properties–Zoning Map

900 – 1190 Avenue O

N
W
E
S

01 Application for Future Land Use Map Amendment 1
02 Final Survey 6
03 Warranty Deeds & Legal Descriptions 7
04 St Lucie County Property Record Cards 13
05 LUPA Statement of Need 15
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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_____

{00087397.DOC. 1 }

1. Property Address/Location: 801 Avenue O
2. Property Tax ID(s): 2403-233-0002-000-3 & 2404-144-0000-000-9
3. Total Acreage: 5.99
4. Existing Future Land Use Designation: 1.57 Acres Conservation Open Space & 4.42 acres Residential, Low
5. Existing Zoning Classification: O-1 (Gen. & Recreational Open Space) & R-3 (Single Family Moderate Density)
6. Proposed Future Land Use Designation: General Commercial
7. Other applications being submitted concurrent with this application, if any: Zoning Atlas Amendment & Abandonment
8. Describe the existing uses, improvements and structures on the amendment lands: None, vacant land
9. Are there any identified or possible historical structures on the amendment lands? No, vacant land
10. The reason for making this request: To change the land use designation to match the land use designation to the east (General Commercial) so the parcels can be developed as one commercial site.
11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential, Multi-Family	Residential, Medium	R-4
South	Park/Residential, Single-Family	Conservation Open Space/Residential, Low	O-1/R-1
East	Vacant Land	General Commercial	C-3
West	Park	Conservation Open Space	O-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Residential, Low/Conservation Open Space	R-3/O-1	RL: 6 DU/acre = 26 units COS: 17,097 sq. ft.	4.42 RL 1.57 COS	X
Proposed	General Commercial	C-3	260,924 sq. ft.	5.99	N/A

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II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(.125) = 2,137 **Total: 8,807**
Proposed Zoning	Total gallons per day: 260,924(.125) = **32,615**
Change in Demand	**Total gallons per day: 32,615 – 8,807 = Increase of 23,808**

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(0.1) = 1,709 **Total: 8,379**
Proposed Zoning	Total gallons per day: 260,924(0.1) = **26,092**
Change in Demand	**Total gallons per day: 26,092 – 8,379 = Increase of 17,713**

C. Parks and Recreation (Residential Classifications Only): N/A
(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): N/A
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	R-3: 4 yards

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Proposed Zoning	None
Change in Demand	**Decrease in 4 yards**
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	As this site is currently unimproved, there is no drainage provided on site. Drainage improvements will be designed at the time the of site plan submittal to provide for on-site drainage. All improvements will be designed to meet the level of service required.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	882 Trips	63 AM Trips/78 PM Trips
Proposed Zoning	12,667 Trips	280 AM Trips/1,139 PM Trips
Change in Demand	+ 11,785 Trips	+ 217 AM Trips/+1,061 PM Trips
Impact to Capacity	Avenue O changes from LOS C to F for the PM Peak Hour & US 1 remains at LOS C *See attached Trip Generation Letter & Impact Statement for Mitigation Options	

12. Name of Owner(s): Blue Water, LLC
Mailing Address: 312 SE 17th St. 2nd Floor
City: Fort Lauderdale State: FL Zip: 33316
Phone # 954-767-6333
E-mail: DSaavedra@saavlaw.com

13. Name of Applicant: Blue Water, LLC
Mailing Address: 312 SE 17th St. 2nd Floor
City: Fort Lauderdale State: FL Zip: 33316
Phone # 954-767-6333
E-mail: DSaavedra@saavlaw.com

14. Name of Representative: Amanda Martinez, Martinez Planning Associates, LLC
Mailing Address: 115 Citrus Park Cir.
City Boynton Beach State FL Zip 33436
Phone # 954-304-7755 Fax # N/A
E-mail: amandaplanner@gmail.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

___X___ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

{00087397.DOC. 1}

_____ 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 Date 12.6.16

312 SE 17th St. Ft. Lauderdale, FL 33316
Address State Zip

954-767-6333 954-767-8111 DSaavedra@saavlaw.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.

Blue Water, LLC 954-767-6333
Property Owner's Name (Please Print) Phone

312 SE 17th St. Ft. Lauderdale, FL 33316
Address State Zip

Property Owner's Signature Date 12.6.16

STATE OF FLORIDA)
BROWARD COUNTY)

The foregoing instrument was acknowledged before me this 6th day of December, 2016, by Damaso W. Saavedra who is personally known to me or has produced _____ as identification.

Signature of Notary

JOANNE SPEAKE
MY COMMISSION # FF 042974
EXPIRES: December 6, 2017
Bonded Thru Budget Notary Services
(seal)

JOANNE SPEAKE

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

{00087397.DOC. 1}

NOTES:

1) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2) Descriptions shown hereon provided by the client and/or their agent.
3) Underground foundations and improvements were not located as part of this survey.
4) Overall parcel contains 13.18 Acres, more or less.
5) The last date of field work was August 16, 2016.
6) The center line of Avenue "O" is assumed to bear S89°47'29"E and all bearings shown hereon are relative thereto.
7) The concrete walk along U.S. Highway 1 meanders on and off of property line.
8)Said described property is located within an area having a zone designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0179 J, with a date of identification of February 16, 2012, for Community Number 120286, 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) The intent of the description hereon is to less and except that part of the building encroaching on subject property.
10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the party or parties.
11) Zoning designations shown hereon are based on information provided by city of Ft. Pierce zoning atlas, with a review date of 8/31/2016.
12) This map is intended to be displayed at a horizontal scle of 1"=50' unless otherwise noted.

DESCRIPTION

PARCEL 1
That part of the North 400 feet of the South 598 feet of Government Lot 2 lying west of U.S. Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, Page 43, of the Public Records of St. Lucie County, Florida. Thence South 90°00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90°00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89°40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00°16'48" East, along the East face of said metal building, a distance of 0.48 feet to the North line of said Tract "A" and the Point of Beginning.

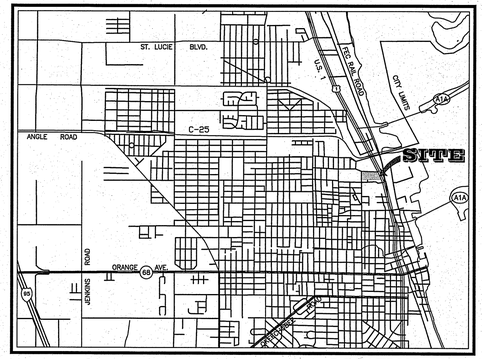
DESCRIPTION

Together with:

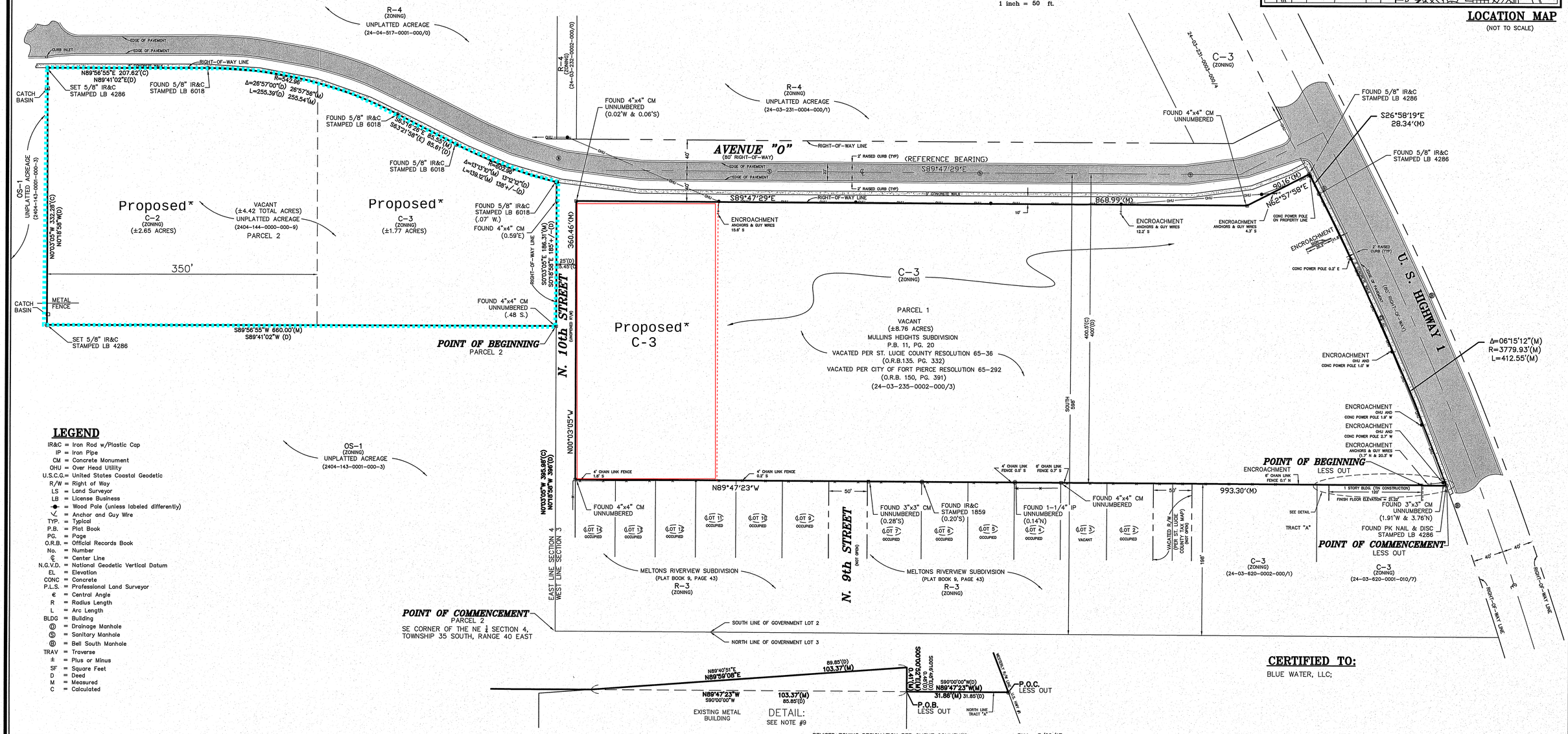
PARCEL 2
From the SE corner of the NE ¼ of Section 4, Township 35 South, range 40 East, run North 0 deg. 18'58" west, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg.41' 02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to the South right of way of Avenue "O"; thence North 89 deg. 41'02" East207.62 feet to a point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



LOCATION MAP
(NOT TO SCALE)



LEGEND

IR&C = Iron Rod w/Plastic Cap
IP = Iron Pipe
CM = Concrete Monument
OHU = Over Head Utility
U.S.C.G.= United States Coastal Geodetic
R/W = Right of Way
LS = Land Surveyor
LB = License Business
● = Wood Pole (unless labeled differently)
✓ = Anchor and Guy Wire
TYP. = Typical
P.B. = Plat Book
PG. = Page
O.R.B. = Official Records Book
No. = Number
℄ = Center Line
N.G.V.D. = National Geodetic Vertical Datum
EL = Elevation
CONC = Concrete
P.L.S. = Professional Land Surveyor
Δ = Central Angle
R = Radius Length
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Ⓓ = Drainage Manhole
Ⓢ = Sanitary Manhole
Ⓑ = Bell South Manhole
TRAV = Traverse
± = Plus or Minus
SF = Square Feet
D = Deed
M = Measured
C = Calculated

CERTIFIED TO:

BLUE WATER, LLC;

REVISED ZONING DESIGNATION PER CLIENT COMMENTS RNJ 3/09/17

3/9/2017
DATE

ROBERT N. JOHNSON, P.S.M. FLORIDA CERTIFICATE NO. 6540

COMPUTER FILE REF.	FIELD BK./PG.
03-215.dwg	9820/9-14
16-088.dwg	0136/ 12-14
	1604/ 35

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-cng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE
REVISED FOR ALTA/ACSM STANDARDS AND UPDATED BOUNDARY	BCS	8/8/00
ADDED ADDITIONAL TOPO	ER	9/18/01
UP-DATE SURVEY REVISED CERTIFICATIONS	GLL	10/01/03
UP-DATE SURVEY ADD PARCEL 2	RNJ	8/16/16
ADDED ZONING INFORMATION	RNJ	8/25/16
REVISED GRAPHICS AND ANNOTATION	RNJ	8/30/16

	BY	DATE
FIELD	ER	6/9/98
CALCS.	RCL	6/11/98
DRAWN	BCS	6/12/98
DETAILED		
CHECKED	RCL	6/12/98
APPROVED		

BOUNDARY SURVEY

PREPARED FOR

BLUE WATER, LLC

DATE: 8/16/16
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 16-088
SHEET 1 OF 1

P:\Proj 2015\16-088 Blue Water LLC\Survey\16-088 rev 3-9-17.dwg, 3/9/2017 2:55:33 PM

NOTES:

1) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2) Descriptions shown hereon provided by the client and/or their agent.
3) Underground foundations and improvements were not located as part of this survey.
4) Overall parcel contains 13.18 Acres, more or less.
5) The last date of field work was August 16, 2016.
6) The center line of Avenue "O" is assumed to bear S89°47'29"E and all bearings shown hereon are relative thereto.
7) The concrete walk along U.S. Highway 1 meanders on and off of property line.
8)Said described property is located within an area having a zone designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0179 J, with a date of identification of February 16, 2012, for Community Number 120286, 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) The intent of the description hereon is to less and except that part of the building encroaching on subject property.
10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the party or parties.
11) Zoning designations shown hereon are based on information provided by city of Ft. Pierce zoning atlas, with a review date of 8/31/2016.

DESCRIPTION

PARCEL 1
That part of the North 400 feet of the South 598 feet of Government Lot 2 lying west of U.S. Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, Page 43, of the Public Records of St. Lucie County, Florida. Thence South 90°00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90°00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89°40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00°16'48" East, along the East face of said metal building, a distance of 0.48 feet to the North line of said Tract "A" and the Point of Beginning.

DESCRIPTION

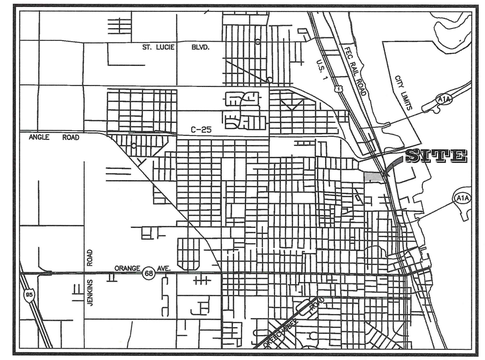
Together with:

PARCEL 2
From the SE corner of the NE ¼ of Section 4, Township 35 South, range 40 East, run North 0 deg. 18'58" west, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg.41' 02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to the South right of way of Avenue "O"; thence North 89 deg. 41'02" East207.62 feet to a point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

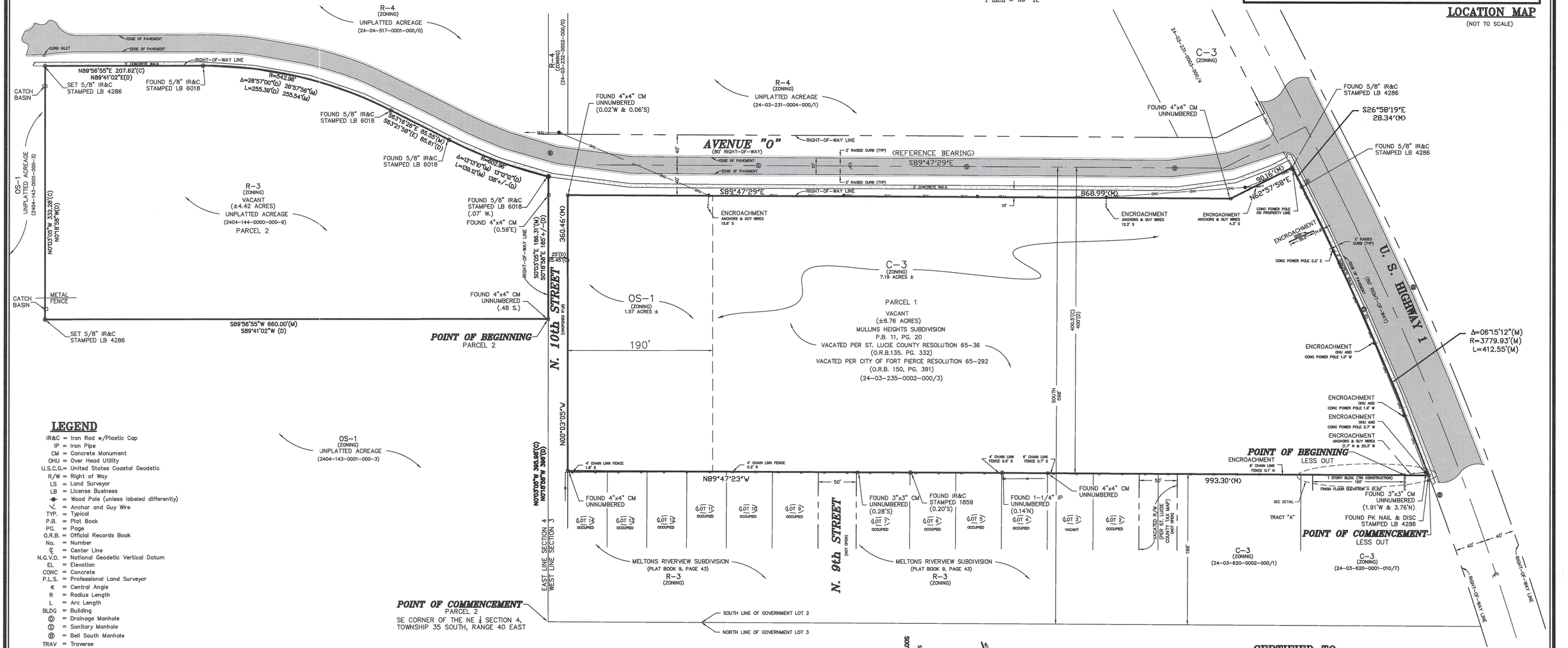
All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NORTH



LOCATION MAP
(NOT TO SCALE)



LEGEND

IR&C = Iron Rod w/Plastic Cap
IP = Iron Pipe
CM = Concrete Monument
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U.S.C.G.= United States Coastal Geodetic
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= Sanitary Manhole
= Bell South Manhole
TRAV = Traverse
± = Plus or Minus
SF = Square Feet
D = Deed
M = Measured
C = Calculated

CERTIFIED TO:

BLUE WATER, LLC;

ROBERT N. JOHNSON P.S.M. 6540 STATE OF FLORIDA

10/20/2016
DATE

ROBERT N. JOHNSON, P.S.M. FLORIDA CERTIFICATE NO. 6540

COMPUTER FILE REF.	FIELD BK./PG.
03-215.dwg	9820/9-14
16-088.dwg	0136/ 12-14
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STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE
REVISED FOR ALTA/ACSM STANDARDS AND UPDATED BOUNDARY	BCS	8/8/00
ADDED ADDITIONAL TOPO	ER	9/18/01
UP-DATE SURVEY REVISED CERTIFICATIONS	GLL	10/01/03
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FIELD	ER	6/9/98
CALCS.	RCL	6/11/98
DRAWN	BCS	6/12/98
DETAILED		
CHECKED	RCL	6/12/98
APPROVED		

BOUNDARY SURVEY

PREPARED FOR

BLUE WATER, LLC

DATE: 8/16/16
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 16-088
SHEET 1 OF 1

P:\Proj-2016\16-088 Blue Water LLC\Survey\16-088.dwg, 10/20/2016 2:32:17 PM

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2309816 OR BOOK 1848 PAGE 2087
Recorded:11/21/03 12:50

* Doc Assump: $ 0.00
* Doc Tax : $ 6,650.00
* Int Tax : $ 0.00

Prepared by and return to:
Judith W. Stoner
Vice President
Lawyers Land Title Co.
312 SE 17th Street 2nd Floor
Fort Lauderdale, FL 33316

File Number: **9848.101**
Will Call No.:

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31st day of **October, 2003** between **Ft. Pierce, LLC, an Illinois Limited Liability Company** whose post office address is **143 East Lake Cook Road, Palatine, IL** of the County of Cook, State of **Illinois**, grantor*, and **Blue Water, LLC, a Florida limited liability company** whose post office address is **701 NW 19th Street, Suite 100, Fort Lauderdale, FL 33311** of the County of **Broward**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters of record, appearing on the plat or otherwise common to the subdivision; and taxes for the year 2003 and thereafter. Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Witness
(print name) Christy L Marsh

Witness
(print name) Bruce A Salli

Ft. Pierce, LLC, an Illinois Limited Liability Company

By: _____
Emmett F. Stains, Managing Member

DoubleTime®

State of Illinois
County of Cook

This instrument was acknowledged before me this 31st day of October, 2003 by Emmett F. Stains, as managing member of **Ft. Pierce, LLC, an Illinois Limited Liability Company**. He is personally known to me or produced _____ as identification and did not take an oath.

State of Illinois. Notary Public

My commission expires:

"OFFICIAL SEAL"
DIANA ANTONIO
Notary Public, State of Illinois
Commission Expires 07/28/05

F:\WordDocs\Mogerman, O'Leary & Patel - 9848\Blue Water, LLC - 101\Documents\WD from dl.rtf

DoubleTime®

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the North 400 feet of the South 598 feet of Government Lot 2 lying West of US Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

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Thence continue South 90 deg. 00' 00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89 deg. 40' 51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00 deg. 16' 48" East, along the East face of said metal building a distance of .48 feet to the North line of said Tract "A" and the Point of Beginning.

(1)

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2336657 OR BOOK 1882 PAGE 478
Recorded:01/15/04 11:29

* Doc Assump: $ 0.00
* Doc Tax : $ 840.00
* Int Tax : $ 0.00

Prepared by and return to: Rob
Lisa K. Hermann, Esq.
Saavedra, Pelosi, Goodwin & Hermann
312 SE 17th Street 2nd Floor
Fort Lauderdale, FL 33316

File Number: **9848.116**
Will Call No.:

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24th day of December 2003 between Robert D. Meyer and Opal I. Meyer, as Trustees for the Opal I. Meyer Revocable Trust dated February 9, 1981 and as Trustees for the Robert D. Meyer Revocable Trust dated February 9, 1981, whose post office address is 215 LAKEVIEW CT. NW * of the County of HIGHLANDS, State of FLORIDA, grantor*, and **Blue Water, LLC, a Florida limited liability company** whose post office address is **701 NW 19th Street, Suite 100, Fort Lauderdale, FL 33311** of the County of **Broward**, State of **Florida**, grantee*,
*Lake Placid, FL 33852

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida**, to-wit:

From the SE corner of the NE ¼ of Section 4, Township 35 South, Range 40 East, run North 0 deg. 18'58" West, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg. 41'02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

Subject to land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters of record, appearing on the plat or otherwise common to the subdivision; and taxes for the year 2004 and thereafter. Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

(signatures and acknowledgments appear on the following page)

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:

Witness PATRICIA M. BARNHART
(print name)

Witness
(print name) Bessie P Smith

By: Robert D. Meyer, Trustee
Robert D. Meyer, Trustee

By: Opal I. Meyer, Trustee
Opal I. Meyer, Trustee

State of FLORIDA
County of HIGHLANDS

This instrument was acknowledged before me this 24 day of DEC, 2003 by Robert D. Meyer and Opal I. Meyer, as Trustees for the Opal I. Meyer Revocable Trust dated February 9, 1981, and as Trustees for the Robert D. Meyer Revocable Trust dated February 9, 1981. They are personally known to me or produced _____ as identification and did not take an oath.

State of _____, Notary Public

My commission expires:

Bessie P Smith
My Commission DD171943
Expires February 05 2007

DoubleTime®

EXHIBIT "A"

PARCEL 1:

That part of the North 400 feet of the South 598 feet of Government Lot 2 lying West of US Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

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Thence continue South 90 deg. 00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89 deg. 40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00 deg. 16'48" East, along the East face of said metal building a distance of .48 feet to the North line of said Tract "A" and the Point of Beginning.

PARCEL 2:

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All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

Property Identification

Site Address: 801 Avenue O
Map ID: 24/03N

Parcel ID: 2403-233-0002-000-3
Zoning: C-3 - FP

Account #: 15831
Use Type: 1000

Sec/Town/Range: 03/35S/40E
Jurisdiction: Fort Pierce

Ownership

Blue Water Llc
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Legal Description

3 35 40 THAT PART OF N 400 FT OFS 598 FT OF GOVT LOT 2 LYG W OF US 1 HWY-LESS R/W FOR AV O AND LESS W 25 FT FOR N 10 ST R/W AND LESS THAT PART MPDAF: FROM INT OF WLY RD R/W LI OF US #1 AND N LI OF TRACT A OF MELTONS RIVERVIEW S/D (PB 9-43) RUN S 90 00 00 W 31.85 FT TO POB, TH CONT S 90 00 00 W 85.58 FT, TH N 89 40 51 E 85.58 FT, TH S 00 16 48 E 0.48 FT TO N LI OF TRACT A AND POB- (8.67 AC) (OR 1848-2087)

Current Values

Just/Market:	$828,200	Assessed:	$828,200
Exemptions:	$0	Taxable:	$828,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$828,200	$828,200	$0	$828,200
2015	$828,200	$828,200	$0	$828,200
2014	$828,200	$828,200	$0	$828,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-31-2003	1848 / 2087	XX00	WD	Ft Pierce, LLC,	$950,000
08-15-2000	1321 / 848	XX00	WD	Dloughy,Daniel J	$339,000
12-30-1998	1194 / 0832	XX01	QC	RAVEN PARC INC	$230,000

Primary Building Information

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

View:
Year Built: N/A
Primary Wall:

Roof Cover:
Frame:
Story Height:

Exterior Data
Roof Structure:
Grade:
No. Units: 0

Building Type:
Effective Year: 2014
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

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

Interior Data
Electric:
Heat Type:
Heat Fuel:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	8.45
Land Size (SF):	368,082
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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

Property Identification

Site Address: Avenue O
Map ID: 24/04N

Parcel ID: 2404-144-0000-000-9
Zoning: R3

Account #: 16249
Use Type: 0000

Sec/Town/Range: 04/35S/40E
Jurisdiction: Fort Pierce

Ownership

Blue Water Llc
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Legal Description

4 35 40 BEG AT INT OF S R/W AV OAND E SEC LI, TH S ALG SD E LI 185 FT M/L TO PT 396 FT N OF SE COR OF NE 1/4, TH E 660 FT, TH N // TOE SEC LI 332.28 FT M/L TO S R/W AV O, TH N 89 DEG 41 MIN 02 SEC E207.62 FT TO PC OF CURVE TO RT, R542.96 AND CA 26 DEG 57 MIN ARC DIST OF 255.39 FT, TH S 63 DEG 21MIN 58 SEC E 85.61 FT TO PC OF CURVE TO LEFT, R 602.96 FT, ARC DIST OF 138 FT M/L TO POB (OR 1882-478)

Current Values

Just/Market:	$125,000	Assessed:	$125,000
Exemptions:	$0	Taxable:	$125,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$125,000	$125,000	$0	$125,000
2015	$125,000	$125,000	$0	$125,000
2014	$125,000	$125,000	$0	$125,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-24-2003	1882 / 0478	XX00	WD	Meyer,Robert D	$120,000
08-01-1979	0323 / 2977	XX02	CV		$33,000

Primary Building Information

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

View:	Roof Cover:	Exterior Data Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:
		Interior Data	
Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	4.41
Land Size (SF):	192,099.6
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Land Use Plan Amendment
Statement of Need

1. **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.**

   The proposed amendment consists of two parcels. The more eastern parcel currently has a split land use designation of General Commercial and Conservation/Recreation Open Space while the parcel to the west has a designation of Residential, Low. The proposed amendment will designate a future land use of General Commercial for the entire site, creating one developable commercial parcel. The closest grocery store is located about 0.35 miles from this location and does not have a safe, walking environment leading to the commercial center. Developing a commercial project at this location will meet a need for the local residents by providing commercial retail and services within a walking distance and provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

2. **Statements on how the amendment(s) are consistent with Comprehensive Plan**.

   This amendment is consistent with the following policies in the City of Ft. Pierce Comprehensive Plan:

   FLU 1.1.3 Policy:
   The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

   The land use designations in the immediate area to the north are Residential Medium and General Commercial; to the south the designations are Residential, Low and Conservation/Open Space; to the east is General Commercial and to the west is Conservation/Open Space and Residential Medium.

   The General Commercial land use designation is consistent with the General Commercial designation that is along the US 1 corridor. There is an existing commercial center about 0.35 miles from this site. This is not within walking distance to most of the residents in this neighborhood. Developing a commercial center in this neighborhood will provide the residents a retail center with services and goods within walking distance from their place of residence and also provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

   The development of a commercial center on this site could help to activate the existing park to the west. The uses that are located within the commercial center could compliment the park activities. Some of these types of uses include, a grocery store, a hair or nail salon, a dry cleaner, a restaurant or café or a daycare. These are uses that a parent would use during or after/before their child's activities at the park. There are examples of this type of relationship working in commercial centers in Palm Beach County.

   FLU 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.

This site is located within the CRA and as such, development of a commercial center at this location will help revitalize the area, increase the tax base and provide jobs for the local residents. This site is located along US1 and Avenue O which has a residential community in the surrounding area. Development of a commercial center at this location will provide retail goods and services within walking distance to their place of residence; following the principles of Smart Growth and providing a mix of uses within walking distance.

FLU 1.8.2 Policy:
The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

- To create a lively downtown/waterfront area with mixed-use development, water-enhanced activities, and historic preservation.

  The development of a commercial center at this location will compliment and help attract mixed use and mutli-family development along the waterfront. Commercial uses are an integral part of a lively downtown/waterfront and the location of this property is well suited for the commercial development to compliment a downtown.

FLU 1.10 Objective:
The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

This amendment will allow a parcel that is currently vacant to be developed as a retail commercial center. This will increase the value of the land, adding to the City's tax base and will also provide job opportunities for residents that would not be available to them with the current land use designation of Conservation/Open Space and Residential, Low.

TE 2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds the LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operational improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

Included with this application is a trip generation letter showing that the level of service on Avenue O during the PM peak hour drops from "C" to "F" at the maximum build out scenario while the AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at "C." Following the trip generation letter is a traffic mitigation and level of service statement providing the following mitigation options to address the level of service for the PM peak hour on Avenue O:

1. *Concurrent with this application is a request to vacate & abandon the unimproved right of way of N. 10 St., located between the two parcels that will eventually be built out with a commercial center. This right of way runs between Avenue O & Avenue M, connecting the two roadways. A drive aisle can be constructed in this area to be abandoned, allowing access to the site from Avenue O & Avenue M. This will relieve the amount of traffic on Avenue O, allowing the level of service to remain at "C."*

2. *Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at "C."*

The traffic mitigation and level of service statement also addresses the traffic for the intersection at US 1 and Avenue O, providing the following:

1. *Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.*

TE 2.3.2 Policy

Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standards. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

Included with this application is a trip generation letter showing that the level of service on Avenue O during the PM peak hour drops from "C" to "F" at the maximum build out scenario while the AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at "C." Following the trip generation letter is a traffic mitigation and level of service statement providing the following mitigation options to address the level of service for the PM peak hour on Avenue O:

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2. *Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at "C."*

The traffic mitigation and level of service statement also addresses the traffic for the intersection at US 1 and Avenue O, providing the following:

1. *Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.*

3. **Statements on how the 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.**

   The land use designations in the immediate area to the north are Residential Medium and General Commercial; to the south the designations are Residential, Low and Conservation/Open Space; to the east is General Commercial and to the west is Conservation/Open Space and Residential Medium.

   The General Commercial land use designation is consistent with the General Commercial designation that is along the US 1 corridor. There is an existing commercial center about 0.35 miles from this site. This is not within walking distance to most of the residents in this neighborhood. Developing a commercial center in this neighborhood will provide the residents a retail center with services and goods within walking distance from their place of residence and provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

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BLYTHE ENVIRONMENTAL, INC.
4248 SE COMMERCE AVENUE
STUART, FLORIDA 34997
772-219-7804 / 772-219-7859 FAX

March 31, 2004

Mr. Kash Patel
701 NW 19th Street, Suite 100
Fort Lauderdale, Florida 33311

RE: ENVIRONMENTAL ASSESSMENT
U.S. HWY. 1 AND AVENUE O, NORTH FORT PIERCE

Dear Mr.Patel:

On Thursday, March 25, 2004, I visited a site in North Fort Pierce bounded by U.S. Highway 1 and Avenue O, in Saint Lucie County, Florida. During this visit, observations were made of on site soil and vegetation conditions and for protected plant and animal species.

SOILS

The *Soil Survey for St. Lucie County Area, Florida,* published by the USDA Soil Conservation Service indicates two soil types within the limits of this property. A brief description of these soil types is listed below. These descriptions are generalizations and do not account for any drainage improvements that may influence plant species and hydrology on the site.

4 Arents This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. The water table is between depths of 20 to 50 inches for most of the year.

#21 Lawnwood Sand Lawnwood sand is a nearly level poorly drained soil in the pine flatwoods. The water table is within a depth of 10 inches for 1 to 4 months and is between a depth of 10 to 40 inches for 6 months or more during most years. The water table is perched above the subsoil during the summer rainy season or after periods of heavy rainfall. It recedes to a depth of greater than 40 inches during extended dry seasons.

#29 Pendarvis Sand Pendarvis sand is a nearly level to gently sloping moderately well drained soil on low ridges and knolls in the flatwoods. It has a perched water table between depths of 24 to 40 inches for about 1 to 4 months during the summer rainy
season and between depths of 40 to 60 inches for the rest of the year escept durng dry periods.

#33 Pits This map unit consists of excavations from which soil and geological material have been removed mostly for road construction or in building foundations

#42 St. Lucie Sand St. Lucie sand is a nearly level to sloping excessively drained soil on high dunelike ridges and undulating areas. The water table is below a depth of 80 inches and usually not within a depth of 120 inches annually.

#50 Waveland Fine Sand Waveland fine sand is a nearly level poorly drained soil on broad flatwoods areas. The water table is within a depth of 10 inches for 1 to 4 months and within a depth of 40 inches for 6 months or more during most years. It is perched above the subsoil early in the summer rainy season and after periods of heavy rainfall in other seasons. The water table recedes to a depth of more than 40 inches during extended dry seasons.

VEGETATION

Uplands

The entire 13 acre site can be classified as uplands. Using the Florida Land Use, Cover and Forms Classification System, the Eastern approximately 5 acres has been cleared, and part of it used as a borrow site for fill. Its FLUCCS category is 742 Borrow. The Western portion of the site, approximately 7.5 +/- acres of FLUCCS 411 Pine Flatwoods. Species observed include:

Brazilian Pepper	*Schinus terebinthifolius*
Laurel Oak	*Quercus laurifolia*
Live Oak	*Quercus virginiana*
Scrub Oak	*Quercus geminata*
Slash Pine	*Pinus elliottii*
Hickory	*Carya tomentosa*
Sand Pine	*Pinus clausa*
Air Plants	*Tillandsia spp.*
Hogplum	*Ximenia americana*
Wax Myrtle	*Myrica cerifera*
Dune Sunflower	*Helianthes dibilis*
Wiregrass	*Aristida stricta*
Dog Fennel	*Eupatorium capilliforme*
Broomsedge	*Andropogon virginicus*
Muhly Grass	*Amphicarpum muhlenbergii*
Greenbriar	*Smilax spp.*
Sawpalmetto	*Serenoa repens*
Wild Grape	*Vitis rotundifolia*
Lantana	*Lantana camara*
Cabbage Palm	*Sabal palmetto*
Spanish Needles	*Bidens pilosa*
Saltbush	*Baccharis halmifolia*
Periwinkle	*Vinca rosea*

MR. KASH PATEL
ENVIRONMENTAL ASSESSMENT
U.S. HIGHWAY #1 AND AVENUE O, FORT PIERCE
MARCH 31, 2004
PAGE THREE

PROTECTED SPECIES SURVEY

A field investigation and survey was made for protected species suspected to occur on-site. Upland portions of the site were surveyed through a network of parallel pedestrian transects at 10 meter intervals. Periodic random sampling stations were established throughout the site to observe for avian species.

During the study periods, numerous common birds were observed typical of urbanized areas. They included: Mockingbird, Blue Jay, and Mourning Dove. No protected species were observed on-site.

PREVIOUS IMPACTS

This parcel is bounded by a residential mobile home community to the south, vacant property to the north, U.S. Highway 1 to the east and a public park to the west. The site can be categorized as very disturbed on the eastern portion that was cleared many years ago. The western portion of the site is heavily wooded with mature dry scrubby pine flatwoods.

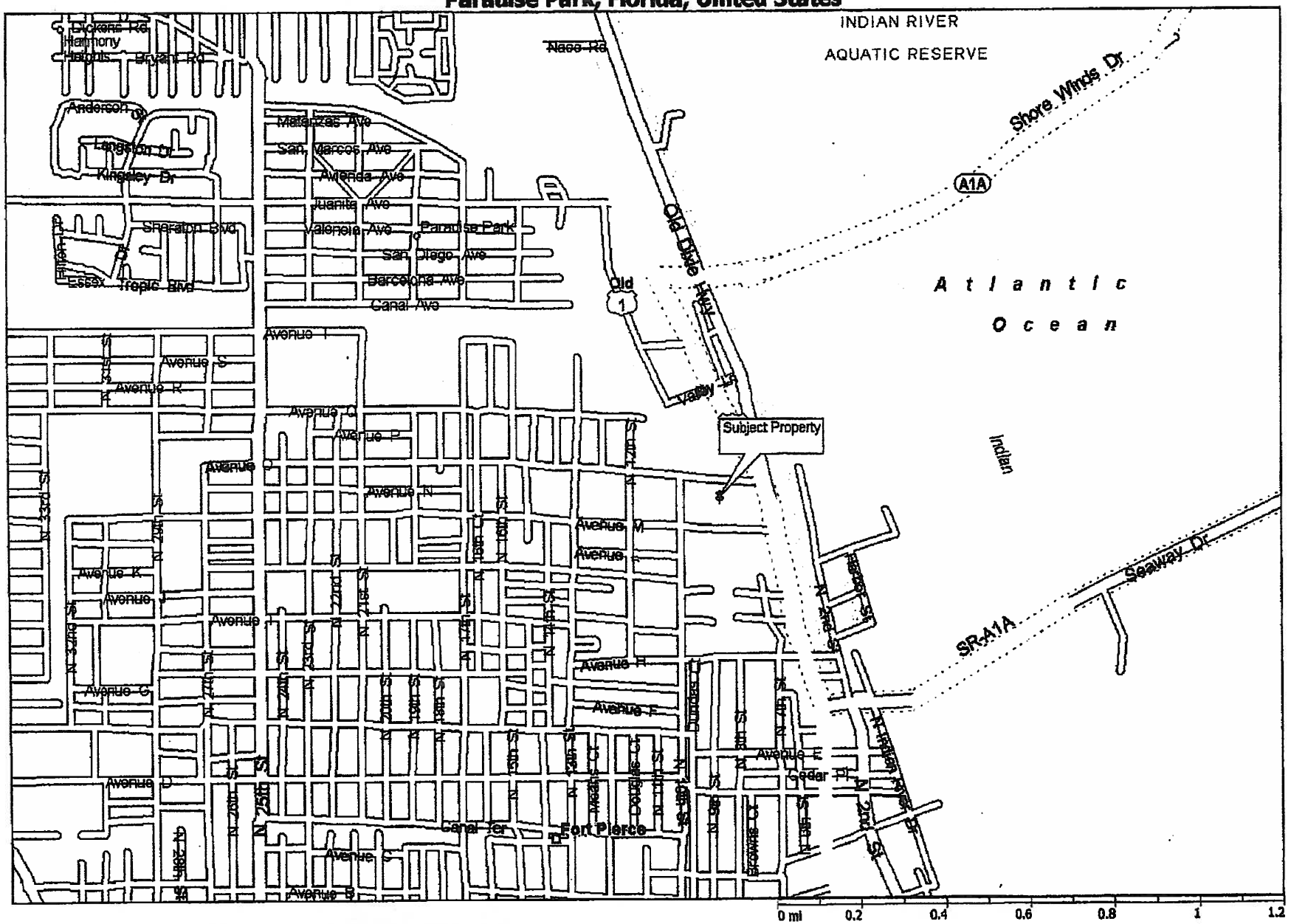
In a few isolated locations, old construction debris including large culvert pipes, concrete blocks, and old squatters camps were observed.

Should you need additional information regarding my field investigation of this site, please let me know.

Sincerely,

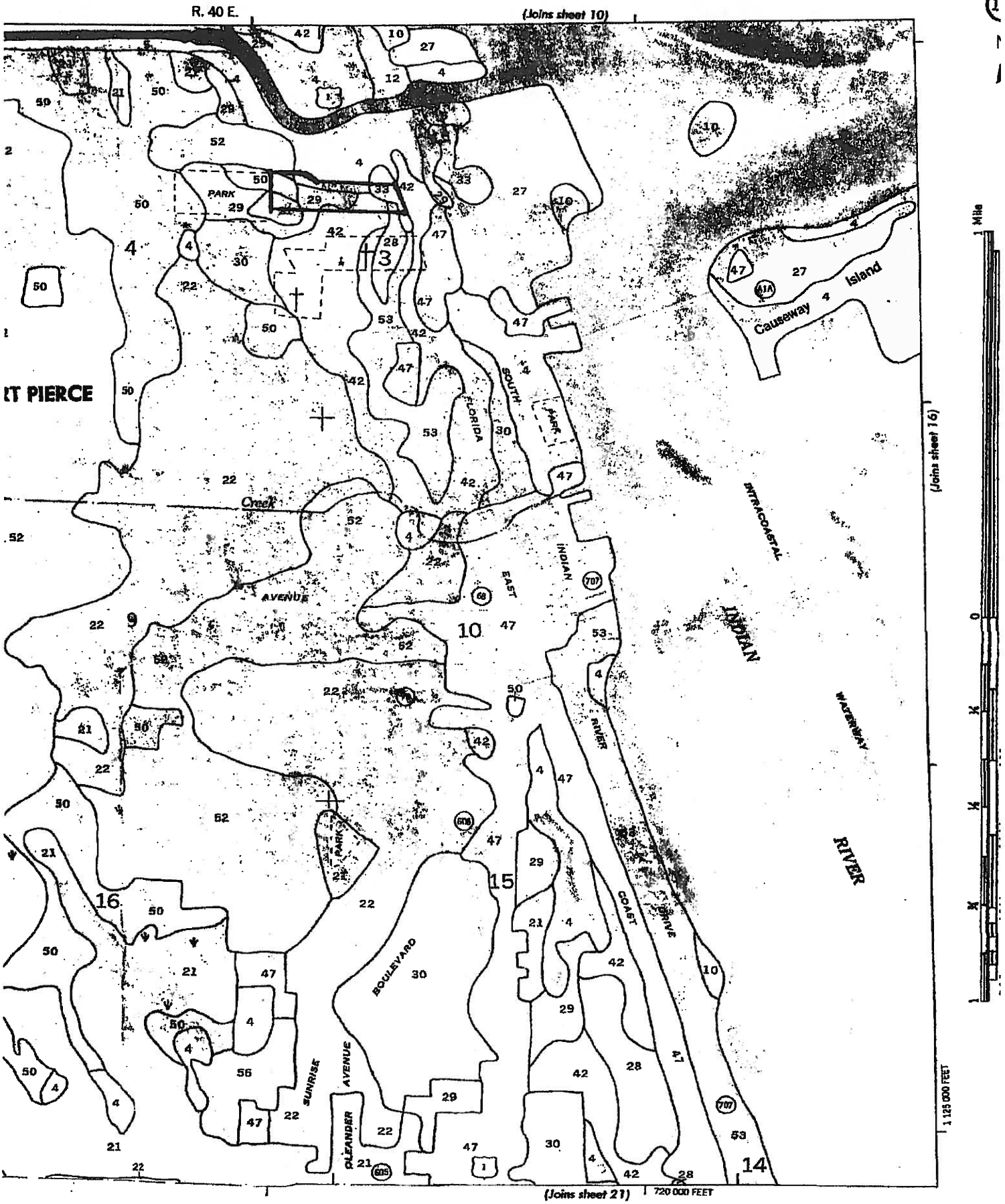
Wayne P. Blythe, President
BLYTHE ENVIRONMENTAL, INC.

Paradise Park, Florida, United States



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DA — SHEET NUMBER 15



Stantec Consulting Services Inc.
5172 Station Way
Sarasota FL 34233
Tel: (941) 365-5500

December 1, 2016

City of Fort Pierce Planning Department
100 North US 1
Fort Pierce, Florida 34950

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

To Whom It May Concern:

This letter serves to summarize the traffic impacts of the subject project for your approval. The Rezone proposes to change 4.42 acres from Residential (Parcel ID 2404-144-0000-000-9) and 1.57 acres of Conservation Open Space (Parcel ID 2403-233-0002-000-3) to 5.99 acres of General Commercial. The remainder of the land on Parcel ID 2403-233-0002-000-3 is already zoned General Commercial. The maximum buildout intensities are shown in Table 1.

Table 1: Existing & Proposed Maximum Development

Scenario	Land Use Designation	Maximum Density	Development Size	
			Acres	Maximum Development
Existing	Residential (R-3)	6 du/acre	4.42	26 units
	Conservation Open Space (O-1)	0.25 FAR	1.57	17,097 SF
Proposed	General Commercial (C-3)	1.0 FAR	5.99	260,924 SF

The maximum allowed proposed development of 260,924 SF of commercial development cannot physically be constructed on the site when the infrastructure required to support the development is considered. A commercial building footprint typically represents approximately 20% of the total site acreage. The remaining 80% of the site is comprised of stormwater management facilities, parking, landscaping, and lot setbacks/buffers.

This analysis evaluates both the maximum (260,924 SF) and realistic maximum (52,000 SF; 20% of 5.99 acres) development scenarios in support of the proposed rezone. The proposed rezone is located at 801 Avenue O in Fort Pierce at the corner of US 1. The location of the two parcels is shown in Figure 1.

Reference: Blue Water, LLC Rezone
Traffic Impact Statement



Source: St. Lucie County Property Appraiser, 2016

Figure 1: Project Location

Trip Generation

Traffic volumes generated by the existing and proposed zoning were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 9th Edition (2012)*. Land Use 210 (Single-Family Detached Housing) and Land Use Code 495 (Recreational Community Center) were used for the existing zoning and Land Use Code 820 (Shopping Center) was used for the proposed zoning to estimate the daily, AM peak-hour, and PM peak-hour trip generation potential for each scenario. The trip generation results from the maximum development scenario are summarized in Tables 2 through 4 and the trip generation results from the realistic maximum development scenario are summarized in Tables 5 through 7.

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Table 2: Daily Trip Generation - Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	ln(T) = 0.92ln(x) + 2.72	50%	50%	304	152	152
	Recreational Community Center - 495	Per ksf	17,097	T = 33.82(x)	50%	50%	578	289	289
Proposed	Shopping Center - 820	Per ksf	260,924	ln(T) = 0.65ln(x) + 5.83	50%	50%	12,667	6,334	6,333
				Net Change in Trips			**11,785**	**5,893**	**5,892**

Table 3: AM Peak-Hour Trip Generation - Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	AM Peak Trip Rate/ Equation	AM Enter Split	AM Exit Split	AM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	T = 0.70(x) + 9.74	25%	75%	28	7	21
	Recreational Community Center - 495	Per ksf	17,097	T = 2.05(x)	66%	34%	35	23	12
Proposed	Shopping Center - 820	Per ksf	260,924	ln(T) = 0.61ln(x) + 2.24	62%	38%	280	174	106
				Net Change in Trips			**217**	**144**	**73**

Table 4: PM Peak-Hour Trip Generation - Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	ln(T) = 0.90ln(x) + 0.51	63%	37%	31	20	11
	Recreational Community Center - 495	Per ksf	17,097	T = 2.74(x)	49%	51%	47	23	24
Proposed	Shopping Center - 820	Per ksf	260,924	ln(T) = 0.67ln(x) + 3.31	48%	52%	1,139	547	592
				Net Change in Trips			**1,061**	**504**	**557**

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Table 5: Daily Trip Generation – Realistic Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	ln(T) = 0.92ln(x) + 2.72	50%	50%	304	152	152
	Recreational Community Center - 495	Per ksf	17,097	T = 33.82(x)	50%	50%	578	289	289
Proposed	Shopping Center - 820	Per ksf	52,000	ln(T) = 0.65ln(x) + 5.83	50%	50%	4,440	2,220	2,220
				Net Change in Trips			**3,558**	**1,779**	**1,779**

Table 6: AM Peak-Hour Trip Generation - Realistic Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	AM Peak Trip Rate/ Equation	AM Enter Split	AM Exit Split	AM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	T = 0.70(x) + 9.74	25%	75%	28	7	21
	Recreational Community Center - 495	Per ksf	17,097	T = 2.05(x)	66%	34%	35	23	12
Proposed	Shopping Center - 820	Per ksf	52,000	ln(T) = 0.61ln(x) + 2.24	62%	38%	105	65	40
				Net Change in Trips			**42**	**35**	**7**

Table 7: PM Peak-Hour Trip Generation - Realistic Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	ln(T) = 0.90ln(x) + 0.51	63%	37%	31	20	11
	Recreational Community Center - 495	Per ksf	17,097	T = 2.74(x)	49%	51%	47	23	24
Proposed	Shopping Center - 820	Per ksf	52,000	ln(T) = 0.67ln(x) + 3.31	48%	52%	387	186	201
				Net Change in Trips			**309**	**143**	**166**

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Trip Distribution/Assignment

All traffic from the rezone was distributed to Avenue O, where the properties have frontage. In addition, project traffic was distributed to the segments of US 1 north and south of Avenue O. Based on existing traffic volumes, 60% of project traffic was assigned to the segment to the south and 40% was assigned to the segment to the north.

Existing Zoning Conditions

The AM and PM peak-hour traffic conditions on Avenue O and US 1 north and south of Avenue O were evaluated for the existing traffic plus traffic generated by the maximum development allowed under the existing zoning. Table 8 and Table 9 summarize the existing zoning conditions generalized level-of-service analysis and indicate that all roadways are anticipated to operate within the adopted level-of-service standard of D.

Table 8: AM Peak-Hour Existing Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	AM Pk Hr Pk Dir Volume[1]	Existing Zoning Traffic	Total AM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	91	33	124	C	0.230
US 1						
Old Dixie Hwy to Avenue O	2,000	1,581	20	1,601	C	0.801
Avenue O to SR A1A North	2,100	1,581	13	1,594	C	0.759

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 9: PM Peak-Hour Existing Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	PM Pk Hr Pk Dir Volume[1]	Existing Zoning Traffic	Total PM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	92	43	135	C	0.250
US 1						
Old Dixie Hwy to Avenue O	2,000	1,236	26	1,262	C	0.631
Avenue O to SR A1A North	2,100	1,236	17	1,253	C	0.597

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Proposed Zoning Conditions

The AM and PM peak-hour traffic conditions on Avenue O and US 1 north and south of Avenue O were evaluated for the existing traffic plus traffic generated by the maximum development allowed under the proposed zoning. This was conducted for both the maximum and realistic maximum scenarios. Table 10 and Table 11 summarize the maximum proposed zoning conditions generalized level-of-service analysis and indicate that during the PM peak-hour Avenue O will exceed the adopted level-of-service standard of D.

Table 10: AM Peak-Hour Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	AM Pk Hr Pk Dir Volume[1]	Proposed Zoning Traffic	Total AM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	91	174	265	C	0.491
US 1						
Old Dixie Hwy to Avenue O	2,000	1,581	104	1,685	C	0.843
Avenue O to SR A1A North	2,100	1,581	70	1,651	C	0.786

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 11: PM Peak-Hour Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	PM Pk Hr Pk Dir Volume[1]	Proposed Zoning Traffic	Total PM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	92	592	684	F	1.267
US 1						
Old Dixie Hwy to Avenue O	2,000	1,236	355	1,591	C	0.796
Avenue O to SR A1A North	2,100	1,236	237	1,473	C	0.701

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 12 and Table 13 summarize the realistic maximum proposed zoning conditions generalized level-of-service analysis and indicate that all roadways are anticipated to operate within the adopted level-of-service standard of D.

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Table 12: AM Peak-Hour Realistic Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	AM Pk Hr Pk Dir Volume[1]	Proposed Zoning Traffic	Total AM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	91	65	156	C	0.289
US 1						
Old Dixie Hwy to Avenue O	2,000	1,581	39	1,620	C	0.810
Avenue O to SR A1A North	2,100	1,581	26	1,607	C	0.765

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 13: PM Peak-Hour Realistic Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity[1]	PM Pk Hr Pk Dir Volume[1]	Proposed Zoning Traffic	Total PM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	92	201	293	C	0.543
US 1						
Old Dixie Hwy to Avenue O	2,000	1,236	121	1,357	C	0.679
Avenue O to SR A1A North	2,100	1,236	80	1,316	C	0.627

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Reference: Blue Water, LLC Rezone
Traffic Impact Statement

Conclusion

Assuming the maximum intensity/density development under the proposed zoning, the rezone will create any adverse impact to Avenue O during the PM peak-hour. Avenue O during the AM peak-hour as well as US 1 during both the AM and PM peak hours will operate at level-of-service C, just like the existing zoning conditions.

Assuming the realistic maximum intensity/density development under the proposed zoning, the rezone will not create any adverse impacts to Avenue O or US 1 during the AM and PM peak hours. The roadways will operate at level-of-service C, just like the existing zoning conditions.

Appropriate transportation mitigation and proportionate fair-share payments, if required, shall be addressed at the development order stage when a detailed development plan is created.

Sincerely,

Stantec Consulting Services Inc.



Matthew R. Crim, P.E., PTOE
Transportation Engineer
Ph: 832-523-9111
matt.crim@stantec.com

Level of Service & Traffic Mitigation

The Code requires that the traffic analysis be conducted using the maximum build out scenario, allowing up to 260,924 square feet of commercial use on a 5.99 acre parcel. Using this scenario, the level of service on Avenue O during the PM peak hour drops from “C” to “F”. The AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at “C.” See Trip Generation Letter for more details.

Although the Code requires a full build out scenario, a more likely build out scenario is 20% of the lot size, allowing a maximum of 52,184 square feet of commercial use. This is due to the fact that commercial centers are typically one story and have needed improvements on the site such as parking, drainage and landscaping that will consist of typically 80-85% of the site. Based on this scenario, the level of service will remain at a level of service C for all roadway segments for both the AM and PM Peak Hour Trips.

A more detailed traffic impact analysis based on the actual constructed building square footage will be conducted at the time of site plan application submittal; with this land use plan amendment and zoning atlas amendment, the following mitigation options are provided to address the level of service on Avenue O for the PM peak hour:

1. Concurrent with this application is a request to vacate & abandon the unimproved right of way of N. 10 St., located between the two parcels that will eventually be built out with a commercial center. This right of way runs between Avenue O & Avenue M, connecting the two roadways. A drive aisle can be constructed in this area to be abandoned, allowing access to the site from Avenue O & Avenue M. This will relieve the amount of traffic on Avenue O, allowing the level of service to remain at “C.”

2. Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at “C.”

Although the maximum build out scenario will not adversely impact the level of service on US 1, this application provides mitigation options to assist in relieving traffic at the intersection of US 1 and Avenue O. Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential, Multi-Family	Residential, Medium	R-4
South	Park/Residential, Single-Family	Conservation Open Space/Residential, Low	O-1/R-1
East	Vacant Land	General Commercial	C-3
West	Park	Conservation Open Space	O-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Residential, Low/Conservation Open Space	R-3/O-1	RL: 6 DU/acre = 26 units COS: 17,097 sq. ft.	4.42 RL 1.57 COS	X
Proposed	General Commercial	C-3	260,924 sq. ft.	5.99	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(.125) = 2,137 **Total: 8,807**
Proposed Zoning	Total gallons per day: 260,924(.125) = **32,615**
Change in Demand	**Total gallons per day: 32,615 – 8,807 = Increase of 23,808**

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(0.1) = 1,709 **Total: 8,379**
Proposed Zoning	Total gallons per day: 260,924(0.1) = **26,092**
Change in Demand	**Total gallons per day: 26,092 – 8,379 = Increase of 17,713**

C. Parks and Recreation (Residential Classifications Only): N/A
(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): N/A
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	R-3: 4 yards
Proposed Zoning	None
Change in Demand	**Decrease in 4 yards**

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	As this site is currently unimproved, there is no drainage provided on site. Drainage improvements will be designed at the time the of site plan submittal to provide for on-site drainage. All improvements will be designed to meet the level of service required.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	882 Trips	63 AM Trips/78 PM Trips
Proposed Zoning	12,667 Trips	280 AM Trips/1,139 PM Trips
Change in Demand	+ 11,785 Trips	+ 217 AM Trips/+1,061 PM Trips
Impact to Capacity	Avenue O changes from LOS C to F for the PM Peak Hour & US 1 remains at LOS C *See attached Trip Generation Letter & Impact Statement for Mitigation Options	

III. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [X] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 0 Single Family: 0 Multifamily: 0
Non-residential (square footage): 260,924 sq. ft.
Mixed-use (describe use): N/A
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA: N/A

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA

Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Phase I Total	**1**	**260,924**	**5.99**		

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [X] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [X] No
If yes, what is the size of the structure(s) to be demolished or re-used?

2. What is the current use of the structure to be demolished or re-used? N/A

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [X] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: None

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

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, FEBRUARY 14, 2017 IN ST. LUCIE, COMMISSION CHAMBERS, 2300 VIRGINIA AVENUE, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Mr. Weaver and Mr. Dahan arrived at 6:05 PM.

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

Absent: **Eloise Cumings**; **Frank Creyaufmiller**; **Brian Paul**; **Charles Hayek**

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

4. CONSIDERATION OF ABSENCES

Motion was made by Marcia Baker, and seconded by Al Bernetti to approve the absences of Mr. Hayek, Mr. Paul, Mr. Creyaufmiller and Ms. Cumings.

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

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Bernett and Mr. Weaver were made voting members for the meeting.

6. APPROVAL OF MINUTES

a. Minutes from the January 10, 2017 meeting

Motion was made by Robert Poitier, and seconded by John George to approve the minutes from the January 10, 2017 meeting.

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

Passed

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

a. **Comprehensive Plan Future Land Use Map Amendment – Blue Water Properties - 1190 Avenue O**

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

Amanda Martinez, Blue Water Properties, Applicant Representative, stated the intent is to design the property as one commercial center that is compatible with the adjacent uses in the neighborhood. Ms Martinez answered questions from the Board.

No one spoke against the application.

Motion was made by Marcia Baker, and seconded by John George to recommend approval of the proposed amendment with guidance that the western three hundred and fifty (350) feet of the subject site is advanced with a Neighborhood Commercial (NC) designation, as presented by staff, in Figure 2, based upon improved consistency with the Comprehensive Plan and assimilation with the surrounding districts.

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

Passed

8. NEW BUSINESS

a. **Zoning Atlas Amendment - Blue Water Properties – 1190 Avenue O**

Mr. Benton gave a brief overview of the Zoning Atlas Amendment and stated it is a coupled request with item 7a.

No one spoke for or against the project.

Motion was made by Marcia Baker, and seconded by John George to recommend approval of the proposed amendment with guidance that the western three hundred and fifty (350) feet of the subject site is advanced with a Neighborhood Commercial (C-2) designation, as presented by staff, in Figure 2, based upon improved consistency with the Comprehensive Plan and assimilation with the surrounding districts.

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

Passed

b. **Abandonment - Segment of North 10th Street between Avenue M & Avenue O**

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 Marcia Baker, and seconded by John George to forward a recommendation to approve the requested abandonment.

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

Passed

c. **Conditional Use - Advanced Scholars Christian Academy - 616 Orange Avenue**

Mr. Creagan gave an overview of the application.

Sherria Baptiste, Representative, spoke on behalf of the school and answered questions from the Board regarding teacher certification and the limited playground area.

Mike Menard, Representative from Architectonic, stated he is working with Ms. Baptiste to make sure the school is compliant with the educational requirements for building code, life safety and ADA.

Richard Shoy spoke in favor of the project.

Motion was made by Robert Poitier, and seconded by John George to forward a recommendation to the City Commission for approval of the Conditional Use with No New Construction to operate a private K-8 school that will accommodate 135 (one hundred thirty five) students with the following conditions:

1. Landscape improvements must be made to the property to bring the site into compliance with City Code 22-187 (4). This improvement must be completed prior to receiving a Certificate of Occupancy.

2. A pavement marking plan that implements the traffic flow plan must be submitted with the building permit.

3. A lighting plan or photometric survey must be submitted that verifies lighting in the parking lot in accordance with City Code 22-60 (j). This plan must be submitted with the building permit.

4. Signed and sealed drawings that are to scale must be submitted with the building permit that shows the change to an "E" occupancy.

5. The applicant coordinates and permits appropriate crosswalk and school zone signs along the Avenue A corridor to notify drivers of an active school zone. This must be completed before a Certificate of Occupancy can be issued.

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

Passed

City Commission Regular Meeting **11.b.4.**

Meeting Date: 04/03/2017

Re: Ordinance 17-014: Abandonment of Unopened Right-of-Way

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Ordinance 17-014: Abandoning an unopened segment of North Tenth Street right-of-way, between Avenue M & O upon payment of appraised value in the amount of $3,144. FIRST READING

SUMMARY:

- In accordance with City Code Section 17-1, Abandonment, narrowing, etc., of streets, the applicant, is requesting the City of Fort Pierce abandon an unopened segment of North 10th Street Right-of-Way, situated between Avenue M & O, which abuts their land holdings.
- Concurrent to the request for abandonment, the applicant is requesting the approval of Comprehensive Plan Future Land Use Map and Zoning Atlas Amendments, for 5.99 acres of their property, abutting the subject right-of-way.
- The subject extension of North 10th Street appears to have remained unopened in perpetuity, and has not been utilized for utility infrastructure.
- The right-of-way segment sought for abandonment offers minimal vehicular, pedestrian, or utility design advantage to the city, especially in its unimproved state.
- The majority (~.165 acres) of the right-of-way segment considered for abandonment would be assumed by the applicant, with a minor section (~.058 acres) being retained by the city as it abuts city owned parkland, based upon established policy.
- The portion of the right-of-way presented for abandonment to the applicant has a prorated valuation of $3,144, payable prior to the subject ordinance becoming effective.

The Planning Board, at their February 14th, 2017 meeting, voted unanimously to recommend approval of the request.

RECOMMENDATION:

Approval

ALTERNATIVES:

Denial
Propose a land swap with the applicant

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Payment of $3,144 due to the City of Fort Pierce prior to the Ordinance becoming effective.

Attachments

Proposed Draft Ordinance 17-014 (to be replaced by final formatted version)
Staff Report
Aerial & Zoning Map - Abandonment
Abandonment Application & Sketch and Legal
Appraisal of N. 10th St. Right of Way (Dec 19. 2016)
O & E Title Search

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/27/2017 02:44 PM

Form Started By: Kori Benton
Started On: 03/22/2017 04:35 PM
Final Approval Date: 03/27/2017

ORDINANCE NO. 17-014

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ABANDONING A PORTION OF NORTH TENTH STREET RIGHT-OF-WAY, LYING SOUTH OF AVENUE O WITHIN THE CITY OF FORT PIERCE, FLORIDA;** PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon a portion of an existing right-of-way known as North 10th Street, lying south of Avenue O, and north of Avenue M, within the City of Fort Pierce, Florida; and

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

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

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

SECTION 1. That the right-of-way, more particularly described as follows, be and it is hereby vacated and abandoned upon payment of $ 3,144, a prorated valuation, by the applicant Blue Water LLC.:

A PORTION OF NORTH TENTH STREET RIGHT-OF-WAY, LYING SOUTH OF AVENUE O WITHIN THE CITY OF FORT PIERCE, FLORIDA, WITHIN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY , FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 14 OF MELTONS RIVERVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 43, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND RUNNING THENCE NORTH 89"47'23" WEST ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF SAID PLAT A DISTANCE OF 25.45' TO A POINT ON THE WEST LINE OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00"03'05" WEST ALONG SAID SECTION LINE A DISTANCE OF 198.43' TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1882 AT PAGE 478, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00"03'05" WEST ALONG THE EASTERLY BOUNDS OF SAID CONVEYANCE, BEING ALSO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 186.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF AVENUE "0"; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 602.96', CENTRAL ANGLE 02"28'39", AN ARC LENGTH OF 26.07' TO A POINT LOCATED SOUTH 77"32'36" EAST (CHORD BEARING) A CHORD DISTANCE OF 26.07' FROM THE PREVIOUSLY DESCRIBED POINT; THENCE SOUTH 00"03'05" EAST A DISTANCE OF 18.75' TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY

DEED RECORDED IN OFFICIAL RECORDS BOOK 1848 AT PAGE 2087, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00"03'05" EAST ALONG THE WESTERLY BOUNDS OF THE CONVEYANCE LAST ABOVE MENTIONED A DISTANCE OF 360.46' TO THE POINT OF BEGINNING.

CONTAINING 0.223 ACRE OF LAND, MORE OR LESS.

As 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. This ordinance shall be and become effective upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
James M. Messer, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 17-014 was duly advertised by title only in the St. Lucie News Tribune on March 19th, 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 April 3rd, 2017; and was duly introduced, read by title only, and passed on second and final reading on April 17th, 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 15th day of April, 2017.

_____
Linda Hudson,
Mayor Commissioner

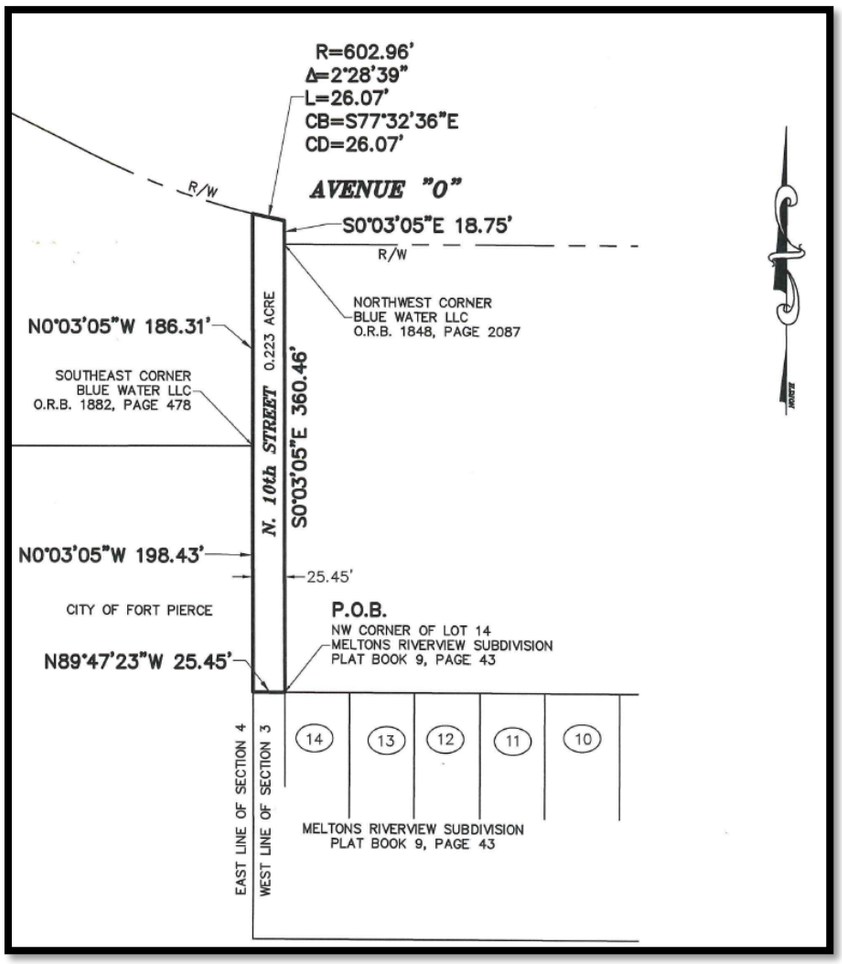
ATTEST:

_____

Linda W. Cox,
City Clerk

(City Seal)

EXHIBIT A
Right-of-way for Abandonment
Sketch & Legal Description



A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 14 OF MELTONS RIVERVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 43, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND RUNNING THENCE NORTH 89"47'23" WEST ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF SAID PLAT A DISTANCE OF 25.45' TO A POINT ON THE WEST LINE OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00"03'05" WEST ALONG SAID SECTION LINE A DISTANCE OF 198.43' TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1882 AT PAGE 478, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00"03'05" WEST ALONG THE EASTERLY BOUNDS OF SAID CONVEYANCE, BEING ALSO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 186.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF AVENUE "0"; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 602.96', CENTRAL ANGLE 02"28'39", AN ARC LENGTH OF 26.07' TO A POINT LOCATED SOUTH 77"32'36" EAST (CHORD BEARING) A CHORD DISTANCE OF 26.07' FROM THE PREVIOUSLY DESCRIBED POINT; THENCE SOUTH 00"03'05" EAST A DISTANCE OF 18.75' TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1848 AT PAGE 2087, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00"03'05" EAST ALONG THE WESTERLY BOUNDS OF THE CONVEYANCE LAST ABOVE MENTIONED A DISTANCE OF
360.46' TO THE POINT OF BEGINNING.

CONTAINING 0.223 ACRE OF LAND, 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: **Abandonment of Unopened Right-of-Way**
Segment of North 10th Street, between Avenue M & O

DATE: March 22, 2017

STAFF REPORT

Owners:
Blue Water LLC.
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Representative:
Amanda Martinez
Martinez Planning Associates, LLC
115 Citrus Park Circle
Boynton Beach, FL 33436

Requested Action:
Approval of Abandonment of an unopened segment of North 10th Street Right-of-Way, situated between Avenue M & O

Location:
North 10th Street Right-of-Way, situated between Avenue M & O

Abutting Parcel IDs:
2404-143-0001-000-3 (City Owned), 2404-144-0000-000-9 & 2403-233-0002-000-3 (western 190 ft.)

Surrounding Zoning:

North	East	South	West
R-4	OS-1	R-3	OS-1/R-3

Land Area of Subject ROW:
Approximately .223 acres

Staff Analysis:

In accordance with City Code Section 17-1, Abandonment, narrowing, etc., of streets, the applicant, is requesting the City of Fort Pierce abandon an unopened segment of North 10th Street Right-of-Way, situated between Avenue M & O, which abuts their land holdings

Concurrent to the request for abandonment, the applicant is requesting the approval of Comprehensive Plan Future Land Use Map and Zoning Atlas Amendments, for 5.99 acres of their property, abutting the subject right-of-way. The underlying objective is to eliminate the intersection of their property, to provide a larger commercial property for development.

The subject extension of North 10th Street appears to have remained unopened in perpetuity, and has not been utilized for utility infrastructure. The scope of the requested abandonment would leave a minor section of the unopened right-of-way in place to allow for future access to the Ilous Ellis Football Field Parking area, or facilitate connectivity to a future commercial development on the applicant's property, if necessitated and appropriately designed. The right-of-way segment sought for abandonment offers minimal vehicular, pedestrian, or utility design advantage to the city, especially in its unimproved state. The City Commission may alternatively consider a proposal to exchange the subject right-of-way for an equivalent area of land abutting the established park.

The majority (~.165 acres) of the right-of-way segment considered for abandonment would be assumed by the applicant, with a minor section (~.058 acres) being retained by the city as it abuts city owned parkland, based upon established policy. The City Commission has the discretion to consider complete abandonment to the applicant, if desired.

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

Appraised Value

The appraised value, presented within the December 2016 appraisal report presents a Market Value of the Fee Simple of the Subject Property as $4,250 (.223 acres). The portion of the right-of-way presented for abandonment to the applicant has a prorated valuation of $3,144, payable prior to the subject ordinance becoming effective.

Technical Review Committee

All affected Departments have reviewed and approved the proposed right-of-way Abandonment.

Planning Board

The Planning Board, at their February 14th, 2017 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

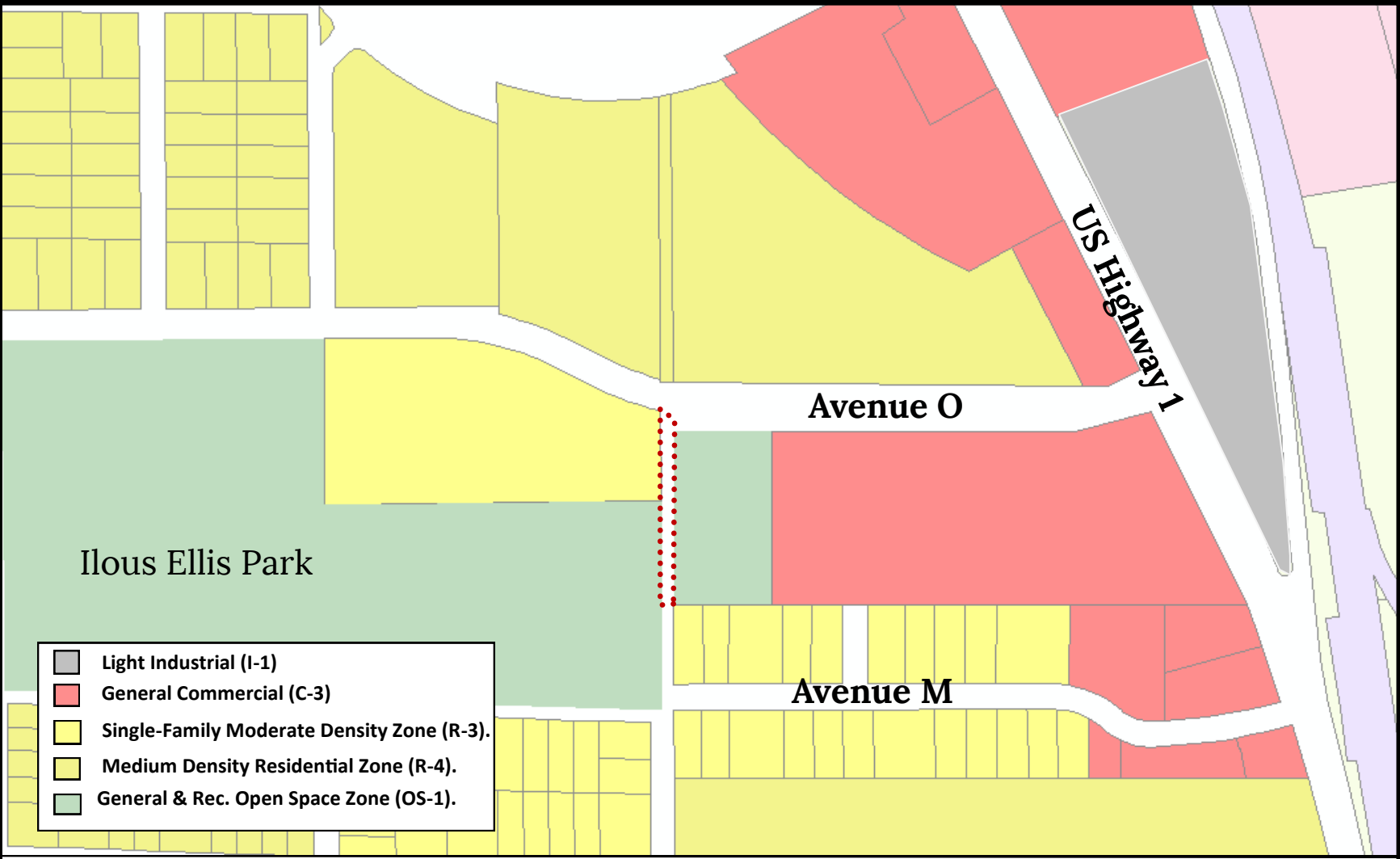
Staff recommends the City Commission **approve** Ordinance 17-014 to authorize the requested abandonment to become effective upon payment of $3,144., a prorated valuation of the land subject to relinquishment, by the applicant Blue Water LLC.



THE SUNRISE CITY
FORT PIERCE
Florida

ROW Abandonment Request –Aerial

N 10th Street–Segment



THE SUNRISE CITY
FORT PIERCE
Florida

ROW Abandonment Request –Zoning Map

N 10th Street–Segment

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Abandonment

Property address or Location 801 Avenue O

Parcel ID #(s) 2403-233-0002-000-3 & 2404-144-0000-000-9

Project description To abandon a non-improved right-of-way (N. 10th St.)

Blue Water, LLC	Amanda Martinez, Martinez Planning Associates, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
312 SE 17th St, 2nd Floor	115 Citrus Park Cir.
Street Address	Street Address
Ft.Lauderdale FL 33316	Boynton Beach FL 33436
City State Zip	City State Zip
(954)-767-6333	(954)304-7755
Phone Number	Phone Number
DSaavedra@saavlaw.com	amandaplanner@gmail.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.*

Damaso W. Saavedra, Esq. - attorney - for Blue Water, LLC.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 6th day of December, 2016, by Damaso W. Saavedra who is personally known to me or has produced _____ as identification.

Signature of Notary JOANNE SPEAKE

(seal) NOTARY PUBLIC STATE OF FLORIDA

JOANNE SPEAKE
MY COMMISSION # FF 042974
EXPIRES: December 6, 2017
Bonded Thru Budget Notary Services

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Current survey, including property size
- ☐ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☐ Encumbrance Title Search
- ☐ Complete, notarized application

Application Type:

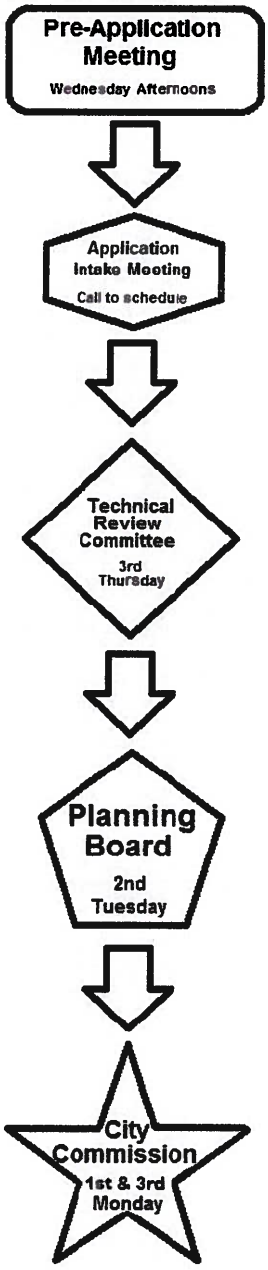
☐ Easement Abandonment ☒ Right-of-Way Abandonment

Reason for Abandonment Request: To join the parcel with the two adjacent parcels to develop one commercial property

List any utilities visible or known to exist in the right of way/easement: None

Is the right of way in use or unopened? ☐ In Use ☒ Unopened

Application Outlook



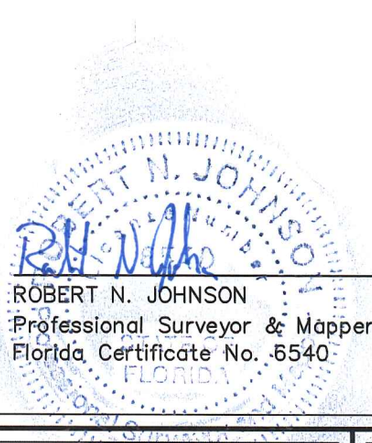
LEGAL DESCRIPTION

THIS IS NOT A SURVEY

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 14 OF MELTONS RIVERVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 43, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND RUNNING THENCE NORTH 89°47'23" WEST ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF SAID PLAT A DISTANCE OF 25.45' TO A POINT ON THE WEST LINE OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°03'05" WEST ALONG SAID SECTION LINE A DISTANCE OF 198.43' TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1882 AT PAGE 478, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°03'05" WEST ALONG THE EASTERLY BOUNDS OF SAID CONVEYANCE, BEING ALSO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 186.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF AVENUE "O"; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 602.96', CENTRAL ANGLE 02°28'39", AN ARC LENGTH OF 26.07' TO A POINT LOCATED SOUTH 77°32'36" EAST (CHORD BEARING) A CHORD DISTANCE OF 26.07' FROM THE PREVIOUSLY DESCRIBED POINT; THENCE SOUTH 00°03'05" EAST A DISTANCE OF 18.75' TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1848 AT PAGE 2087, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°03'05" EAST ALONG THE WESTERLY BOUNDS OF THE CONVEYANCE LAST ABOVE MENTIONED A DISTANCE OF 360.46' TO THE POINT OF BEGINNING.

CONTAINING 0.223 ACRE OF LAND, MORE OR LESS.



12/7/2016

ROBERT N. JOHNSON — DATE
Professional Surveyor & Mapper
Florida Certificate No. 6540

DESCRIPTION
OF
NORTH 10th STREET
FOR BLUE WATER LLC

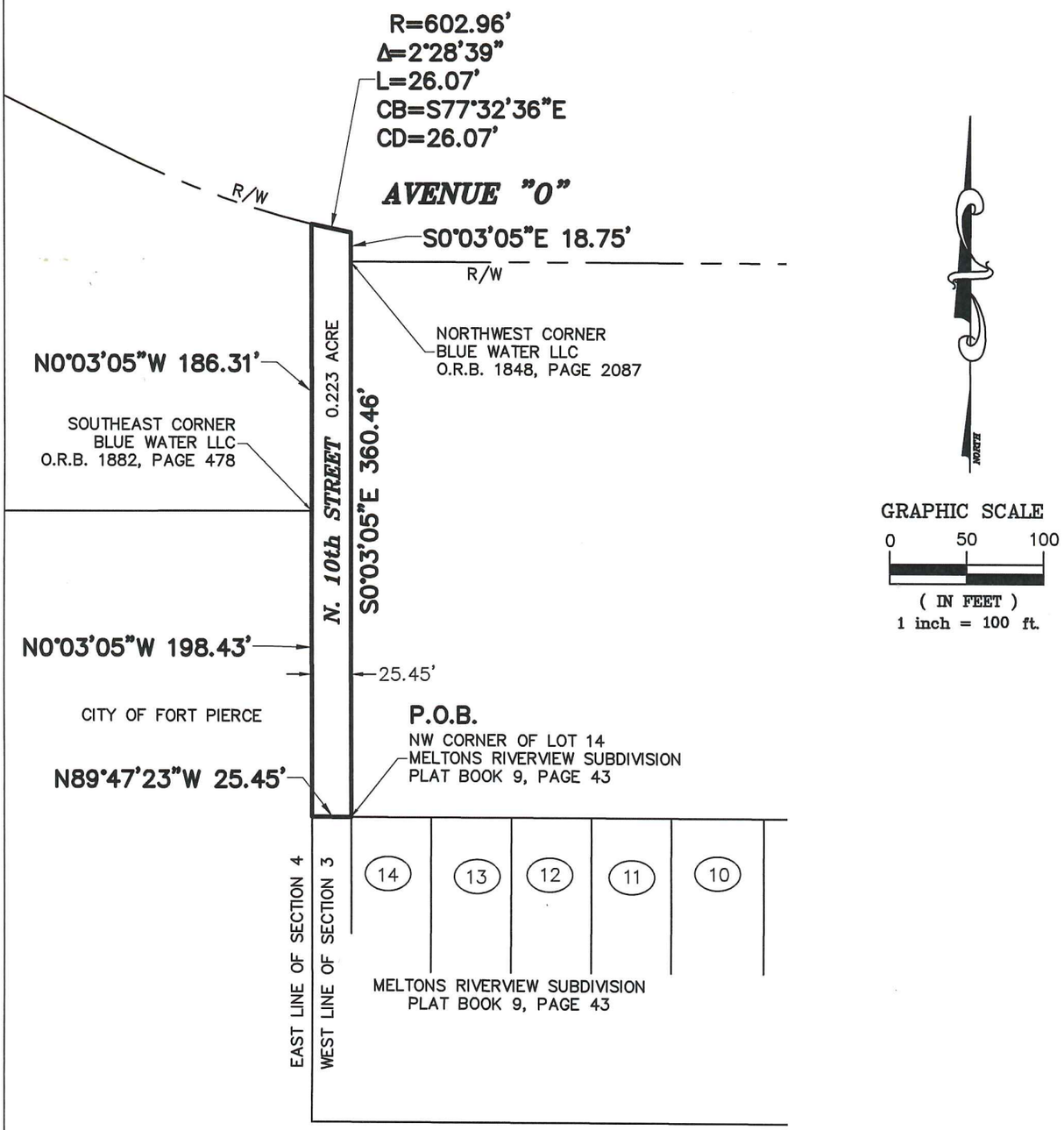
File: 16-088.001
Date: 12-06-2016
Tech: BKH

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STATE OF FLORIDA CERTIFICATION No. LB 4286

P:\Proj-2016\16-088 Blue Water LLC\Survey\16-088 S&DN 10th ST.dwg, 12/7/2016 2:36:12 PM

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



LEGEND:

CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
Δ	=	DELTA ANGLE
L	=	ARC LENGTH
O.R.B.	=	OFFICIAL RECORDS BOOK
P.O.B.	=	POINT OF BEGINNING
R	=	RADIUS
R/W	=	RIGHT-OF-WAY

SKETCH
OF
NORTH 10th STREET
FOR BLUE WATER LLC

File: 16-088.001
Date: 12-06-2016
Tech: BKH

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NOTES:

1) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2) Descriptions shown hereon provided by the client and/or their agent.
3) Underground foundations and improvements were not located as part of this survey.
4) Overall parcel contains 13.18 Acres, more or less.
5) The last date of field work was August 16, 2016.
6) The center line of Avenue "O" is assumed to bear S89°47'29"E and all bearings shown hereon are relative thereto.
7) The concrete walk along U.S. Highway 1 meanders on and off of property line.
8)Said described property is located within an area having a zone designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0179 J, with a date of identification of February 16, 2012, for Community Number 120286, 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) The intent of the description hereon is to less and except that part of the building encroaching on subject property.
10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the party or parties.
11) Zoning designations shown hereon are based on information provided by city of Ft. Pierce zoning atlas, with a review date of 8/31/2016.

DESCRIPTION

PARCEL 1
That part of the North 400 feet of the South 598 feet of Government Lot 2 lying west of U.S. Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, Page 43, of the Public Records of St. Lucie County, Florida. Thence South 90°00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90°00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89°40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00°16'48" East, along the East face of said metal building, a distance of 0.48 feet to the North line of said Tract "A" and the Point of Beginning.

DESCRIPTION

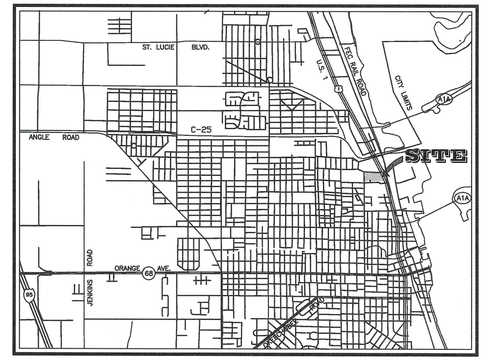
Together with:

PARCEL 2
From the SE corner of the NE ¼ of Section 4, Township 35 South, range 40 East, run North 0 deg. 18'58" west, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg.41' 02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to the South right of way of Avenue "O"; thence North 89 deg. 41'02" East207.62 feet to a point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

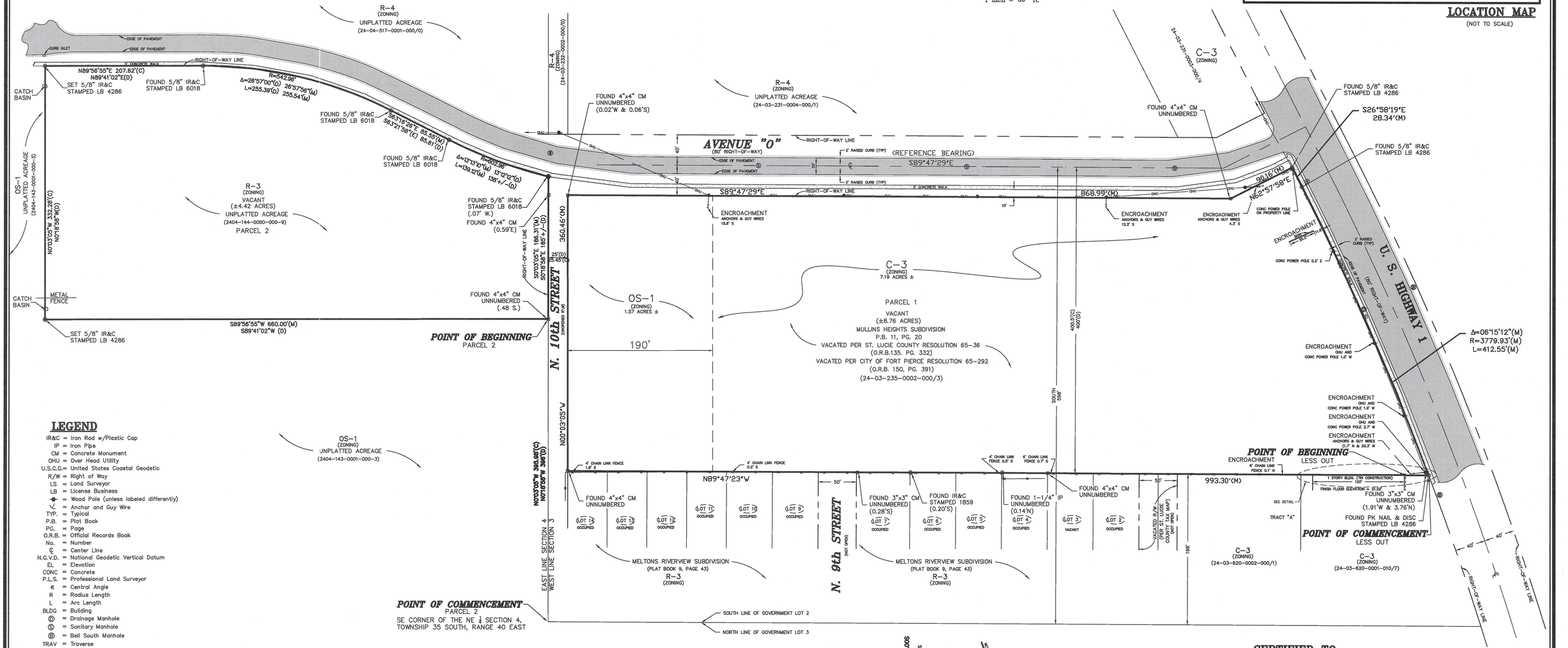
All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NORTH



LOCATION MAP
(NOT TO SCALE)



LEGEND

IR&C = Iron Rod w/Plastic Cap
IP = Iron Pipe
CM = Concrete Monument
OHU = Over Head Utility
U.S.C.G.= United States Coastal Geodetic
R/W = Right of Way
LS = Land Surveyor
LB = License Business
= Wood Pole (unless labeled differently)
= Anchor and Guy Wire
TYP. = Typical
P.B. = Plat Book
PG. = Page
O.R.B. = Official Records Book
No. = Number
℄ = Center Line
N.G.V.D. = National Geodetic Vertical Datum
EL = Elevation
CONC = Concrete
P.L.S. = Professional Land Surveyor
€ = Central Angle
R = Radius Length
L = Arc Length
BLDG = Building
= Drainage Manhole
= Sanitary Manhole
= Bell South Manhole
TRAV = Traverse
± = Plus or Minus
SF = Square Feet
D = Deed
M = Measured
C = Calculated

CERTIFIED TO:

BLUE WATER, LLC;

ROBERT N. JOHNSON P.S.M. 6540 STATE OF FLORIDA

10/20/2016
DATE

ROBERT N. JOHNSON, P.S.M. FLORIDA CERTIFICATE NO. 6540

COMPUTER FILE REF.	FIELD BK./PG.
03-215.dwg	9820/9-14
16-088.dwg	0136/ 12-14
	1604/ 35

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STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE
REVISED FOR ALTA/ACSM STANDARDS AND UPDATED BOUNDARY	BCS	8/8/00
ADDED ADDITIONAL TOPO	ER	9/18/01
UP-DATE SURVEY REVISED CERTIFICATIONS	GLL	10/01/03
UP-DATE SURVEY ADD PARCEL 2	RNJ	8/16/16
ADDED ZONING INFORMATION	RNJ	8/25/16
REVISED GRAPHICS AND ANNOTATION	RNJ	8/30/16

	BY	DATE
FIELD	ER	6/9/98
CALCS.	RCL	6/11/98
DRAWN	BCS	6/12/98
DETAILED		
CHECKED	RCL	6/12/98
APPROVED		

BOUNDARY SURVEY

PREPARED FOR

BLUE WATER, LLC

DATE: 8/16/16
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 16-088
SHEET 1 OF 1

P:\Proj-2016\16-088 Blue Water LLC\Survey\16-088.dwg, 10/20/2016 2:32:17 PM

AN APPRAISAL OF

THE NORTH 10TH STREET RIGHT-OF-WAY ABANDONMENT LOCATED BETWEEN AVENUE O AND AVENUE M AND WEST OF U.S. HIGHWAY 1 IN FORT PIERCE, FLORIDA

FILE #16-75497

PREPARED FOR

MS. CASEY B. MCCORMACK, ESQ.
SAAVEDRA GOODWIN

AS OF

DECEMBER 19, 2016

BY

STEPHEN G. NEILL, MAI
CALLAWAY & PRICE, INC.

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Stuart
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Cert Gen RZ2480
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Cert Gen RZ2085
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Phone (321) 726-0970
Fax (321) 726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

Please respond to Treasure Coast Office
E-Mail: s.neill@callawayandprice.com

December 22, 2016

Ms. Casey B. McCormack, Esq.
Saavedra Goodwin
312 SE 17th Street, 2nd Floor
Fort Lauderdale, FL 33316

Dear Ms. McCormack:

We have made an investigation and analysis of potential abandonment of the North 10th Street Right of Way located between Avenue O and Avenue M and west of U.S. Highway 1 as if extended from Avenue O in a southward direction in Fort Pierce, Florida. The Subject Property will be further described both narratively and legally within the following Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the current Market Value of the Fee Simple Interest of the Subject Property as of December 19, 2016. The Subject Property is considered to be the road right-of-way for North 10th Street totaling 9,714 square feet located south of Avenue O. Given the property type associated with the Subject Property, we have incorporated the across the fence methodology for valuing the Subject Property.

This report has been prepared for our client, Casey B. McCormack, Esq. of Saavedra Goodwin. The intended use was to assist the client in evaluation for possible roadway abandonment. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property with no omitted approaches to value. A detailed scope of work description can be found in the body of this report.

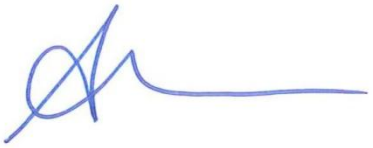
Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that the Market Value of the Fee Simple of the Subject Property as of December 19, 2016 was:

$4,250

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.



Stephen G. Neill, MAI
Cert Gen RZ2480



Anthony D. Vercillo
Cert Gen RZ2956

SGN/ADV/clw:16-75497
Attachments

PROPERTY TYPE	:	Road Right-of-Way
LOCATION	:	The Subject Property is located between Avenue O and Avenue M and west of U.S. Highway 1 in Fort Pierce, Florida.
DATE OF VALUATION	:	December 19, 2016
EFFECTIVE DATE OF REPORT	:	December 22, 2016
PROPERTY DESCRIPTION:		
LAND	:	The Subject Property contains 9,714 square feet or 0.223 acres.
BUILDING	:	None
ZONING	:	Surrounding properties to the west are R3, Single-Family Moderate Density and OS-1, Open Space, per the City of Fort Pierce. The adjacent property to the east is OS-1, Open Space. For the purposes of this appraisal report we have made the extraordinary assumption that site is zoned R3, Single-Family Moderate Density.
LAND USE PLAN	:	Surrounding properties to the west are RL, Residential Low Density and COS, Conservation Open Space, per the City of Fort Pierce. The adjacent property to the east is COS, Conservation Open Space. For the purposes of this appraisal report we have made the extraordinary assumption that site is zoned R3, Single-Family Moderate Density with a Future Land Use Designation of RL.
HIGHEST AND BEST USE		
AS IF VACANT	:	Future residential development in conjunction with neighboring properties
THE MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF DECEMBER 19, 2016	:	$4,250

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Engagement Letter
Qualifications:
Stephen G. Neill, MAI
Anthony D. Vercillo

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.

4. We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).

9. Stephen G. Neill, MAI and Anthony D. Vercillo have made a personal inspection of the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to the persons signing this certification.

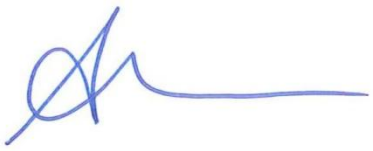
11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

12. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

13. The reported analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

15. As of the date of this report, Stephen G. Neill, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.



Stephen G. Neill, MAI
Cert Gen RZ2480



Anthony D. Vercillo
Cert Gen RZ2956

SGN/ADV/clw:16-75497

LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.

2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.

3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.

4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.

5. This appraisal expresses our opinion, and employment to make this appraisal was in no way contingent upon the reporting of predetermined value or conclusion.

6. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements.

7. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.

9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, "Chinese drywall", or agricultural chemicals, which may or may not be present on the property, or

other environmental conditions, was not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.

12. We have utilized the "Across the Fence Value" methodology in appraising the Subject Property.

> "A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land."

The Subject Property has two different surrounding zoning designations of R3, Residential Single-Family Moderate Density and OS-1, Open Space. Generally, sites with the OS-1 designation are used for county parks, recreational, uses and other basic open spaces that are sometimes left as such and not developed. These sites do not sell on the open real estate market nor are they transferred under normal market conditions. In applying the across the fence value method in order to provide an opinion of market value on the Subject Property we have made the extraordinary assumption that the site would most likely be valued on the basis on the R3, Residential zoning designation as is noted on the site immediately adjacent and to the

west of the Subject. This was verified with our client as well as the City of Fort Pierce. Our search relied on the sales of vacant residential land tracts in the market area that would be considered most similar to the surrounding properties near the Subject and based on this extraordinary assumption.



STREET SCENE IN FRONT OF SUBJECT PROPERTY



VIEW OF SUBJECT PROPERTY LOOKING SOUTH



VIEW OF PROPOSED RIGHT OF WAY LOOKING NORTH



AERIAL PHOTO

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Interest of the Subject Property as of December 19, 2016.

Intended Use and User of Appraisal

This report has been prepared for our client, Ms. Casey B. McCormack Esq. of Saavedra Goodwin. The intended use was to assist the client in evaluation for possible roadway abandonment purposes. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Legal Description

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 14 OF MELTONS RIVERVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 43, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND RUNNING THENCE NORTH 89°47'23" WEST ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF SAID PLAT A DISTANCE OF 25.45' TO A POINT ON THE WEST LINE OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°03'05" WEST ALONG SAID SECTION LINE A DISTANCE OF 198.43' TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1882 AT PAGE 478, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°03'05" WEST ALONG THE EASTERLY BOUNDS OF SAID CONVEYANCE, BEING ALSO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 186.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF AVENUE "O"; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 602.96', CENTRAL ANGLE 02°28'39", AN ARC LENGTH OF 26.07' TO A POINT LOCATED SOUTH 77°32'36" EAST (CHORD BEARING) A CHORD DISTANCE OF 26.07' FROM THE PREVIOUSLY DESCRIBED POINT; THENCE SOUTH 00°03'05" EAST A DISTANCE OF 18.75' TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1848 AT PAGE 2087, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°03'05" EAST ALONG THE WESTERLY BOUNDS OF THE CONVEYANCE LAST ABOVE MENTIONED A DISTANCE OF 360.46' TO THE POINT OF BEGINNING.

CONTAINING 0.223 ACRE OF LAND, MORE OR LESS.

Market Value

"As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

a. Buyer and seller are typically motivated;

b. Both parties are well informed or well advised, and acting in what they consider their own best interests;

c. A reasonable time is allowed for exposure in the open market;

d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Source: The Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010, Pgs. 61-62.

Hypothetical Conditions or Extraordinary Assumptions

We have made the extraordinary assumption that the Subject Property could be zoned R3, Single Family Moderate Density. The valuation conclusion within this report is based on this extraordinary assumption. The property to the west and bordering the north half of the Subject Property is zoned R3. The property to the west and bordering the south half of the Subject Property is zoned OS-1, Open Space. The property to the east is also zoned OS-1. The across the fence value method is being used to value the Subject Property. The across the fence method is used to develop a value opinion based on the comparison to abutting land.

In the case of the Subject Property, the extraordinary assumption made for valuation purposes is that the site could be zoned R3, Single-Family Moderate Density, which is the most likely zoning for comparative analysis.

Marketing Time

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Marketing Time on page 140 as follows:

> "An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."

"Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time."

As in most markets, properties that are priced competitively and marketed professionally will sell before others which are not. Based on this, the Subject should have a marketing time of less than 12 months, provided adequate financing is available, the property is listed for sale at market value and is marketed by a competent brokerage firm.

Exposure Time

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Exposure Time on page 83 as follows:

1. "The time a property remains on the market."

2. "The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market."

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales contained in the Sales Comparison Approach in this appraisal. Based on that data and the current market, it is our opinion that the Subject Property would have had an exposure time of approximately 12 months or less.

Across the Fence Method

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Across the Fence Method on page 3 as follows:

"A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land."

Across the Fence Value

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Across the Fence Value on page 3 as follows:

"In the valuation of real estate corridors, the value concluded based on a comparison with adjacent lands before the consideration of any other adjustment factors."

SCOPE OF WORK

According to the 14th Edition of The Appraisal of Real Estate, page 38, "Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area, and over what time period; the extent of the data verification process; and the extent of property inspection, if any.

The scope of work decision is appropriate when it allows the appraiser to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraiser's peers in a similar situation."

The first step in the appraisal process involved defining the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determined if the appraisal were subject to any extraordinary assumptions or hypothetical conditions. In this case of the Subject Property, there were none.

The next step involved the inspection of the Subject Property on December 19, 2016 by Stephen G. Neill, MAI and Anthony D. Vercillo. The inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including a market area analysis, neighborhood analysis, and property data analysis. We gathered and reviewed information from the St. Lucie County Property Appraiser's Office and the City of Fort Pierce Planning Department.

The third step in the process was to determine the Highest and Best Use of the Subject Property as vacant and as improved. Through the Highest and Best Use analysis, we determined the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we relied on information obtained from the data collection process.

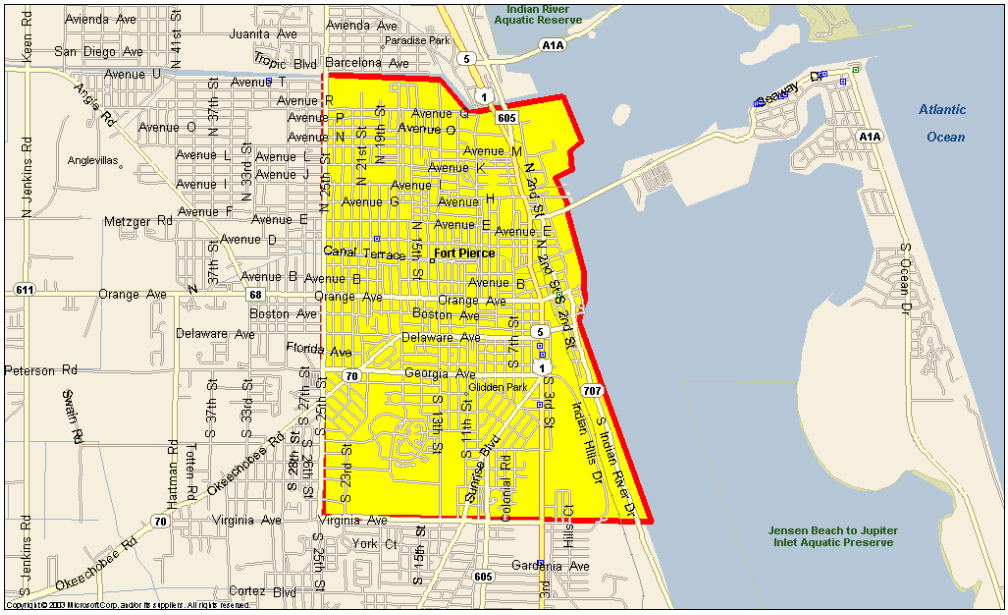
The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* However, for this assignment the Sales Comparison Approach was used to value raw land.

Since only one approach was used, no reconciliation of value was necessary.

NEIGHBORHOOD ANALYSIS

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 14th Edition on page 165 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood Map



In the case of this appraisal assignment, neighborhood boundaries are identified by physical boundaries and surrounding land uses. The neighborhood boundaries are considered to be as follows:

North	-	Taylor Creek
South	-	Virginia Avenue
East	-	Indian River
West	-	25th Street

The above neighborhood coincides with area delineated in the Redevelopment and Revitalization Plan for the City of Fort Pierce. The neighborhood contains office, retail and service businesses that support the business and government district. Like many older downtown areas, Fort Pierce had become stagnant with no new growth occurring due to the lack of vacant land. Most of the buildings were constructed in the 1930s, 1940s, and 1950s. As a result, the downtown area was

in a downward period of decay. However, such neighborhoods are noted to experience stages of a life cycle. A typical neighborhood usually goes through four distinct periods in its life: growth, equilibrium (stability), decline, and revitalization. Over the past 15 years, downtown Fort Pierce has been actively involved in a period of revitalization.

In addition to the major thoroughfares, many of the streets meeting the downtown area have been modified. Some of the modifications have been adding brick pavers and landscaping the center medians. This has created a more favorable appearance to the downtown district.

Access

Access to downtown Fort Pierce is provided by numerous east/west streets that intersect with U.S. Highway 1, the major north/south roadway providing access into the Subject neighborhood. Other north/south streets providing access within the Subject neighborhood include South 2nd Street and Indian River Drive. Both are paved two lane roadways. Orange Avenue, Virginia Avenue and the Citrus Avenue Overpass are the major east/west arterials within the Subject neighborhood. Orange Avenue, also known as State Road 68, is a two-lane and four-lane paved road which interchanges with Interstate 95 (I-95) approximately four miles west of U.S. Highway 1. Orange Avenue ultimately leads to U.S. Highway 441 in Okeechobee County. Virginia Avenue, also known as State Road 70, is a four-lane paved road which interchanges with I-95 and Florida's Turnpike approximately four miles west of U.S. Highway 1. Virginia Avenue merges with State Road 70, and ultimately leads to Okeechobee County and continues across the state. Citrus Avenue is a four-lane paved roadway, which runs from Indian River Drive west to North 13th Street.

Conclusion

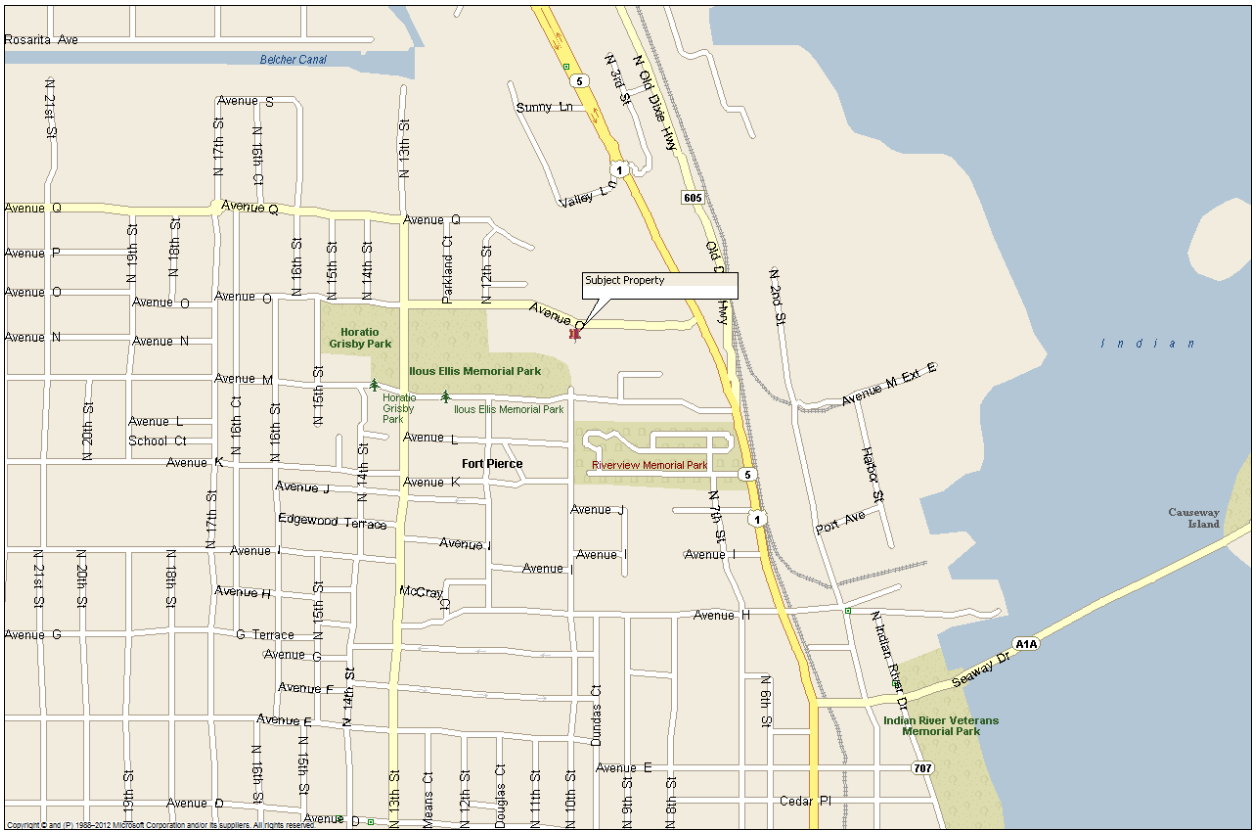
The Subject neighborhood is considered to be part of the Redevelopment and Revitalization Plan for the City of Fort Pierce. Much of the downtown area to the east of U.S. Highway 1 has been completed. Downtown areas on the west side of U.S. Highway 1 have also undergone revitalization. The U.S. Highway 1 corridor has also been through the process of renovations. Due to the previous market conditions, the property values saw a decline; however, values today are seeing a stabilization with a slight increase in value with less marketing times. Therefore, in our opinion, property values within the Subject neighborhood will increase as the entire city continues to grow and as demand increases.

PROPERTY DATA

Location

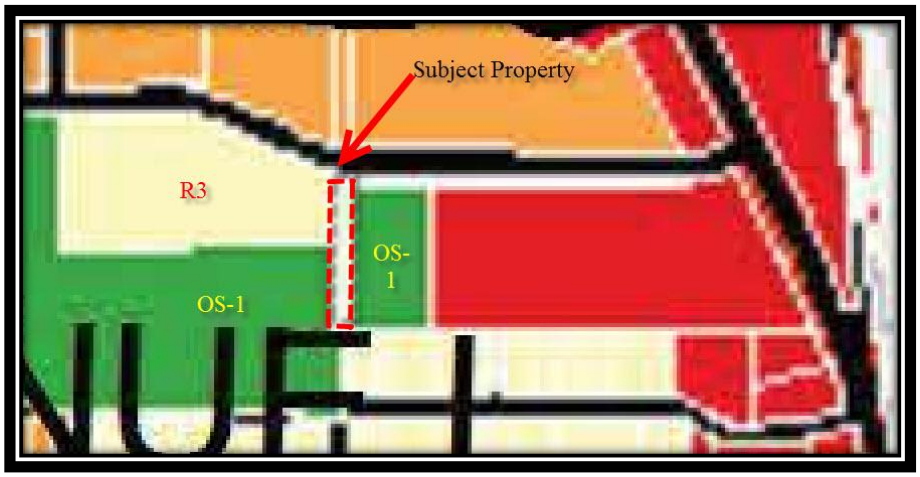
The Subject Property is located along the North 10th Street Right-of-Way south of Avenue O and North of Avenue M in Fort Pierce, Florida. The Subject is also located less than 1/4 mile west of U.S. Highway 1. A location map is located below for the reader's convenience.

Location Map



Zoning

The surrounding parcels to the west are zoned R3, Single-Family Moderate Density and OS-1, Open Space. The parcel immediately abutting the Subject Property to the east is OS-1, Open Space and C-3, Commercial General. The map below better depicts the surrounding zoning designations.



A closer look at the immediate boundaries of the Subject Property noted that the northwestern border abuts the R3 zoning designation, while the southwestern border abuts the OS-1 zoning designation. The entire eastern border abuts the OS-1 zoning designation. As discussed earlier in the report we are using the Across the Fence Value method. We have made the extraordinary assumption that the Subject Property could be zoned R3, Single-Family Moderate Density and we have based our sales search as such. The description of this zoning is shown below.

The site is zoned R-3, Single-Family Moderate Density, by the City of Fort Pierce. The purpose of this district is to provide for areas of single-family dwellings with an average net density approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential sues are allowed when appropriate conditions and safeguards are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

The following uses and their accessory uses are permitted in an R-3 Zone:

- Single-family dwellings, except mobile homes
- Home occupations
- Temporary uses

Lot Size and Dimensional Requirements

Single-Family Development:

Lot size requirements for detached single-family dwelling units shall be in accordance with the lot size requirements for the R-3 District as shown below:

				MINIMUM YARD (Ft)					
MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	SIDE @ CORNER	MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
6	7,200	65	100	25	15	7	15	28 / 35*	35%

*Conditional uses

Multifamily Development:

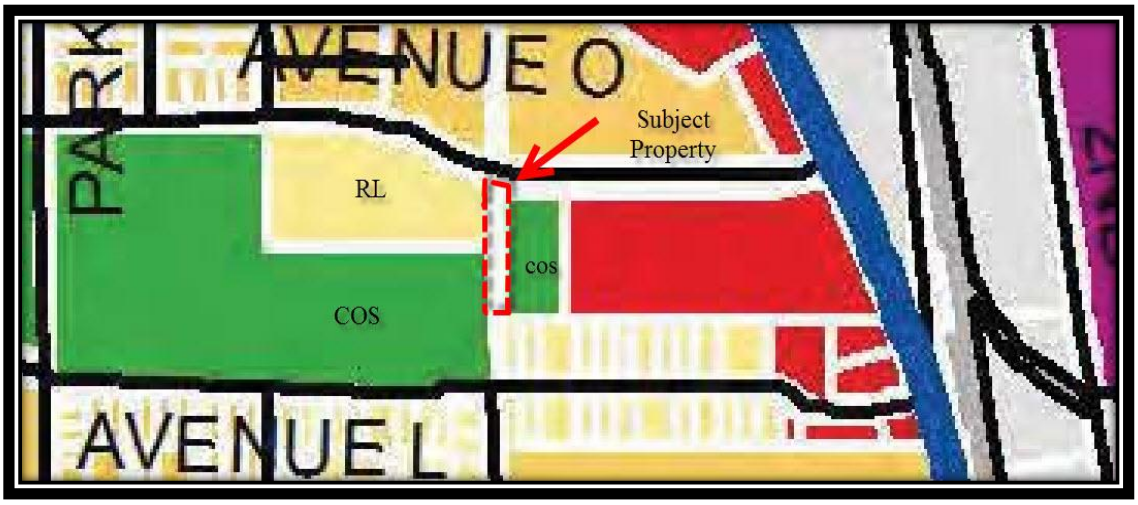
Lot size requirements for duplexes shall be in accordance with the lot size requirements for the R-3 District as shown below:

				MINIMUM YARD (Ft)					
MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	SIDE @ CORNER	MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
6	12,000	75	120	25	15	7	15	28 / 35*	35%

*Conditional uses

Land Use

The surrounding properties have a land-use classification of RL, Low Density Residential, and COS, Conservation/Open Space by the City of Fort Pierce. This land-use classification conforms to the zoning classification. See the map below that depicts the existing future land use designation as they surround the Subject Property.



A closer look at the immediate boundaries of the Subject Property noted that the northwestern border abuts the RL, Low Density Residential future land use designation, while the southwestern border abuts the COS, Conservation/open Space designation. The entire eastern border abuts the COS designation. As discussed earlier in the report we are using the Across the Fence Value method. We have made the extraordinary assumption that the Subject Property would have a RL, Low Density Residential which would conform to the R3 zoning designation.

Concurrency

In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

In 2011, the state legislature rescinded this law, and now each county can address almost all of these factors as they wish. Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis. If concurrency is applied to other public facilities, the local government comprehensive plan must provide the principles, guidelines, standards, and strategies, including adopted levels of service, to guide its application. In order for a local government to rescind any optional concurrency provisions, a comprehensive plan amendment is required. An amendment rescinding optional concurrency issues is not subject to state review. To the best of our knowledge, we are not aware of any concurrency issues with the Subject Property.

Utilities

Currently the public water, sewer and electricity are available to the Subject Property by the Fort Pierce Utilities Authority. AT&T provides telephone service.

Topography

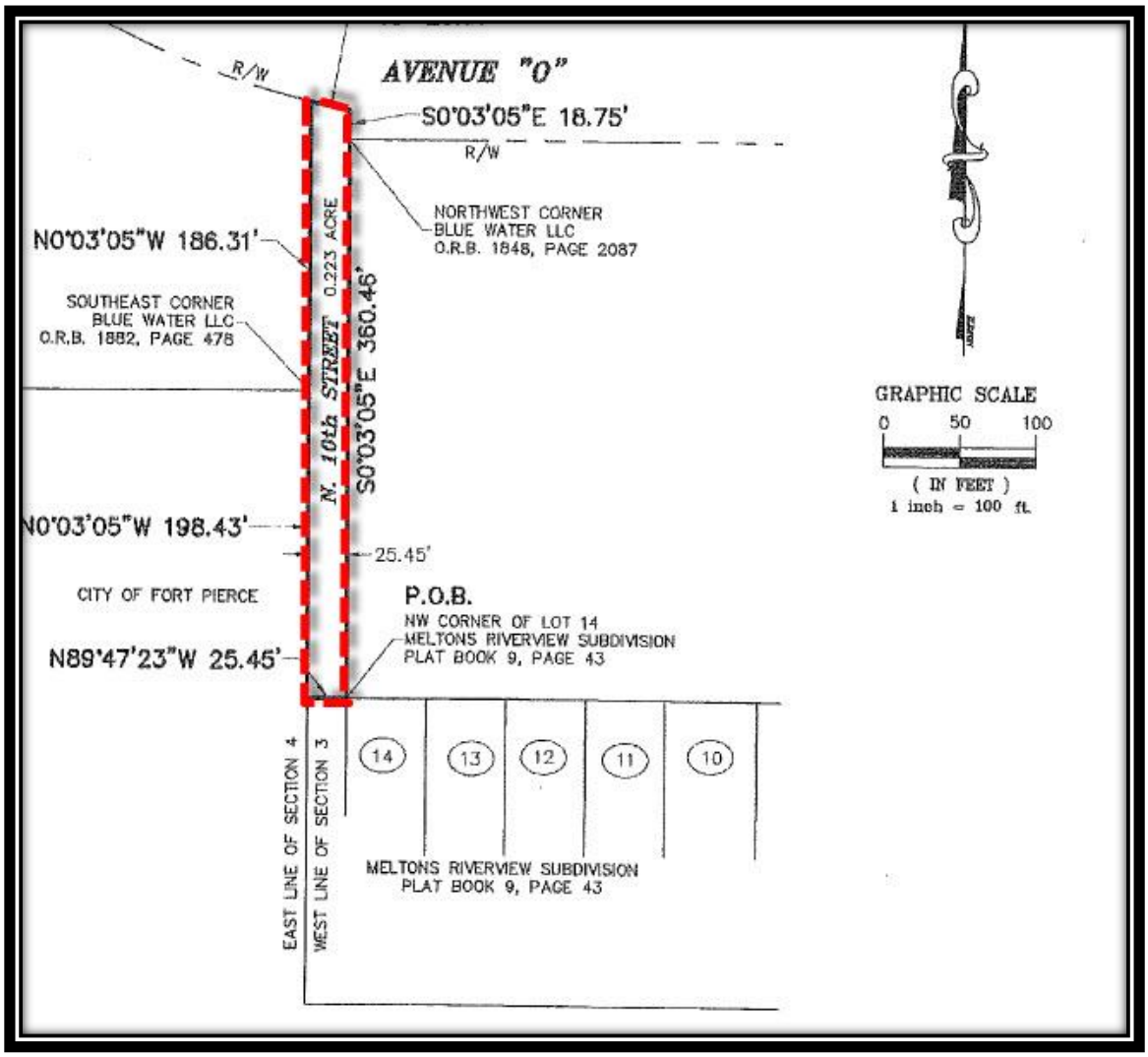
The Subject Property appears to be at road grade.

Census Tract

The Subject Property lies within Census Tract 3801.00.

Site Size, Shape and Access

The Subject Property is rectangular in shape and contains a total of 0.223 acres or 9,714 square feet. Located below is a survey of the Subject Property.

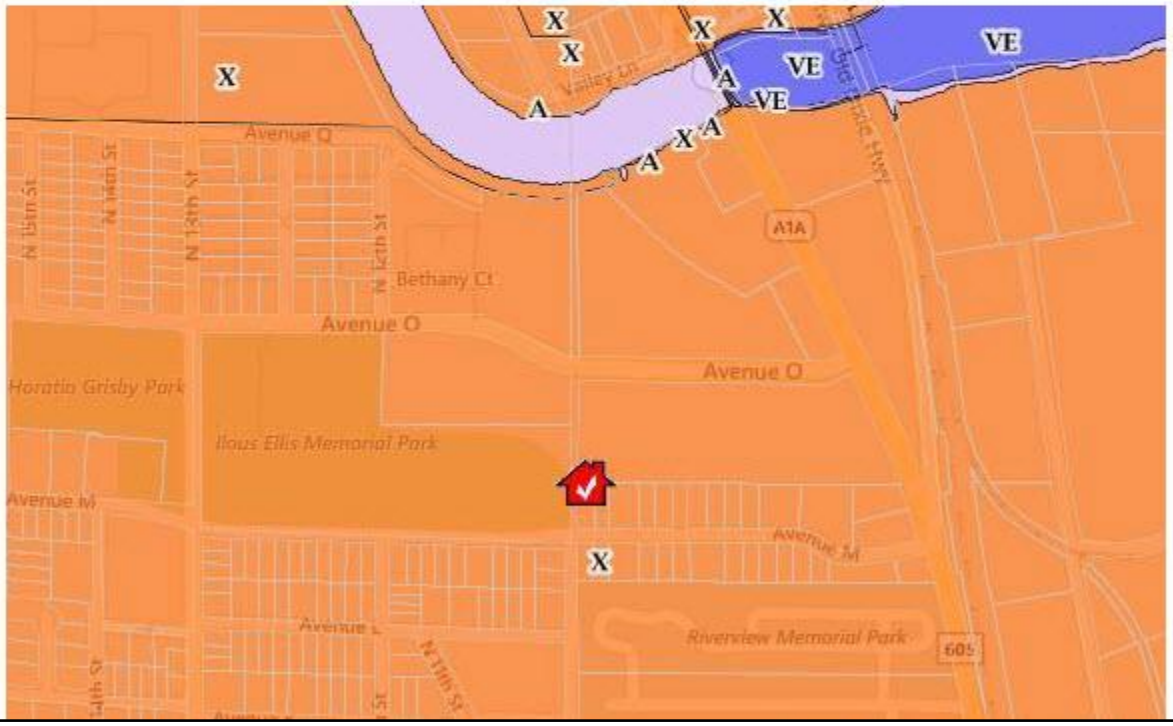


Flood Hazard Zone

Flood Zone Code	Flood Zone Panel	Panel Date
X	120286 - 12111C0179J	02/16/2012
Special Flood Hazard Area (SFHA)	**Within 250 ft. of multiple flood zones?**	**Community Name**
Out	No	FORT PIERCE

Flood Zone Description:

Zone X-An area that is determined to be outside the 100- and 500-year floodplains.



Assessed Value and Taxes

No taxes apply to the Subject Property as it is a city-owned Right-of-Way.

Property History

The Subject Property is currently under the ownership of the City of Fort Pierce. The Subject is the unfinished road associated with North 10th Street.

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute defines Highest and Best Use on page 93 as follows:

> "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, financially feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

Conclusion

It is our opinion that the Highest and Best Use of the Subject Property is for future residential development in conjunction with neighboring parcels. The reasons for this conclusion are as follows:

1. The surrounding properties are zoned R3, Single-Family Moderate Density and OS-1, Open Space with a RL, Low Density Residential and COS, Conservation/Open Space Future Land-Use Classification. As mentioned earlier in the report, we have made the extraordinary assumption based on these surrounding zoning and land use designations that Subject Property would most likely be zoned R3, Single-Family Moderate Density with an underlying land use designation of RL, Low Density Residential. Both of these classifications allow for residential development up to 6 units per gross acre.

2. The Subject Property contains 9,714 square feet or 0.223 acres of land area and is mostly rectangular in shape. The site size and shape does not allow for any development as a standalone parcel. The Subject Property along with surrounding properties would have development schemes including single-family or multi-family residential development.

3. From all indications residential developments are financially feasible. While more recent market conditions have indicated a large lack of demand for residential properties, the likely zoning based on surrounding uses would only allow for residential development when demand re-emerges. While current demand does not warrant any development at this time, it is important to the future potential of the Subject Property along with surrounding properties.

4. Based on the "Across the Fence Value Method" being used in this report in conjunction with the extraordinary assumption that the Subject Property would be zoned R3, Single-Family Moderate Density, it is our opinion that the maximally productive use of the Subject Property would be for future residential development as demand warrants.

LAND VALUE ANALYSIS

According to the 14th Edition of The Appraisal of Real Estate on page 44, the valuation of land begins by identifying the real estate and property rights valued, any encumbrances, use restrictions, and the land's physical characteristics. An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Usually the most reliable way to estimate land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property the only approach used was the sales comparison approach.

Discussion of Vacant Land Sales

In order to estimate the value of the Subject site, a search was made for sales with development potential similar to the Subject. A search was made for commercial land sales with similar location features and/or similar development potential. Directly comparable sales, of residential sites with similar development potential located within the immediate area of the Subject Property are very limited, given the lack of recent residential development. We have looked within St. Lucie County, particularly within the City of Fort Pierce in order to find comparable residential land sales.

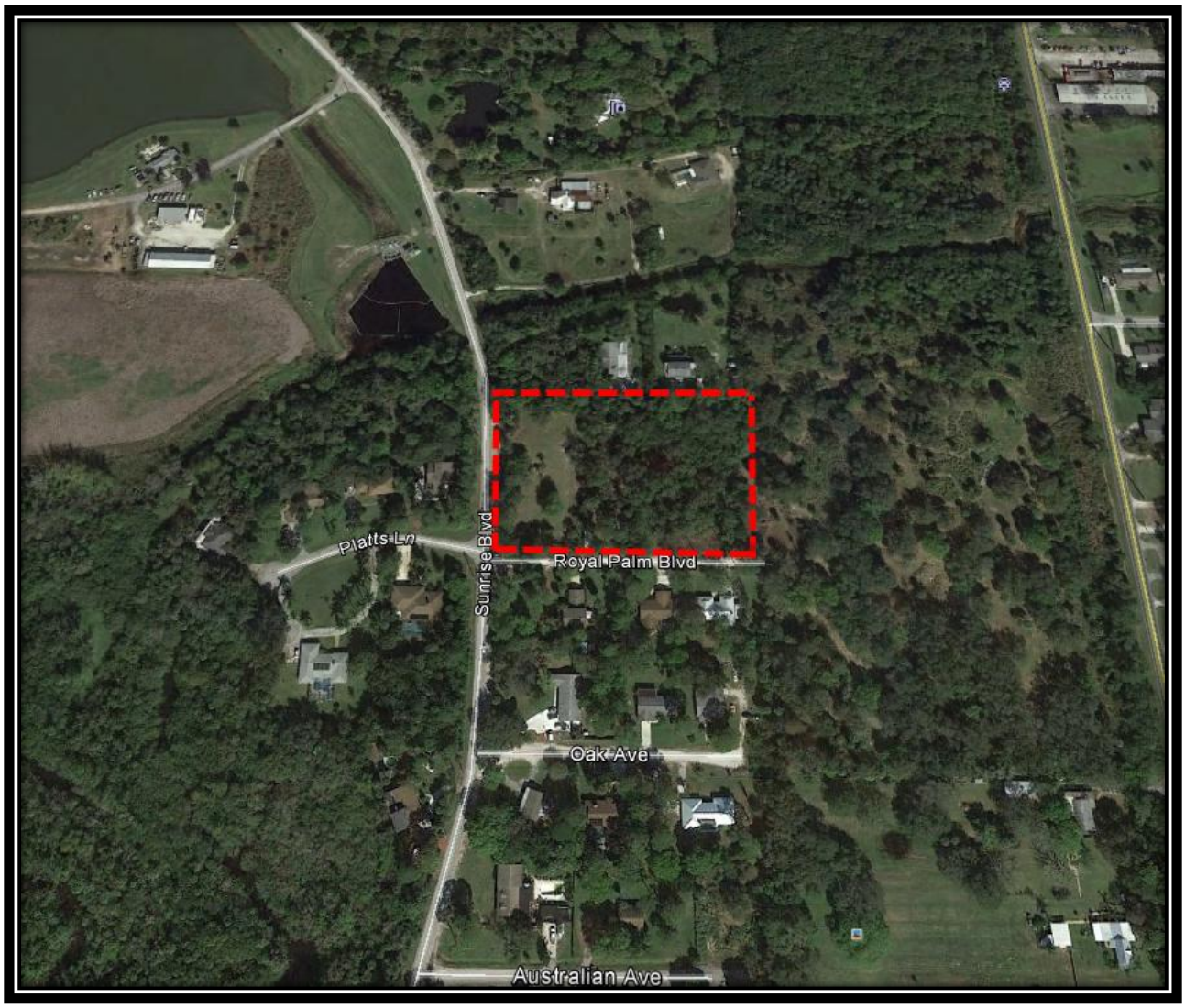
We analyzed the Subject Property based on price per acre basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, site quality, zoning/density, and entitlements/permits. The seven comparable sales indicated a non-adjusted range from $12,000 to $21,863 per acre. We also include one listing that had an unadjusted indication of $23,268 per acre.

Details of each sale along with a location map are located on the following pages. A sales chart and discussion follow.

Comparable Sale 1



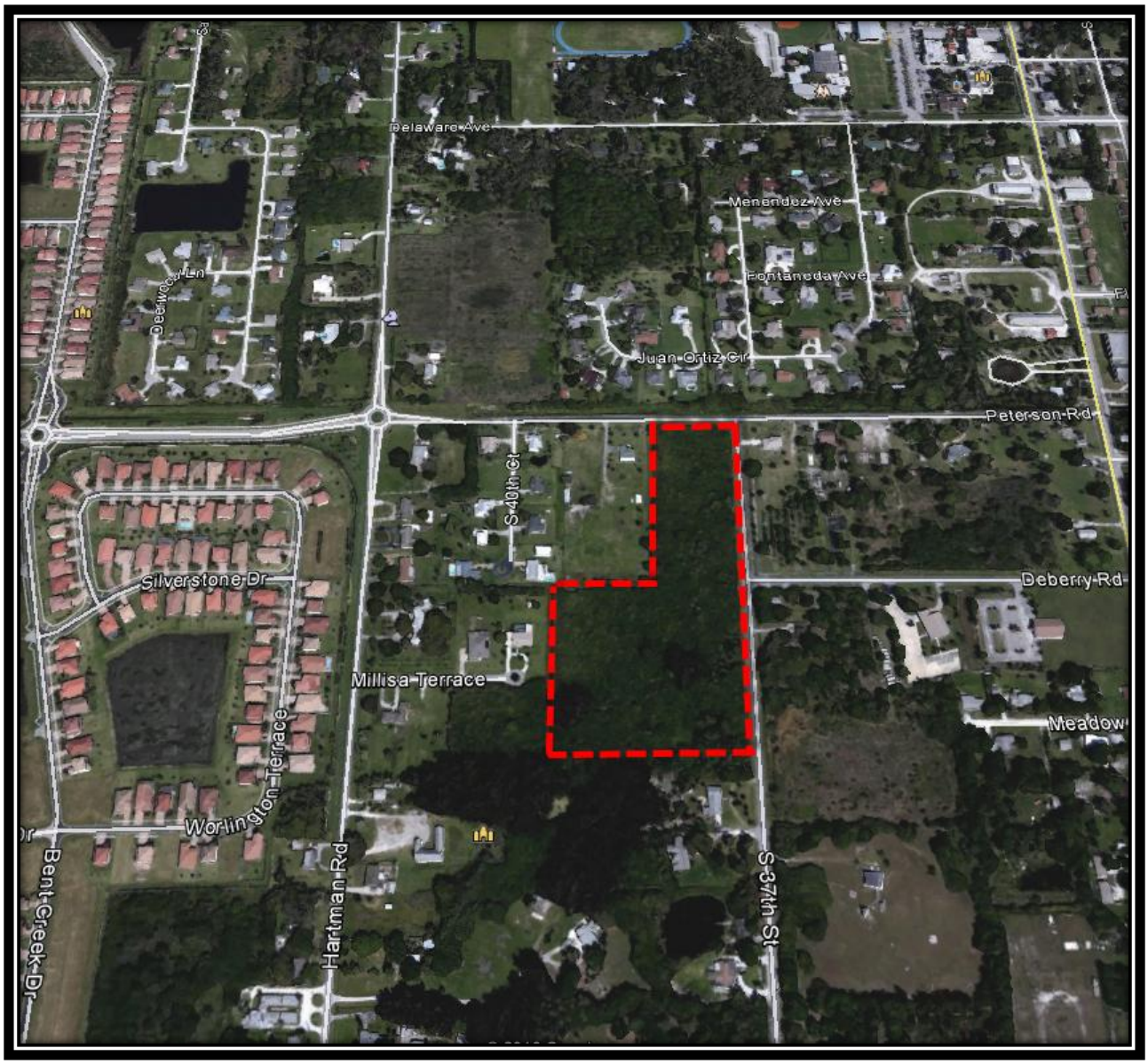
Comparable Sale 2



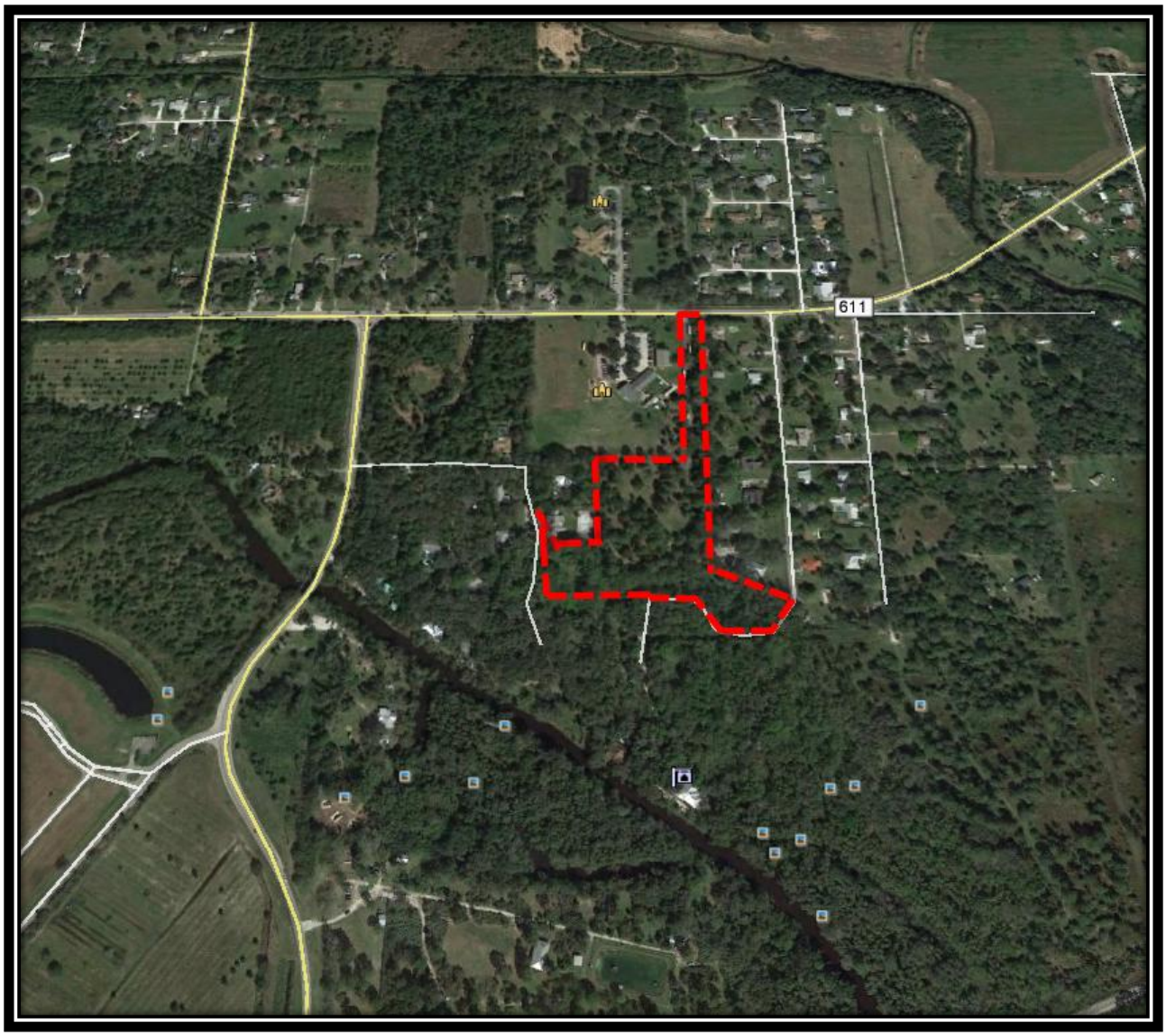
Comparable Sale 3



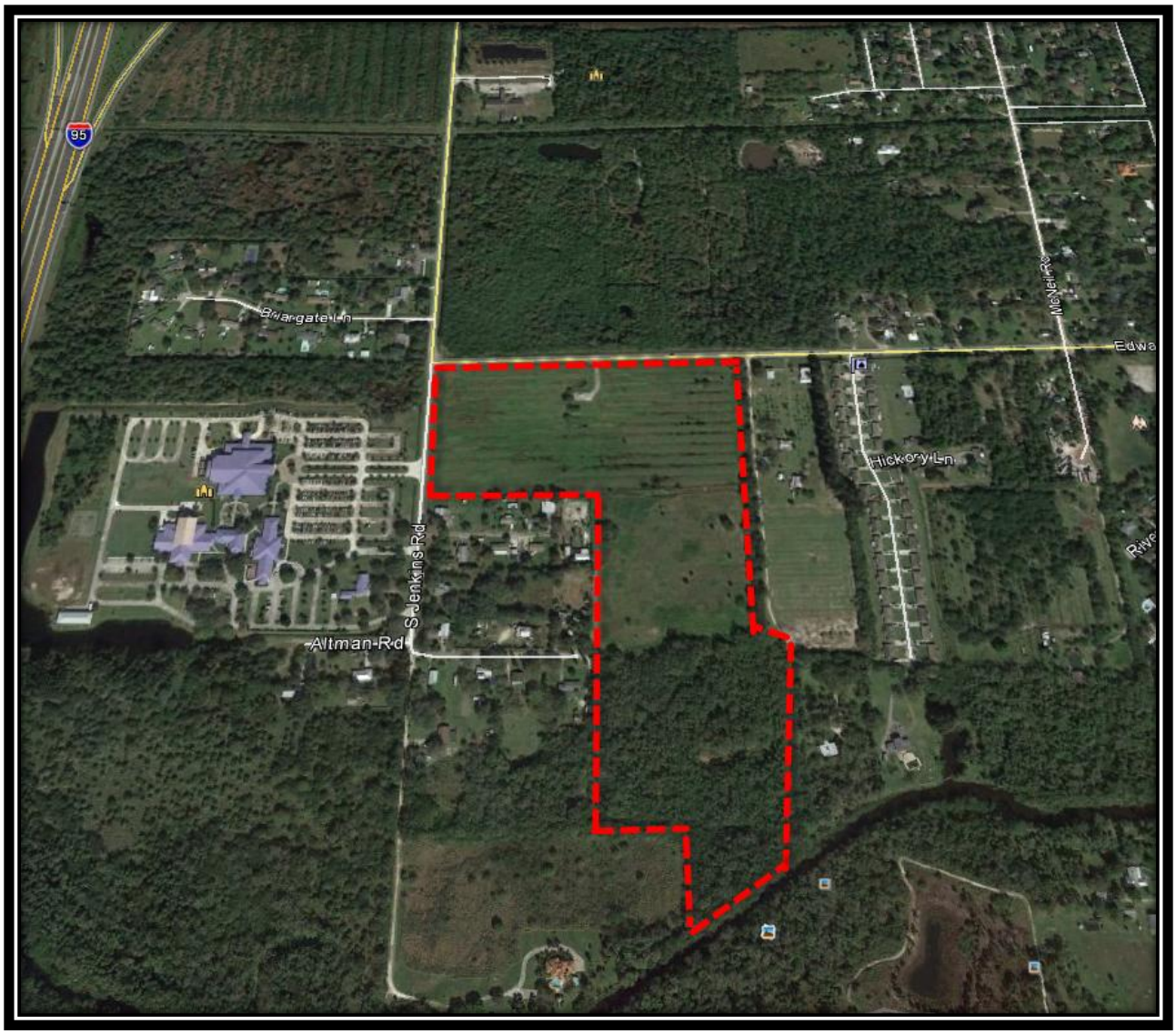
Comparable Sale 4



Comparable Sale 5



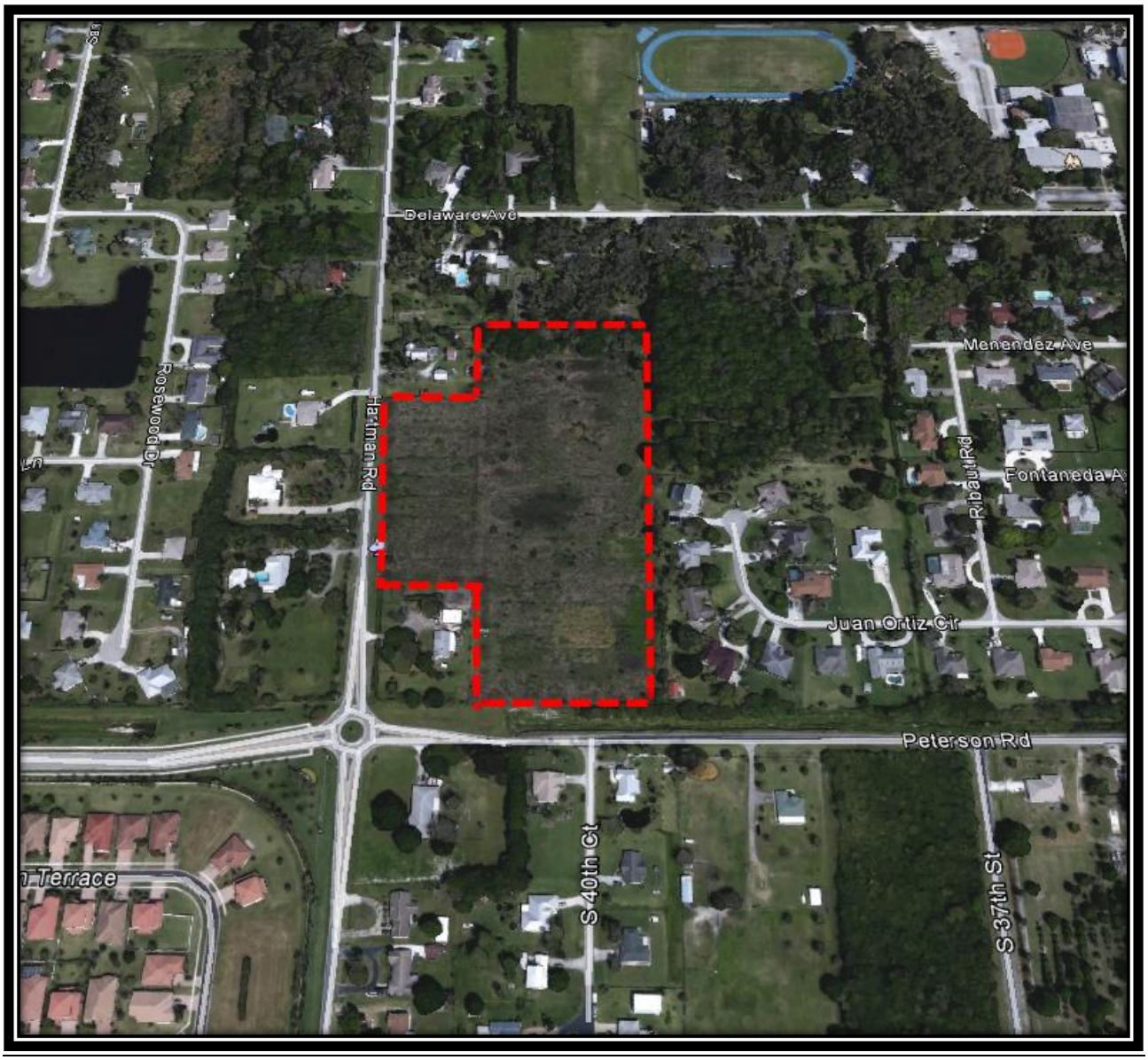
Comparable Sale 6



Comparable Sale 7



Comparable Listing 8



Comparable Sales Map



Discussion of Adjustments

We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, view/site quality, and zoning. The seven comparable sales indicated a non-adjusted range from $12,000 to $21,863 per acre.

VACANT RESIDENTIAL LAND SALES
Right of Way Abndonment
Callaway & Price, Inc. # 16-75497

Sale Number	Subject	1	2	3	4	5	6	7		8
ORBK/PG		3864/1010	3780/1948	3739/1395	3716/2516	3716/569	3695/766	3665/1674		Listing
Sale Price	-	$890,000	$57,500	$97,500	$159,360	$150,000	$600,000	$210,000		$259,900
Additional Consideration	$0	$0	$0	$0	$0	$0	$0	$0		$0
Effective Sales Price	$0	$890,000	$57,500	$97,500	$159,360	$150,000	$600,000	$210,000		$259,900
Size (Upland Acres)	4 to 6 acres*	54.78	2.63	5.91	13.28	8.12	38.00	10.79		11.17
Location	South side of Avenue O and north of Avenue M, North 10th Street Right of Way Abandoment	South side of Midway Road and east of Dunn Road	East side of Sunrise Boulevard and north side of Royal Palm Blvd.	East side of Sunrise Boulevard and 1/2 mile south of Bell Avenue	Northwest corner of Peterson Road and South 37th Street	South side of Edwards Road and just east of Selvitz Road	Southeast Corner of Edwards Road and Jenkins Road	West side of Sunrise Boulevard and south of Weatherbee Road		East side of Hartman Road and just north of Peterson Road
City	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce		Fort Pierce
Price/Upland Acre	-	$16,247	$21,863	$16,497	$12,000	$18,473	$15,789	$19,462		$23,268
Arm's Length	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes
Property Rights	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee		Fee
Zoning	R3**	PUD	RS-3	RS-3	R-1	R-1	R4	RS-3		RS-3
Date of Sale	-	Apr-16	Aug-15	Apr-15	Feb-15	Feb-15	Nov-14	Aug-14		Listing
Date of Value	Jul-14									
Time Interval (Months)		-	-	-	-	-	-	-		-
Conditions of Sale	0.00%	0.00%	0.00%	0.00%	20.00%	0.00%	0.00%	0.00%		-10.00%
Market Condition Adj.	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		0.00%
Adjusted Price Per Acre	**-**	**$16,247**	**$21,863**	**$16,497**	**$14,400**	**$18,473**	**$15,789**	**$19,462**		**$20,941**
Physical Adjustments										
Location	0%	0%	0%	0%	0%	0%	0%	0%		0%
Size	4 to 6 acres*	54.78	2.63	5.91	13.28	8.12	38.00	10.79		11.17
	0%	20%	0%	0%	0%	0%	10%	0%		0%
Site Quality	0%	0%	0%	0%	0%	0%	0%	0%		0%
Access	Avenue O	Midway Road	Sunrise Blvd.	Sunrise Blvd.	Peterson Road	Edwards Road	Edwards/Jenkins Road	Sunrise Boulevard		Hartman
	0%	0%	0%	0%	0%	0%	0%	0%		0%
Zoning/Density Adjustment - Per Acre	0%	0%	0%	0%	0%	0%	0%	0%		0%
Entitlements/Permits	No	No	No	No	No	No	No	No		No
	0%	0%	0%	0%	0%	0%	0%	0%		0%
Total Per Acre Adjustment	**0.00%**	**20.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**10.00%**	**0.00%**		**0.00%**
Adjusted Price Per Acre	**-**	**$19,496**	**$21,863**	**$16,497**	**$14,400**	**$18,473**	**$17,368**	**$19,462**		**$20,941**

***Size based on the portions of the adjacent parcels to east ad west, zoned R-3 and OS-1**
****Value being based on nearby zoning R-3, Residential**

Average	$18,223
Minimum	$14,400
Maximum	$21,863
Median	$18,473

Property Rights Conveyed

All the sales in this analysis were transferred on a Fee Simple Estate basis, with the buyers receiving full property rights ownership. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustment was considered necessary for property rights conveyed.

Terms of Financing (Cash Equivalency)

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. However, all of the sales analyzed herein involved either market terms or cash to Grantor. Therefore, no adjustments were made, nor any cash equivalency performed.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale.

Comparable 4 has been adjusted upward to recognize that this sale was an REO sale and was verified as a motivated sale. While no specific monetary discount was indicated, we have recognized that given the underlying conditions of sale that it was likely discounted. No adjustments were warranted for the remaining sales.

Expenditures Made

A knowledgeable buyer considers expenditures that will have to be made upon purchase of the property because these costs affect the price a buyer will pay. Our sales did not require any adjustments for expenditures made after the sale.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparables occurred from August 2014 to April 2015. There has been little to no measurable change in market conditions specifically related to vacant residential land. While some listings have increased and held steady, there simply has not been enough recent sales that would indicate an change in market conditions.

Location

All of the comparables are considered relatively similar with regard to overall location and no adjustments were necessary. All of the comparables are generally located in areas within limited new residential development.

Site Quality

The surrounding properties of the Subject Property have good road frontage and access and typical site quality for possible residential development. All of the comparables also have similar site quality in comparison to those properties adjacent to the Subject, therefore no adjustments were made.

Size

The Subject Property contains 9,714 square feet or 0.223 acres. Based on approximate size of nearby and surrounding parcels with residential development potential, we based our value analysis on a size of 4 to 6 acres, given the surrounding uses and the surrounding parcels. We will base our analysis on a typical site size of four to six acres given the across the fence methodology.

The comparable sales indicate a range from 2.63 acres to 54.78 acres. Comparable 1 and 5 are considerably larger and warranted upward adjustments as larger sites typically sell for less given the economies of scale. None of the other comparables warranted an adjustment for size as they are considered similar.

Access

All of the comparables used have good paved road access and therefore no adjustments were necessary.

Zoning

We have made the extraordinary assumption that Subject Property would most likely coincide with the R3, Single-family Moderate Density zoning designation. All of the comparables have similar residential type zonings that allow for much of the same development uses. Therefore, we have not made any adjustments with regard to zoning.

Access

All of the comparables used have good paved road access and therefore no adjustments were necessary.

Entitlements/Permits

None of the comparables used have entitlements or approvals that are active, therefore no adjustments were necessary for this regard.

Conclusion – Land Value Analysis

As can be seen on the comparable sales chart displayed earlier, the sales indicate an adjusted range from $14,400 to $21,863 per acre, with an average indication of $18,223 per acre and median indication of $18,473 per square acre. The best available data was analyzed and adjusted accordingly. After giving consideration to all of the comparable data and placing slightly more weight on Comparables 1, 2, 3, 5, 6, and 7 and less weight on Comparable 4 (Bank Sale), it is our opinion the Market Value of the Subject site is best represented between $18,000 and $20,000 per acre. This indicates that the land value of the Subject Property is $4,250. This is calculated as follows:

0.223 acres (9,714 square feet) X $18,000 per acre	=	$4,014
0.223 acres (9,714 square feet) X $20,000 per acre	=	$4,460

Rounded, $4,250

ADDENDA

Callaway & Price, Inc.

Real Estate Appraisers and Consultants
www.callawayandprice.com
Licensed Real Estate Brokers

Since 1972

Please respond to Treasure Coast office
E-Mail: s.neill@callawayandprice.com

SOUTH FLORIDA

1410 Park Lane South
Suite 1
Jupiter, FL 33458
Phone (561)686-0333
Fax (561) 686-3705

Michael R. Slade, MAI, SRA, CRE
Cert Gen RZ116
mrs@cpwpb.com

Stephen D. Shaw, MAI
Cert Gen RZ1192
sds@cpwpb.com

Robert A. Callaway, MRICS
Cert Gen RZ2461
rac@cpwpb.com

TREASURE COAST

1803 South 25th Street
Suite 1
Fort Pierce, FL 34947
Phone (772) 464-8607
Fax (772) 461-0809

Stuart
Phone (772) 287-3330
Fax (772) 461-0809

Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
s.neill@callawayandprice.com

SPACE COAST

1120 Palmetto Avenue
Suite 1
Melbourne, FL 32901
Phone (321) 726-0970
Fax (321) 726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

CENTRAL FLORIDA

2816 E. Robinson Street
Orlando, FL 32803
Phone (321) 726-0970
Fax (321) 726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

December 6, 2016

Casey B. McCormack, Esq.
Saavedra Goodwin
312 SE 17th Street, 2nd Floor
Fort Lauderdale, FL 33316

VIA EMAIL: cmccormack@saavlaw.com

RE: Appraisal Fee Quote

Dear Ms. McCormack:

We would be pleased to prepare an Appraisal of the Blue Water. LLC properties located in Fort Pierce. It is our understanding that the purpose of this appraisal is to estimate the current Market Value of the Subject Property for roadway abandonment purposes.

This report will be prepared for the addressee. The intended use is to assist the client in roadway abandonment. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other use.

The fee would be $2,500, if the properties are zoned commercial only. If the properties are split between commercial and residential zoning, the fee will be $3,500. It is our policy to require a retainer and $1,750 will suffice for this purpose. To pay the retainer by credit card, please call Amity Carabio at (561) 686-0333, ext. 103. The balance of the fee will be due and payable upon delivery of the report. We will provide an electronic copy of the final report. Hard copies of the final report are available upon request.

We will have the report completed no later than December 23, 2016; **be aware that delays in our receipt of information requested could postpone completion.**

If the above is agreeable to you, please sign below as our authorization and return it together with the retainer and information requested and we will begin work immediately. This agreement is subject to the Agreements and Conditions listed on the attached page, a copy of which should also be signed and returned to us. Our work will be done in accordance with the Appraisal Institute Code of Ethics and Standards of Professional Practice. Thank you for the opportunity to be of service.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Stephen G. Neill, MAI
Cert Gen RZ2480

SGN:clw
Attachments

Client:

Accepted By\Date: 12.6.16

Signature Date

Name and Title (Printed or Typed): Damaso M. Saavedra, Owner

Client Fed ID# or SS#: _____

Conditions of Agreement

1. Premise: The completed report shall comply with the professional and ethical standards of the Appraisal Institute. The report will be addressed to the Client, or as directed by the Client.

2. Compensation: The fee is due and payable as designated in the contract letter; the retainer is to be sent to the Appraiser along with the signed contract letter, which constitutes authorization to commence the assignment. The Appraiser's/Consultant's compensation is in no event contingent upon a predetermined value or conclusion.

3. Completion Date: Every effort will be made to deliver the report as per the specified date in the contract letter. If delays occur for reasons beyond the control of the Appraiser/Consultant, such as not receiving necessary data requested from the Client in a timely manner, changes in the scope of services of the assignment, acts of God, et cetera, the due date shall be extended.

4. Changes: The Appraiser/Consultant shall, to the best of his ability, complete the assignment in compliance with professional and ethical standards of the appraisal industry. Changes that are not in keeping with these standards will necessitate a new contract letter and renegotiation of the original fee, or billed on a time basis plus the original fee.

5. Cancellation: The Client may cancel this agreement by written notice, or telephone followed by written notice. Appraiser/Consultant shall submit a statement based on professional time and expenses accrued, if applicable, for all services expended to the date of cancellation.

6. Additional Report Copies: Additional copies will be furnished upon request, and prepayment of $1.00 per page per report.

7. Collection: All fees and expenses are due upon delivery of the final report. A late charge of 1.5% per month shall be imposed on balances unpaid 30 days after the statement date. If collection efforts become necessary, all costs for same, including court costs and attorney's fees, will be added to the balance due. We are currently operating under an agreement with a collection agency, which charges us 53.8%. **If their collection services are required, Client's total balance due will be increased by 53.8%.**

8. Limiting Conditions: This agreement and the completed report shall be subject to the Limiting Conditions (included in said report).

9. Confidential Data: Data assembled for the assignment will remain the property of the Appraiser/Consultant. Data provided by the Client will be held in our file, unless otherwise instructed by the Client, and considered confidential. Appraiser/Consultant is authorized by the Client to disclose the report to appropriate representative of the Appraisal Institute to comply with the Bylaws and Regulations of this professional organization.

I hereby agree to the Conditions of Agreement outlined above.

Esq.

Client

12.6.16

Date

QUALIFICATIONS

Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #12248
Florida State-Certified General Real Estate Appraiser #RZ2480
Florida Licensed Real Estate Broker #BK-0660406
Associate Member, American Society of Farm Managers and Rural Appraisers
International Right of Way Association Certified Right of Way Appraiser R/W-A/C

Professional Experience

Principal, Callaway & Price, Inc. – Since January 2006
Appraisal Consultant, Callaway & Price, Inc. – 7/02 – 12/05
Appraisal Consultant, Diskin Property Research - 4/00 – 6/02
Appraisal Consultant, Callaway & Price, Inc. – 5/97 – 4/00

Education

Bachelor of Science Degree in Business/Real Estate, Florida State University
Associates of Arts Degree, Indian River Community College

Appraisal Institute Courses:
- 410 Standards of Professional Practice, Part A
- 420 Standards of Professional Practice, Part B
- 510 Advanced Income Capitalization
- 520 Highest and Best Use and Market Analysis
- 530 Advanced Sales and Cost Approaches
- 540 Report Writing
- 550 Advance Applications
- Analyzing Operating Expenses
- Appraisal from Blueprints and Specifications
- FHA and the Appraisal Process
- Real Estate Finance Statistics & Valuation Modeling
- Analyzing Distressed Real Estate
- Expert Witness
- An Appraiser's Introduction & Overview of the U.S. Hotel Industry
- Hotel Market Studies & Valuating – Using Hotel Valuation Software
- Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets

International Right of Way Courses:
- 103 Ethics and the Right of Way Profession
- 400 Principles of Real Estate Appraisal
- 401 The Appraisal of Partial Acquisitions

USPAP – Biennial
Florida State Law for Real Estate Appraisers
Florida Law Update
Roles and Rules of Supervisors & Trainees
Appraisal Institute – Leadership Conference Participant

Qualified Expert Witness

Miami-Dade
Broward County
Indian River
Martin County
St. Lucie County
Bay County
US Bankruptcy Court, Middle District of Florida
Indian River County Special Magistrate – 2010, 2011, 2012 & 2013
St. Lucie County Special Magistrate – 2007, 2008, 2009, 2010, 2011, 2012 & 2013
Martin County – 2012 & 2013

Appraising\Consulting Expertise

ACLFs
Agricultural
Aircraft Hangers
Apartment Complexes
Branch Banks
Car Dealership
Citrus Groves
Condominium Projects
Eminent Domain
Golf Courses
Luxury RV Parks
Marinas
Mining Operations
Mini-Warehouses
Mobile Home Parks
Multifamily Residential
Office Buildings
Ranchland
Restaurants
Retail Buildings
Salvage Yards
Single-Family Residential
Sports Complexes
Subdivisions
Truckstops/Gas Stations
Warehouses
Vacant Land
Special Purpose Properties

Organizations and Affiliations

Rotary Member – Past President/Board of Directors
John Carroll High School Advisory Board
Treasure Coast Seminole Booster Club

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

850-487-1395

NEILL, STEPHEN G
1803 S 25TH STREET SUITE 1
FORT PIERCE FL 34947

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

RZ2480 ISSUED: 11/13/2016

CERTIFIED GENERAL APPRAISER
NEILL, STEPHEN G

IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date : NOV 30, 2018 L1611130002233

DETACH HERE

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER	
RZ2480	

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

NEILL, STEPHEN G
1803 S 25TH STREET SUITE 1
FORT PIERCE FL 34947

ISSUED: 11/13/2016 DISPLAY AS REQUIRED BY LAW SEQ # L1611130002233

Professional Designations\Licenses\Certifications

Florida State-Certified General Real Estate Appraiser #RZ2956

Professional Experience

Assistant Appraiser, Callaway & Price, Inc. – June 2002 – Present

Education

Bachelor of Science Degree in Education, Florida State University
Associates of Arts Degree – Indian River Community College

Appraising\Consulting Expertise

- Acreage
- Airport Hangars
- Apartment Complexes
- Cemeteries
- Day Care Centers
- Eminent Domain
- Mitigation Banks
- Mobile Home Parks
- Oceanfront Property
- Rental Comparability Studies
- Residential Properties
- Retail Buildings
- Subdivisions
- Vacant Land
- Warehouse/Industrial

Organizations and Affiliations

Florida State University Alumni
Fort Pierce Sportfishing Club
Ducks Unlimited

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

850-487-1395

VERCILLO, ANTHONY D
1001 IBIS AVE
FORT PIERCE FL 34982

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

RZ2956 ISSUED: 11/27/2016

CERTIFIED GENERAL APPRAISER
VERCILLO, ANTHONY D

IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date : NOV 30, 2018 L1611270001928

DETACH HERE

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER	
RZ2956	

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

VERCILLO, ANTHONY D
1001 IBIS AVE
FORT PIERCE FL 34982

ISSUED: 11/27/2016 DISPLAY AS REQUIRED BY LAW SEQ # L1611270001928

Chicago Title Insurance Company

OWNERSHIP AND ENCUMBRANCE REPORT

Order No.: 6135382
Customer Reference: 8341-005

Certified Party:
Saavedra Goodwin
312 SE 17th Street, 2nd Floor
Fort Lauderdale, FL 33316
Phone: 954-767-6333
Fax: 954-767-8111

This will serve to certify that Chicago Title Insurance Company has caused to be made a search of the Public Records of St. Lucie County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit Court of said County, from October 29, 1929, through November 21, 2016 at 11:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows:

Beginning at the Northwest corner of Lot 14 of MELTONS RIVERVIEW SUBDIVISION, as recorded in Plat Book 9 at Page 43, Public Records of St. Lucie County, Florida and running thence North 89°47'23" West along a Westerly extension of the North line of said plat a distance of 25.45' to a point on the West line of Section 3, Township 35 South, Range 40 East; thence North 00°03'05" West along said section line a distance of 198.43' to the Southeast corner of a parcel of land described by Deed recorded in Official Records Book 1882, at Page 478, Public Records of said St. Lucie County, Florida; thence North 00°03'05" West along the Easterly bounds of said conveyance, being also the West line of said Section 3, a distance of 186.31 feet to a point on the Southerly right-of-way of Avenue "O"; thence Easterly along a curve to the left of radius 602.96'; Central angle 02°28'39", an arc length of 26.07' to a point located South 77°32'36" East (chord bearing) a chord distance of 26.07' from the previously described point; thence South 00°03'05" East a distance of 18.75' to the Northwest corner of a parcel of land described by Deed recorded in Official Records Book 1848, at Page 2087, Public Records of said St. Lucie County, Florida; thence South 00°03'05" East along the Westerly bounds of the conveyance last above mentioned a distance of 360.46' to the Point of Beginning.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Charles F. Hovey, Elizabeth H. Morss and Chandler Hovey, Jr., by virtue of Warranty Deed recorded July 28, 1958 in Deed Book 239, Page 454.

By dedication on Plat of Mullins Heights Subdivision recorded in Plat Book 11, Page 20, of the Public Records of St. Lucie County, Florida, as affected by Resolution No. 65-36 recorded in Official Records Book 135, Page 332 and Resolution No. 65-292 recorded in Official Records Book 150, Page 391.

Note: by description on the following deeds possible interest in said land:

1) Warranty Deed to Royce R. Lewis, as Trustee recorded in Official Records Book 215, Page 334; Official Records Book 215, Page 335 and Official Records Book 215, Page 336.
2) Warranty Deed to Stanley Soltzer and Jacob S. Lambert recorded in Official Records Book 215, Page 1767.
3) Personal Representative's Deed to Robert D. Meyer and Opal I. Meyer recorded in Official Records Book 323, Page 2977.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

NONE

The following documents of conveyances:

1. Masters Deed recorded in Deed Book 81, Page 221.
2. Warranty Deed recorded in Deed Book 90, Page 333.
3. Sheriff's Deed recorded in Deed Book 90, Page 555.
4. Sheriff's Deed recorded in Deed Book 93, Page 312.
5. Special Warranty Deed recorded in Deed Book 91, Page 540.
6. Warranty Deed recorded in Deed Book 156, Page 84.
7. Quit-Claim Deed recorded in Deed Book 156, Page 105.
8. Deed recorded in Deed Book 156, Page 145.
9. Warranty Deed recorded in Deed Book 156, Page 215.
10. Right of Way Deed recorded in Official Records Book 2, Page 252.
11. Right of Way Deed recorded in Official Records Book 2, Page 247.
12. Deed recorded in Deed Book 176, Page 1.
13. Warranty Deed recorded in Deed Book 176, Page 273.
14. Quit Claim Deed recorded in Deed Book 201, Page 209.
15. Warranty Deed recorded in Deed Book 201, Page 213.
16. Warranty Deed recorded in Deed Book 201, Page 215.
17. Warranty Deed recorded in Deed Book 227, Page 389.
18. Trust Agreement recorded in Deed Book 227, Page 386.
19. Assignment of Beneficial Interest recorded in Deed Book 228, Page 2.

20. Warranty Deed recorded in Deed Book 232, Page 542.

21. Quit-Claim Deed recorded in Deed Book 238, Page 201.

22. Warranty Deed recorded In Deed Book 238, Page 200.

23. Warranty Deed recorded in Deed Book 239, Page 454.

24. Resolution No. 65-36 recorded in Official Records Book 135, Page 332.

25. Resolution No. 65-292 recorded in Official Records Book 150, Page 391.

Additional encumbrances such as easements, restrictions, etc., are as follows:

A. Vacated - Mullins Heights Subdivision as recorded in Plat Book 11, page 20.

Tax Information:

NONE

Names search performed on:

Charles F. Hovey
Elizabeth H. Morss
Chandler Hovey
Royce R. Lewis- (possibly deceased DC Official Records 948/2582)
Stanley Soltzer
Jacob S. Lambert
Robert D. Meyer
Opal I. Meyer

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

In accordance with Florida Statutes Section 627.7843, the liability Chicago Title Insurance Company may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above up to a maximum amount of $1,000.00.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Report to be issued in accordance with its By-Laws.

Chicago Title Insurance Company

Ellen Klempert

Ellen Klempert

LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABSTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

PRINTED BY LAWYERS' TITLE GUARANTY FUND, ORLANDO, FLORIDA

Warranty Deed

BOOK 239 PAGE 454

STATUTORY

DENISON and LEWIS
Attorneys at Law
DENISON BUILDING
FORT PIERCE, FLORIDA

This Indenture, Made this 23rd day of July, A. D. 1958, **Between** CHANDLER HOVEY, a single adult

of the county of Middlesex, State of Massachusetts, party of the first part, and CHARLES F. HOVEY, ELIZABETH H. MORSS and CHANDLER HOVEY, JR., as Tenants in Common whose post office address is: 75 Federal St., Boston of the County of Suffolk, in the State of Massachusetts, parties of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of ********** TEN ********** Dollars, and other good and valuable considerations to him in hand paid by said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie in the State of Florida, to-wit:

That part of the North 400 feet of the South 598 feet of Government Lot 2 of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1, situated in St. Lucie County, Florida.

Subject to a certain mortgage encumbering the above described property to Adolph Schoenbrun and Fannie Schoenbrun, his wife, dated April 24, 1957 and recorded in Mortgage Book 136, at Page 385 of the Public Records of St. Lucie County, Florida.

CLERK FILE NO. 67848 FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST LUCIE COUNTY, FLORIDA, ON THE 28 DAY OF July A. D. 1958 AT 11:50 O'CLOCK P. M. AND RECORDED IN Deed BOOK NO. 239, PAGES 454 AND RECORD VERIFIED.
W. C. BAGGETT, CLERK CIRCUIT COURT, ST. LUCIE COUNTY, FLA.
BY Margaret Jones D. C.

and the said party of the first part do es hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Chandler Hovey (Seal)

(Seal)

(Seal)

(Seal)

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CHANDLER HOVEY, a single adult

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of July, A. D. 19 58.

Richard F Dolman
Notary Public, State of Massachusetts.
My commission expires Nov. 21, 1964

Filed this day of A. D. 19 at o'clock M. and Recorded in Deed Book at Page
RECORD VERIFIED.
Clerk Circuit Court County
By Deputy Clerk

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Order: 6135382 Deeds
Doc: FLSTLU:MPLT 11-00020

Page 1 of 1

Requested By: eklempert, Printed: 12/23/2016 11:37 AM

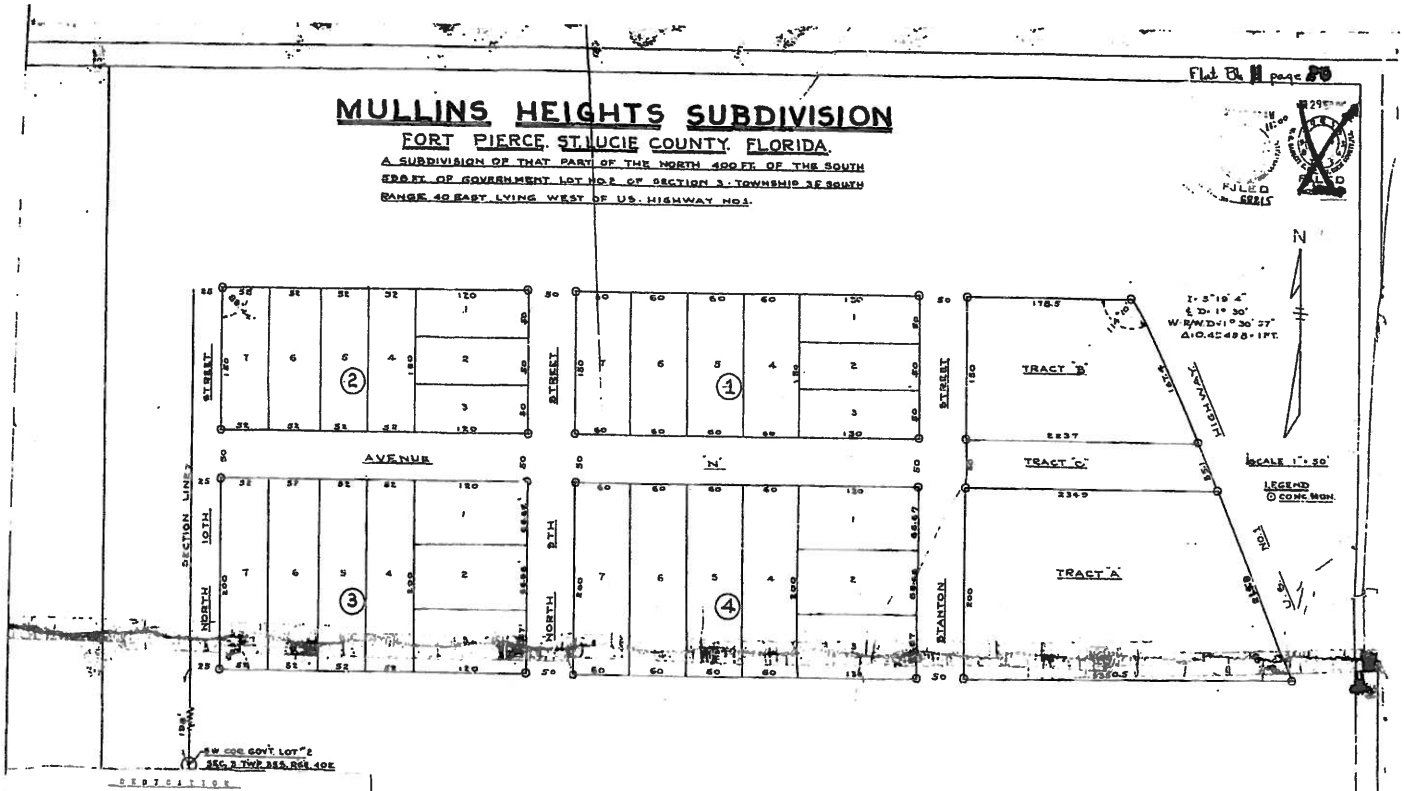
Plat Bk 11 page 89

MULLINS HEIGHTS SUBDIVISION

FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

A SUBDIVISION OF THAT PART OF THE NORTH 400 FT. OF THE SOUTH 798 FT. OF GOVERNMENT LOT NO 2 OF SECTION 3, TOWNSHIP 35 SOUTH RANGE 40 EAST, LYING WEST OF U.S. HIGHWAY NO 1.

FILED



DEDICATION

I, the undersigned, A single adult, owner in fee simple of Mullins Heights Subdivision, a subdivision of that part of Govt Lot 2 of the South 798 feet of Government Lot 2, in Section 3, Township 35 South, Range 40 East, lying West of U. S. Highway No. 1, hereby dedicate to the public forever all streets shown on the plat of said Subdivision prepared by J. W. Phillips, Civil Engineer F.L.S.758.

This 29th day of July 1958.

Signed and sealed in the presence of

Richard F. Palmer

State of Florida }
County of St. Lucie }

Sworn to before me this 29th day of July 1958.

Notary Public, State of Florida at Large
My Commission Expires 2/9/60

CATION.

AT THE LANDS AS PROPERTY OF

PUBLIC FOREVER, ALL AS SHOWN THEREON.

BEFORE ME THIS

CERTIFICATE OF CLERK

STATE OF FLORIDA, }
ST. LUCIE COUNTY } SS:

I, W.C. BAGGETT, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY, THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES ANNOTATED, THIS PLAT FILED FOR RECORD ON THIS 26th DAY OF August 1958 AND RECORDED ON PAGE 89 OF PLAT BOOK 11, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. LUCIE COUNTY, FLORIDA.

W.C. Baggett
CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA

BY Margaret Jones DEPUTY CLERK.

ENGINEER'S CERTIFICATE

STATE OF FLORIDA }
COUNTY OF ST. LUCIE } SS:

I HEREBY CERTIFY, THAT THIS PLAT IS MADE FROM AN ACTUAL SURVEY MADE BY ME; THAT IT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS CALLED FOR UNDER CHAPTER 177 FLORIDA STATUTES ANNOTATED.

DATED THIS 24 DAY OF August 1992.

CIVIL ENGINEER LS 758

CERTIFICATE OF APPROVAL.

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, THIS 23 DAY OF Dec 1957.

CITY MANAGER.

CERTIFICATE OF APPROVAL.

THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA. DATED THIS 18 DAY OF Jan 1958.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS.

REC. 589

141727

RESOLUTION NO. 65-36

WHEREAS, CHARLES F. HOVEY, ELIZABETH H. MORSS and CHANDLER HOVEY, JR., have petitioned the Board of County Commissioners of St. Lucie County, Florida, to vacate:

> The plat of MULLINS HEIGHTS SUBDIVISION as recorded in Plat Book 11, at page 20 of the public records of St. Lucie County;
>
> EXCEPT the right of way for North 10th Street as shown thereon and the right of way for Avenue "O" as described in Official Record Book 2, at pages 247 and 252 of the public records of said County,

and

WHEREAS, notice of intention to apply to said Board of County Commissioners to vacate said part of said plat was given by legal notice published on October 22 and 29, 1965, in The News Tribune, a daily newspaper published in Fort Pierce, St. Lucie County, Florida, and

WHEREAS, said petitioners have shown conclusively that they are the owners in fee simple of all the lots and blocks in that portion of said subdivision sought to be vacated; that the vacation by said Board of the part sought to be vacated will not affect the ownership of persons owning other parts of said subdivision; and that all taxes for the year 1965 and prior years have been paid.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie County, Florida, in meeting assembled this 28th day of December, 1965, as follows:

1. That pursuant to the provisions of Section 192.29 and 192.30, Florida Statutes:

Order: 6135382 Deeds
Doc: FLSTLU:135-00332

Page 1 of 2

Requested By: eklempert, Printed: 12/23/2016 11:37 AM

The plat of MULLINS HEIGHTS SUBDIVISION as recorded in Plat Book 11, at page 20 of the public records of St. Lucie County;

EXCEPT the right of way for North 10th Street as shown thereon and the right of way for Avenue "O" as described in Official Record Book 2, at pages 247 and 252 of the public records of said County

be and the same is hereby vacated, and any right of St. Lucie County and the public in and to any lands or interest therein acquired by the dedication of said plat for streets, roads or alleys is hereby renounced and disclaimed, except as above noted.

2. That a certified copy of this Resolution shall be recorded in the public records in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida.

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The undersigned, Clerk of the Board of County Commissioners of the County and State aforesaid, does hereby certify that the above and foregoing is a true and correct copy of a Resolution adopted by the said Board of County Commissioners at a meeting held on the 28th day of December, 1965.

WITNESS my hand and the official seal of said Board, this the 29 day of December, 1965.

ROGER POITRAS, CLERK CIRCUIT COURT

By Tessa Pugli
Deputy Clerk

FILED AND RECORDED
Official Record BOOK
Florida
'66 JAN 4 AM 8:49
141727
ROGER POITRAS, CLERK
ST. LUCIE COUNTY,
FLORIDA

135 333

RESOLUTION NO. 65-292 146946

A RESOLUTION VACATING A PORTION OF THE MULLINS HEIGHTS SUBDIVISION UPON PERFORMANCE OF CONDITIONS FOR CONVEYING RIGHTS-OF-WAY; RESERVING CERTAIN RIGHTS-OF-WAY; AND PROVIDING FOR AN EFFECTIVE DATES HEREOF.

WHEREAS, the City Commission of the City of Fort Pierce has been requested to vacate a part of the plat of the subdivision known as Mullins Heights Subdivision, as recorded in Plat Book 11, page 20 of the Public Records of Saint Lucie County, Florida; and

WHEREAS, the City Planning Board at a regular meeting held October 5, 1965 approved the vacation of part of said plat.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The City of Fort Pierce hereby vacates in part all of that plat of Mullins Heights Subdivision, as per plat thereof on file in Plat Book 11, page 20, of the public records of St. Lucie County, Florida, except for those lands encompassing certain streets which have become and are necessary for use by the traveling public, said lands and streets hereby excepted from this vacation being:

A. North 10th Street right-of-way;
B. Avenue "O" right-of-way;
C. North 40' of North 9th Street right-of-way;
D. North 40' of Stanton Street right-of-way;
E. North 40' of Block 1;
F. North 40' of Block 2;
G. All of Tract "B", except the South 110' thereof.

FILED AND RECORDED ST. LUCIE COUNTY, FLA. RECORD VERIFIED JUL 18 AM 8:17 146946 CLERK CIRCUIT COURT

with the foregoing exceptions as described and referred to on said subdivision plat.

SECTION 2. The attention of the owner or owners of the lands within said subdivision is hereby expressly directed to Chapters 192.29 and 192.30, Florida Statutes, for compliance therewith through the Board of County Commissioners.

SECTION 3. This Resolution shall become effective immediately upon receipt by the City of Fort Pierce and recording thereof in the St. Lucie County public records of a deed or deeds of conveyance from the record title owners of the foregoing rights-of-way and excepted parcels unto the City of Fort Pierce.

This is to certify that this is a true and accurate copy of Resolution No. 65-292, adopted by the City Commission of the City of Fort Pierce, Florida, at the regular meeting of the City Commission held on October 18, 1965.

Witness my hand and the Official Seal of the City of Fort Pierce, Florida, this the 15th day of July, 1966.

(CITY SEAL)

O R BOOK 150 391

CITY CLERK

Order: 6135382 Deeds
Doc: FLSTLU:150-00391

Requested By: eklempert, Printed: 12/23/2016 11:37 AM

146917

ORDINANCE NO. E-331

AN ORDINANCE RENAMING AND/OR REDESIGNATING CERTAIN STREETS OR ROADWAYS WITH CONFLICTING NAMES WITHIN THE CITY OF FORT PIERCE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, there exist in the City of Fort Pierce, Florida, several conflicting public and private roadway names and designations which could impede the growth of the City, render postal, fire and police service difficult and adversely affect the City as a whole; and

WHEREAS, the City desires to correct said duplications and conflicts in said names and designations.

NOW THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF FORT PIERCE, FLORIDA:

Section 1. That those present street and roadway names or designations, as set forth on the attachment hereto marked "Schedule" and by reference hereto is made a part hereof as though fully set forth herein, be and the same are hereby renamed and/or redesignated to those names and/or designations as are also set forth in said "Schedule".

Section 2. All Ordinances or parts thereof in conflict herewith are hereby repealed.

Section 3. This Ordinance shall become effective upon final passage.

O.R. BOOK 150 392

Order: 6135382 Deeds
Doc: FLSTLU:150-00391

Requested By: eklempert, Printed: 12/23/2016 11:37 AM

SCHEDULE

PRESENT NAME OR DESIGNATION	NEW NAME OR DESIGNATION
1. Atlantis Avenue	1. Avalon Avenue
2. Bimini Drive	2. Bahia Drive
3. Cortez Avenue	3. Coronado Avenue
4. Easter Terrace	4. Emerald Terrace
5. Grenada Avenue	5. Gatewood Avenue
6. Gulf Stream Boulevard	6. Grandview Blvd.
7. Hernandes Avenue	7. Hispana Avenue
8. Hibiscus Road	8. Hayes Road
9. Holly Court	9. Hollywood Court
10. Maple Court	10. Mandarin Court
11. Mel Lane	11. Midas Lane
12. Palm Terrace	12. Ponderosa Terrace
13. Palma Avenue	13. Porpoise Avenue
14. Park Boulevard	14. Plymouth Avenue
15. Park Drive	15. Pelican Drive
16. Pine Avenue (Beach)	16. Plover Avenue
17. Royal Palm Road	17. South Ocean Drive
18. York Court	18. Yosemite Court
19. York Road	19. York Avenue
20. Royal Poinciana	20. South 11th Street
21. South Ocean Drive (from South City Limits North to intersection with Highway A-I-A)	21. Surfside Drive
22. Unnamed street between Avenues K and L, from 25th to 27th Streets	22. Wilkins Avenue

ATTEST

CITY CLERK

MAYOR COMMISSIONER

(CITY SEAL)

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. E-331, was duly introduced, read and passed on first reading by title only be the City Commission of the City of Fort Pierce, Florida on March 14, 1966, copies were posted on March 15, 1966 at the City Hall and Municipal Court Room in the City of Fort Pierce, Florida and was duly read and passed on second and final reading by title only on March 28, 1966 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 29th day of March, A.D. 1966.

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

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
CERTIFIED
18 AM 8:27
146917
CLERK CIRCUIT COURT

MAYOR COMMISSIONER

CITY CLERK

BOOK 150 393

ORDINANCE NO. E-358 146918

AN ORDINANCE VACATING AND ABANDONING CERTAIN UNOPENED ALLEYS SITUATE IN AREAS ZONED FOR RESIDENTIAL USE AND PROVIDING FOR A RESERVATION OF UTILITY EASEMENTS TO THE CITY OF FORT PIERCE, FLORIDA, OVER AND UPON THE ENTIRE WIDTH OF SAID DESCRIBED ALLEYS: PROVIDING FOR THE EFFECTIVE DATE THEREOF.

BE IT ORDAINED BY THE PEOPLE OF THE CITY OF FORT PIERCE:

SECTION 1. Each and all of those certain unopened alleys, as per description thereof annexed hereto and thereby made a part hereof as though fully set forth herein, marked "Schecule of Alleys", be and the same are hereby closed, vacated and abandoned, with the City of Fort Pierce hereby saving and reserving unto itself a utility easement for all utility purposes over and upon said lands and alleyways.

SECTION 2. This Ordinance shall become effective upon final passage.

ATTEST

CITY CLERK

MAYOR COMMISSIONER

(CITY SEAL)

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. E-358 was duly introduced, read and passed on first reading by title only by the City Commission of the City of Fort Pierce on May 31, 1966, copies were posted for more than one month at the City Hall and Municipal Court Room in the City of Fort Pierce, Florida and was duly read and passed on second and final reading by title only on July 11, 1966 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 13th day of July, A. D., 1966.

MAYOR COMMISSIONER

CITY CLERK

(CITY SEAL)

O.R. BOOK 150 394

Order: 6135382 Deeds
Doc: FLSTLU:150-00391

Requested By: eklempert, Printed: 12/23/2016 11:37 AM

SCHEDULE OF ALLEYS

Those Ten (10) Foot Alleys running North and South in:

Blocks	Subdivision	Plat Book	Page	From	To
2,3,4	Tuskegee Park	8	74	Avenue O	Avenue P
6,7,8,9,10 11,12,13,14	Sunny Acres	8	25	Avenue K	Avenue M
1,2,3,4	Sunny Acres	8	25	Avenue I	Avenue K
2	Pinecrest	5	15	Avenue K	Avenue M
	Washington Heights	7	46	Avenue E	Avenue I
A,B	Frambach	7	36	Avenue E	Avenue I
1	Shaffer	7	26	Avenue E	Avenue G
4,6	Emancipation Park	1	38	Avenue D	Avenue E
D,E,H,	Alamanda Vista Rev.	7	40	Avenue D	Avenue E
F	Alamanda Vista Rev.	7	40	Avenue D, Southward	Existing East-West Alley
9, 12	Fort Pierce Heights	1	39	Avenue B	Avenue C
3,4,5,6	Alamanda Vista	5	49	Moore's Creek	Avenue B
14,15,16	Floriana Park	2	7	Moore's Crick	Avenue C
10,11,12	Floriana Park	2	7	Avenue B	Avenue C
B-4, B-2	Orange Place	5	9	Atlantic Avenue	Boston Avenue
9,10,11,12	Oakland Park	2	7	Easter Avenue	Florida Avenue
13,14,15,16) 1,2,3,4)Nebraska Ct.	Oakland Park	2 5	7 48	Between Florida Ave. & Ga. Avenue	
1,2,3,4,5	Kanawha Park	3	6	Citrus Ave. North & South to East West alleys	
1,2,3,4	Lincoln Park # 1	2	5	Ohio Avenue	Southern Avenue
Between Lots 2 thru 11, Block 1	Cramer's Add'n	2	10	Easter Avenue, Southward to 20' North-South Alley	

And Those Ten (10) Foot Alleys running East and West in=

98	Meyerhoff's	8	26	N. 27th Street	N. 29th Street
1,2,3,4	Hillcrest	4	41	N. 15th Street	N. 16th Ct.
A	Rev. Cobbs Park	8	54	S. 17th Street	S. 15th Street
	Morgans	7	35	S. 17th Street	S. 13th Street
2,3	Oleander Gardens	9	8	Oleander Blvd.	Mayflower Road Canal
1	LaJean	9	29	Mayflower Road	Colonial Road

O.R. BOOK 150 395

Order: 6135382 Deeds
Doc: FLSTLU:150-00391

Requested By: ekempert, Printed: 12/23/2016 11:37 AM

Block	Subdivision	Plat Book	Page	From	Extending To
And those twelve (12) Foot alleys running North and South in=					
Blks. 1,2	Sandra Ct.	8	45	Avenue B	Avenue C
Blks. 4,5	LaFond	8	12	Easter Ave.	Easter Ter.
And that Twelve (12) Foot alley running East and West in=					
Blk. 3	Lincoln Park # 2	4	77	Douglas Ct.	N. 12th Street
And Those Fifteen (15) Foot alleys running North and South=					
Between N. 17th & N. 19th Sts.	Liberty Park	7	54	Avenue O	Avenue Q
Blks A, B	Suzanne Park	8	13	Avenue M	Avenue O
2	Koblegards Re. Sub	7	49	Fla. Ave.	Ga. Avenue
1,2,E,B	Maravilla Terrace	5	50)		
1,2	Maravilla Pines	6	39)		
1,2	Ponce de Leon	6	8)		
D	Ponce de Leon Park #2	11	23)		
3	Maravilla West	11	50)	City Limits- Va. Avenue Canal	
1,2	Cortez	5	38)		
48,50,52			)		
78	Maravilla	7	31)		
1,9,10,14	Maravilla Plaza	5	44)		
	Paseo Park	10	61)		
1,3,5,7,9) 59,61,63,65) 79,81,83,85) 87,89,91)	Maravilla	7	31		
	DeFina	10	53)		
3	Country Club Estates	10	33)		
2	Misiks Re. Sub	9	60)		
2,4,	Maravilla Court	5	39)	Trinidad Ave. - Va. Avenue Canal	
1	Maravilla Golf Park	5	43)		
	Fairway Park	10	62)		
1	Golfview	6	36)		
And those Fifteen (15) Foot alleys running East & West=					
Between Ave. E & Ave. G	Washington Heights	7	46	N. 19th St.	North-South Alley
15' East-West Alleys					
Between Moore's Creek & Ave. B	Home Acres	7	28	N. 29th St.	N. 31st St.
1	Hibiscus Park	8	11	S. 13th St.	Texas Court
And those Sixteen (16) Foot alleys running North and South in:					
2	Killers Plat	3	43	Moore's Creek	Avenue B

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Doc: FLSTLU:150-00391
Page 6 of 7
Requested By: eklempert, Printed: 12/23/2016 11:37 AM

Blocks	Subdivision	Plat Book	Page	Extending From	To
B-A, B-B, B-C	Westend Add'n	2	5	Boston Avenue	East-West Alley
71, 76, 90	Lawnwood Add'n	2	16	Birch St.	S. 18th Street
75, 91	Lawnwood Add'n	2	16	Birch St.	S. 19th St.

And those Sixteen (16) Foot Alleys running East and West in:

B-C, B-B	Westend Add'n	2	5	Boston Avenue	Delaware Ave.
6	Lawnwood Add'n	2	16	S. 21st Street	S. 19th Street
14	Replat Lawnwood Add'n	9	53	S. 19th Street	S. 17th Street)
22;23;25,26)	Lawnwood Add'n	2	16	Kaufman Avenue	S. 13th Street)
30;31,32,33)	Lawnwood Add'n	2	16	Kaufman Avenue	S. 13th Street)
44;45,46	" "	"	"	" "	S. 13th Street)
54,55	" "	"	"	" "	S. 13th Street)
68,69	" "	"	"	" "	S. 13th Street)
78,88	" "	"	"	" "	S. 13th Street)
73,74	" "	"	"	S. 25th Street	Ormond Avenue
92,93	" "	"	"	S. 25th Street	S. 21st Street

And those Twenty (20) Foot Alleys running East and West in:

Blks. 94,95 96	Lawnwood Add'n	2	16	S. 25th Street	Ormond Avenue
Blk 109	" "	"	"	" " "	S. 23rd Street
Blk 3	Pinewood	5	24	S. 8th Street	Beach Court
Between Ave. I & J	Richard Edwards	10	1	N. 9th Street	N. 10th Street

And those Twenty (20) Foot alleys running North and South in:

Blks 47,70 89	Lawnwood Add'n	2	16	S. 21st Street	Quincy Avenue
Blks. 53, 77 97	Lawnwood Add'n	2	16	Birch Street	Quincy Avenue
Between Lots 1 & 2, Blk. 1	Cramer's Add'n	2	10	Existing 10' North-South alley to South Subdivision Line	

And that certain Eight (8) Foot alley running East and West in:

1,2,3	Kanawha Park	3	6	S. 13th Street	East Subdivision Line

ALL AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND SITUATE IN THE CITY OF FORT PIERCE, FLORIDA.

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
CERTIFIED
66 JUL 18 AM 8:20
146918
CLERK OF COURT

O.R. BOOK 150 397

Order: 6135382 Deeds
Doc: FLSTLU:150-00391
Page 7 of 7
Requested By: eklempert, Printed: 12/23/2016 11:37 AM

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
JUN 11 '73
$6.50

256401

This instrument was prepared by:
Name Byron T. Cooksey
Address P. O. Box 760
Vero Beach, Fla. 32960

Warranty Deed (STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 8th day of May 1973, **Between**

CHARLES F. HOVEY and ANITA C. HOVEY, his wife

of the County of Middlesex, State of Massachusetts, grantor*, and

ROYCE R. LEWIS, as Trustee

whose post office address is 133 South 2nd St., Fort Pierce,

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

Witnesseth, That said grantor, for and in consideration of the sum of --$10.00--

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

AN UNDIVIDED 1/3 INTEREST IN AND TO:

The North 400 feet of the South 598 feet of Government Lot No. 2, Section 3, Township 35 South, Range 40 East, lying West of U. S. Highway No. 1.

Subject to easements and rights-of-way of record.

FILED AND RECORDED ST LUCIE COUNTY FLA
ROSE CHITWOOD
CLERK CIRCUIT COURT
RECORD VERIFIED

DOCUMENTARY SURTAX
FLORIDA
$31.35

256401

JUN 11 10 10 AM '73

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Bridget O'Loughlin
Evelyn M. Kelley
As to Mr. & Mrs. Hovey

Charles F. Hovey (Seal)
Anita C. Hovey (Seal)
(Seal)
(Seal)

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CHARLES F. HOVEY and ANITA C. HOVEY, his wife

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of May 1973.

Evelyn M. Kelley
Notary Public
State of Massachusetts

My commission expires: October 2, 1975

OFF REC 215 PAGE 334

Order: 6135382 Deeds
Doc: FLSTLU:216-00334

Requested By: eklempert, Printed: 12/23/2016 11:37 AM

4

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida 256402

This instrument was prepared by:
Name Byron T. Cooksey
Address P. O. Box 760
Vero Beach, Florida 32960

Warranty Deed (STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 8th day of May 1973, **Between**

ELIZABETH H. MORSS joined by her husband SHERMAN MORSS

of the County of Essex, State of Massachusetts, grantor*, and

ROYCE R. LEWIS, as Trustee

whose post office address is 133 South 2nd Street, Fort Pierce,

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

Witnesseth, That said grantor, for and in consideration of the sum of --$10.00--

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

AN UNDIVIDED 1/3 INTEREST IN AND TO:

The North 400 feet of the South 598 feet of Government Lot No. 2, Section 3, Township 35 South, Range 40 East, lying West of U. S. Highway No. 1.

Subject to easements and rights-of-way of record.

FILED AND RECORDED ST. LUCIE COUNTY FLA ROBERT TRAS CLERK CIRCUIT COURT

Jun 11 10 10 AM '73

256402

DOCUMENTARY SURTAX 3 L 35

FLORIDA STAMP TAX 85 50

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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:

As to Mr. & Mrs. Morss

Elizabeth H. Morss (Seal)

Sherman Morss (Seal)

(Seal)

(Seal)

STATE OF MASSACHUSETTS
COUNTY OF ESSEX

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

ELIZABETH H. MORSS joined by her husband SHERMAN MORSS

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that the y executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8TH day of May 1973.

Notary Public

State of Massachusetts

My commission expires:

OR 215 PAGE 335

Order: 6135382 Deeds
Doc: FLSTLU:215-00335

Requested By: ekempert, Printed: 12/23/2016 11:37 AM

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE $99.00

256403

4

This instrument was prepared by:
Name Byron T. Cooksey
Address P. O. box 760
Vero Beach, Florida 32960

Warranty Deed (STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 8th day of May 1973 . **Between**

CHANDLER HOVEY, JR. and CYNTHIA B. HOVEY, his wife

of the County of Nassau , State of New York , grantor*, and

ROYCE R. LEWIS, as Trustee

whose post office address is 133 South 2nd Street, Fort Pierce

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

Witnesseth, That said grantor, for and in consideration of the sum of ---$10.00---

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

AN UNDIVIDED 1/3 INTEREST IN AND TO:

The North 400 feet of the South 598 feet of Government Lot No. 2, Section 3, Township 35 South, Range 40 East, lying West of U. S. Highway No. 1.

Subject to easements and rights-of-way of record.

FILED AND RECORDED ST. LUCIE COUNTY FLA. JAMES ... CLERK CIRCUIT COURT

JUN 11 10 11 AM '73

DOCUMENTARY SURTAX FLORIDA DEPT. OF REVENUE $34.10

256403

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Elizabeth F. Charleston
Patricia ...
As to Mr. & Mrs. Hovey

Chandler Hovey, Jr. (Seal)
Cynthia B. Hovey (Seal)
(Seal)
(Seal)

STATE OF NEW YORK
COUNTY OF ~~NASSAU~~ NEW YORK

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CHANDLER HOVEY, JR. and CYNTHIA B. HOVEY, his wife

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of May 1973

My commission expires: 3-30-75

Elizabeth F. Charleston
Notary Public

State of New York - ELIZABETH L. CHARLESTON
Notary Public, State of New York
No. 24-0618060
Qualified in Kings County
Certificate filed in New York County
Term Expires March 30, 1975

O.R. BOOK 215 PAGE 336

Order: 6135382 Deeds
Doc: FLSTLU:215-00336

Requested By: eklempert, Printed: 12/23/2016 11:37 AM

ST. LUCIE COUNTY 12 0 0 6 2

FLORIDA DEPT. OF REVENUE JUN21'73 PD. 1C330 DOCUMENTARY SURTAX $00.55

STATE OF FLORIDA DOCUMENTARY STAMP TAX $00.30

257329

This instrument was prepared by:

ROYCE R. LEWIS
Attorney at Law
133 South 2nd Street
FORT PIERCE, FLORIDA

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 21 day of June 1973 . **Between**

ROYCE R. LEWIS, both individually and as Trustee, joined by Louise C. Lewis, his wife

of the County of St. Lucie , State of Florida , grantor*, and

STANLEY SOLTZER, as to an undivided one-half interest and JACOB S. LAMPERT, as to an undivided one-half inrerest

whose post office address is 48 Brewster Road, Scarsdale, New York

of the County of , State of New York , grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of ----------

----------T E N----------Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

The North 400 feet of theSouth 598 feet of Government Lot No. 2, Section3, Township 35 South, Range 40 East, lying West of U. S. Highway No. 1.

FILED AND RECORDED
ST. LUCIE COUNTY FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

Jun 21 1 21 PM '73
257329

Subject to easements and rights-of-way of record.

This conveyance is being made subject to that certain mortgage encumbering the above described property to Charles F. Hovey Elizabeth H. Morss and Chandler Hovey, Jr. dated June 8, 1973 and recorded in O. R. Book 215, Pages 334, 335 and 336 of the Public Records of St. Lucie County, Florida; which said mortgage the grantees do assume and agree to pay.

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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:

James C Sparrow
M. Chester Kennedy

Royce R. Lewis (Seal)
Both individually and as Trustee

Louise C. Lewis (Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

Royce R. Lewis, both individually and as Trustee and Louise C. Lewis, his wife

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21 day of June 1973 .

My commission expires:

M. Chester Kennedy
Notary Public
State of Florida at Large

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

215 - 1767

472984

LTIC-DG
S-CASE
7 2/

PERSONAL REPRESENTATIVE'S DEED

13 1/

THIS INDENTURE, executed the 29th day of August 1979, between Harriet Gilman, as Personal Representative of the Estate of Sylvia Leitzes, deceased, party of the first part, and Robert D. Meyer and Opal I. Meyer, his wife, parties of the second part, whose address is 5310 North Federal Highway, Fort Lauderdale, Florida 33308,

W I T N E S S E T H :

The party of the first part on the 29th day of August 19 79 pursuant to power of sale contained in the Last Will and Testament of the above-named decedent, and in consideration of the premises and the sum of Ten and 00/100 ($10.00) and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the parties of the second part, and to their heirs and assigns forever, that certain real property situate in St. Lucie County, Florida, more particularly described as follows:

PARCEL I: Begin at the intersection of the South right-of-way for Avenue "O" and the East line of Section 4, thence South along said East line 185 feet More of Less to a point 396 feet North of the SE Corner of the NE¼; thence East 660 feet; thence North parallel to the East line of Section; 332.28 feet more or less, to South Right-of-way of Avenue "O"; thence North 89 degrees, 41 minutes, 02 seconds, East 207.62 feet to P.C. to right, radius 542.96 feet ca 26 degrees, 57 minutes arc, 255.39 feet to point; thence run South 63 degrees 21 minutes, 58 seconds, East 85.61 feet to P.C. Curve left, radius 602.96 feet, arc 138 feet, more or less, to Point of Beginning.

PARCEL II: Begin at the intersection of the North line of Avenue "O" and the East Section line of Section 4, run Northwesterly along curve to right, radius 542.96 feet 109 feet, more or less to point; thence North 63 degrees, 21 minutes, 58 seconds West 85.61 feet to P.C. Curve to left, radius 602.96 feet arc 146 feet more or less to point on a line that is parallel and 315 feet West of the East line of said section, thence North along said parallel line 460 feet, more or less, to Southerly Right-of-way of Canal C-25, thence Southerly along Southerly Right-of-way, 320 feet, more or less, to East line of Section, thence South along said Section line 550 feet more or less, to Point of Beginning.

ALL LYING AND BEING IN SECTION FOUR (4), TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM RIGHTS-OF-WAY PUBLIC ROADS AND DRAINAGE CANALS.

SUBJECT TO reservations, restrictive covenants, easements and limitations of record and to taxes assessed for the year 1978 and subsequent years.

OR BOOK 323 PAGE 2977

[redacted]

[redacted]

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the parties of the second part, and to their heirs and assigns, in fee simple forever.

AND the party of the first part does covenant to and with the parties of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the orders of the above-named Court and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the party of the first part has set her hand and seal on the day and year first above written.

Harriet Gilman (SEAL)
Harriet Gilman
Personal Representative of the
Estate of Sylvia Leitzes, Deceased.

Signed, sealed and delivered
in the presence of:

Maria G. Miguel
Witness

Robert O'Neal
Witness

STATE OF NEW JERSEY
COUNTY OF UNION

I hereby certify that on this day before me, an officer duly authorized and qualified to take acknowledgments, personally appeared Harriet Gilman, Personal Representative for the Estate of Sylvia Leitzes, deceased, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of August 1979.

Maria G. Miguel
Notary Public

MARIA G. MIGUEL
A Notary Public of New Jersey
My Commission Expires Dec. 14, 1982

Prepared By:
WILLIAM J. BARNES
Colony Plaza - Suite 101
6451 N Federal Hwy
Ft Lauderdale, FL 33308

s:

1980 JAN 17 PM 2:13

472984

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

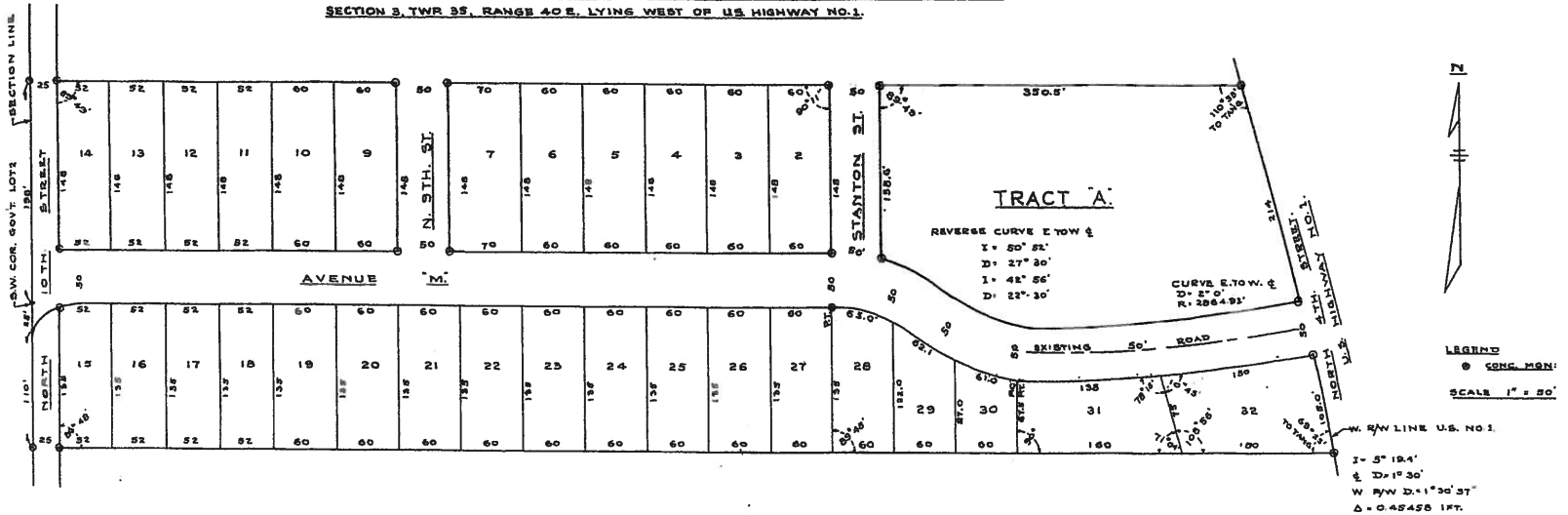
OR BOOK 323 PAGE 2978

MELTONS RIVERVIEW SUBDIVISION.

FORT PIERCE. FLORIDA.

A SUBDIVISON OF THAT PART OF NORTH 135 FEET OF GOV'T LOT 3 AND SOUTH 198 FEET OF GOV'T. LOT 2

SECTION 3, TWP 35, RANGE 40 E, LYING WEST OF U.S. HIGHWAY NO. 1.



CERTIFICATE OF DEDICATION.

STATE OF FLORIDA, } SS:
COUNTY OF ST. LUCIE. }

THIS IS TO CERTIFY, THAT THE LAND AS SHOWN ON THIS PLAT ARE THE PROPERTY OF M.S. MELTON AND VATIE MELTON

WHO HEREBY DEDICATE TO THE PUBLIC FOREVER, ALL STREETS, ALLEYS AND PARKS AS SHOWN THEREON.

GIVEN UNDER OUR HAND & SEAL THIS 20 DAY OF OCT. 1932

M.S. Melton
Vatie Melton

WITNESSES:
Jane Campbell
Gayea to Bare

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF November 1932

Gayea to Bare
Notary Public
My Commission expires June 28, 1936.

#25639

CERTIFICATE OF CLERK.

STATE OF FLORIDA, } SS:
COUNTY OF ST. LUCIE. }

I, W.C. BAGGETT, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY, THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES ANNOTATED. THIS PLAT FILED FOR RECORD ON THE 20th DAY OF November, 1932. AND RECORDED ON PAGE 43 OF PLAT BOOK 9, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST LUCIE COUNTY, FLORIDA.

W. C. Baggett
CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY. FLORIDA.
BY Adah L. Tyre DEPUTY CLERK.

ENGINEER'S CERTIFICATE.

STATE OF FLORIDA. } SS:
COUNTY OF ST. LUCIE }

I HEREBY CERTIFY, THAT THIS PLAT IS MADE FROM AN ACTUAL SURVEY MADE BY ME; THAT IT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS CALLED FOR UNDER CHAPTER 177, FLORIDA STATUTES ANNOTATED. DATED THIS 15TH DAY OF SEPTEMBER, 1932.

J.W. Whitice
CIVIL ENGINEER
L.S. № 758.

CERTIFICATE OF APPROVAL.

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, THIS 31 DAY OF Oct, 1932.

H.H. Hamilton
CITY MANAGER.

CERTIFICATE OF APPROVAL.

THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS 18 DAY OF Nov., 1932.

Lane N. Jennings
CHAIRMAN BOARD OF COUNTY COMMISSIONERS

CITY ORDINANCE G 166
VACATING STANTON STREET
RECORDED IN OFFICAL RECORD
BOOK 230 PAGE 2057
AUGUST 12, 1974
ROGER PORTRAS, CLERK
BY Rose Lockett D.C.

JAMES W. WHITICE
COUNTY SURVEYOR. REG 758
FORT PIERCE, FLA.
DATE: SEPTEMBER 15 1932
SCALE 1" = 50'

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Order: 6135382 Deeds
Doc: FLSTLU:MPLT 9-00043

Page 1 of 1

Requested By: eklempert, Printed: 12/23/2016 11:37 AM

and assigns forever, the following described land, situate, lying and being in the County of St. Lucie and State of Florida, to-wit:

Lots 5 and 16, Block 16, Surf Side Plaza, Unit One, Fort Pierce Beach, Florida, according to the records filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida.

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

McCarley, Inc.

(Corp.Seal) By R. L. McCarley
President.

Signed, sealed and delivered in the presence of: Attest: R. J. Cromie
Secretary.

Gertrude B. Day

Keith Brown

STATE OF Florida)
COUNTY OF Palm Beach)

I HEREBY CERTIFY, That on this 26th day of September, A. D. 1929, before me personally appeared R. L. McCarley and R. J. Cromie respectively President and Secretary of McCarley Inc. a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at West Palm Beach in the County of Palm Beach and State of Florida, the day and year last aforesaid.

(N.P. Seal) Gertrude B. Day
Notary Public, State of Florida at Large
My Commission expires Dec. 17, 1930

Filed and recorded this 29 day of Oct. A. D. 1929, at 8:47 A. M.

(Ct.Ct.Seal) P. C. Eldred, Clerk Circuit Court
By Cornelia Keen D. C.

.....

E. K. SUMNER, SPECIAL MASTER TO ST. LUCIE COUNTY BANK & TRUST CO.

MASTER'S DEED

THIS INDENTURE, Made the Ninth day of October, 1929, between E. K. SUMNER, as SPECIAL MASTER IN CHANCERY, of the first part, and St. Lucie County Bank and Trust Company, a corporation, of the second part:

WHEREAS, the Circuit Court of the 21st Judicial Circuit of the State of Florida, in and for the County of St. Lucie, in Chancery, on the Fourth day of September, 1929, among other things ordered, adjudged and decreed, in a certain cause then pending in the said Court, between St. Lucie County Bank and Trust Company, A corporation complainant, and Fort Pierce Golf & Country Club, a corporation, defendant, that the mortgaged premises mentioned in said decree, and hereinafter particularly described, be sold by said Master, at public auction, the said Master first giving four weeks notice of the time and place of sale, in a newspaper published

Order: 6135382 Deeds
Doc: FLSTLU:RDED 81-00221

Requested By: eklempert, Printed: 12/23/2016 11:37 AM

at Fort Pierce, in the said State, to-wit, the Fort Pierce News Tribune,

AND WHEREAS, the said Special Master, E. K. SUMNER and party of the first part to these presents, in pursuance of the said order and decree of the said Court in Chancery, did, on the Seventh day of October, 1939, sell at public auction the said mortgaged premises hereinafter particularly described, having first given previous notice of the time and place of sale, with a description of the said premises, agreeable to the order aforesaid; at which sale the said mortgaged premises, hereinafter particularly described, were sold to the said party of the second part for the sum of Ten thousand and no/100 dollars, that being the highest sum bidden for the same.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the said Special Master, in order to carry into effect the said sale so made as aforesaid, in pursuance of the said decree of the said Court of Chancery, in consideration of the premises, and of the said sum of Ten thousand and no/100 dollars, paid at the time of the execution hereof, by the said party of the second part to the said Special Master, the receipt whereof he does hereby acknowledge, has granted, bargained and sold, aliened, released, conveyed and confirmed, and by these presents does grant, bargain and sell, alien, release, convey and confirm unto the said party of the second part, and to its successors and assigns forever, the certain parcel of land in the County of St. Lucie, State of Florida, described as follows:

Commencing three (3) chains North of Southwest corner of Lot Two (2) of Section line dividing Sections three (3) and four (4) and running East to the right of way of the Florida East Coast Railway Company on the South boundary of the property formerly owned by A. Y. N. Hogg to the right of way of public highway as now located; thence run North on the West boundary of Public highway, a distance of 620 feet to the North boundary of land formerly owned by George Ashby; thence run West on North boundary of land formerly owned by George Ashby to Section line dividing Sections three (3) and four (4) and thence run South to point of beginning, all being in Section three (3), Township Thirty-five (35) South, Range Forty (40) East; and

Commencing on the South bank of Taylor's Creek where it is crossed by the Section line dividing Sections Three (3) and Four (4), Township Thirty-five (35) South, Range Forty (40) East; running thence South on said Section line 49 rods; thence West 75 rods; thence East meandering the bank of Taylor's creek to point of beginning, all being in Section Four (4), Township Thirty-five (35) South, Range Forty (40) East;

Also beginning on the North bank of Taylor's Creek at the boundary line of public highway as now located; run thence North along the West boundary of the public highway to the Section line dividing Sections 3 and 10; thence run West on said Section line to the Section corner; run thence South along the Section line of Sections 3 and 4 to the North bank of Taylor's Creek, run thence Easterly meandering the North Bank of Taylor's Creek to the West boundary of public highway, which is point of beginning, all being in Section 3, Township 35 South, Range 40 East;

And also the N½ of the S½ of the NE¼ of the NE¼ of Sec. 4, Twp. 35 South, Range 40 East;

Commencing at the Northwest corner of land sold to Alice Bell, described in Deed Book Y, page 88, Records of Brevard County, Florida, run thence East to the

Florida East Coast Ry. right of way, thence North along said right of way to the South bank of Taylor's Creek, thence Westerly along South Bank of Taylor's Creek to the Northeast corner of land conveyed to Edward George Schilder by deed recorded in Deed Book P, page 256, Records of Brevard County, Florida, thence South along said Schilder's East line 520 ft. more or less to a point 20 feet due West of the point of beginning, thence East 20 feet to the point of beginning.

Beginning at the Northeast corner of the SW¼ of the NE¼ of Section 4, Township 35 South, Range 40 East, run thence West 990 feet, thence South 660 feet, thence East 990 feet, thence North 660 feet to the point of beginning, containing 15 acres, more or less.

And also the N½ of the E½ of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Four (4), Township Thirty-five (35) South, Range Forty (40) East.

The E½ of the NW¼ of the NE¼ of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida.

together with all and singular the rights, members, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD all and singular the said premises, above mentioned and described, and hereby granted and conveyed, or intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said Special Master in Chancery, as aforesaid, has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:)

Angus Sumner)
Rose Anne McManus)

E. K. Sumner (Seal)
As Special Master in Chancery, as aforesaid.

STATE OF FLORIDA,)
ST. LUCIE COUNTY.)

I, an officer duly authorized to take acknowledgments, hereby certify that E. K. SUMNER is well known to me, and known to me to be the individual described in and who executed the foregoing deed of conveyance, and that he acknowledged before me that he executed the foregoing deed, as Special Master in Chancery, aforesaid, for the purposes therein expressed.

Witness my hand and official seal, the Ninth day of October, A. D. 1929, in the State and County aforesaid.

(N.P. Seal)

Rose Anne McManus
Notary Public, State of Florida at Large
My Commission Expires Jan. 31, 1932

Filed and recorded this 29 day of Oct. A. D. 1929, at 9:31 A. M.

(Ct.Ct.Seal)

P. C. Eldred, Clerk Circuit Court
By Cornelia Keen D. C.

.....

(2)

Filed and recorded this the 7th. day of May A.D. 1937 at 8:38 P.M.

(Ct.Ct. seal) W.R. LOTT, CLERK CIRCUIT COURT
BY Jessie Hambleton D.C.

Record Verified

#9489

WARRANTY DEED

St. Lucie County Bank & Trust Co. to St. Lucie Securities Corporation.

THIS INDENTURE, made this 5th. day of May A.D. 1937 between St. Lucie County Bank and Trust Company, a corporation existing under the laws of the State of Florida, with its principal place of business in the County of St. Lucie and State of Florida, party of the first part, and St. Lucie Securities Corporation, a Florida corporation, with its principal place of business in the County of St. Lucie and State of Florida, party of the second part, WITNESSETH, That the said party of the first part for and in consideration of the sum of Ten ($10.00) dollars and other valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and their heirs and assigns forever, all that certain parcel of land lying andbeing in the County of St. Lucie and State of Florida, more particularly described as follows;

($.10 Florida Doc. stamp cancelled)

Commencing Three chains North of Southwest corner of Lot 2 of Section line dividing Sections 3 and 4 and running East to the right of way of the Florida East Coast Railway Co., on the South boundary of the property formerly owned by A Y W Hogg to the right of way of public highway as now located-- thence run North on the West boundary of Public Highway, a distanag of 620 feet to the North boundary of land owned by George Ashby-- thence run West on North bounddary of land formerly owned by George Ashby to Section line dividing Sections 3 and 4 and thence run South to point of beginning, all being in Section3, Township 35 South, Range 40 East,-- and--

Commencing on the South bank of Taylor's Creek where it is crossed by the Section line dividing Sections 3 & 4, Township 35 South, Range 40 East- thence running South on said Section line 49 rods- thence West 75 rods- thence East meandering the bank of Taylor's creek to point of beginning- all being in Section 4, Township 35 South, Range 40 East.

And also the N½ of the S½ of the NE¼ of the NE¼ of Section 4 Township 35 South, Range 40 East.

Commencing at the Northwest corner of land sold to Alice Bell, described in Deed Book Y, page 88, Records of Brevard County, Florida, run thence East to the Florida East Coast Railway right of way, thence North along said right of way to the South Bank of Taylor's Creek to the Northeast corner of land conveyed to Edward George Schilder of deed recorded in Deed B Book P, page 250 Records of Brevard County,

Florida, thence South along said Schilder's East line 580 feet, more or less to a point 20 feet due West of the point of beginning, thence East 20 feet to the point of beginning.

Beginning at the Northeast corner of the SW¼ of the NE¼ of Section 4, Township 35 South, Range 40 East, run thence West 990 feet, thence South 660 feet, thence 990 feet, thence North 660 feet to the point of beginning containing 15 acres, more or less.

And also the N½ of the N½ of the Northeast quarter (NE¼) of the Notheast quarter (NE¼) of Section 4, Township 35 South, Range 40 East.

The E½ of the NW¼ of the NE¼ of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida. Recorded Book 81, page 221, Records of St. Lucie County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances with every privilege, right title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

This deed is given to correct mistake made in a former deed in which the party of the first part deeded the herein described property to K.L. Scott, T.P. Goodbody, J.E. Harris, Axel Hallstrom and Frank M. Upton, as trustees for the St. Lucie Securities Corporation, a dissolved corporation. The St. Lucie Securities Corporation having never been dissolved and the party of the first part having intended to deed said property to the St. Lucie Securities Corporation through a mistake in fact made and recorded the former deed but never did deliver the same to the grantees nor was the same ever accepted by the grantees therein.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Vice-President and its corporate seal to be affixed, attested by its V. Pres. the day and year above written.

(corporate seal)
SEAL

ST. LUCIE COUNTY BANK AND TRUST COMPANY

By G.R. Nottingham,
Vice-President

Signed, sealed and delivered
in Our Presence:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY, That on this 5th. day of May A.D. 1937 before me personally appeared G.R. Nottingham, Vice-President of St. Lucie County Bank and Trust Company, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to St. Lucie Securities Corporation, and he acknowledged the execution thereof to be his free act and deed as such officers, for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said corporation;

and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Fort Pierce, in the County of St. Lucie and State of Florida, the day and year last aforesaid.

(Notary seal)

Rose Anne McManus
Notary Public, State of Florida at Large
My commission expires Feb. 17, 1940

Filed and recorded this the 8th. day of May A.D. 1937 10:10 A.M.

(Ct.Ot. seal)

W.H. LOTT, CLERK CIRCUIT COURT
BY Jessie Hamilton D.C.

Record Verified

#9488

WARRANTY DEED

St. Lucie County Bank & Trust Co. to St. Lucie Securities Corporation.

THIS INDENTURE, made this 2nd. day of January A.D. 1937 between St. Lucie County Bank and Trust Company, a corporation existing under the laws of the State of Florida, with its principal place of business in the County of St. Lucie and State of Florida, party of the first part, and St. Lucie Securities Corporation, a Florida corporation, with its principal place of business in the County of St. Lucie and State of Florida, party of the second part,

WITNESSETH, That the said party of the first part for and in consideration of the sum of Ten ($10.00) Dollars, and other valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and their heirs and assigns forever, all that certain parcel of land lying and being in the County of St. Lucie and State of Florida, more particularly described as follows:

The South 550 feet of Lot 4 and the North 550 feet of Lot 5, all in Section 18, Township 35 South, Range 41 East.

Beginning at the Southeast corner of Lot 4, Section 1, Township 35 South, Range 40 East, and running North 100 feet; thence Southwesterly to the Northwest corner of Lot 5, in said Section, Township and Range; thence run East to the point of beginning.

Also all of Lot 5, in Section 1, Township 35 South, Range 40 East.

Also the N½ of Lot 9, Section 1, Township 35 South, Range 40 East.

Also, all of Government Lot 6 of Section 1, Township 35 South, Range 40 East, containing 40 acres or land, more or less, according to Government survey of said land.

(.10 cents Fla. Doc. stamp cancelled)

Excepting however from the last above described tract of land, a certain 5 acre parcel of land conveyed by Mrs. Dora H. Tubbs to W.W. Brown on January 11, 1894 and filed October 20, 1897, and recorded in Deed Book DD, page 10, of the public records of Brevard County, Florida, which said 5 acre parcel of land is described as follows, to-wit:

(3)

#9020

SHERIFF'S DEED

H. A. Brown, Sheriff of St. Lucie County to J. W. Reynolds

THIS INDENTURE, made this 7th. day of July, in the year of our Lord one thousand nine hundred and thirty-seven, between H. A. Brown Sheriff of St. Lucie County, Both of Florida, of the first part; and J.W. Reynolds of the second part, whose permanent address is Pittsburg, County of _____, State of Pennsylvania.

WHEREAS, by virtue of a certain execution issued out of and under the seal of the Circuit Court for St. Lucie County aforesaid, tested the 8th. day of June, A.D. 1937, at the suit of J. W. Reynolds, plaintiff, against St. Lucie Securities Corporation, defendant, directed and delivered to the said Sheriff, commanding him, that of the goods and chattels, lands and tenements of said defendant, he cause to be made certain moneys in said execution specified, the said Sheriff did levy on and seize all the estate, right, title and interest which the said defendant had of, in and to the property hereinafter described; and on the first Monday in July A.D. 1937, being the 5th day of the month, and a legal sale day, sold the said property at public auction in front of the Court House, in the City of Fort Pierce in said State and County, having first given public notice of the time and place of such sale, by advertising said property for sale in manner and form as required by the statute in such case made and provided, in the Fort Pierce News Tribune, an official newspaper published in said Fort Pierce, in said County, for thirty days next preceding said day of sale; and that at such sale the said property was struck off to the said party of the second part, for the sum of Five Hundred Dollars and no (100) cents, he being the highest bidder therefor, and that being the highest sum bid for the same.

NOW THIS INDENTURE WITNESSETH, that the said party of the first part, as Sheriff as aforesaid, by virtue of the said execution, and in pursuance of the statute in such case made and provided, and in consideration of the sum of money so bid as aforesaid, and in hand paid to the said party of the first part by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold and conveyed and by these presents doth grant, bargain, sell and convey unto the said J. W. Reynolds, the said party of the second part, all the estate, right, title and interest, which the said defendant had on the __ day of __ A.D. 19__, or at any time afterwards, of, in and to all that certain real property in the County of St. Lucie, Florida, known and described as follows:

All of Government Lots 1 and 2 in Section 12, Township 36 South, Range 40 East, also all of Government Lots 1, 2, 3 and 4 of Section 7, Township 36 South, Range 41 East; lying and being in St. Lucie County, Florida. EXCEPT, however, the following described land in Surfside Subdivision, according to Plat of said Subdivision recorded in Plat Book 2, page 6, to-wit:

Lots 1, 2, 4, 5, 6, 10, 11, 12, 13, 14 and 15, Block 22; Lots 7, 10, 12, 13 and 14, Block 13; Lot 13, Block 15;

Lots 5, 8 and 9, Block 21; Lots 1 and 2, Block 20; Lot 1, Block "A", and Lot 1, Block 38.

Lot 23, Block 29, Biltmore Subdivision, lying and being in St. Lucie County, Florida

Lot 1 of Block 1 of Cortez Park, as per plat thereof filed in Plat Book 5, page 38

Order: 6135382 Deeds
Doc: FLSTLU:RDED 90-00555

Requested By: eklempert, Printed: 12/23/2016 11:37 AM

Lot 21--Block 16-- of the Assessors Map of the North Part of Fort Pierce, Florida, said Block 16, being original Block "K" of the Edgartown plat now incorporated in the City of Fort Pierce, Florida.

Also the South half of Lot 11 and all of Lots 12, 13, 14 and 15 of Fee's Subdivision as per plat thereof on file in Plat Book 4 at page 44 of the public records of St. Lucie County, Florida.

The South 550 feet of Lot 4 and the North 550 feet of Lot 5, all in Section 18, Township 35, South, Range 41 East.

Beginning at the Southeast corner of Lot 4, Section 1, Township 35 South, Range 40 East, and running North 100 feet; thence Southwesterly to the Northwest corner of Lot 5 in said Section, Township and Range; thence run East to the point of beginning.
Also, all of Lot 5 in Section 1, Township 35 South, Range 40 East.
Also, the N½ of Lot 4, Section 1, Township 35 South, Range 40 East.
Also, all of Government Lot 3 of Section 1, Township 35 South, Range 40 East, containing 40 acres of land, more or less, according to Government survey of said land.

Excepting however from the last above described tract of land, a certain 5 acre parcel of land conveyed by Mrs. Dora H. Tuson to W. W. Brown on January 11, 1894, and filed October 30, 1897, and recorded in Deed Book DD, page 10, of the public records of Brevard County, Florida, which said 5 acre parcel of land is described as follows, to-wit:

Commencing at the Northeast corner of Lot 3, of Section 1, Township 35 South, Range 40 East, and running South 415 feet; thence west 525 feet; thence North 415 feet, thence East 525 feet to the point of beginning, containing 5 acres, more or less.

Commencing Three chains North of Southwest corner of Lot 2, of Section line dividing Sections 3 and 4 and running East to the right of way of the Florida East Coast Railway Co. on the South Boundary of the property formerly owned by A Y M Hogg, to the right of way of public highway as now located-- thence run North of the West boundary of Public Highway, a distance of 820 feet to the North boundary of land owned by George Ashby-- thence run West on North boundary of land formerly owned by George Ashby to Section line dividing Sections 3 and 4 and thence run South to point of beginning, all being in Section 3, Township 35 South, Range 40 East,-- and

Commencing on the South bank of Taylor's Creek where it is crossed by the Section line dividing Sections 3 & 4, Township 35 South, Range 40 East-- thence running South on said Section line 49 rods- thence West 75 rods- thence East meandering the bank of Taylor's creek to point of beginning; all being in Section 4, Township 35 South, Range 40 East.

And also the N½ of the S½ of the NE¼ of the NE¼ of Section 4, Township 35 South, Range 40 East.

Commencing at the Northwest corner of land sold to Alice Bell, described in Deed Book Y, page 82, records of Brevard County, Florida, run thence East to the Florida East Coast Railway right of way, thence North along said right of way to the South bank of Taylor's Creek to the Northeast corner of land conveyed to Edward George Johnider, in Deed Book P, page 230, Records of Brevard County, Florida, thence South along said Johnider's East line 320 ft, more or less to a point 20 feet due West of the point of beginning, thence East 20 feet to the point of beginning.

Beginning at the Northeast corner of the SW¼ of the NE¼ of Section 4, Township 35 South, Range 40 East, run thence West 990 feet, thence South 660 feet, thence East 990 feet, thence North 660 feet to the point of beginning, containing 15 acres, more or less.

And also the N½ of the N½ of the Northeast quarter (NE¼) of the Northeast quarter (NE¼) of Section 4, Township 35 South, Range 40 East.

The E½ of the NW¼ of the NE¼ of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida. Recorded Book 81, page 231, Records of St. Lucie County, Florida.

TO HAVE AND TO HOLD said described property unto said party of the second part, his heirs and assigns forever, as fully and absolutely as the said party of the first part, as Sheriff as aforesaid, can or should convey by virtue of said execution and the laws relating thereto.

IN WITNESS WHEREOF, the said party of the first part, as Sheriff as aforesaid, has hereunto set his hand and affixed his seal, this 7th. day of July A.D. 1937

W. A. Brown (seal)
Sheriff of St. Lucie County

Signed, sealed and delivered in presence of:
Estelle Clark
John Merritt

STATE OF FLORIDA,
ST. LUCIE COUNTY.-

Personally appeared before me B. A. Brown, Sheriff, to me well known, and acknowledged the execution of the within deed for the purpose therein expressed.

WITNESS my hand and seal the 7th. day of July, 1937.

(Ct. Ct. seal)

W. R. Lott, Clerk Circuit Court
By W. C. Baggett, D. C.

Filed and recorded this the 14 day of July A.D. 1937 at 10:36 A.M.

(Ct. Ct. seal)

W. R. LOTT, CLERK CIRCUIT COURT
BY Jessie Hambleton D.C.

Record Verified

COMMISSIONERS MINUTES BOOK 8 PAGE 90

#9821

A F F I D A V I T

John C. Walker to Whom It May Concern

STATE OF FLORIDA)
BREVARD COUNTY) ss.

THE H & W B DREW COMPANY, A CORPORATION
-VS-
J. C. WALKER

TO WHOM IT MAY CONCERN:

Personally appeared before me, the undersigned officer duly authorized by law to administer oaths and take acknowledgments, J. C. WALKER, of Eau Gallie, Brevard County, Florida, who, being by me first duly sworn, deposes and on oath, says: That he is a resident of Brevard County, Florida, but formerly, up until about the year 1926 or 1927, lived and resided at Fort Pierce, St. Lucie County, Florida, where he was engaged in the practice of law; that while he resided at Fort Pierce, St. Lucie County, Florida, there was a civil suit brought against him, said deponent, in the Civil Court of Record of Duval County, Florida, said suit having been brought against him by The H. & W.B. Drew Company, a corporation of Jacksonville, Duval County, Florida, and a final Judgment was obtained against him, said deponent, and filed of record in the office of the Clerk Circuit Court of St. Lucie County, Florida, in Foreign Judgment Book No. 1, page 431, the said judgment being for the amount of $110.35 damages, besides costs in the amount of $4.64; said judgment was obtained in said Court in Jacksonville, Florida, on June 22nd. 1926, numbered 16418, and a certified copy of same filed in the Clerk's Office in St. Lucie County, Florida, on July 3rd. 1926; that said judgment aforesaid was against him, the deponent, and was not against one J. C. WALKER, who is now living at Fort Pierce, Florida, and who was formerly doing business at Fort Pierce as Walker Chevrolet Company; that deponent's name is John C. Walker but is usually signed simply as J.C. Walker, while the J.C. Walker now residing at Fort Pierce Florida, is named Joseph C. Walker; that the lien of judgment, if any, obtained against me is not a lien or judgment against any property owned by the J.C. Walker now living at Fort Pierce.

The Deponent further swears that the said Judgment was paid and satisfied to the Attorney for the Plaintiff and should be of record satisfied.

John C. Walker

(4)

On this day personally appeared before me, W.L.Sullivan to me well known and known to me to be the individual described in and who executed the foregoing Agreement, and acknowledged that he executed the same for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal, this 22nd day of August, A.D. 1938.

N.P.Seal

E.S.Willes
Notary Public, State of Florida at Large
My Commission Expires Jan.15,1939

Filed and recorded this 21st day of September, A.D.1938, at 10:03 A.M.

CIR.CT.SEAL

W.R.LOTT, CLERK CIRCUIT COURT.
BY Lucy Lee Smith D.C.

Record Verified

#11869

B.A.BROWN TO J.W.RAYNOLDS

SHERIFF'S DEED

THIS INDENTURE, Made this 7th day of July, in the year of our Lord one thousand nine hundred and thirty-seven, between B.A.Brown, Sheriff of St.Lucie County, State of Florida, of the first part; and J.W.Raynolds of the second part, whose permanent address is Pittsburg, County of , State of Pennsylvania.

WHEREAS, By virtue of a certain execution issued out of and under the seal of the Circuit Court for St.Lucie County aforesaid, tested the 5th day of June, A.D.1937, at the suit of J.W.Raynolds, plaintiff, against St.Lucie Securities Corporation, defendant, directed and delivered to the said Sheriff, commanding him, that of the goods and chattels, lands and tenements of said defendant, he cause to be made certain moneys in said execution specified, the said Sheriff did levy on and seize all the estate, right, title and interest which the said defendant had of, in and to the property hereinafter described; and on the first Monday in July A.D.1937, being the 5th day of the month, and a legal sale day, sold the said property at public auction in front of the Court House, in the City of Fort Pierce in said State and County, having first given public notice of the time and place of such sale, by advertising said property for sale, in manner and form as required by the statute in such case made and provided, in the Fort Pierce News Tribune, an official newspaper published in said Fort Pierce, in said County, for thirty days next preceding said day of sale; and that at such sale the said property was struck off to the said party of the second part, for the sum of Five hundred dollars and no ($500.00) cents, he being the highest bidder therefor, and, that being the highest sum bid for the same.

NOW THIS INDENTURE WITNESSETH, That the said party of the first part, as Sheriff as aforesaid, by virtue of the said execution, and in pursuance of the statute in such case made and provided, and in consideration of the sum of money so bid as aforesaid, and in hand paid to the said party of the first part by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell and convey unto the said J.W.Raynolds, the said party of the second part, all the estate, right, title and interest, which the said defendant had on the 5th day of June, A.D.1937, or at any time afterwards, of, in and to all that certain real property in the County of St.Lucie, Florida, known and described as follows:

All of Government Lots 1 and 8 in Section 18, Township 35 South, Range 40 East, also all of Government Lots 1, 2, 3, and 4 of Section 7, Township 35 South, Range 41 East; lying and being in St.Lucie County, Florida. Except, however, the following described land in Surfside Subdivision, according to Plat of said Subdivision recorded in Plat Book 2, page 6, to-wit:

Lots 1, 2, 4, 5, 6, 10, 11, 12, 13, 14 and 15, Block 22;
Lots 7, 10, 12, 13 and 14, Block 13; Lot 18, Block 15;

Lots 5, 8, and 9, Block 21; Lots 1 and 2, Block 30;
Lot 1, Block "A", and Lot 1, Block 35.

Lot 23-- Block 29, Biltmore Subdivision, lying and being in St.Lucie County, Florida.

Lot 1 of Block 1 of Cortez Park, as per plat thereof filed in Plat Book 5, page 38.

Lot 21--Block 16--of the Assessors Map of the North Part of Fort Pierce, Florida, said Block 16 being original Block "K" of the Edgartown plat now incorporated in the City of Fort Pierce, Florida.

Also the South half of Lot 11 and all of Lots 12, 13, 14 and 15 of Fee's Subdivision as per plat thereof on file in Plat Book 4 at page 44 of the public records of St.Lucie County, Florida.

The South 550 feet of Lot 4 and the North 550 feet of Lot 5, all in Section 18, Township 35, South, Range 41 East.

Beginning at the Southeast corner of Lot 4, Section 1, Township 35 South, Range 40 east, and running North 100 feet; thence Southwesterly to the Northwest corner of Lot 5 in said Section, Township and Range; thence run East to the point of beginning.
Also, all of Lot 5 in Section 1, Township 35 South, Range 40 East.
Also, the N½ of Lot 9, Section 1, Township 35 South, Range 40 East,
Also, all of Government Lot 6 of Section 1, Township 35 South, Range 40 East, containing 40 acres of land, more or less, according to Government survey of said land.

Excepting however from the last above described tract of land, a certain 5 acre parcel of land conveyed by Mrs.Dora H.Tubbs to W.W.Brown on January 11, 1894, and filed October 20, 1897, and recorded in Deed Book DD, page 10, of the public records of Brevard County, Florida, which said 5 acre parcel of land is described as follows, to-wit:

Commencing at the Northeast corner of Lot 6, of Section 1, Township 35 South, Range 40 East, and running South 415 feet; thence West 585 feet;

DEED RECORD BOOK 83

thence North 415 feet; thence East 825 feet to the point of beginning, containing 5 acres, more or less.

Commencing Three chains North of Southwest corner of Lot 2 of Section line dividing Sections 3 and 4 and running East to the right of way of the Florida East Coast Railway Co. on the South Boundary of the property formerly owned by A.M. Hogg to the right of way of public highway as now located-- thence run North on the West boundary of Public Highway, a distance of 620 feet to the North boundary of land owned by George Ashby--thence run West on North boundary of land formerly owned by George Ashby to Section line dividing Sections 3 and 4 and thence run South to point of beginning, all being in Section 3, Township 35 South, Range 40 East,-- and

Commencing on the South bank of Taylor's Creek where it is crossed by the Section line dividing Sections 3 & 4, Township 35 South, Range 40 East-- thence running South on said Section line 49 rods-- thence West 75 rods--thence East meandering the bank of Taylor's creek to point of beginning-- all being in Section 4, Township 35 South, Range 40 East--

And also the N 1/2 of the S 1/2 of the NE 1/4 of the NE1/4 of Section 4, Township 35 South, Range 40 East.

Commencing at the Northwest corner of land sold to Alice Bell, described in Deed Book Y, Page 82, Records of Brevard County, Florida, run thence East to the Florida East Coast Railway right of way, thence North along said right of way to the South bank of Taylor's Creek to the Northeast corner of land conveyed to Edward George Schilder, in Deed Book P, page 236, Records of Brevard County, Florida, thence South along said Schilder's East line 580 ft, more or less to a point 20 feet due West of the point of beginning, thence East 20 feet to the point of beginning.

Beginning at the Northeast corner of the SW 1/4 of the NE1/4 of Section 4, Township 35 South, Range 40 East, run thence West 990 feet, thence South 660 feet, thence East 990 feet, thence North 660 feet to the point of beginning, containing 15 acres, more or less.

And also the N 1/2 of the N 1/2 of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Section 4, Township 35 South, Range 40 East.

The E 1/2 of the NW 1/4 of the NE 1/4 of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida, Recorded Book 81, page 221, Records of St. Lucie County, Florida.

TO HAVE AND TO HOLD said described property unto said party of the second part, his heirs and assigns forever, as fully and absolutely as the said party of the first part, as Sheriff as aforesaid, can or should convey by virtue of said execution and the laws relating thereto.
IN WITNESS WHEREOF, The said party of the first part, as Sheriff as aforesaid, has hereunto set his hand and affixed his seal, this 7th day of July, A.D. 1937.

B.A. Brown (SEAL)
Sheriff of St. Lucie County.

Signed, sealed and delivered in presence of:
Estelle Clark
John Merritt

(50¢ U.S. Documentary Stamp. cancelled)

STATE OF FLORIDA,
ST. LUCIE COUNTY.

Personally appeared before me B.A.Brown, Sheriff, to me well known, and acknowledged the execution of the within deed for the purpose therein expressed.

WITNESS my hand and seal the 7th day of July, 1937.

CIR.CT. SEAL

W.R.LOTT, CLERK CIRCUIT COURT,
BY W.C.Baggett, D.C.

Filed For Record this 14 Day of July, A.D.1937, at 10:38 A.M. and Recorded In Vol.90 At Page 555 of Deed Record and Verified.

W.R.LOTT, Clerk
By Jessie Hambleton
Deputy Clerk
ST.LUCIE COUNTY, FLORIDA

Filed and Recorded this 22nd day of September, A.D.1938, at 9:29 A.M.

CIR.CT. SEAL

W.R.LOTT, CLERK CIRCUIT COURT,
BY [signature] D.C.

DEED RECORD BOOK 83

#11887

M.A.SMITH, LIQUIDATOR TO S.F.ELLINOR

D E E D

THIS INDENTURE Made this 17th day of February, A.D.1934, by and between M.A.SMITH, as Liquidator of FORT PIERCE BANK, a Florida corporation, as party of the first part, and S.F.ELLINOR, whose permanent address is Fort Pierce County of St.Lucie, State of FLORIDA, party of the second part, WITNESSETH THAT:

WHEREAS, M.A.SMITH has been appointed as Liquidator of the FORT PIERCE BANK by the Honorable J.M.Lee, Comptroller of the State of Florida, under date of March 10, 1933, and

WHEREAS, the said M.A.SMITH, Liquidator as aforesaid, having contracted to sell certain real estate, the property of said FORT PIERCE BANK, lying and being in the County of ST.LUCIE, and more particularly hereinafter described, to the party of the second part for the sum of EIGHT HUNDRED AND NO/100 DOLLARS ($800.00), payable $200.00 in cash and the balance within one year secured by note for $600.00 with eight per cent interest per annum, due and payable in one year, said note to be secured by mortgage on property hereinafter described.

and the said M.A.Smith having reported the terms of said prospective sale to the Court of proper jurisdiction by a Petition, and the Court being fully advised of the conditions of said sale and satisfied that the terms thereof were fair and reasonable and that the conditions were such as the interest of said FORT PIERCE BANK required, and the Court having made an order, dated the 28th day of December, A.D.1933, approving the said sale to the party of the second part and authorizing the execution and delivery of a deed to the said party of the second part, conveying the real estate hereinafter described on the terms hereinbefore set forth.

NOW, THEREFORE, in consideration of the premises, the said party of the first part by these presences does grant, bargain, sell, alien, remise, release, convey, and confirm unto the said party of the second part, his heirs and assigns forever, that certain property in the County of St.Lucie, State of Florida, more particularly described as follows, to wit:

Lots Four (4) and Five (5), Block Two (2) of Amy Anna Park, Addition to the City of

(5)

and assigns, as may reasonably be required; and that said grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of said grantors the day and year first above written.

C. W. Rinehart (Seal)

Signed, Sealed and Delivered in the Presence of: Sarah A. Rinehart (Seal)

C. R. Nottingham

Rose Anne McManus

The State of Florida,
County of ST. LUCIE.

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, C. W. Rinehart and Sarah A. Rinehart, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed,

AND I FURTHER CERTIFY, That the said Sarah A. Rinehart, known to me to be the wife of the said C. W. Rinehart, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily, and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Fort-Pierce, County of St. Lucie, and State of Florida, this 26th day of March, A. D. 1930.

Rose Anne McManus
Notary Public, State of Florida at Large.
My Commission expires Feb. 17, 1940.

(N. P. SEAL)

Filed and recorded this 1st day of April, A. D. 1930, at 8:13 A. M.

W. H. LOTT, CLERK CIRCUIT COURT,

(CIR. CT. SEAL) BY _____ D.C.

Record Verified

#11048

J.W.RAYNOLDS and wife TO RAYNOLDS PROPERTIES, INC.

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 14th day of February, A.D.1930, between J.W.Raynolds, joined by his wife, ELIZABETH WHITING RAYNOLDS, parties of the first part, and RAYNOLDS PROPERTIES, INC., a corporation organized and existing under the laws of the State of Florida, party of the second part,

WITNESSETH: That the said parties of the first part for and in consideration of the sum of Ten Dollars and other valuable considerations, lawful money of the United States, to them in hand paid by the party of the second part, at and before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, its successors and assigns forever, all the following pieces, parcels or tracts of land, situate, lying and being in the County of St.Lucie and State of Florida, described as follows:

PARCEL "A":

All of Government Lots 1 and 2 in Section 18, Township 35 South, Range 40 East, also all of Government Lots, 1, 2, 3 and 4 of Section 7, Township 35 South, Range 41 East.

EXCEPT, however, the following described land in Surfside subdivision, according to plat of said subdivision recorded in Plat Book 2, page 6, public records of St. Lucie County, Florida, to-wit:

Lots 1, 2, 4, 5, 6, 10, 11, 12, 13, 14 and 15, Block 22;

Lots 7, 10, 12, 13 and 14, Block 13; Lot 18, Block 15;

Lots 8, 8 and 9, Block 21; Lots 1 and 2, Block 20; Lot 1, Block "A", and Lot 1, Block 35.

PARCEL "B":

Lot 23, Block 8W, Biltmore Subdivision, according to plat thereof recorded in the public records of St. Lucie County, Florida.

PARCEL " C ":

Lot 1, Block A, Cortez Park, as per plat thereof filed in Plat Book 5, page 38, public records of St. Lucie County, Florida.

($10.00 Florida Documentary Stamps Attached and cancelled)
($10.00 U.S. " " " " ")

PARCEL "D":

Lot 21, Block 16, of the Assessors Map of the North Part of Fort Pierce, Florida, said Block 16 being original Block "K" of the Edgartown plat now incorporated in the City of Fort Pierce, Florida.

PARCEL "E":

The South half of lot 11 and all of Lots 12, 13, 14 and 15 of Fee's Subdivision as per plat thereof on file in Plat Book 4 at page 44 of the public records of St. Lucie County, Florida.

PARCEL "F":

South 550 feet of Lot 4 and the North 550 feet of Lot 5, all in Section 18, Township 35 South, Range 41 East.

PARCEL "G":

Beginning at the Southeast corner of Lot 4, Section 1, Township 35 South, Range 40 East, and running North 100 feet; thence Southwesterly to the Northwest corner of Lot 5 in said section, Township and Range; thence run East to the point of beginning.

PARCEL "H":

All of Lot 5 in Section 1, Township 35 South, Range 40 East.

PARCEL "I":

The North half of Lot 9, in Section 1, Township 35 South, Range 40 East.

PARCEL "J":

All of Government Lot 6 of Section 1, Township 35 South, Range 40 East, containing 40 acres of land, more or less, according to Government survey of said land.

EXCEPT a certain 5 acre parcel of land conveyed by Mrs. Dora H. Tubbs to W. W. Brown on January 11, 1894, and filed October 20, 1897, and recorded in Deed Book DD, page 10, of the public records of Brevard County, Florida, which said 5 acre parcel of land is described as follows, to-wit: Commencing at the Northeast corner of Lot 6, of Section 1, Township 35 South, Range 40 East, and running South 415 feet; thence West 525 feet; thence North 415 feet; thence East 525 feet to the point of beginning, containing 5 acres, more or less.

PARCEL "K":

Commencing 3 chains North of Southwest corner of Lot 2 of Section line dividing Sections 3 and 4 and running East to the right of way of the Florida East Coast Railway Co. on the South boundary of the property formerly owned by AYW Hogg to the right of way of way of public highway as now located; thence run North on the West boundary of public highway, a distance of 620 feet to the North boundary of land owned by George Ashby; thence run West on North boundary of land formerly owned by George Ashby to section line dividing Sections 3 and 4 and thence run South to point of beginning, all being in Section 3, Township 35 South, Range 40 East.

PARCEL "L":

Begin at section line dividing Sections 3 and 4 and on the South bank of Taylor Creek, run South 49 rods West 40 rods North to Taylor Creek and East with the creek to point of beginning, all in Section 4, Township 35 South, Range 40 East.

PARCEL "M":

The North half of the South half of the Northeast quarter of the Northeast quarter of Section 4, Township 35 South, Range 40 East.

PARCEL "N":

Commencing at the Northwest corner of land sold to Alice Bell, described in Deed Book Y, page 88, of the public records of Brevard County, Florida, run thence East to the Florida East Coast Railway right of way, thence North along said right of way to the South bank of Taylor's Creek to the Northeast corner of land conveyed to Edward George Schilder by deed recorded in Deed Book P, page 236, of the public records of Brevard County, Florida, thence South along said Schilder's East line 520 feet, more or less, to a point 20 feet due West of the point of beginning, thence East 20 feet to point of beginning.

PARCEL "O"

Beginning at the Northeast corner of the Southwest quarter of the Northeast quarter of Section 4, Township 35 South, Range 40 East, run thence West 990 feet, thence South 660 feet, thence East 990 feet, thence North 660 feet to the point of beginning, containing 15 acres, more or less.

PARCEL "P":

The North half of the North half of the Northeast quarter of the Northeast quarter of

Section 4, Township 36 South, Range 40 East.

PARCEL "C":

The East Half of the Northwest quarter of the Northeast quarter of Section 4, Township 35 South, Range 40 East, as recorded in Book 81, page 221, of the public records of St.Lucie County, Florida.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and, also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part, of, in, or to the above described lands, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

AND the said parties of the first part, for themselves, their heirs, successors and assigns, do hereby covenant, promise and agree to and agree to and with the said party of the second part, its successors and assigns, that the said premises against the claim of all persons claiming or to claim by, throught or under the said parties of the first part only, they will forever warrant and defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, this the day and year first above written.

Signed, sealed and delivered in the presence of:

E. Ward Tillason

Walter M.Katz

J.W.RAYNOLDS (Seal)

Elizabeth Whiting Raynolds (Seal)

STATE OF PENNA)
) SS
COUNTY OF ALLEGHENY)

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, J.W.RAYNOLDS and ELIZABETH WHITING RAYNOLDS, his wife, to me well known to be the persons described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said ELIZABETH WHITING RAYNOLDS known to me to be the wife of the said J.W.RAYNOLDS on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, or otherwise, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint or apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Pittsburgh Pa. County and State aforesaid, this 21st day of February, A.D.1938.

Edward Tillason

N.P.SEAL

Notary Public

My Commission Expires Jan.14,1939

Filed and recorded this 2nd day of April, A.D.1938, at 10:18 A.M.

CIR.CT. SEAL

W.H.LOTT, CLERK CIRCUIT COURT,

BY Allyne Irwin D.C.

Record Verified

#11052

J.W.HODGE ET UX TO RAYMOUND SAUNDERS

WARRANTY DEED

THIS INDENTURE, Made this 7th day of February, A.D.1938, BETWEEN J.W.Hodge and Della R.Hodge, his wife, of the County of St.Lucie and State of Florida, parties of the frist part, and Raymound Saunders, of the County of St.Lucie and State of Florida, party of the second part, WITNESSETH, that the said parties of the first part, for and in consideration of the sum of $1.00 and other valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part and his heirs and assigns forever, all that certain parcel of land lying and being in the County of St.Lucie, and State of Florida, more particularly described as follows:

Lots 4 and 5 of Block 2, "The Tropics"-Peter Robinson Subdivision of the W½ of the NE¼ of the SE¼ of Section 33, Township 35 South, Range 40 East, and also

Begin at the SE corner of the NW¼ of the SE¼ of Section 33, Township 35 South, Range 40 East, thence W.20 chains, more or less to the SW corner of said "40", thence run NE to the corner of said "40"; thence run S.20 chains more or less, to the point of beginning.

Begin at a point where South line of Lot 5, Block 2, of the Tropics Subdivision intersects the West boundary of Sunrise Boulevard, run Southerly along said Boulevard W.Right of Way line a distance of 30.95 feet, thence run due West a distance of 236.86 feet, thence due North 310 feet, thence due East 150 feet to N.W.Corner of Lot 1, Block 2, The Tropics Subdivision, thence due South 280 feet thence East to point of Beginning, containing 1 acre, more or lead.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises; that they are free from all incumbrances and that they have good right and lawful authority to sell the same; and the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the

(6)

Special
Form 6 Florida WARRANTY DEED.

BOOK 156 PAGE 84

TUTTLANX REGISTERED U.S PAT OFFICE
Tuttle Law Print, Publishers, Rutland, Vt

This Indenture

Made this 5th *day of* December *A. D. 19* 44

Between George S. Backus, a single man,

of the County of St. Lucie *and State of* Florida *party of the first part, and*

Raynolds Properties, Inc., a Florida corporation, having its principal place of business at Fort Pierce,

of the County of Saint Lucie *and State of* Florida *party of the second part,*

Witnesseth, *that the said party of the first part, for and in consideration of the sum of* One($1.00)Dollar and other valuable considerations ~~XXXXX~~ Dollars, *to him in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents do es grant, bargain, sell and transfer unto the said party of the second part and its successors ~~XXXX~~ and assigns forever, all that certain parcel of land lying and being in the County of* St. Lucie, *and State of Florida, more particularly described as follows:*

Beg at NW cor of Gov Lot 2, run S to a stake 198 ft N of S line of Lot 2, E to Dixie Hway, Nly to N line of Lot 2, W to beg. Sec. 3 T. 35 S, R. 40 E. 37 Acres.

Excepting therefrom the following described tract of land:

All that certain lot, tract or parcel of land situate, lying and being in Government Lots 1 and 2 of Section 3, Township 35 South, Range 40 East, bounded as follows: On the north by Taylor Creek, on the east by what is known as the Old Dixie Highway or State Road No. 140, on the south by a line running east and west 198 feet north of the south line of said Government Lot 2 and on the west by what is known as the New Dixie Highway or U. S. Highway No. 1.



Together *with all the tenements, hereditaments and appurtenances; with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.*

To Have and to Hold *the same in fee simple forever.*

And the said party of the first part do es covenant with the said party of the second part that he is *lawfully seized of the said premises, that they are free from all incumbrances and that* he has *good right and lawful authority to sell the same; and the said party of the first part do es hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever,* claiming or to claim by, through or under said party of the first part.

In Witness Whereof, *the said party of the first part has hereunto set* his *hand and seal the day and year above written.*

Signed, Sealed and Delivered in Our Presence:

William Sample — George S Backus
Mildred C. Walker

BOOK 156 PAGE 85

State of Florida,

County of St. Lucie.

I HEREBY CERTIFY, *That on this* 5th *day of* December *A. D. 19* 44, *before me personally appeared*

George S. Backus, a single man,

to me known to be the person described in and who executed the foregoing conveyance to

and severally acknowledged the execution thereof to be his *free act and deed for the uses and purposes therein mentioned, and the said* ~~the wife of the said on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.~~

WITNESS, *my signature and official seal at* Fort Pierce *in the County of* St. Lucie, *and State of Florida, this day and year last aforesaid.*

My Commission Expires 5-8-45

William Sample
Notary Public, State of Florida at Large.

NOTARY PUBLIC, STATE of FLORIDA at LARGE
My Commission Expires May 8, 1945

FRANK FEE
ATTORNEY

Warranty Deed

George S. Backus, a single man,

TO

Raynolds Properties, Inc.,

Date December 5, 1944

ABSTRACT OF DESCRIPTION

#11555

STATE OF FLORIDA,
County of St. Lucie }

On this 11th *day of* April *A. D.* 1950, *at* 9:53 *o'clock* A.M., *this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages* 84 85 *of Book* 156 *in the public records of said County.*

In Witness Whereof, *I have hereunto set my hand and affixed the seal of the Circuit Court of the* Seventh *Judicial Circuit of said State, in and for said County.*

Raymond E. Ford Clerk.

By Clarice D. Payne, D. C.

FILED
R. LOTT C. C.
ST. LUCIE COUNTY, FLA.
9:53
APR 11 1950 AM

(7)

BOOK 156 PAGE 105

Quit-Claim Deed

This Deed, *Executed this* 7th *day of* April *, A. D. 19* 50*, by*

J. M. Sample and Margaret W. Sample, his wife

of the County of St. Lucie *and State of* Florida

part ies of the first part, and Reynolds Properties, Inc., a corporation organized and existing under the laws of the State of Florida with a place of business in

of the County of St. Lucie *and State of* Florida

part y of the second part,

Witnesseth, *That the said part of the first part, for and in consideration of the sum of*

- - - - - - - - - - Ten - - - - - - - - - - *Dollars,*

in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, ha ve remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said party of the second part, and its heirs, successors and assigns forever, the following described lot , piece or parcel of land, situate, lying and being in the County of St. Lucie *, State of* Florida *, to-wit:*

Beginning at Northwest corner of Government Lot 2, run South to a stake 1.3 rods East of South line of Lot 2, East to stake 1 rod West of Northerly to North line of Lot 2, West to beginning, in Section 3, Township 35 South, range 40 East.

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part y of the second part, its heirs, successors and assigns forever.*

In Witness Whereof, *The said parties of the first part ha ve hereunto set their hand s and seal s the day and year first above written.*

Signed, sealed and delivered in presence of

Florence C. Baird — J. M. Sample (L.S.)

Florence Lee — Margaret W. Sample (L.S.)

State of Florida }
County of St. Lucie }

I Hereby Certify, That on this day before me, an officer duly authorized to take acknowledgments, personally appeared J. M. Sample and Margaret W. Sample, his wife

to me well known to be the individual s described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

And I Further Certify, That the said Margaret W. Sample

known to me to be the wife of the said J. M. Sample on a separate and private examination, taken and made by and before me, separately and apart from her said husband, did acknowledge that she executed said instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal at

County of St. Lucie and State of Florida

this 20 day of April A. D. 19 5

Marjorie C. Band
Notary Public State of Florida at Large
My commission expires

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Quit-Claim Deed

From

To

Dated 19

State of Florida,
County of ST. LUCIE }

On this 13 day of Apr A. D. 19 50, at 11:17 o'clock A. M., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages 10 5-106 in the public records of Book 156 of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Nineth Judicial Circuit of said State, in and for said County.

RAYMOND E. FORD Clerk.

By [signature] D. C.

(Seal) The H. & W. B. Drew Company, Jacksonville, Florida.

CIRCUIT COURT ST. LUCIE COUNTY, FLA.

FILED
APR 13 1950
11:17
ST. LUCIE COUNTY, FLA.

(8)

DEED

THIS INDENTURE made this 14th day of April, 1950 between K. L. Scott, T. P. Goodbody, J. E. Harris, Axel Hallstrom, and Frank M. Upton, as trustees for St. Lucie Securities Corporation a dissolved corporation, by M. A. Ramsey, their duly appointed agent and Attorney-in-Fact by resolution of said trustees, adopted at a duly called meeting thereof on December 18, 1936, a certified copy of said resolution being hereunto attached and made a part hereof, parties of the first part and Raynolds Properties, Inc., a Florida corporation, whose mailing address is P. O. Box 716, Fort Pierce, St. Lucie County, Florida, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations to them in hand paid, the receipt thereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey and confirm unto the said party of the second part and its successors and assigns forever, all those certain parcels of land lying and being in the County of St. Lucie and State of Florida, more particularly described as follows:

Lot 23, Block 29, Biltmore Subdivision, lying and being in St. Lucie County, Florida.

Lot 21, Block 16, of the Assessors Map of the North Part of Fort Pierce, Florida, said Block 16 being original Block "k" of the Edgartown plat now incorporated in the City of Fort Pierce, Florida.

Also the South half of Lot 11 and all of Lots 12, 13, 14, and 15 of Fee's subdivision as per plat thereof on file in Plat Book 4 at page 44 of the Public records of St. Lucie County, Florida.

All of Government Lots 1 and 2 in Section 12, Township 35 South, Range 40 East; Also all of Government Lots 1, 2, 3, and 4 of Section 7, Township 35 South, Range 41 East, lying and being in St. Lucie County, Florida.

Except, however, the following described land in Surfside Subdivision, according to Plat of said Subdivision recorded in Plat Book 2, page 6, to-wit:

Lots 1, 2, 4, 5, 6, 10, 11, 12, 13, 14 and 15; Block 22; Lots 7, 10, 12, 13, and 14, Block 13; Lot 18, Block 15; Lots 5, 8 and 9, Block 21; Lots 1 and 2, Block 20; Lot 1, Block "A", and Lot 1, Block 35.

The South 550 feet of Lot 4 and the North 550 feet of Lot 5, all in Section 18, Township 35 South, Range 41 East.

Beginning at the Southeast corner of Lot 4, Section 1, Township 35 South, Range 40 East, and running North 100 feet; thence Southwesterly to the Northwest corner of Lot 5 in said Section, Township and Range; thence run East to the point of beginning.

Lot 5 in Section 1, Township 35 South, Range 40 East.

The N½ of Lot 9, Section 1, Township 35 South, Range 40 East.

Lot 6 of Section 1, Township 35 South, Range 40 East, containing 40 acres of land, more or less, according to Government survey of said land.

EXCEPTING however from the last above described tract of land, a certain 5 acre parcel of land conveyed by Mrs. Dora H. Tubbs to W. W. Brown on January 11, 1894, and filed October 20, 1897, and recorded in Deed Book D. D. page 10, of the public records of Brevard County, Florida, which said 5 acre parcel of land is described as follows; to-wit:

Commencing at the Northeast corner of Lot 6 of Section 1, Township 35 South, Range 40 East, and running South 415 feet; thence West 525 feet; thence North 415 feet; thence East 525 feet to the point of beginning, containing 5 acres, more or less.

Commencing three chains North of South west corner of Lot 2 on Section line dividing Sections 3 and 4 and running East to the right of way of the Florida East Coast Railway Co. on the South boundary of the property formerly owned by A Y W Hogg to the right of way of public highway as now located; thence run North on the West boundary of Public Highway, a distance of 620 feet to the North boundary of land owned by George Ashby; thence run West on North boundary of land formerly owned by George Ashby to Section line dividing Sections 3 and 4; and thence run South to point of beginning, all being in Section 3, Township 35 South, Range 40 East, -and

Commencing on the South bank of Taylor's Creek where it is crossed by the Section line dividing Sections 3 and 4, Township 35 South, Range 40 East; Thence run South on said Section line 49 rods; Thence run West 75 rods; Thence East meandering the bank of Taylor's creek to a point of beginning; all being in Section 4, Township 35 South, Range 40 East.

The N½ of the S½ of the NE¼ of the NE¼ of Section 4, Township 35 South, Range 40 East.

Commencing at the Northwest corner of land sold to Alice Bell, described in Deed Book Y, page 82, records of Brevard County, Florida, run thence East to the Florida East Coast Railway right of way; Thence North along said right of way to the South Bank of Taylor's Creek; Thence Westerly along South bank of Taylor's Creek to the Northeast corner of land conveyed to Edward George Schilder by deed recorded in Deed Book P, page 236 Records of Brevard County, Florida; Thence South along said Schilder's East line 520 feet, more or less to a point 20 feet due West of the point of beginning; Thence East 20 feet to the point of beginning.

Beginning at the Northeast corner of the SW¼ of the NE¼ of section 4, Township 35 South, Range 40 East, run thence West 990 feet, thence South 660 feet, thence East 990 feet, thence North 660 feet to the Point of beginning, containing 15 acres, more or less.

The N½ of the N½ of the NE¼ of the NE¼ of Section 4, Township 35 South, Range 40 East.

The E½ of the NW¼ of the NE¼ of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written

K. L. Scott LS

T. P. Goodbody LS

J. E. Harris LS

Axel Hallstrom LS

Frank M. Upton LS

As trustees for St. Lucie Securities Corporation

BY:

Wm A Ramsey LS

Their duly appointed agent and Attorney-in-Fact

SEAL ST. LUCIE SECURITIES CORPORATION FORT PIERCE, FLORIDA

Signed, Sealed and delivered in our presence:

Barbara Blanford

Frank Fee

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY, that on this day, before me an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared K. L. Scott, T. P. Goodbody, J. E. Harris, Axel Hallstrom, and Frank M. Upton, as trustees for St. Lucie Securities Corporation, a dissolved corporation, by M. A. Ramsey, their duly appointed agent and Attorney-in-Fact, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of April, 1950.

Frank Lee
Notary Public in and for the State of Florida at Large.

My Commission expires: 9 5th day of Jan. 1954.

SPECIAL MEETING OF TRUSTEES OF ST. LUCIE SECURITIES CORPORATION HELD AT 208 ORANGE AVENUE, 10:00 A.M., FRIDAY, DECEMBER 18, 1936.

Meeting was called to order and presided over by John E. Harris pro tem.

Trustees present:

Harris, John E.
Hallstrom, Axel
Scott, K. L.

constituted a quorum.

Board was advised by Attorney J. M. Sample that this Corporation had been dissolved by executive order, and could no longer function as a corporation. Mr. Sample explained in detail the necessity of appointing trustees so that the affairs of this Corporation could be liquidated in proper condition.

Moved by Mr. Scott, seconded by Mr. Hallstrom and unanimously carried, that the following resolution be passed:

WHEREAS the St. Lucie Securities Corporation, a Florida corporation, was dissolved on the 14th day of September, 1936, by Executive Order; and

WHEREAS, under the law, the directors of said dissolved corporation became the Trustees for the liquidation and final winding up of the business of said corporation; and

WHEREAS the trustees, not living in any one community and widely separated, and in the opinion of the trustees, it is necessary that some positive action be taken for the liquidation and winding up of the assets of said St. Lucie Securities Corporation,

BE IT HEREBY RESOLVED That M. A. Ramsey be, and is hereby appointed as agent with full authority to act for and on behalf of the Trustees of the St. Lucie Securities Corporation. That M. A. Ramsey is empowered to act in full for said trustees to receive and disburse monies of the Corporation, act as its agent for the trustees in the transaction of its business, employ and discharge counsel, liquidate and adjust the assets held by this Corporation, and to the best of his ability carry on in the name of the trustees the affairs of said corporation.

There being no further business, the meeting adjourned.

J. E. Harris
K. L. Scott

Order: 6135382 Deeds
Doc. FLSTLU:RDED 158-00145
Requested By: eldempert, Printed: 12/23/2016 11:37 AM
Page 1 of 2

December 8, 1936

NOTICE

DIRECTORS, ST. LUCIE SECURITIES CORPORATION

Be advised that there will be held a meeting of the Directors of the St. Lucie Securities Corporation in their capacity as Trustees, at 10:00 a.m., Friday, December 18, 1936, at 208 Orange Avenue, Fort Pierce, Florida, for the purpose of appointing a resident agent to carry on the business of this Corporation.

J. E. Harris
Director

Director

Order: 6135382 Deeds
Doc: FLSTLU:RDED 156-00145
Requested By: eldempert, Printed: 12/23/2016 11:37 AM

STATE OF FLORIDA)

COUNTY OF ST. LUCIE)

Personally appeared before me, Violet Gustafson, who being duly sworn, says that she is Secretary to Mr. M. A. Ramsey in the office of the Fort Pierce Financing & Construction Company, and that she mailed a copy of the letter hereto attached, to each individual named as a director in the list of directors hereto attached, plainly addressed with sufficient postage thereto affixed, on the 10th day of December, A. D. 1936, at the post office of Fort Pierce, St. Lucie County, Florida.

Violet Gustafson

SWORN TO and SUBSCRIBED before me this 11 day of December, A. D. 1936.

Marguerite Gretter

Notary Public, State of Florida at Large
My Commission Expires May 20, 1940

LIST OF DIRECTORS

ST. LUCIE SECURITIES CORPORATION

Upton, Frank H.

Harris, A. E.

Scott, E. L.

Hallstrom, [illegible]

Gustafson, [illegible]

Order: 6135382 Deeds
Doc: FLSTLU:RDED 156-00145
Requested By: dempert, Printed: 12/23/2016 11:37 AM

Clerk File No. 116246 Filed
in the office of the Clerk of the Circuit
Court of St. Lucie County, Florida on the
14 Day of April A.D.
19 56 at 4:15 o'clock PM and
recorded in Deed Book
No. 156 pages 145 153 and
record verified.
RAYMOND E. FORD, Clerk
Circuit Court St. Lucie County, Florida
By [signature] D.C.

APR 14 1956 PM

FRANK FEE
ATTORNEY AT LAW
FORT PIERCE, FLORIDA

(9)

WARRANTY DEED
FROM CORPORATION

DREW'S FORM R. E. 52

Manufactured by The H. & W. B. Drew Company
Jacksonville, Florida

BOOK 156 PAGE 215

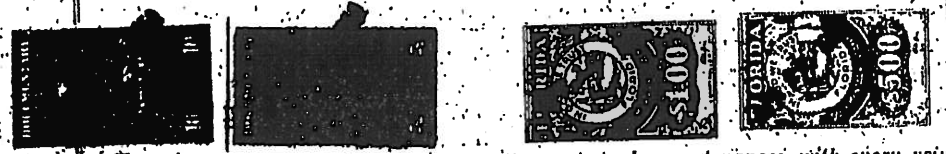
This Indenture,

Made this 13th day of April, A. D. 19 50,

Between RAYNOLD'S PROPERTIES, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Saint Lucie and State of Florida party of the first part, and Fon M. Johnson of the County of Saint Lucie and State of Florida party of the second part, **Witnesseth,** That the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and his heirs and assigns forever, all that certain parcel of land lying and being in the County of Saint Lucie and State of Florida, more particularly described as follows:

That part of the North 400 feet of the South 598 feet of Government Lot 2, of Section 7, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1.

Subject to 1950 taxes.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining: **To Have and To Hold** the same in fee simple forever.

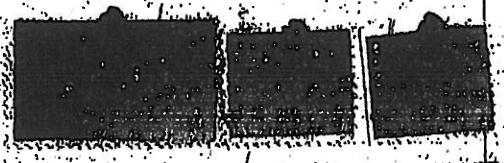
And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Asst. Secretary-Treas the day and year above written.

RAYNOLDS PROPERTIES, INC.

Attest: Assistant Secretary-Treasurer By: Vice-President.

Signed, Sealed and Delivered in Our Presence:



Order: 6135382 Deeds
Doc: FLSTLU:RDED 156-00215

Requested By: eklempert, Printed: 12/23/2016 11:37 AM

State of FLORIDA
County of SAINT LUCIE

BOOK 156 PAGE 216

I Hereby Certify, That on this 19th day of April A. D. 19 50 before me personally appeared G. C. Hardie, Assistant Secretary-Treasurer

of Raynolds Properties, Inc., a corporation under the laws of the State of Florida, to me known to be one of the individuals and officers described in and who executed the foregoing conveyance to Fon M. Johnson and he acknowledged the execution thereof to be his free act, and deed as such officer thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

Witness my signature and official seal at Fort Pierce in the County of Saint Lucie and State of Florida the day and year last aforesaid.

Barbara Ernst Blanchard
Notary Public State of Florida At Large

Notary Public State of Florida at Large
My commission expires September 11, 1950
Bonded by American Surety Co. of N. Y.

My Commission expires on the day of A. D. 19

BARBARA ERNST BLANCHARD NOTARY PUBLIC STATE OF FLORIDA AT LARGE

FILED Apr 19 1950 11:42 A.M.

Warranty Deed

FROM CORPORATION

DREW'S FORM R. E. 33

Dated

To

Abstract of Description

State of Florida,
County of ST. LUCIE

On this 19th day of April A. D. 19 50 at 4:42 o'clock P. m. this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages 215-216 of Book 156 in the public records of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the NINTH Judicial Circuit of said State, in and for said County.

RAYMOND E. FORD Clerk.

By Peggy Crane D.C.

(R) The R. A. W. B. Drew Company, Jacksonville, Florida.

Fee 1.10

STATE OF NEW YORK COUNTY OF I HEREBY CERTIFY that on this 18th day of April, 1950, before me personally appeared A. F. KITCHEL, Vice-president of RAYNOLDS PROPERTIES, INC., a corporation under the laws of the State of Florida, to me known to be one of the indiyiduals and officers described in and who executed the foregoing conveyance to Fon M. Johnson and he acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto and that said conveyance is the act and deed of said corporation. WITNESS my signature and of icial seal at New York City of New York, State of New York, the day and year last aforesaid.

George D. Buck
Notary Public in and for State and County aforesaid.

My commission expires:

GEORGE D. BUCK
NOTARY PUBLIC, STATE OF NEW YORK
No. 41-5505900
Qualified in Queens County
Certs. filed with N. Y. and Kings Co. Clerks, Queens, N. Y. and Kings Co. Registers
Term expires March 30, 1952

GEORGE D. BUCK NOTARY PUBLIC QUEENS CO.

Summer P. Rummer Atty

(10)

O.R. Book 2 252

ST. LUCIE COUNTY, FLA.

RIGHT OF WAY DEED

THIS INDENTURE, Made this 25th day of August, 1960, between CHARLES F. HOVEY and ANITA C. HOVEY, his wife, ELIZABETH H. MORSS, joined by her husband, SHERMAN MORSS, and CHANDLER HOVEY, JR., ~~and~~ ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ ~~xxxxx~~ parties of the first part, and CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation, party of the second part,

W I T N E S S E T H:

That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and by these presents do grant, bargain, and sell to said party of the second part, its successors and assigns, the following described property, located in St. Lucie County, Florida, to-wit:

A strip of land 40 feet in width, contiguous to and south of the following described centerline of proposed street:

From the Southwest corner of the ~~nw¼~~ of Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, run North 0 deb.-06 min.-19 sec. West, along the west line of said Section 3, 598.0 feet to the Point of Beginning of the following described centerline of proposed street (Avenue 'O');

From said Point of Beginning run South 89 deb.-49 min. -49 sec. East, along common property boundary between C. S. Hovey, et al, and Binney Properties, Inc., and along the centerline of said proposed street, 885.22 feet to an angle point; thence North 63 deb.-01 min. -42 sec. East, 80 feet to the west right-of-way line of U. S. Highway No. 1; Containing 0.89 acres.

This Deed is made for the purpose of giving and granting to the party of the second part, its successors, legal representatives and assigns, a right of way and easement in and to said

LAW OFFICE
J. M. SAMPLE
211 SOUTH SECOND STREET
FORT PIERCE, FLA.

O.R. BOOK 2 253

ST. LUCIE COUNTY, FLA.

lands for public street purposes, and is made, executed and delivered with the express understanding and condition that should the same ever be discontinued or abandoned as a public street, the title to the same shall thereupon revert to and revest in the parties of the first part, their heirs or assigns.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

WITNESSES:

Charles F Hovey (SEAL)

Anita C. Hovey (SEAL)

(SEAL)

(SEAL)

Elizabeth H. Morss (SEAL)

Sherman Morss (SEAL)

STATE OF MASSACHUSETTS

COUNTY OF SUFFOLK

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared CHARLES F. HOVEY and ANITA C. HOVEY, his wife, ~~ELIZABETH H. MORSS, joined by her husband, _____, and CHANDLER HOVEY, JR., and _____, his wife,~~ to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this ~~25th~~ 10th day of ~~August~~ October, A. D. 1960.

Samuel G. King
Notary Public.

Samuel G. King, Notary Public
My Commission expires Dec. 3, 1965

LAW OFFICE
J. M. SAMPLE
311 SOUTH SECOND STREET
FORT PIERCE, FLA.

BOOK 2 254

ST. LUCIE COUNTY, FLA.

STATE OF MASSACHUSETTS

COUNTY OF ESSEX

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared ELIZABETH H. MORSS, joined by her husband, SHERMAN MORSS, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official in the County and State last aforesaid this 30th day of August, A. D. 1960.

John J. Rigbert
Notary Public.

My commission expires May 27, 1961.

STATE OF NEW YORK

COUNTY OF NEW YORK

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared CHANDLER HOVEY, JR., to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of August, A. D. 1960.

Elsie M. Gillard
Notary Public.

ELSIE M. GILLARD
NOTARY PUBLIC, State of New York
No. 41-1433800
Qualified in Queens County
Certificates filed in N. Y. County
Term expires March 30, 1961

91632

FILED AND RECORDED
IN Official Rec BOOK
1961 JAN 19 PM 3:24
ROGER POITRAS, CLERK
ST. LUCIE COUNTY, FLORIDA

(11)

O.R. BOOK 2 247
ST. LUCIE COUNTY, FLA.

RIGHT OF WAY DEED

THIS INDENTURE, made this 1st day of September 1960, between BINNEY PROPERTIES, INC., a Florida corporation, party of the first part, and CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, to it in hand paid by party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents does grant, bargain, and sell to said party of the second part, its successors and assigns, the following described property, located in St. Lucie County, Florida, to wit:

A strip of land 40 feet in width, contiguous to and north of the following described centerline of proposed street:

From the Southwest corner of the NW 1/4 of Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, run North 0 deg.-06 min.-19 sec. West, along the west line of said Section 3, 598.0 feet to the Point of Beginning of the following described centerline of proposed street (Avenue 'O'):

From said Point of Beginning run South 89 deg.-49 min.-49 sec. East, along common property boundary between Binney Properties, Inc. and C. S. Hovey, et al, and along the centerline of said proposed street, 885.22 feet to an angle point; thence North 63 deg.-01 min.-42 sec. East, 80 feet to the west right of way line of U. S. Highway No. 1; Containing 0.89 acres.

This Deed is made for the purpose of giving and granting to the party of the second part, its successors, legal representatives and assigns, a right of way and easement in and to said lands for public street purposes, and is made, executed and delivered with the express under-

standing and condition that should the same ever be discontinued or abandoned as a public street, the title to the same shall thereupon revert and revest in the party of the first part, its successors or assigns.

IN WITNESS WHEREOF, the said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above mentioned.

Signed, sealed and delivered in the presence of:

Louis J. Wynes

Anne B. Brown

BINNEY PROPERTIES, INC.

By Arthur E. Roberts
Its Vice President

ATTEST:

Its Assistant Secretary

STATE OF NEW YORK
COUNTY OF NEW YORK

I HEREBY CERTIFY that on this 1 day of Sept., A. D. 1960, before me personally appeared ARTHUR E. ROBERTS, as Vice President of BINNEY PROPERTIES, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at New York N.Y. said County and State.

Raymond L. Lum
Notary Public in and for said County and State aforesaid.

My Commission Expires:

RAYMOND L. COMBO
NOTARY PUBLIC, STATE OF NEW YORK
No. 41-[illegible]
Qualified in Queens County
Cert. filed with New York Co. Clerk
Term expires March 30, 1961

O.R. BOOK 2 249

ST. LUCIE COUNTY, FLA.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this 6th day of Septmber, 1960 before me personally appeared C. G. HARDIE, as Assistant Secretary-[redacted] of BINNEY PROPERTIES, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at Fort Pierce, said County and State.

Notary Public, State of Florida at large.

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Aug. 24, 1962
Bonded by American Surety Co. of N. Y.

91630
FILED AND RECORDED
IN Misc Rec BOOK
1961 JAN 19 PM 3:24
ROGER POITRAS, CLERK
ST. LUCIE COUNTY, FLORIDA ap

(12)

BOOK 176 PAGE 1

THIS DEED OF CONVEYANCE made and entered into this the 16th day of May, 1952, by and between FON M. JOHNSON, party of the first part, and NORA JOHNSON, party of the second part.

W I T N E S S E T H:

THAT for and in consideration of the sum of One ($1.00) Dollar and other good and valuable considerations, receipt of which is hereby acknowledged, the party of the first part has bargained, sold, granted and conveys and by these presents does bargain, sell, grant and convey unto the party of the second part, her heirs and assigns, forever, the following described property, to-wit:

"Being that certain real estate situate in Lucie County, Florida, and more particularly described as follows:

"That part of the North 400 feet of the South 598 feet of Government Lot 2 of Section 7, township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1."

Being the same property conveyed to Fon M. Johnson, party of the first part from Raynolds Properties Inc. by deed dated the 19 day of April, 1950, and entered in Deed Book 156, at page 215-216, St. Lucie County Fla. records, being the same property of the Binder Agreement made by and between Raynolds Properties Inc., Florida Corporation, and Fon M. Johnson, dated February 7, 1950, and being subject to the same conditions, stipulations and agreements set forth in said Binder Agreement.

Said party of the first part, Fon M. Johnson, hereby covenants that he has paid all of said contract and toward the purchase of said property the sum of $8000.00 dollars and that there remains unpaid the sum of $8000.00 dollars and

Order: 6135382 Deeds
Doc: FLSTLU:RDED 176-00001
Page 1 of 2
Requested By: eklempert, Printed: 12/23/2016 11:37 AM

no more. It is understood and agreed that said party of the second part is to assume and agrees to pay and perform all other conditions set forth in said agreement which were required to perform by Fon M. Johnson, party of the first part.

TO HAVE AND TO HOLD the above described property with all appurtenances thereunto belonging unto the party of the second part, her heirs assings forever, with covenant of General Warranty.

IN TESTIMONY THEREOF witness the signature of the party of the first part this day and year first above written.

Fon M. Johnson

STATE OF Virginia

COUNTY OF Wythe

I, David M. Johnson a Notary Public, in and for the county and state aforesaid, do hereby certify that personally appeared before me the party of the firstpart, Fon M. Johnson, and acknowledged and signed the fore oing deed to be his free and voluntary act and deed.

Witness my hand this the 6th day of May, 1952.

David M. Johnson
Notary Public

My commission expires the 10th day of June, 1952.

Filed for record the 11 day of Sept 1952 and duly recorded in book and page indicated above.

W.C. Boggess
Clerk Circuit Court
By Lucille M. Reeves D.C.

(13)

WARRANTY DEED

DREW'S FORM R. E. 4 Manufactured and for sale by The E. A. W. R. Drew Company Jacksonville, Florida

BOOK 176 PAGE 273

This Indenture, Made this 11th day of September, A. D. 1952

Between RON M. JOHNSON and NORA JOHNSON, his wife,

of the County of Saint Lucie, and State of Florida party ies of the first part, and DOUGLAS E. MULLINS Fort Pierce, whose mailing address is Orange Ave RH 2

of the County of Saint Lucie and State of Florida

party y of the second part, **Witnesseth,** that the said parties of the first part, for and in consideration of the sum of ---Ten and No/100----- Dollars, and other good and valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part and his heirs and assigns forever, all that certain parcel of land lying and being in the County of St. Lucie and State of Florida, more particularly described as follows:

That part of the North 400 feet of the South 598 feet of Government Lot 2 of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1.

This deed is given subject to a mortgage to Fort Pierce Financing and Construction Company, in the amount of $7,690.67.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: **To Have and to Hold** the same in fee simple forever.

And the said part ies of the first part do. covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free from all encumbrances and that they have good right and lawful authority to sell the same; and the said part ies of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part ha ve hereunto set their hands and seal s the day and year above written.

Signed, sealed and delivered in our presence:

M K Melton
E Sessions

Jon M Johnson L.S.
Nora Johnson L.S.
L.S.
L.S.

BOOK 176 PAGE 274

State of Florida,

County of SAINT LUCIE

I Hereby Certify, That this day in the next above named State and County before me, an officer duly authorized and acting, personally appeared

FON M. JOHNSON and NORA JOHNSON, his wife,

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged then and there before me that they executed said deed.

And I Further Certify, That the said NORA JOHNSON

known to me to be the wife of the said FON M. JOHNSON,

on a separate and private examination, taken and made in the above named State and County by and before me, separately and apart from her said husband, did this day acknowledge before me, an officer authorized to take acknowledgments of deeds, that she executed the foregoing deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this 1st day of September A. D. 1952

E. C. Sumner

NOTARY PUBLIC, State of Florida at Large.

My commission expires 4 day of July A. D. 1955

SUMNER NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Warranty Deed

Dated

From

To

24816

Date

Abstract of Description

State of Florida,
County of

On this day of A. D. 19 at o'clock m. this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages in the public records of Book of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State, in and for said County.

Clerk.

D. C.

Clerk File No. 24816 Filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida on the 1st Day of October A.D. 1952 at 1:04 o'clock P.M. and recorded in Deed Book No. 176 pages 273-274 and record verified.

W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida
By Ann R. Legg

FILED
W. C. BAGGETT, CLERK
ST. LUCIE COUNTY, FLA.
1:04
OCT 1 1952

(14)

QUIT-CLAIM DEED FROM CORPORATION — DIXEY'S FORMS R. R. 43 — Manufactured and for sale by The H. & W. B. Drew Company, Jacksonville, Florida

BOOK 201 PAGE 209

This Indenture

Made this 5th day of May A. D. 19 55.

Between FORT PIERCE PROPERTIES, INC., formerly FORT PIERCE FINANCING AND CONSTRUCTION COMPANY, a corporation existing under the laws of the State of Florida, party of the first part, and DOUGLAS E. MULLINS of the County of St. Lucie and State of Florida, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Ten- - - -

BOOK 201 PAGE 210

State of FLORIDA }
County of ST. LUCIE } ss.

I, the undersigned officer duly authorized to take and certify acknowledgments of deeds in said State and County, hereby certify that before me came FRANK FEE and OPAL CHILDERS as Vice-president and Assistant Secretary & Treasurer of the Fort Pierce Properties, Inc. a corporation under the laws of the State of Florida that said persons so appearing before me are the individuals and the officers aforenamed of said corporation described in and who executed the foregoing deed; and that then and there said individuals as said officers acknowledged before me that the seal affixed to said deed is the corporate seal of said corporation, that their names officially are by them respectively subscribed thereto, that said deed was signed, sealed and delivered by said corporation in the presence of two subscribing witnesses pursuant to law, and that the same is the free act and deed of said corporation.

Witness my signature and official seal at Fort Pierce in the County of St. Lucie and State of Florida this 5th day of May 1955.

B. G. Sitton (Seal)

Notary Public, State of Florida at Large
My Commission Expires March 9, 1956
Bonded by American Surety Co. of N. Y.

Quit-Claim Deed
FROM CORPORATION

From
FORT PIERCE PROPERTIES INC.

To
DOUGLAS E. MULLINS

Dated May 5th, 1955

Prepared by and return to: The Title & Trust Company, Jacksonville, Florida, 32201

Clerk File No. 46603 Filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida on the 10th Day of May A. D. 1955 at 3:15 o'clock PM and recorded in Deed Book No. 201 pages 209 and 210 record verified.

W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida
By Irene B. Eyster D.C.

MAY 10 55 PM
3.15
FILED
46603

(15)

BOOK 201 PAGE 213

WARRANTY DEED TO CORPORATION

DREW'S FORM R. E. 34 Manufactured and for sale by The H. & W. B. Drew Company Jacksonville, Florida

This Indenture, Made this 26th day of ~~MAY~~ April A. D. 19 55, BETWEEN DOUGLAS E. MULLINS and EDITH G. MULLINS, his wife,

of the County of St. Lucie and State of Florida party...ies... of the first part, and MAZEL, INC., a corporation existing under the laws of the State of Florida with permanent postoffice address at C/O H. Irwin Levy, 302 Citizens Building, West Palm Beach, Florida County of Palm Beach, State of Florida called Grantee, party of the second part, Witnesseth, that the said party...ies... of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations, DOLLARS, to them in hand paid, the receipt whereof is hereby acknowledged, ha...ve... granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of the second part and its successors and assigns forever, all that certain parcel of land lying and being in the County of St. Lucie and State of Florida more particularly described as follows:

That part of the North 400 feet of the South 598 feet of Government Lot 2 of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining. To have and To hold the same in fee simple forever.

And the said party...ies... of the first part do covenant with the said party of the second part, that ...they... lawfully seized of the said premises; that they are free of all incumbrances, and that ...they... good right and lawful authority to sell the same; and that said party...ies... of the first part doth hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said party...ies... of the first part ha...ve... hereunto set ...their... hand...s... and seal...s... the day and year above written.

Signed, sealed and delivered in our presence:

D. A. Sutton Jr.
Audrey G. Hankla

Douglas E. Mullins (Seal)
Edith G. Mullins (Seal)

BOOK 201 PAGE 214

State of FLORIDA }
County of ST. LUCIE }

I HEREBY CERTIFY, That on this 28th day of ~~March~~ April, A. D. 19 55 before me personally appeared Douglas E. Mullins and Edith G. Mullins, his wife, to me known to be the person s described in and who executed the foregoing conveyance to Mazel, Inc. and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned; and the said Edith G. Mullins the wife of the said Douglas E. Mullins on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said deed of conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at Fort Pierce in the County of St. Lucie and State of Florida the day and year last aforesaid.

B A Britt D.C.
Notary Public.
My commission expires 1-10-58

Warranty Deed

TO CORPORATION

DOUGLAS E. MULLINS and EDITH M. MULLINS, his wife,
TO
MAZEL, INC.

Date ~~March~~ April 28, 1955.

ABSTRACT OF DESCRIPTION

Return to: Rufus Sunbie
1154 W. Flagler St
DREW'S FORM R.E. 34 Miami 36, Fla

Clerk File No. 4260 Filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida on the 12th Day of May A. D. 19 55 at 3:25 o'clock P.M. and recorded in Deed Book No. 201 pages 213 214 and record verified.

W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida
By Irene A. Carpenter D. C.

MAY 10 '55 PM

FILED
No. 40665

BOOK 201 PAGE 215

WARRANTY DEED (FROM CORPORATION)

PAPCO'S FORM A-3

PAPCO PUBLISHING CORPORATION MIAMI 36, FLORIDA

Warranty Deed

This Indenture, Made this 6th day of May A. D. 19 55

BETWEEN MAZEL, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Palm Beach and State of Florida and lawfully authorized to transact business in the State of Florida, party of the first part, and ADOLPH SCHOENBRUN and FANNIE SCHOENBRUN, his wife, not as Tenants by the entireties but as Tenants in common, an undivided one-half interest each, C/O Benjamin Rosenshine, 804 Law & Finance Building, Pittsburgh 19, Pennsylvania of the County of Allegheny and State of Pennsylvania parties of the second part. WITNESSETH:

That the said party of the first part, for and in consideration of the sum of

- - - - - - - - - Ten [$10.00] - Dollars,

to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in the County of St. Lucie and State of Florida, to-wit:

That part of the North four Hundred [400'] feet of the South five Hundred Ninety-eight [598'] feet of Government Lot Two [2] of Section 3, Township 35 South, Range 40 East, lying west of Old Abandoned U. S. Highway No. 1, situated in St. Lucie County, Florida.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

Florida

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written.

(Corporate Seal)

ATTEST: Benjamin Rosenshine
Secretary

MAZEL, INC.

By Adolph Schoenbrun
President

MAZEL, INC. 1954 FLORIDA

Signed, sealed and delivered in presence of us:

Mary C. Mastellon

BOOK 201 PAGE 216

PENNSYLVANIA

State of [redacted]

County of ALLEGHENY

I Hereby Certify that on this 6th day of May A. D. 1955 before me personally appeared ADOLPH SCHOENBRUN and BENJAMIN ROSENBERG President and Secretary respectively of MARK. INC. a corporation under the laws of the State of Florida to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

Witness my signature and official seal, at Pittsburgh in the County of Allegheny and State of Pennsylvania the day and year last aforesaid.

Notary Public, Pittsburgh, Allegheny Co.
My Commission Expires January 7, 1959

My commission expires:

(Seal)

Warranty Deed

(FROM CORPORATIONS)

MARK, INC.

TO

ADOLPH SCHOENBRUN ET UX

Dated May 6, 1955

AUSTRACT OF DESCRIPTION

State of Florida
County of ST. LUCIE

On this [illegible] day of [illegible] A. D. 1955 at [illegible] o'clock [illegible] M. this instrument was filed for record; and, being duly acknowledged and proven, I have recorded the same on Page [illegible] of Book [illegible] in the Public Records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court of the Ninth Judicial Circuit of the United States, in and for said County.

NINTH JUDICIAL CIRCUIT

W. C. BAGGETT Clerk

By [illegible] D. C.

BAPCO'S FORM A-3

No. 21052

Allegheny County, Commonwealth of Pennsylvania } ss:

I, David B. Roberts, Prothonotary of the Court of Common Pleas in and for the County of Allegheny, in the Commonwealth of Pennsylvania, the same being a Court of Law and Record, and having a seal, do hereby certify that [illegible] Esquire, before whom the foregoing ACKNOWLEDGMENT or AFFIDAVIT was taken, and who has thereunto, in his or her own proper handwriting, subscribed his or her name to the certificate of the proof and acknowledgment of the annexed instrument, was at that time and is now a NOTARY PUBLIC in and for the Commonwealth of Pennsylvania, resident of said County aforesaid, duly commissioned and sworn and authorized by law to take and certify affidavits and the acknowledgments and proof of deeds of land, etc., to be recorded, to all whose acts as such due faith and credits are, and of right ought to be, given throughout the United States and elsewhere; and further, that said instrument is executed in accordance with the laws of this Commonwealth, and that I am acquainted with his or her signature and seal, and believe the same to be genuine.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the said Court, at Pittsburgh, in said County this 6 day of May in the year of our Lord one thousand nine hundred and fifty five.

David B. Roberts Prothonotary.

By [illegible] Deputy

(17)

Warranty Deed

Made this 4th day of April A. D. 1957

BETWEEN ADOLPH SCHOENBRUN and FANNIE SCHOENBRUN, his wife

of the County of Allegheny in the State of Pennsylvania parties of the first part and

LAWRENCE TUCKER, as Trustee, [illegible] South 7th Street, Ft. Pierce, of the County of St. Lucie in the State of Florida part ies of the second part.

Witnesseth, that the said part ies of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to them in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said part y of the second part, his heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

That part of the North 400 feet of the South 598 feet of Government Lot 2 of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1, situated in St. Lucie County, Florida.

Subject to: a purchase-money Mortgage, in the sum of THIRTY THOUSAND and No/100 ($30,000.00) DOLLARS.

Subject, also, to: taxes and assessments for the year of 1957 and subsequent years; zoning ordinances reservations, easements, limitations, restrictions and conditions appearing of record, if any.

[redacted]

And the said part ies of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part ies of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Benjamin Rosenshine — Adolph Schoenbrun (L.S.)

Dan Tuite — Fannie Schoenbrun (L.S.)

(L.S.) (L.S.)

(L.S.)

State of [redacted] PENNSYLVANIA

County of ALLEGHENY

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

ADOLPH SCHOENBRUN and FANNIE SCHOENBRUN, his wife

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Pittsburg, Pennsylvania, County of Allegheny, and State of [redacted], this 19th day of April, A. D. 1957.

Benjamin Rosenshine
Notary Public State of Pennsylvania
My Commission Expires

BENJAMIN ROSENSHINE, Notary Public
Pittsburgh, Allegheny County, Pa.
My Commission Expires
January 7, 1960

BOOK 227 PAGE 390

MAY 2 57 PM

(18)

TRUST AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, the undersigned have agreed to purchase from ADOLPH SCHOENBRUN and FANNIE SCHOENBRUN, his wife, the following described property, located in St. Lucie County, Florida, to-wit:

That part of the North 400 feet of the South 598 feet of Government Lot 2, of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1,

to be fully described in a deed from ADOLPH SCHOENBRUN and FANNIE SCHOENBRUN, his wife, to LAWRENCE TUCKER, AS TRUSTEE, to be duly recorded in the public records of St. Lucie County, Florida, and

WHEREAS, we, the undersigned, desire to sell said property and to avoid delay, expense and inconvenience if all of us were to execute deeds to said property,

NOW, THEREFORE, we, the undersigned, hereby agree that the title to said property shall be vested in the said LAWRENCE TUCKER, AS TRUSTEE, who shall hold the same in trust and sell said land in such tract, or tracts, either for cash or credit and upon such terms as directed and approved in writing by the decision of the majority of the financial interest of the beneficiaries as later described, and execute deeds and releases thereto, giving to said Trustee full power and authority to do and perform any and every act whatsoever requisite to all intents and purposes as we might do if personally present; provided, however, that said Trustee shall not incur any debts against said property without the consent of a majority of the financial interest of the beneficiaries as later described. After paying all expenses in connection therewith and paying for and discharging indebtednesses of every kind and character that may be placed against said property, Trustee shall account to us for

Order: 6135382 Deeds
Doc: FLSTLU:RDED 227-00386
Page 1 of 3
Requested By: eklempert, Printed: 12/23/2016 11:37 AM

our respective interests therein in the following proportions:

Lawrence Tucker	80%
Michael R. Scafidi	10%
Charles Passantino	10%

IT IS FURTHER expressly agreed that the Trustee shall give notice to the undersigned ten days prior to the due date of any payments to be made on the purchase money mortgage now on said property and that each of the undersigned will contribute for said payment their proportionate share and that in the event any party shall be unable to advance funds necessary for its share, it is mutually agreed that the party failing to advance said money will sell his interest in said property to the other parties for an amount equal to the amount of money invested by said party in the purchasing of said property.

IT IS FURTHER AGREED that the beneficiaries of the Trust created herein shall not sell their interest to anyone other than the present beneficiaries without first offering said shares to them.

IT IS FURTHER AGREED that the death of the parties herein shall not revoke this Trust, but that the Trustee named, or his successor, shall in such event account to the heirs, executors, administrators, or assigns of such deceased party in like manner as he is required to account to the surviving parties.

IT IS FURTHER AGREED that the Trustee shall not be personally liable for any error of judgment or for any loss arising out of any act or actions in the execution of this trust so long as he acts in good faith, and that said Trustee is hereby recognized as having a beneficial interest in said property, and he is hereby authorized to own said interest and dispose of his interest in this Trust to the same extent as if he were not Trustee.

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Page 2 of 3
Requested By: eklempert, Printed: 12/23/2016 11:37 AM

IT IS HEREBY EXPRESSLY declared that a trust and not a partnership is hereby created, and that neither the Trustee nor a beneficiary thereunder shall ever be personally liable hereunder as partners or otherwise, but that for all debts the Trustee shall be liable as such to the extent of the trust fund only.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 19th day of April, 1957.

WITNESSES:

Spencer Blanford

Barbara Blandford

Lawrence Tucker (SEAL)

Michael R. Scafidi (SEAL)

Charles Passantino (SEAL)

STATE OF FLORIDA)

)

St. Lucie County)

Personally appeared before me this day, LAWRENCE TUCKER, MICHAEL R. SCAFIDI, and CHARLES PASSANTINO, to me known to be the persons described in and who executed the foregoing Trust Agreement, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 19th day of April, 1957.

Barbara Blandford
Notary Public

Clerk File No. 57078 Filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida on the 2nd Day of May A.D. 1957 at 2:35 o'clock P.M. recorded in Deed No. 227 pages 386-388 and record verified.

W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida.
By Lily Hannan D.C.

WILSON & GILBERT, ATTORNEYS AT LAW, 220 SOUTH SECOND STREET, FORT PIERCE, FLORIDA

Order: 6135382 Deeds
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Page 3 of 3
Requested By: eklempert, Printed: 12/23/2016 11:37 AM

(19)

Book 228 PAGE 4

ASSIGNMENT OF BENEFICIAL INTEREST

KNOW ALL MEN BY THESE PRESENTS:

THAT, in consideration of love and affection and $10.00 in hand received, I, LAWRENCE TUCKER, do hereby assign, transfer and set over unto LAWRENCE TUCKER and CECELIA TUCKER, his wife, an undivided 80% beneficial interest in, to and under that certain Trust Agreement, executed by Lawrence Tucker, Michael R. Scafidi and Charles Passantino, all of Fort Pierce, Florida, dated the 19th day of April, 1957, and recorded in the public records of St. Lucie County, Florida, covering the following described property, to-wit:

That part of the North 400 feet of the South 598 feet of Government Lot 2, of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1;

together with a like interest in and to the beneficiary's net proceeds and avails arising or growing out of said Trust; and the Trustee is hereby authorized to pay, turn over and deliver unto LAWRENCE TUCKER and CECELIA TUCKER, his wife, all moneys and benefits accruing from the interests hereby assigned and to consider the Assignees as beneficiaries under said Trust to the extent of such interest.

This Assignment is made, however, subject to all of the terms and conditions of said Trust Agreement.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of May, 1957.

Lawrence Tucker (SEAL)

WITNESSES:

Grace B. Gilbert

Barbara Blackford

Order: 6135382 Deeds
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Page 1 of 2
Requested By: eklempert, Printed: 12/23/2016 11:37 AM

STATE OF FLORIDA)
)
ST. LUCIE COUNTY)

Personally appeared before me this day, LAWRENCE TUCKER, to me known to be the person described in and who executed the foregoing Assignment, and he acknowledged before me that He executed the same for the purposes therein contained.

WITNESS my hand and official seal in the county and state last aforesaid this 17th day of May, 1957.

Barbara Blandford
Notary Public

Clerk File No. 57370
In the office of the Clerk of the Circuit Court of St. Lucie County, Florida on the 13 Day of May A.D. 1957 at 11:52 o'clock A.M. recorded in Deed Book No. 228 pages 2-3 and record verified.

W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida
By Ruby Hansen D. C.

CLERK CIRCUIT COURT ST. LUCIE CO. FLA.

WILSON & GILBERT, ATTORNEYS AT LAW, 220 SOUTH SECOND STREET, FORT PIERCE, FLORIDA

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Page 2 of 2
Requested By: eklempert, Printed: 12/23/2016 11:37 AM

(20)

PRINTED BY LAWYERS TITLE GUARANTY FUND, ORLANDO, FLORIDA

Warranty Deed

STATUTORY

BOOK 232 PAGE 542

ANDERSON & NADEAU
Attorneys at Law
906 FIRST NATIONAL BANK BUILDING
MIAMI 32, FLORIDA

This Indenture, Made this 1st day of November A. D. 19 57 Between
LAWRENCE TUCKER, individually, as Trustee, and CECELIA TUCKER, his wife
of the county of , State of Florida part ies of the first part, and
PHILIP R. WARSHAW and MONA WARSHAW, his wife
whose post office address is 422 S.W.25th Road, Miami
of the County of Dade , in the State of Florida , part ies of the second part.

Witnesseth, That the said part ies of the first part, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations ~~Dollars~~ and other good and valuable considerations to them in hand paid by said part ies of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said part ies of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie in the State of Florida, to-wit: an undivided one-half interest in and to

That part of the North 400 feet of the South 598 feet of Government Lot 2, of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U.S. Highway No. 1,

Lots 6,15,18,27,30 of Block 1; Lot 7, Block 2; Lots 6 and 13, Block 3; Lots 23,24,27,28,29,30,31,36,37,38,40,41,42, Block 4; Lots 4 and 19, Block 5, all of SILVER LAKE PARK SUBDIVISION, Plat Book 10, page 4, St. Lucie County records.

All of that tract lying South of King Orange Drive and marked "not a part of this Plat" on the plat of SILVER LAKE PARK SUBDIVISION, Plat Book 10, page 8, St. Lucie County records.

Subject to conditions, restrictions and limitations of record, zoning ordinances affecting said property, and taxes for the year 1957 and subsequent years.

Subject to encumbrances of record.

and the said part ies of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said part ies of the first part have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in our presence:

Mary Louise
Helen Brownell

Lawrence Tucker (Seal)
Lawrence Tucker, ind. as Trustee
Cecelia Tucker (Seal)
Cecelia Tucker (Seal)
(Seal)

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared LAWRENCE TUCKER, individually, as Trustee, and CECELIA TUCKER, his wife to me known to be the person s described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

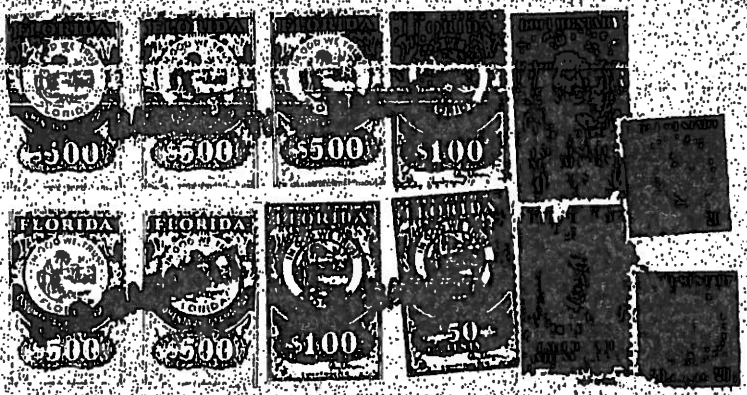
WITNESS my hand and official seal in the County and State last aforesaid this 31st day of October, A. D. 1957

Helen Brownell
Notary Public

Notary Public, State of Florida at Large,
My commission expires: My Commission Expires April 24, 1961
State of Florida at Large.

Filed this day of A. D. 19 , at o'clock M., and Recorded in Deed Book, at Page.

RECORD VERIFIED,
Clerk Circuit Court,
County,
By: Deputy Clerk.



Clerk File No. 61537 Filed
in the office of the Clerk of the Circuit
Court of St. Lucie County, Florida on the
7th Day of September A. D.,
19 87 at 2:30 o'clock P.M. and
recorded in Official Records Book
No. 232 pages 543 and,
record verified.

W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida

By _____ D. C

11:7 AM
SEP 7 1987
St. Lucie County, Fla.
FILED
No. 61537

(21)

QUIT-CLAIM DEED

BOOK 238 PAGE 201

PAPCO'S FORM R. E. 6%

PAPCO PUBLISHING CORPORATION MIAMI 37, FLORIDA

This Indenture Made this 29th day of January A. D. 19 58

BETWEEN PHILIP R. WARSHAW and MONA WARSHAW, his wife

of the County of Dade, and State of Florida, part ies of the first part, and LAWRENCE TUCKER, individually and as Trustee and CECELIA TUCKER, his wife of the County of Dade and State of Florida, part ies of the second part.

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, in hand paid by the said part ies of the second part, the receipt whereof is hereby acknowledged, ha ve remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said part ies of the second part and their heirs, and assigns forever, all the right, title, interest, claim and demand which the part ies of the first part ha ve in and to the following described lots, pieces, or parcels of land, situate, lying and being in the County of St. Lucie, State of Florida to-wit: An undivided one-half interest as to

PARCEL #1 - Lots 6, 15, 18, 27, 30, Block 1
Lot 7, Block 2
Lots 6, 13, Block 3
Lots 23, 24, 27, 28, 29, 30, 31, 36, 37, 38, 40, 41, 42 of Block 4
Lots 4, 19, Block 5 of SILVER LAKE PARK ADDITION, according to Plat thereof recorded in Plat Book 10, Page 4 of the Public Records of St. Lucie County, Florida.

PARCEL #3 - All of Tract South of King Orange Drive marked "Not of this Plat" of SILVER LAKE PARK ADDITION, according to Plat thereof recorded in Plat Book 10, Page 8; of the Public Records of St. Lucie County, Florida.

That part of the North 400 feet of the South 599 feet of Government Lot 2 of Section 3, Township 35 South, Range 40 East, lying West of the old Abandoned U. S. Highway No. 1.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said part ies of the first part either in law or equity, to the only proper use, benefit and behoof of the said part ies of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said part ies of the first part ha ve hereunto set their hand s and seal s the day and year first above written.

Signed, sealed and delivered in presence of us:

Evelyn [illegible]

[illegible]

Philip R. Warshaw (Seal)

Mona Warshaw (Seal)

BOOK 238 PAGE 202

STATE OF FLORIDA }
COUNTY OF DADE }

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, PHILIP R. WARSHAW and MONA WARSHAW, his wife;

to me well known to be the person s described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at Miami

County of Dade and State of Florida this 2

day of January, A. D. 1958.

My Commission expires

11/20/58

Notary Public, State of Florida At Large

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Quit-Claim Deed

PAPCO'S FORM 9A

FLORIDA 10 FLORIDA 10

Dated 19

STATE OF FLORIDA,

COUNTY OF

On this day of

A. D. 194 at o'clock M. this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on page of Book in the public records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State in and for said County.

PAPCO PUBLISHING CORPORATION, MIAMI ST., FLORIDA

CLERK CIRCUIT COURT ST. LUCIE COUNTY FLA.

JAN 3'58 A

11:26

CLERK FILE NO. 66580 FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ON THE 3 DAY OF June A. D. 1958 AT 11:26 O'CLOCK A M. AND RECORDED IN Deed BOOK NO. 238 PAGES 201-202 AND RECORD VERIFIED.
W. C. BAGGETT, CLERK CIRCUIT COURT, ST. LUCIE COUNTY, FLA.
BY Margaret Jones D. C.

W. C. BAGGETT C. C. C. ST. LUCIE COUNTY, FLA.

FILED
No. 66580

(22)

WARRANTY DEED
DREW'S FORM 11 (REV.)

BOOK 238 PAGE 200

Manufactured and for sale by The H. & W. B. Drew Company
Jacksonville, Florida

This Warranty Deed Made the 3rd day of June A. D. 19 58 by

LAWRENCE TUCKER and CECELIA TUCKER, his wife and LAWRENCE TUCKER individually and As Trustee

hereinafter called the grantor, to ----CHANDLER HOVEY----------

75 Federal Street, Boston, Massachusettes

whose postoffice address is [redacted]

hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of $ 10.00 and other valuable 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:

That part of the North 400 feet of the South 598 feet of Government Lot 2 of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1, situated in St. Lucie County, Florida

This conveyance is made subject to a certain mortgage dated April 24, 1957, in the principal amount of $30,000.00, recorded in Mortgage Book 136, at page 385 of the public records of St. Lucie County, Florida, to Adolph Schoenbrun and Fannie Schoenburn, his wife.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1957.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence

Lawrence Tucker (L.S.)

Cecelia Tucker (L.S.)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared LAWRENCE TUCKER and CECELIA TUCKER, his wife

to me known to be the person s described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of June A. D. 19 58.

Notary Public
My commission expires
Bonded by Fidelity Bonding & Insurance Co.

SPACE BELOW FOR RECORDERS USE

Clerk File No. 66579 Filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida on the 3 Day of June A. D. 19 58 at 11:20 o'clock AM and recorded in Deed Book No. 238, pages 200 and record verified.

W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida
By Margaret Jones D. C.

City Commission Regular Meeting **11.b.5.**

Meeting Date: 04/03/2017

Re: Eliminating Participation by Uncertified Alternate Board Members

Submitted For: James Messer, City Attorney, City Attorney

SUBJECT:

Ordinance 17-015 Eliminating Participation by Uncertified Alternate Board Members. FIRST READING

SUMMARY:

The Fort Pierce Code of Ordinances, Chapter 2, Article XI, Section 2-201(a) provides: "Any individual designated as an alternate member of a board may participate freely in all board discussions or deliberations, except that such alternate member may not vote unless certified by the board Chair as a replacement for a regular board member at the meeting which such regular board member fails to attend, or has recused himself/herself from voting on a particular issue."

There is no valid reason for alternate board members to participate in board discussions or deliberations unless serving as a replacement for a regular board member. An alternate whose participation at a particular meeting is not required can be excused from attendance.

An alternate who is unable to vote yet participates in the discussion of an issue is in a position to unfairly sway the board on an issue without ever having to undertake the exposure that comes with the actual casting of the vote. The discussion of an issue is better focused and ultimately more economically and efficiently resolved by ensuring that the members who discuss the issue are held accountable for their vote.

RECOMMENDATION:

Eliminate the participation by uncertified alternate board members whose attendance is not required at that meeting.

ALTERNATIVES:

Retain the current system which allows an alternate board member to participate freely in discussions and deliberations at any meeting of that board.

RESPONSIBLE STAFF:

James M. Messer, City Attorney

COORDINATED WITH:

Nicholas C. Mimms, P.E., City Manager

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2017

Account: TBD
Amount: TBD
OTHER INFORMATION:
No fiscal impact.

Attachments

Ordinance No. 17-015, Eliminating Participation of Uncertified Board Members

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 01:42 PM

Form Started By: Angela Wilkinson
Started On: 03/15/2017 01:55 PM
Final Approval Date: 03/24/2017

ORDINANCE NO. 17-015

AN ORDINANCE AMENDING FORT PIERCE CODE OF ORDINANCES CHAPTER 2, ARTICLE XI, SECTION 2-201(a); ELIMINATING PARTICIPATION OF UNCERTIFIED ALTERNATE MEMBERS IN DISCUSSIONS OR DELIBERATIONS OF BOARDS, COMMISSIONS OR COMMITTEES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 6, 2010, the City of Fort Pierce Commission adopted Ordinance No. L-126 for the purpose of creating Chapter 2, Article XI, Section 2-201(a) to establish general guidelines for the creation of City boards, commissions and committees; and

WHEREAS, no municipal purpose is served by the participation of alternate board members in board discussions or deliberations unless serving as a certified replacement for a regular board member; and

WHEREAS, an alternate member who is unable to vote, yet participates in the discussion of an issue, is in a position to unfairly sway the board on an issue without ever having to undertake the exposure that comes with actually casting a vote; and

WHEREAS, the discussions of an issue are better focused and ultimately more efficiently resolved by ensuring that the members who discuss the issue are held accountable for their vote;

WHEREAS, it is proper to amend Fort Pierce Code of Ordinances, Chapter 2, Article XI, Section 2-201(a) to eliminate the participation of alternate board members in discussions or deliberations of boards, commissions or committees unless certified as a replacement for a regular board member.

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

SECTION 1. Fort Pierce Code of Ordinances, Chapter 2, Article XI, Section 2-201(a) is hereby amended so that the same shall read as follows:

(a) Generally. The terms “board,” “commission” and/or “committee,” when used in this article, shall refer to any board, commission and/or committee to be appointed by the city commission and/or city manager, whether created by state statute, the charter of the city, by city commission action or whether appointed directly by the mayor-commissioner, now in existence or hereafter created. All members so appointed to serve on said boards, commissions, and/or committees shall be residents of the city except for officials or employees of the city who serve upon the same by virtue of their employment with the city. The city commission may appoint members to the gas board, electrical board, board of examiners of contractors and board of adjustment and appeals who are residents of the county who do not reside in the city. Any individual designated as an alternate member of a board ~~may participate freely in all board discussions or deliberations, except that such alternate member may not~~ shall neither discuss, deliberate on a matter nor vote unless certified by the board chair as a replacement for a regular board member at the meeting which such regular board member fails to attend, or has recused himself/herself from voting on a particular issue.

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, rules or regulations or parts of ordinances, rules or regulations 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, 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.17-015 was duly advertised by title only in the St. Lucie News Tribune on March 24, 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 April 3, 2017; and was duly introduced, read by title only, and passed on second and final reading on April 17, 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 17th day of April, 2017.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

City Commission Regular Meeting **11.b.6.**

Meeting Date: 04/03/2017

Re: Eliminating Compensation for Board Members

Submitted For: James Messer, City Attorney, City Attorney

SUBJECT:

Ordinance 17-016 Eliminating Compensation for Members of City Appointed Boards. FIRST READING

SUMMARY:

Many of the City boards provide compensation to their members, usually $10 or $20 per month, for attending meetings.

The City Charter states that members of any advisory boards shall serve without compensation. (Charter, Article V, § 51)

Eliminating compensation would bring the City into compliance with the Charter.

RECOMMENDATION:

Eliminate compensation for board members.

ALTERNATIVES:

Remain under current system with compensation provided to many of the boards.

RESPONSIBLE STAFF:

James M. Messer, City Attorney

COORDINATED WITH:

Nicholas C. Mimms, P.E., City Manager

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2017

Account: TBD

Amount: TBD

OTHER INFORMATION:

Minimal compensation paid to board members would be retained.

Attachments

Ordinance No. 17-016, Eliminating Board Member Compensation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 01:42 PM

Form Started By: Angela Wilkinson
Started On: 03/15/2017 01:18 PM
Final Approval Date: 03/24/2017

ORDINANCE NO. 17-016

AN ORDINANCE REPEALING FORT PIERCE CODE OF ORDINANCES CHAPTER 2, ARTICLE XII, SECTION 2-225; CHAPTER 5, ARTICLE II, SECTION 5-19(e); AMENDING CHAPTER 2, ARTICLE XIII, SECTION 2-243(c); CHAPTER 22, ARTICLE X, SECTION 22-147(d); ELIMINATING COMPENSATION TO BOARD MEMBERS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 51 of the City of Fort Pierce Charter affirmatively states that members of advisory boards shall serve without compensation; and

WHEREAS, on June 6, 1983, the City of Fort Pierce Commission adopted Ordinance No. I-13 for the purpose of providing compensation to the members of the City Planning Board; and

WHEREAS, on June 6, 1983, the City of Fort Pierce Commission adopted Ordinance No. I-14 for the purpose of providing compensation to the members of the Board of Examiners of Contractors; and

WHEREAS, on June 6, 1983, the City of Fort Pierce Commission adopted Ordinance No. I-16 for the purpose of providing compensation to the members of the Board of Adjustment; and

WHEREAS, on June 6, 1983, the City of Fort Pierce Commission adopted Ordinance No.I-15 for the purpose of providing compensation to the members of the Code Enforcement Board; and

WHEREAS, it is necessary to align the Ordinances with the City of Fort Pierce Charter; and

WHEREAS, elimination of compensation to any and all board members reduces administrative costs and the burden of having to process such payments; and

WHEREAS, service on any and all boards should be a matter of civic duty without compensation.

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

SECTION 1. Fort Pierce Code of Ordinances, Chapter 2, Article XII, Section 2-225 is hereby repealed so that the same shall read as follows:

Sec. 2-225. - Reserved. ~~Compensation of members.~~

~~Members of the city planning board shall each receive compensation in the amount of ten dollars ($10.00) per month, contingent upon attendance at a minimum of one meeting per month, payable on a quarterly basis. Responsibility for reporting attendance to receive compensation shall be placed with the board's staff coordinator.~~

SECTION 2. Fort Pierce Code of Ordinances, Chapter 5, Article II, Section 5-19(e) is hereby repealed so that the same shall read as follows:

Sec. 5-19. - Reserved. ~~Board of examiners—Members; officers generally; meetings; rules.~~

~~(e) Members of the board, except the director of building and community response, shall each receive compensation in the amount of twenty dollars ($20.00) per meeting attended, payable on a quarterly basis. Responsibility for reporting attendance to receive compensation shall be placed with the board's staff coordinator.~~

SECTION 3. Fort Pierce Code of Ordinances, Chapter 2, Article XIII, Section 2-243(c) is hereby amended so that the same shall read as follows:

(c) *Chairman, quorum, ~~compensation,~~ expenses*. The members of the enforcement board shall elect a chairman from among its members. The presence of four (4) or more members shall constitute a quorum of the enforcement board. ~~Members of the enforcement board shall each receive compensation in the amount of ten dollars ($10.00) per month, contingent upon attendance at a minimum of one meeting per month, payable on a quarterly basis. Responsibility for reporting attendance to receive compensation shall be placed with the board's staff coordinator.~~ Members may be reimbursed for such travel, mileage, and per diem expenses as may be authorized by the local governing body or as otherwise provided by law.

SECTION 4. Fort Pierce Code of Ordinances, Chapter 22, Article X, Sections 22-147(d) is hereby amended so that the same shall read as follows:

(d) *Appropriations~~,~~ and fees ~~and other income~~*. ~~Members of the board of adjustment shall receive compensation in the amount of ten dollars ($10.00) per meeting, contingent upon attendance at the meeting, payable on a quarterly basis. Responsibility for reporting attendance to receive compensation shall be placed with the board of adjustment staff coordinator.~~ The city commission is authorized and empowered to appropriate such ~~other~~ funds as it may see fit for ~~salaries,~~ fees and expenses necessary to conduct the work of the board of adjustment. The board of adjustment shall have the authority to expend all sums so appropriated and other sums made available for its use from fees and other sources to carry out its powers and duties.

SECTION 5. 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 6. All ordinances, rule or regulations or parts of ordinances, rules or regulations in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 7. This Ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
James M. Messer, Esq., City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.17-016 was duly advertised by title only in the St. Lucie News Tribune on March 24, 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 April 3, 2017; and was duly introduced, read by title only, and passed on second and final reading on April 17, 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 17th day of April, 2017.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

City Commission Regular Meeting **11.b.7.**

Meeting Date: 04/03/2017

Re: Amend Animal Control Ordinance to allow TNR

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

SUBJECT:

Ordinance 17-018 Amending Chapter 4 - Animals, creating a definition of Community Cats and providing to exemption. FIRST READING.

SUMMARY:

An ordinance amendment providing for a definition of Community Cats and providing exemptions to the code to allow Community Cats. This amendment will allow for TNR (trap/neuter/return) programs to operate within the city limits.

RECOMMENDATION:

Approve the amendment as submitted.

ALTERNATIVES:

Deny the amendment as submitted.
Recommend alternative amendments.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

James Messer, City Attorney

Fiscal Impact

OTHER INFORMATION:

Unknown at this time.

Attachments

17-018

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 02:00 PM

Form Started By: Peggy Arraiz
Started On: 03/10/2017 01:35 PM
Final Approval Date: 03/24/2017

ORDINANCE NO. 17-018

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA ADOPTING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING CHAPTER 4 – ANIMALS TO ALLOW FOR COMMUNITY CATS** BY AMENDING SEC. 4-1 – DEFINITIONS; SEC. 4-22 – RESTRAINT OF ANIMALS, GENERALLY; SEC. 4-50 – REGISTRATION REQUIRED; SEC. 4-72 – IMPOUNDMENT AND DISPOSITION NOT UNDER RESTRAINT, AT LARGE, AND NUISANCE ANIMALS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 4 of the Code of Ordinances of the City of Fort Pierce, Florida provides for the regulation and control of animals within the city limits; and

WHEREAS, the City Commission of the City of Fort Pierce, Florida recognizes the need to address the permanent presence of community cats living in an outdoor environment, independent of human intervention; and

WHEREAS, the sterilization, vaccination and identification through ear tipping is necessary to reducing the number of free roaming cats and ensuring the health of community cats; and

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

SECTION 1. Chapter 4 of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended so that the same shall read thereinafter as follows:

ARTICLE 1. - GENERAL

Sec. 4-1. - Definitions.

As used in this chapter, the following terms shall have the indicated meaning.

Animal. Any non-speaking, live, vertebrate creature, domestic or wild.

Animal control officer. Any person employed or appointed by the city who is authorized to investigate, on public or private property, civil infractions relating to animal control or cruelty, licensure of animals, or seizure and impoundment of animals and to issue citations as provided in this article.

Animal shelter. Any facility operated by a humane society or municipal agency or its authorized agents for the purpose of impounding or caring for animals held under the authority of this chapter or state law.

At large. Any animal which is off the premises of its owner or keeper and not under the restraint of its owner or keeper.

Attack. An event whereby an unprovoked animal lunges at, runs after or otherwise chases or approaches a person or other animal and such event either occurs in a threatening or menacing manner or causes some type of injury.

Bird or *fowl.* Any member of the avian species, regardless of sex.

Bite. An actual puncture or tear of the skin inflicted by the teeth of an animal.

Breeder. Any person who owns, keeps, harbors, maintains, or has custody of dogs or cats that produce any litter or offspring that are offered for sale, or that produce a combined total of two (2) or more litters during a twelve-month period.

Cat. Any feline, regardless of sex.

Citation. A written notice, issued to any person by an officer, that the officer has probable cause to believe that the person has committed a civil infraction in violation of a duly enacted ordinance and that the county court will hear the charge. Pursuant to F.S. § 828.27, the citation shall contain:

(1) The date and time of issuance.
(2) The name and address of the person.
(3) The date and time the civil infraction was committed.
(4) The facts constituting probable cause.
(5) The ordinance violated.
(6) The name and authority of the officer.
(7) The procedure for the person to follow in order to pay the civil penalty, to contest the citation, or to appear in court.
(8) The applicable civil penalty if the person elects to contest the citation.
(9) The applicable civil penalty if the person elects not to contest the citation.
(10) A conspicuous statement that if the person fails to pay the civil penalty within the time allowed, or fails to appear in court to contest the citation, the person shall be deemed to have waived his or her right to contest the citation and that, in such case, judgment may be entered against the person for an amount up to the maximum civil penalty.

Community Cat. A cat that has been sterilized, vaccinated, ear tipped and returned to the outdoors to live independent of human intervention.

Confined. Physically preventing an animal from leaving the premises of its owner or keeper.

Control. The possession, ownership, care and custody of animals.

Controlled burial. Burying at least two (2) feet below the surface of the ground and one hundred (100) feet from any water well.

Cruelty. Any act of neglect, torture or torment that causes the unjustifiable pain or suffering of an animal.

Dangerous dog. Any dog that according to the records of the appropriate authority:

(1) Has aggressively bitten, attacked, or endangered or has inflicted severe injury of a human being on public or private property;
(2) Has more than once severely injured or killed a domestic animal while off the owner's property; or
(3) Has, when unprovoked, chased or approached a person upon the streets, sidewalks, or any public grounds in a menacing fashion or apparent attitude of attack, provided that such actions are attested to in a sworn statement by one or more persons and dutifully investigated by the division.

Dog. Any animal of the canine species, regardless of sex.

Domestic animal. Dogs, cats, or other animals that are kept primarily as pets for pleasure rather than utility and that do not require a special permit by the Florida Fish and Wildlife Conservation Commission.

Exposed to rabies. A person, dog, cat or other animal that has been bitten by, or been exposed to, any animal known to have been infected with rabies.

Extreme weather for the purposes of this chapter shall include but not be limited to the following conditions:

(1) Hurricane;
(2) Tropical storm;
(3) Above eighty-five (85) degrees Fahrenheit with a heat index of one hundred (100) degrees heat index; or
(4) Below forty (40) degrees Fahrenheit with a thirty-five (35) degrees wind chill factor.

In determining whether extreme weather conditions exist, an animal control officer shall consider extenuating circumstances that provide for the safety of the animal through other means.

Feral. Any dog or cat existing in a wild or untamed state~~,~~ ~~or~~. The definition includes any dog or cat that has returned to an untamed state from domestication.

Harbor. The act of keeping and caring for an animal or providing premises to which the animal returns for food, shelter, or care for five (5) consecutive days. This shall not include those circumstances wherein an individual temporarily captures or holds a stray animal and immediately returns the animal to its owner or an animal control officer.

Hunt or *hunting.* To follow, search, or pursue any animal or the use of structures or tree stands for the purpose of capturing or killing either for food or in sport, or the use of any animal or hunting falcon for this purpose.

Impoundment. The taking of or picking up of and confinement of an animal by an officer under the provisions of this article.

Leash or *lead.* A cord, rope, chain or similar device which holds an animal under restraint and is not more than six (6) feet in length.

Livestock. Horses, mules, donkeys, cattle, calves, sheep, goats, pigs, hogs or any other grazing animal.

Microchip. A small chip implanted under an animal's skin that transmits an identification number to an electronic scanner, which provides pet ownership data through cross reference to microchip registry.

Officer. Any law enforcement officer defined in, F.S. § 943.10, or any animal control officer employed by the city.

Ordinance. Any ordinance relating to the care, custody, control of or cruelty to animals enacted by the city, the violation of which is a civil infraction.

Owner. Any person, partnership, corporation or entity possessing, owning, keeping, caring for, or harboring one or more animals including any custodian or other person in charge of an animal.

Proper enclosure of a dangerous dog. While on the owner's property, a dangerous dog is securely confined indoors or in a securely enclosed and locked pen or structure, suitable to prevent the entry of young children and designed to prevent the animal from escaping. Such pen or structure shall have secure sides and a secure top to prevent the dog from escaping over, under, or through the structure and shall also provide protection from the elements.

Public nuisance.

(1) Any animal which:
    a. Attacks passersby or passing vehicles without provocation;
    b. Attacks other animals;
    c. Is repeatedly at large and not under restraint;

d. Trespasses on school grounds;
e. Damages private or public property;
f. Repetitively barks, whines, howls, chirps, caws, or whistles for a period of five (5) minutes or more so as to disturb adjacent residents; or
g. Causes an annoyance in the neighborhood by acts such as overturning garbage cans, defecating, digging holes on other than its owner's property, or such other acts as are generally regarded to create an annoyance.

(2) Any activity, such as, but not limited to, the feeding of wild animals or fowl, which:

a. Causes the fouling of the air by odor and thereby creates unreasonable annoyance or discomfort to those in close proximity to the premises where the animals or fowl congregate; or
b. Causes a sanitary nuisance as defined in F.S. § 386.01.

(3) The keeping of any wild animal in violation of the provisions of F.S. Ch. 372 and regulations promulgated by the Florida Game and Fresh Water Fish Commission.

Quarantine. A strict confinement, isolation and observation imposed on animal(s) suspected of having rabies or any other infectious zoonotic disease, or premises or other defined geographic areas, to prevent the spread of disease or pests.

Severe injury. Any physical injury that results in broken bones, multiple bites, or disfiguring lacerations requiring sutures or reconstructive surgery.

Sterilized. Rendered permanently incapable of reproduction.

Tease. To intentionally disturb, provoke, interfere with, or annoy any animal.

Tether. To tie or otherwise attach an animal to a stake, pole, tree, or other stationary object without providing direct control and supervision of the animal.

Under restraint. Any animal confined within the premises of its owner or keeper, or under immediate, continuous physical control, secured by a leash or lead.

Unprovoked. The victim what has been conducting himself or herself peacefully and lawfully has been bitten or changed in a menacing fashion or attacked by an animal.

Unsterilized. Any non-spayed or non-neutered animal.

Vicious animal. Any fierce or dangerous animal that constitutes a physical threat to human beings or other animals, or any animal for which the animal control officer has documentation to establish that the animal has bitten any person or other animal on two (2) separate occasions without provocation within a period of one year.

ARTICLE II. – ANIMAL CONTROL

Sec. 4-22. - Restraint of animals; generally.

(a) Animals shall not be allowed outside the confines of their own homes without proper restraint except as provided in this section.

(1) Dogs, cats and small domestic animals shall not be kept outside in crates, whether metal, wood, plastic or other material.

(2) Dogs, cats and small domestic animals may be kept outside in a fenced enclosure if the enclosure contains a shelter which meets the following requirements:

a. Is weatherproof and made of durable materials so as to provides adequate protection from the sun, wind and rain;

b. Provides a solid floor. Wire, grid or slat floors of structures that permit the animal's feet to pass through openings, or sag under the animal's weight, or that otherwise do not protect the animal's feet or toes from injury are prohibited;

c. Provides a solid roof;

d. Contains clean and dry bedding material;

e. Elevated a minimum of six (6) inches from the ground and be free standing of water;

f. Provides sufficient space for each animal to comfortably stand up, sit down, lie down and turn around in the shelter. If the shelter is used for more than one animal at the same time, it must provide enough space for each animal to comfortably stand up, sit down, lie down, and turn around simultaneously; and

g. Provides ingress and egress for the animal to enter and exit the shelter at all times.

h. Be kept in a clean and sanitary condition free from accumulated waste and debris.

(3) Any animal left unattended in an outdoor fenced enclosure shall be provided a minimum open space, excluding the shelter(s) within the enclosure, based upon the dog's size as set forth below:

a. Twenty (20) pounds or less (small): Thirty-two (32) square feet.

b. Twenty-one (21) pounds to fifty (50) pounds (medium): Sixty square feet.

c. Over fifty (50) pounds (large): Eighty (80) square feet.

d. An additional sixteen (16) square feet is required for each additional dog.

(4) Sufficient food and water shall be provided at all times daily, including weekend and holidays.

(5) No animal shall be tethered unless all of the following provisions are met:

a. The animal must be in view of the person responsible for the animal at all times while tethered.

b. Animals younger than six (6) months old, older than seven (7) years, or ill shall not be tethered.

c. The length and weight of the tether shall be appropriate for the animal breed and shall be a minimum of ten (10) feet long or four (4) times the length of the animal (measured from tip of nose to base of tail), whichever is greater.

d. The tether must have swivels at both ends of the rope, chain or similar restraint for holding an animal in place, allowing a short radius in which it can move about and not become tangled.

e. Prong, choke or chain collars are prohibited in the use of tethering animal.

f. Area which the animal may reach while tethered shall be free of entanglements.

g. The length and location of the tether must not allow the animal to reach a fence or neighboring property.

h. Collar weight shall be appropriate for the animal as determined by a reasonable person.

i. A trolley system is permitted.

j. An animal may not be tethered in extreme weather, including but not limited to hurricanes, tropical storms or tornados.

k. The animal shall have access to a water, shade and a dry and raised area at all times.

(6) Any enclosed area where a dog is confined shall be kept free of objects that may injure the dog and shall be cleaned regularly to remove feces.

(7) Dogs on residentially zoned property shall not be maintained outdoors during periods of extreme weather.

(b) It shall be unlawful for any operator of a motor vehicle to allow an animal to ride in any unenclosed section of the vehicle without enclosing the animal in a cage that is secured to the vehicle or securing the animal with a restraint device that will not permit the animal to reach the outside perimeter of the vehicle.

(c) This section shall not apply to Community Cats as defined in this chapter.

(d)~~(c)~~ A violation of this section shall constitute a class A civil infraction, punishable as provided within this chapter.

ARTICLE III. - REGISTRATION

Sec. 4-50. - Registration required.

(a) Except as otherwise provided herein, it shall be unlawful for any person to own, keep, harbor, maintain, or have custody of any dog or cat four (4) months or older, within the city, unless such dog or cat is registered in accordance with the provisions of this article.

(b) Registrations or identification tags shall not be transferred from one animal to another, nor from one owner to another.

(c) This section shall not apply to Community Cats as defined in this chapter.

~~(c)~~(d) A violation of this section shall constitute a class B civil infraction, punishable as provided within this chapter, except that a violation of the section pertaining to the failure to register a dangerous dog constitutes a class C civil infraction, punishable as provided within this chapter.

ARTICLE IV. - IMPOUNDMENT

Sec. 4-72. - Impoundment and disposition; not under restraint, at large, and nuisance animals.

(a) Any animal or fowl not under restraint, found running at large in the city, or determined to be a nuisance animal, may be taken by or at the direction of an

officer and impounded in the animal shelter, and there confined in a humane manner.

(b) Female animals in heat may be impounded when not kept under restraint or confined within a building or secure enclosure as provided in this chapter.

(c) When the owner is known and able to take immediate custody of an animal, and the animal is not a danger to public safety or a nuisance animal, officers should return the animal directly to the owner to avoid impoundment and animal shelter fees. However, this shall not prevent officers from taking enforcement action for any violations of this chapter.

(d) When the owner of an impounded animal can be identified, the animal control officer shall immediately upon impoundment provide the owner with written notice of such action. If the owner cannot be contacted, but their address is known, the animal control officers will post written notice of the impoundment at this address.

(e) Upon impoundment, the officer will provide written notice to the animal shelter indicating that the animal is being impounded without a hold pursuant to this section. When known, this notice will include the name, address, and telephone number of the animal's owner.

(f) Any animal not reclaimed by its owner within five (5) working days shall become the property of the local government authority or animal shelter, and shall be placed for adoption or euthanized. There shall be no requirement to hold a feral or wild animal impounded under this section prior to disposition.

(g) Any Community Cat that is found to be a public nuisance will be impounded at a local animal shelter who will determine the best outcome for the animal. Under no circumstances shall a Community Cat that has been declared a nuisance be returned to the location where it was removed.

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 hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____

James M. Messer, Esquire
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. 17-018 was duly advertised by title only in the St. Lucie News Tribune on March 24, 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 April 3, 2017; and

was duly introduced, read by title only, and passed on second and final reading on April 17, 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 17th day of April, 2017.

_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

City Commission Regular Meeting **12.a.**

Meeting Date: 04/03/2017

Re: Energy Performance Savings Contract Update

Submitted For: Mike Reals, Public Works Manager, Public Works

SUBJECT:

Update on the Energy Performance Savings Contract with ConEdison.

SUMMARY:

Staff along with a representative from ConEdision will present a status update on the Energy Performance Savings Contract.

RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

N/A

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/27/2017 02:45 PM

Form Started By: Mike Reals Started On: 03/22/2017 01:34 PM

Final Approval Date: 03/27/2017

conEdison Solutions
Energy. Efficiency. Expertise.

Energy Savings Performance Contract Project Report

April 3, 2017

Jeff Wykoff, CEM, CDSM
Account Executive

Steven Schwerman
M&V Manager



Agenda



- Project Mission
- History & Background
- Realized Benefits
- Measurement & Verification Method
- Verified Savings Results
- Streetlight Issue Resolution
- Q & A With Commission
- Tax Sharing Check Presentment

Project Mission

- Find Positive ROI Energy Conservation Measures (CMs)
  - *Lighting and Controls*
  - *Street Lighting*
  - *Water Conservation*
  - *HVAC Controls*
  - *Demand Controlled Ventilation*
- Self Fund Complete Project per FS 489.145
  - *Audit*
  - *CMs*
  - *Deferred Capital Projects*
  - *Costs of Financing*
- Produce & Recommend Turnkey Project
  - *Fixed Cost*
  - *No Change Orders – Contractor at Risk*
  - *Guaranteed Savings*

History & Background

- Investment Grade Audit
  - *26 Sites – Buildings and Parks*
  - *Initial Surveys Conducted*
  - *Narrowed to 17 Sites*
  - *Multiple Projects Identified*
  - *In Depth Costs and Savings Estimates Calculated*
  - *Project Mix Defined By City With Master Plan*
  - *Delivered February 3, 2014*
- Energy Savings Performance Contract
  - *Executed March 14, 2014*
  - *Value: $6,039,229*
  - *Annual Savings Guaranteed: $432,665*
  - *Simple Payback: 13.95 Years*
  - *19 Year Net Present Value: $1,262,252*







History & Background

- Construction
  - *Start: April 2014*
  - *Complete: October 2015*
- Measurement and Verification
  - *Performance Year 1 Start: October 30, 2015*
  - *Performance Year 1 End: October 29, 2016*
  - *Report Delivery: March 27, 2017*
  - *Commission Verbal Report: April 3, 2017*







Realized Benefits

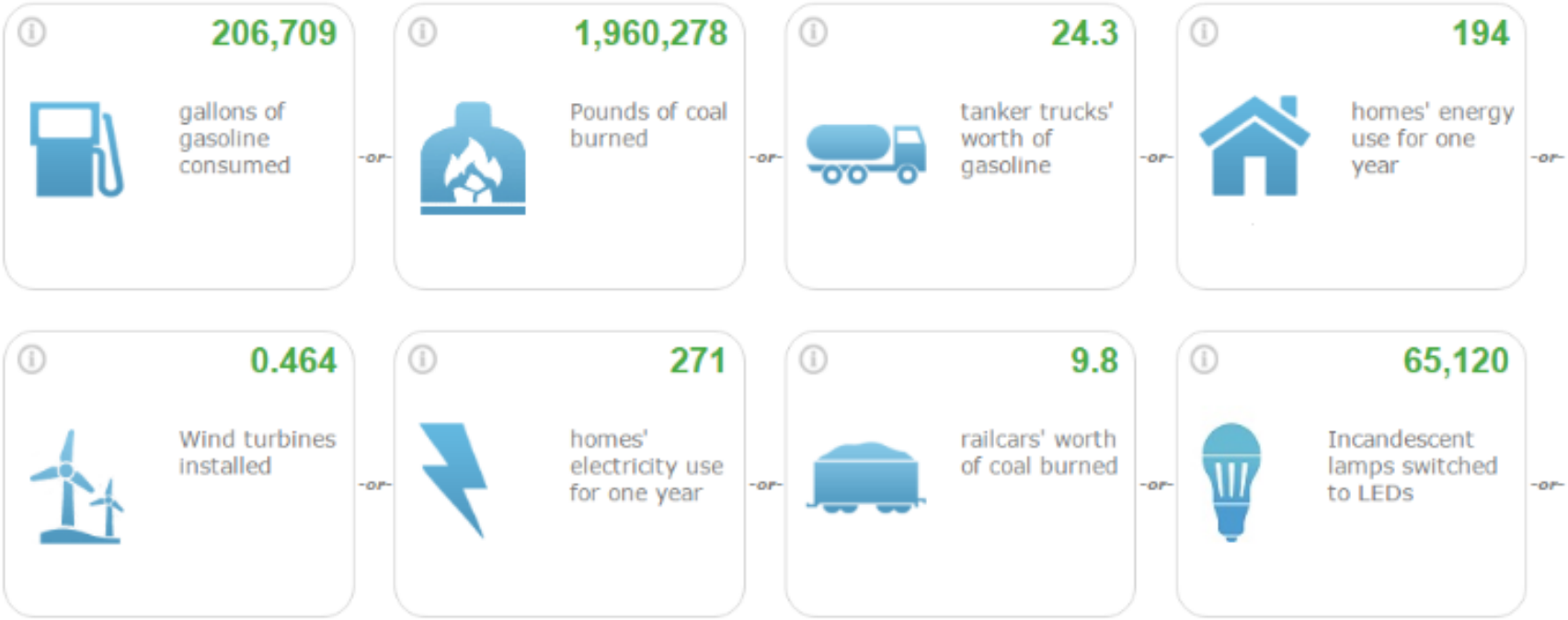
- Annual Savings Verified Exceeds Guarantee By $35,186
  - *Guaranteed $ 432,665*
  - *Verified $ 467,849*
- Significant Capital Renewal Projects Completed
  - *Equipment End Of Life Issues – No Capital Budget - Resolved By Project*
  - *HVAC Equipment: New Chillers, Pumps, Air Handlers, Valves, VAV Boxes, Variable Frequency Drives, Fan Coil Units, Split System Units for IT Spaces*
  - *HVAC Controls: Pneumatic Replaced With DDC*
  - *Interior Lighting: Included Replacement 17 Buildings*
  - *Street Lighting: Included Replacement of Over 4,000 Cobra Head and Decorative Lamps With Low Maintenance LED Technology*






Realized Benefits

- Environmental Leadership
- Electrical Energy Saved is 2,613,952 kWh
- Which Avoids 1,837 Annual Tons of CO2 Emissions



Realized Benefits

- IRS Section 179d Tax Sharing Benefit
  - *$24,718 delivered in September 2016!*



Measurement and Verification Method

International Performance Measurement & Verification Protocol (IPMVP) Utilized Per Best Practices and Contract Requirement

- Option A: Partially Measured Retrofit Isolation
  - *Used Primarily for Lighting*
  - *Measured Power Draw*
  - *Statistically Relevant Sampling*
  - *One Time Measurement*
  - *Compared to Original Calculated Manufacturer Specification*
- Option D: Calibrated Simulation
  - *Used Primarily for HVAC, Plumbing, and Building Controls*
  - *Calibrated Hourly Simulation Models*
  - *Calibration Against Actual Energy Use Baseline*
  - *Compares Baseline to Post-Installation Mode*

Verified Savings Results

Guaranteed & Verified Annual Savings Summary Table

ECM DESCRIPTION	GUARANTEED ANNUAL PROJECT SAVINGS	VERIFIED ANNUAL PROJECT SAVINGS	EXCESS/ SHORTFALL (DIFFERENCE)
CM 1 - Lighting Improvements & Controls	$ 46,506	$ 84,405	$ 37,899
CM 2 - Street Lighting Retrofit	$ 352,676	$ 350,381	$ (2,295)
CM 3 - Low Flow Plumbing Fixtures	$ 1,296	$ 1,296	$ -
CM 4 - City Hall CHW Mechanical & Controls Upgrades	$ 12,381	$ 12,381	$ -
CM 5 - Police Station CHW Mechanical & Controls Upgrades	$ 1,447	$ 1,447	$ -
CM 6 - IT Split System Upgrades	$ (1,961)	$ (1,961)	$ -
CM 7 - Air Curtains at Dock Doors	$ 6,750	$ 6,750	$ -
CM 8 - Demand Controlled Ventilation	$ 1,381	$ 1,381	$ -
CM 9 - Replace DX Equipment	$ 419	$ -	$ (419)
CM 10 - Add Ductless Split System	$ 10,232	$ 10,232	$ -
CM 11 - HVAC Controls Upgrade/Building Management System	$ -	$ -	$ -
CM - 12 Vending Misers	$ 1,538	$ 1,538	$ -
TOTALS	**$432,665**	**$ 467,849**	**$ 35,186**

Streetlight Issue Resolution

- Regret and Concerned By Disruption and Inconvenience
- ConEd and Its Contractor Partner Are Dedicated to Resolution
- Fully Bearing Costs
- We Appreciate City's Patience and Understanding
- Current Status Verbal Update (as of April 3, 2017)

Questions?

ConEdison Solutions sincerely wishes to thank the City of Fort Pierce for choosing us to be your energy partner!

179d Tax Sharing Check Presentment

CES committed to sharing its Energy Policy Act of 2005 tax deduction with the City of Fort Pierce.

The actual check was sent to the City in September 2016


conEdison Solutions
Energy. Efficiency. Expertise.

3101 W. Martin Luther King Jr. Blvd.
Tampa, FL 33607

5284

August 30, 2016
DATE

PAY TO THE ORDER OF City of Fort Pierce $ 24,718.00

Twenty-Four Thousand, Seven Hundred-Eighteen DOLLARS

Security Features Details on Back

FOR EPAct Sharing Payment

⑆2222222⑆ ⑆123 111 555⑈ 5284

City Commission Regular Meeting **13.a.**

Meeting Date: 04/03/2017

Re: FPUA Final Budget Amendment

SUBJECT:

Consideration of the FPUA's FY 2016 Final Budget Amendment.

SUMMARY:

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 176 (12), Clayton Lindstrom, Director of Utilities has forwarded the FY 2016 Final Budget Amendment for consideration and approval by the City Commission.

RECOMMENDATION:

By majority vote, waive the thirty-day period for disapproval and approve FY 2016 Final Budget Amendment as submitted.

ALTERNATIVES:

By four-fifths (4/5) vote, disapprove or decrease any line item expenditures or amendments thereto. If no disapproval occurs, the budget and amendments there to shall be deemed approved as submitted within thirty (30) days.

RESPONSIBLE STAFF:

Clay Lindstrom, Director of Utilities
Nina B. Penick, FPUA Director of Finance

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Memo
Final Budget Amendment
Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 02:01 PM

Form Started By: Linda Cox Started On: 03/23/2017 10:27 AM
Final Approval Date: 03/24/2017

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

Phone: 772.466.1600, Ext. 3298
Fax: 772.467.2504

Director of Financial Services

"Committed to Quality"

MEMORANDUM

TO: Fort Pierce City Commission

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

THROUGH: Clayton W. Lindstrom, P.E.
FPUA Director of Utilities

DATE: March 22, 2017

SUBJECT: City Commission Agenda Request for April 3, 2017 Meeting
FY 2016 Final Budget Amendment

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 176 (12), I am requesting approval by the City Commission during the April 3, 2017 City Commission meeting, of FPUA's FY 2016 Final Budget Amendment.

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

Attachment: Final Budget Amendment
Presentation

cc: City Manager
City Clerk

FORT PIERCE UTILITIES AUTHORITY

Fort Pierce, Florida

FINAL BUDGET AMENDMENT

FISCAL YEAR 2016

RESOLUTION NO. UA 2017-04

A RESOLUTION AMENDING THE BUDGET OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016.

BE IT RESOLVED BY FORT PIERCE UTILITIES AUTHORITY:

SECTION I: That in accordance with City of Fort Pierce Charter, Article XII, Section 176 and Section 178, Fort Pierce Utilities Authority of the City of Fort Pierce, Florida, hereby amends its budget for fiscal year 2016 for the operation of the utilities systems for the City of Fort Pierce, Florida, by adjusting various budget items as set forth in the attached schedule consisting of 39 pages.

SECTION II: Attached hereto and incorporated herein by reference is the 39 page schedule referred to above.

SECTION III: That it shall be the duty of the Director of Fort Pierce Utilities Authority to adjust the accounts and perform necessary transfers among the accounts to conform to the amended budget.

SECTION IV: That this Resolution shall be in full force and effect upon adoption by the Fort Pierce Utilities Authority Board and the City Commission of the City of Fort Pierce, Florida, and shall be effective retroactive to September 30, 2016.

This Resolution is adopted this 21st day of March, 2017.

ATTEST:

Secretary

(FPUA Seal)

FORT PIERCE UTILITIES AUTHORITY

BY:

Chairman

APPROVED AS TO FORM & CORRECTNESS:

BY:

Fort Pierce Utilities Authority Attorney

Fort Pierce Utilities Authority

Memorandum

To:	Clayton W. Lindstrom, P.E., Director of Utilities
From:	Nina B. Penick, CPA, Director of Financial Services
Date:	March 15, 2017
Subject:	**Resolution No. UA 2017-04, Final Budget Amendment for FY 2016**

RECOMMENDATION:

Adopt Resolution No. UA 2017-04, a resolution amending the budget of Fort Pierce Utilities Authority of the City of Fort Pierce, Florida for the Fiscal Year beginning October 1, 2015 and ending September 30, 2016.

SUMMARY/SUPPORTING INFORMATION:

Presented for the Board's review and approval is the Final Budget Amendment for FY 2016.

The Final Budget Amendment reflects revenues in the amount of $102,237,622, an increase of $1,565,166 (1.55%) as compared to the Amended FY 2016 Budget, which was approved by the Board on August 2, 2016. As well, the Final Budget Amendment reflects expenses in the amount of $100,750,476 (budget basis), a decrease of $243,293 (.24%) from the Amended FY 2016 Budget figure of $100,993,769. Also presented in the budget amendment summary is a recap of FPUA's expenses as presented in the financial statements and the calculation of the Change in Net Position. The difference between the two presentations is that capitalized salary, benefit and overhead costs are included in the budgeted expenditures, but are excluded from expenses for financial statement reporting purposes, in accordance with Generally Accepted Accounting Principles.

Increase in Net Position

FPUA's financial statements reflect an increase in net position for FY 2016 in the amount of $3,022,900, as compared to the $1,608,687 increase projected in the Amended FY 2016 Budget.

Unit Sales and Revenues

As shown in the table below, unit sales were above the amended projections for all Utilities except Wastewater. All utility systems, except Natural Gas, experienced increases in unit sales as compared to FY 2015 actual results.

	Budget	Actual	(Decrease)	Percent
Electric (MWh)	540,520	555,490	14,970	2.77%
Water (*)	2,524,000	2,567,700	43,700	1.73%
Wastewater (*)	1,489,000	1,486,078	(2,922)	(0.20%)
Natural Gas (ccf)	3,919,000	4,054,857	135,857	3.47%

* Thousands of Gallons

Expenses

Lower than projected budgetary expenses, in the amount of $243,293 (.24%), were a result of numerous variances, including:

- Higher than projected purchased power and gas costs. This did, however, impact the Change in Net Position.
- Lower than projected cost of Maintenance/Service Contracts. This savings is attributable to deferring maintenance when possible and eliminating or reducing the cost of ongoing maintenance contracts.
- Other expenses which fell short of projections include Salaries & Wages, Utilities, Professional Fees Paid to Engineers and Consultants, Operating Supplies, Chemicals, and Property & Liability Insurance.
- Retirement Expenses were higher by $1,023,407 due to changes in actuarial assumptions and to our need to remain in compliance with GASB Statement #68.

Summary

Fiscal Year 2016 was another year of maintaining effective cost controls and improving efficiency at FPUA, while continuing to respond to public needs and providing quality service.

ALTERNATIVES (IF ANY):

None

ATTACHMENTS:

Resolution No. UA 2017-04

FORT PIERCE UTILITIES AUTHORITY
FY 2016 FINAL BUDGET AMENDMENT
SUMMARY

	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
REVENUES			
ELECTRIC	$ 64,705,200	$ 65,744,236	$ 1,039,036
WATER	15,563,400	16,495,717	932,317
NATURAL GAS	5,051,200	4,592,445	(458,755)
WASTEWATER	12,642,100	12,733,216	91,116
MOEC	493,921	459,427	(34,494)
FPUAnet	514,167	514,042	(125)
TCEC	1,702,468	1,698,539	(3,929)
TOTAL REVENUES	$ 100,672,456	$ 102,237,622	$ 1,565,166
EXPENSES PER THE FINANCIAL STATEMENTS			
ELECTRIC	$ 61,787,437	$ 63,658,499	$ 1,871,062
WATER	17,182,865	16,412,302	(770,563)
NATURAL GAS	5,144,655	4,505,122	(639,533)
WASTEWATER	12,362,356	12,165,530	(196,826)
MOEC	493,921	459,427	(34,494)
FPUAnet	390,067	315,303	(74,764)
TCEC	1,702,468	1,698,539	(3,929)
TOTAL EXPENSES	$ 99,063,769	$ 99,214,722	$ 150,953
INCREASE (DECREASE) IN NET ASSETS			
ELECTRIC	$ 2,917,763	$ 2,085,737	$ (832,026)
WATER	(1,619,465)	83,415	1,702,880
NATURAL GAS	(93,455)	87,323	180,778
WASTEWATER	279,744	567,686	287,942
MOEC	-	-	-
FPUAnet	124,100	198,739	74,639
TCEC	-	-	-
CHANGE IN NET ASSETS	$ 1,608,687	$ 3,022,900	$ 1,414,213

ALLOCATION DISTRIBUTION
FY 2016

	DEPARTMENT	CAPITAL	ELECTRIC	WATER	GAS	WASTEWATER	OTHER	TOTAL
01	MOEC	$ -	$ -	$ -	$ -	$ -	$ 459,427	$ 459,427
02	TCEC	-	-	-	-	-	1,698,539	1,698,539
10	BOARD	5,006	39,672	23,916	4,647	21,137	-	94,378
11	DIRECTOR OF UTILITIES	22,674	136,032	82,005	15,935	72,474	-	329,120
12	ATTORNEY	7,077	48,042	28,961	5,628	25,596	-	115,304
15	HUMAN RESOURCES	49,112	113,154	104,749	17,253	80,829	-	365,097
18	SAFETY	26,216	94,832	57,168	11,109	50,524	-	239,849
21	FINANCE	72,478	641,769	386,883	75,179	341,921	-	1,518,230
22	MATERIALS MANAGEMENT	182,420	175,519	148,037	81,942	52,537	-	640,455
31	SHARED SERVICES	8,759	59,750	55,312	9,110	42,680	-	175,611
32	INFORMATION TECHNOLOGY SERVICES	146,927	843,531	780,873	128,615	602,556	-	2,502,502
35	FACILITIES	35,955	191,556	246,800	31,994	207,486	-	713,791
41	COMMUNICATIONS	9,647	55,150	33,247	6,460	29,383	-	133,887
43	CUSTOMER SOLUTIONS	-	908,833	547,879	106,464	484,206	-	2,047,382
51	DIRECTOR OF ELECTRIC & GAS SYSTEMS	8,245	266,254	-	-	-	-	274,499
52	POWER GENERATION		9,232	-	-	-	-	9,232
53	ELECTRIC PURCHASES FOR RESALE	-	42,178,674	-	-	-	-	42,178,674
54	ELECTRIC TRANSMISSION & DISTRIBUTION	453,745	7,377,817	-	-	-	-	7,831,562
55	ELECTRIC OPERATIONS	161	1,882,687	-	-	-	-	1,882,848
56	ELECTRIC & GAS ENGINEERING	12,007	1,030,840	-	-	-	-	1,042,847
61	DIRECTOR OF WATER/ WASTEWATER SYSTEMS	-		107,809	-	71,872	-	179,681
62	WATER RESOURCES			6,076,838	-	-	-	6,076,838
64	WATER DISTRIBUTION	109,530		4,822,221	-	-	-	4,931,751
66	WATER/WASTEWATER ENGINEERING	203,865		509,992	-	339,994	-	1,053,851
74	GAS OPERATIONS	86,271		-	1,976,539	-	-	2,062,810
75	NATURAL GAS PURCHASES FOR RESALE			-	1,556,167	-	-	1,556,167
82	WATER RECLAMATION	6,660		-	-	3,605,708	-	3,612,368
84	WASTEWATER COLLECTION	82,700		-	-	4,656,318	-	4,739,018
93	FPUAnet COMMUNICATIONS	2,545	-	-	-	-	315,303	317,848
99	ADMINISTRATIVE & GENERAL	3,754	7,605,155	2,399,612	478,080	1,480,309	-	11,966,910
	TOTALS	$ 1,535,754	$ 63,658,499	$ 16,412,302	$ 4,505,122	$ 12,165,530	$ 2,473,269	$ 100,750,476

OPERATIONS AND MAINTENANCE EXPENSE ANALYSIS BY OBJECT CODE

OBJECT CODE		ACTUAL FY 2014	ACTUAL FY 2015	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016
	PERSONNEL SERVICES				
1010	SALARIES & WAGES	$ 13,405,253	$ 13,630,226	$ 14,143,136	$ 13,632,308
1020	OVERTIME	705,517	724,443	753,100	764,294
	PERSONNEL SERVICES TOTAL	14,110,770	14,354,669	14,896,236	14,396,602
	EMPLOYEE BENEFITS				
4050	RETIREMENT	2,047,318	2,098,986	2,154,706	3,178,113
4060	FICA	1,027,370	1,049,791	1,132,119	1,063,422
4070	EMPLOYEES' INSURANCE	2,842,404	3,664,908	3,400,000	3,660,567
4090	VACATION PAY EXPENSE	(54,806)	(37,507)	-	(23,822)
4100	SICK PAY EXPENSE	157,484	(133,342)	-	64,397
4110	NET OPEB EXPENSE	58,000	59,000	54,000	30,000
4600	WORKERS' COMPENSATION	236,303	154,202	233,374	222,227
4640	UNEMPLOYMENT CLAIMS	(1,264)	2,061	15,000	4,970
	EMPLOYEE BENEFITS TOTAL	6,312,809	6,858,098	6,989,199	8,199,873
	CONTRACTUAL SERVICES				
2110	ADVERTISING	29,266	32,875	45,777	58,214
2122	RENTALS	65,154	43,346	52,728	44,653
2131	MAINTENANCE OF BUILDINGS	151,012	110,888	114,455	96,655
2132	MAINTENANCE OF VEHICLES	118,570	145,020	147,521	144,954
2133	MAINTENANCE OF EQUIPMENT	74,516	113,908	171,395	141,774
2139	MAINTENANCE/SERVICE CONTRACTS	1,986,841	2,030,441	2,582,500	2,104,366
2140	POSTAGE	191,858	208,496	218,177	176,440
2151	PRINTING	59,153	57,585	74,391	64,624
2161	PROFESSIONAL FEES - AUDIT	35,630	39,544	45,000	39,835
2164	PROFESSIONAL FEES - CONS/ENG	150,227	67,490	379,842	253,048
2165	TEMPORARY LABOR	23,808	49,462	225,762	153,009
2166	PROFESSIONAL FEES - OTHER	255,427	266,454	298,925	237,275
2170	TRAINING	226,927	213,237	291,313	221,876
2171	TRAVEL	9,117	21,737	11,154	7,198
2172	CAR ALLOWANCE	144,236	139,543	138,138	138,126
2190	COMMUNICATIONS	159,733	151,845	173,000	167,900
2200	UTILITIES	2,061,596	1,862,448	1,900,000	1,801,829
2230	EMPLOYEE RELATIONS	34,025	31,472	35,371	30,910
2240	BUSINESS RELATIONS	3,634	4,978	27,327	12,776
2250	COMMUNITY RELATIONS	31,814	74,684	80,021	64,819
2260	MEMBERSHIPS - PROFESSIONAL	57,884	60,756	67,322	60,156
2262	MEMBERSHIPS - CIVIC	3,615	3,491	6,156	1,938
2290	BILLING - HOUSING AUTHORITY	11,361	10,339	10,200	9,422
	CONTRACTUAL SERVICES TOTAL	5,885,404	5,740,038	7,096,475	6,031,797
	PURCHASES FOR RESALE				
3360	PURCHASES FOR RESALE	45,347,268	42,304,303	42,192,912	43,782,977
	PURCHASES FOR RESALE TOTAL	45,347,268	42,304,303	42,192,912	43,782,977

OPERATIONS AND MAINTENANCE EXPENSE ANALYSIS BY OBJECT CODE

OBJECT CODE		ACTUAL FY 2014	ACTUAL FY 2015	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016
	COMMODITIES				
3311	OFFICE SUPPLIES	65,707	89,144	77,981	74,665
3313	SUBSCRIPTIONS	6,111	6,816	12,445	7,933
3316	OPERATING SUPPLIES	1,344,354	1,454,115	1,606,717	1,415,577
3320	CHEMICALS	896,626	1,040,659	1,170,000	970,214
3331	VEHICLE SUPPLIES	453,905	347,491	413,821	285,532
3340	SMALL TOOLS	65,789	74,546	115,974	102,047
	COMMODITIES TOTAL	2,832,492	3,012,771	3,396,938	2,855,968
	FIXED & SUNDRY				
4010	COST OF GOODS SOLD	57,724	70,658	77,800	76,314
4015	SALES DISCOUNTS	11,718	14,167	14,200	10,868
4020	CASH (OVER) SHORT	(8,055)	158	234	303
4080	EMPLOYEE SUGGESTIONS & AWARDS	15,726	16,781	12,520	10,911
4509	OTHER TAXES	38,171	35,982	35,998	35,997
4510	GROSS RECEIPTS TAX	1,556,876	1,689,380	1,695,000	1,622,331
4520	LICENSES & PERMITS	51,566	52,013	95,748	51,522
4531	CIVIC CONTRIBUTIONS	175,033	206,255	223,431	204,683
4610	PROPERTY & LIAB./INS & UNINSUR	537,626	557,552	564,566	467,255
4666	INVENTORY ADJUSTMENTS	48,685	14,266	45,213	48,724
4700	UTILITY BAD DEBT EXPENSE	363,709	140,913	360,700	284,589
5730	BANK CHARGES	280,209	307,750	377,500	359,857
9005	DUPLICATE CHARGES	(50,259)	(51,912)	(51,395)	(51,259)
	FIXED & SUNDRY TOTAL	3,078,729	3,053,963	3,451,515	3,122,095
	INTEREST EXPENSES				
5721	INTEREST - BONDS	3,753,740	3,731,101	3,604,781	3,604,781
5723	INTEREST - DEPOSITS	12,478	5,466	13,300	9,839
5725	CAPITALIZED INTEREST	(178,248)	(146,350)	(178,000)	(180,767)
5729	INTEREST OTHER	87	10	34	103
5731	AMORTIZATION OF BOND DISCOUNT	(5,696)	4,135	11,077	11,077
	INTEREST EXPENSES TOTAL	3,582,361	3,594,363	3,451,192	3,445,033
	MISCELLANEOUS				
9000	CITY DISTRIBUTION	5,605,157	5,735,240	5,809,302	5,809,302
9010	CONTINGENCY	-	-	500,000	-
9030	DEPRECIATION	14,991,034	12,461,078	13,200,000	13,097,597
9050	EXTRAORDINARY EXPENSE	427,125	10,303	10,000	9,232
	MISCELLANEOUS TOTAL	21,023,316	18,206,621	19,519,302	18,916,130
	GRAND TOTAL	$ 102,173,149	$ 97,124,827	$ 100,993,769	$ 100,750,476

ELECTRIC REVENUES

	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
SALES OF ELECTRICITY:			
RESIDENTIAL SALES:			
INSIDE CITY	$ 23,221,000	$ 23,472,276	$ 251,276
OUTSIDE CITY	5,704,000	5,786,344	82,344
GENERAL SERVICE:			
INSIDE CITY	30,141,000	30,177,880	36,880
OUTSIDE CITY	5,242,000	5,229,498	(12,502)
POWER COST ADJUSTMENT:			
RESIDENTIAL	(1,250,000)	(860,124)	389,876
GENERAL SERVICE	(1,603,000)	(1,186,459)	416,541
UNBILLED SERVICE REVENUE	-	(185,400)	(185,400)
RENTAL LIGHTS:			
RESIDENTIAL	76,000	76,535	535
GENERAL SERVICE	1,088,000	1,093,228	5,228
STREET & TRAFFIC SIGNALS	520,000	509,778	(10,222)
TOTAL	63,139,000	64,113,556	974,556
OTHER OPERATING REVENUES:			
MISCELLANEOUS SERVICE REVENUE	1,012,000	1,042,514	30,514
TOTAL OPERATING REVENUES	64,151,000	65,156,070	1,005,070
NON-OPERATING REVENUES			
INVESTMENT INCOME	44,700	52,543	7,843
REVENUE FOR CITY BILLING	83,100	83,105	5
MISCELLANEOUS INCOME	9,400	8,276	(1,124)
GAIN (LOSS) ON DISPOSITION OF PROPERTY	14,600	11,173	(3,427)
TOTAL NON-OPERATING REVENUES	151,800	155,097	3,297
REVENUES BEFORE CAPITAL CONTRIBUTIONS	64,302,800	65,311,167	1,008,367
CONTRIBUTED CAPITAL - CASH	402,400	402,580	180
REVENUES BEFORE EXTRAORDINARY ITEMS	64,705,200	65,713,747	1,008,547
EXTRAORDINARY INCOME	-	30,489	30,489
TOTAL REVENUES	$ 64,705,200	$ 65,744,236	$ 1,039,036

NATURAL GAS REVENUES

	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
SALES OF GAS:			
RESIDENTIAL SALES:			
INSIDE CITY	$ 1,062,500	$ 1,059,860	$ (2,640)
OUTSIDE CITY	173,000	173,124	124
GENERAL SERVICE:			
INSIDE CITY	1,947,400	1,940,246	(7,154)
OUTSIDE CITY	401,800	400,735	(1,065)
CONTRACT SALES			
COMMERCIAL	411,000	239,694	(171,306)
INDUSTRIAL		184,621	184,621
HEAT ONLY:			
RESIDENTIAL	8,900	8,800	(100)
GENERAL SERVICE	1,900	1,901	1
PURCHASED GAS ADJUSTMENT:			
RESIDENTIAL	48,200	(39,655)	(87,855)
GENERAL SERVICE	724,800	350,425	(374,375)
COMPRESSED NATURAL GAS	1,000	960	(40)
UNBILLED SERVICE REVENUE	-	(10,800)	(10,800)
TOTAL	4,780,500	4,309,911	(470,589)
OTHER OPERATING REVENUES:			
MISCELLANEOUS SERVICE REVENUE	76,100	68,547	(7,553)
TOTAL OPERATING REVENUES	4,856,600	4,378,458	(478,142)
NON-OPERATING REVENUES			
INVESTMENT INCOME	2,900	3,390	490
REVENUE FOR CITY BILLING	9,700	9,736	36
GAS PIPING & APPLIANCE SALES	64,000	66,524	2,524
GAS PIPING & APPLIANCE COSTS	(38,000)	(40,839)	(2,839)
MISCELLANEOUS INCOME		11	11
TOTAL NON-OPERATING REVENUES	38,600	38,822	222
REVENUES BEFORE CAPITAL CONTRIBUTIONS	4,895,200	4,417,280	(477,920)
CONTRIBUTED CAPITAL - CASH	156,000	175,165	19,165
TOTAL REVENUES	$ 5,051,200	$ 4,592,445	$ (458,755)

WATER REVENUES

	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
SALES OF WATER:			
RESIDENTIAL SALES:			
INSIDE CITY	$ 4,636,000	$ 4,686,085	$ 50,085
OUTSIDE CITY	1,643,000	1,671,537	28,537
GENERAL SERVICE:			
INSIDE CITY	5,292,000	5,365,981	73,981
OUTSIDE CITY	2,456,000	2,562,057	106,057
UNBILLED SERVICE REVENUE	-	79,800	79,800
SALES FOR RESALE	886,000	913,764	27,764
FIRE PROTECTION	145,000	147,179	2,179
TOTAL	15,058,000	15,426,403	368,403
OTHER OPERATING REVENUES:			
MISCELLANEOUS SERVICE REVENUE	103,600	110,422	6,822
TOTAL OPERATING REVENUES	15,161,600	15,536,825	375,225
NON-OPERATING REVENUES			
INVESTMENT INCOME	9,100	10,644	1,544
GRANT REVENUE			-
REVENUE FOR CITY BILLING	50,100	50,079	(21)
MISCELLANEOUS INCOME	9,300	15,093	5,793
GAIN (LOSS) ON DISPOSITION OF PROPERTY	-	-	-
TOTAL NON-OPERATING REVENUES	68,500	75,816	7,316
REVENUES BEFORE CAPITAL CONTRIBUTIONS	15,230,100	15,612,641	382,541
CAPITAL CONTRIBUTIONS			
CAPITAL IMPROVEMENT CHARGES	173,200	245,297	72,097
CONTRIBUTED CAPITAL - CASH	103,300	553,542	450,242
CONTRIBUTED CAPITAL - NONCASH	56,800	84,237	27,437
TOTAL CAPITAL CONTRIBUTIONS	333,300	883,076	549,776
TOTAL REVENUES	$ 15,563,400	$ 16,495,717	$ 932,317

WASTEWATER REVENUES

	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
WASTEWATER CHARGES:			
RESIDENTIAL:			
INSIDE CITY	$ 4,869,000	$ 4,869,177	$ 177
OUTSIDE CITY	572,000	571,597	(403)
GENERAL SERVICE:			
INSIDE CITY	5,536,000	5,541,983	5,983
OUTSIDE CITY	1,077,000	1,051,564	(25,436)
REVENUE FROM ST. LUCIE COUNTY	248,000	261,092	13,092
UNBILLED SERVICE REVENUE	-	11,500	11,500
TOTAL	12,302,000	12,306,913	4,913
OTHER OPERATING REVENUES:			
OTHER WASTEWATER REVENUES	136,700	140,879	4,179
TOTAL OPERATING REVENUES	12,438,700	12,447,792	9,092
NON-OPERATING REVENUES			
INVESTMENT INCOME	7,800	8,973	1,173
GRANT REVENUE	-	-	-
REVENUE FOR CITY BILLING	44,300	44,281	(19)
MISCELLANEOUS INCOME	1,000	788	(212)
GAIN (LOSS) ON DISPOSITION OF PROPERTY	2,300	64,348	62,048
TOTAL NON-OPERATING REVENUES	55,400	118,390	62,990
REVENUES BEFORE CAPITAL CONTRIBUTIONS	12,494,100	12,566,182	72,082
CAPITAL CONTRIBUTIONS			
CAPITAL IMPROVEMENT CHARGES	117,000	107,872	(9,128)
CONTRIBUTED CAPITAL - CASH	6,400	8,378	1,978
CONTRIBUTED CAPITAL - NONCASH	24,600	50,784	26,184
TOTAL CAPITAL CONTRIBUTIONS	148,000	167,034	19,034
TOTAL REVENUES	$ 12,642,100	$ 12,733,216	$ 91,116

MANATEE OBSERVATION & EDUCATION CENTER REVENUES

	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
FPUA CONTRIBUTION	$ 208,431	$ 189,683	$ (18,748)
GIFT SHOP SALES	169,200	158,481	(10,719)
BOAT TOURS	17,000	18,406	1,406
DONATIONS	3,500	2,413	(1,087)
ADMISSIONS	18,500	17,754	(746)
TEACHING INCOME & CAMPS	18,000	18,150	150
MEMBERSHIPS	4,500	2,400	(2,100)
FUND RAISING INCOME	4,500	2,583	(1,917)
TOTAL OPERATING REVENUES	443,631	409,870	(33,761)
NON-OPERATING REVENUES			
INVESTMENT AND OTHER INCOME	290	234	(56)
GAIN (LOSS) ON DISPOSITION OF PROPERTY	50,000	49,323	(677)
TOTAL NON-OPERATING REVENUES	50,290	49,557	(733)
TOTAL REVENUES	$ 493,921	$ 459,427	$ (34,494)

FPUAnet COMMUNICATIONS REVENUES

	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
DEDICATED INTERNET ACCESS	$ 195,120	$ 192,733	$ (2,387)
COMMON CARRIER TELECOM SERVICES	129,960	130,610	650
FIBER BANDWIDTH CONNECTIONS	127,397	126,771	(626)
DARK FIBER TRANSMISSION	32,834	33,076	242
WIRELESS BROADBAND INTERNET ACCESS	4,433	4,862	429
WIRELESS BANDWIDTH CONNECTIONS	4,423	4,244	(179)
TOTAL OPERATING REVENUES	494,167	492,296	(1,871)
CONTRIBUTED CAPITAL - CASH	20,000	21,746	1,746
TOTAL REVENUES	$ 514,167	$ 514,042	$ (125)

TREASURE COAST ENERGY CENTER REVENUES

	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
NON-OPERATING REVENUES			
FMPA O&M CONTRACT INCOME	$ 1,702,468	$ 1,698,539	$ (3,929)
TOTAL NON-OPERATING REVENUES	1,702,468	1,698,539	(3,929)
TOTAL REVENUES	$ 1,702,468	$ 1,698,539	$ (3,929)

DEPT. 01 - MANATEE OBSERVATION & EDUCATION CENTER

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 186,739	$ 176,049	$ (10,690)
1020	OVERTIME	1,600	1,186	(414)
2110	ADVERTISING	10,546	8,825	(1,721)
2131	MAINTENANCE OF BUILDINGS	2,500	1,865	(635)
2132	MAINTENANCE OF VEHICLES	-	95	95
2133	MAINTENANCE OF EQUIPMENT	700	369	(331)
2139	MAINTENANCE/SERVICE CONTRACTS	22,653	21,726	(927)
2140	POSTAGE	1,200	648	(552)
2151	PRINTING	1,800	1,250	(550)
2166	PROFESSIONAL FEES - OTHER	1,000	652	(348)
2170	TRAINING	350	129	(221)
2171	TRAVEL	200	-	(200)
2172	CAR ALLOWANCE	3,300	3,300	-
2190	COMMUNICATIONS	3,200	3,079	(121)
2200	UTILITIES	9,000	8,129	(871)
2230	EMPLOYEE/VOLUNTEER RELATIONS	4,300	4,112	(188)
2260	MEMBERSHIPS - PROFESSIONAL	160	160	-
2262	MEMBERSHIPS - CIVIC	495	395	(100)
3311	OFFICE SUPPLIES	2,400	2,362	(38)
3316	OPERATING SUPPLIES	48,827	32,510	(16,317)
3331	VEHICLE SUPPLIES	350	146	(204)
4010	COST OF GOODS SOLD	77,800	76,314	(1,486)
4015	SALES DISCOUNTS	14,200	10,868	(3,332)
4020	CASH (OVER) SHORT	150	67	(83)
4050	RETIREMENT	30,699	32,672	1,973
4060	FICA	14,408	12,987	(1,421)
4070	EMPLOYEES' INSURANCE	34,456	38,106	3,650
4090	VACATION PAY EXPENSE	-	1,212	1,212
4100	SICK PAY EXPENSE	-	(117)	(117)
4110	NET OPEB EXPENSE	400	341	(59)
4520	LICENSES & PERMITS	100	29	(71)
4600	WORKERS' COMPENSATION	480	463	(17)
4610	PROPERTY & LIAB/INS & UNINSUR	3,912	3,671	(241)
4666	INVENTORY ADJUSTMENTS	3,145	3,745	600
5730	BANK CHARGES	5,500	5,647	147
9000	DISTRIBUTION TO CITY OF FT. PIERCE	351	351	-
9030	DEPRECIATION EXPENSE	7,000	6,084	(916)
	TOTALS	$ 493,921	$ 459,427	$ (34,494)

DEPT. 02 - TREASURE COAST ENERGY CENTER

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 956,179	$ 952,743	$ (3,436)
1020	OVERTIME	250,000	203,785	(46,215)
2151	PRINTING	-	-	-
2170	TRAINING	812	-	(812)
2172	CAR ALLOWANCE	10,320	10,320	-
3316	OPERATING SUPPLIES	1,530	1,287	(243)
4050	RETIREMENT	196,607	268,746	72,139
4060	FICA	92,273	83,515	(8,758)
4070	EMPLOYEES' INSURANCE	171,591	184,526	12,935
4090	VACATION PAY EXPENSE	-	(5,309)	(5,309)
4100	SICK PAY EXPENSE	-	2,890	2,890
4110	NET OPEB EXPENSE	2,900	1,477	(1,423)
4600	WORKERS' COMPENSATION	12,024	11,397	(627)
4610	PROPERTY & LIAB/INS & UNINSUR	8,232	(16,838)	(25,070)
	TOTALS	$ 1,702,468	$ 1,698,539	$ (3,929)

DEPT. 10 - BOARD

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 18,145	$ 18,143	$ (2)
2151	PRINTING	26	-	(26)
2170	TRAINING	15,500	5,439	(10,061)
2171	TRAVEL	2,600	807	(1,793)
2172	CAR ALLOWANCE	12,000	12,000	-
2240	BUSINESS RELATIONS	500	-	(500)
2262	MEMBERSHIPS - CIVIC	1,341	1,303	(38)
4060	FICA	1,388	1,760	372
4070	EMPLOYEES' INSURANCE	50,923	54,533	3,610
4600	WORKERS' COMPENSATION	288	273	(15)
4610	PROPERTY & LIAB/INS & UNINSUR	120	120	-
	TOTALS	$ 102,831	$ 94,378	$ (8,453)

DEPT. 11 - DIRECTOR OF UTILITIES

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 206,424	$ 204,445	$ (1,979)
2139	MAINTENANCE/SERVICE CONTRACTS	1,200	1,219	19
2140	POSTAGE	-	33	33
2151	PRINTING	-	-	-
2164	PROFESSIONAL FEES - CONS/ENG	2,500	-	(2,500)
2170	TRAINING	4,050	2,091	(1,959)
2171	TRAVEL	1,649	1,879	230
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	600	648	48
2230	EMPLOYEE RELATIONS	100	83	(17)
2240	BUSINESS RELATIONS	3,000	546	(2,454)
2250	COMMUNITY RELATIONS	21	21	-
2260	MEMBERSHIPS - PROFESSIONAL	-	-	-
2262	MEMBERSHIPS - CIVIC	1,000	-	(1,000)
3311	OFFICE SUPPLIES	2,500	2,066	(434)
3313	SUBSCRIPTIONS	-	56	56
3316	OPERATING SUPPLIES	76	75	(1)
4050	RETIREMENT	33,647	53,291	19,644
4060	FICA	15,791	15,432	(359)
4070	EMPLOYEES' INSURANCE	29,604	32,753	3,149
4080	EMPLOYEE SUGGESTIONS & AWARDS	1,020	-	(1,020)
4090	VACATION PAY EXPENSE	-	2,827	2,827
4100	SICK PAY EXPENSE	-	2,736	2,736
4110	NET OPEB EXPENSE	400	227	(173)
4600	WORKERS' COMPENSATION	300	284	(16)
4610	PROPERTY & LIAB/INS & UNINSUR	1,933	1,829	(104)
9030	DEPRECIATION EXPENSE	2,000	1,419	(581)
	TOTALS	$ 312,975	$ 329,120	$ 16,145

DEPT. 12 - ATTORNEY

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 97,281	$ 98,014	$ 733
2166	PROFESSIONAL FEES - OTHER	25,000	1,496	(23,504)
2171	TRAINING	200	-	(200)
4070	EMPLOYEES' INSURANCE	14,648	15,694	1,046
4600	WORKERS' COMPENSATION	108	100	(8)
	TOTALS	$ 137,237	$ 115,304	$ (21,933)

DEPT. 15 - HUMAN RESOURCES

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 176,957	$ 177,995	$ 1,038
1020	OVERTIME	500	163	(337)
2110	ADVERTISING	12,240	3,968	(8,272)
2139	MAINTENANCE/SERVICE CONTRACTS	824	822	(2)
2140	POSTAGE	200	24	(176)
2151	PRINTING	102	21	(81)
2164	PROFESSIONAL FEES - CONS/ENG	55,000	3,052	(51,948)
2166	PROFESSIONAL FEES - OTHER	30,000	31,191	1,191
2170	TRAINING	20,400	7,655	(12,745)
2171	TRAVEL	102	10	(92)
2172	CAR ALLOWANCE	3,300	3,300	-
2190	COMMUNICATIONS	900	875	(25)
2230	EMPLOYEE RELATIONS	2,550	1,184	(1,366)
2260	MEMBERSHIPS - PROFESSIONAL	1,020	433	(587)
3311	OFFICE SUPPLIES	3,060	3,731	671
3313	SUBSCRIPTIONS	2,040	2,862	822
4050	RETIREMENT	28,925	45,441	16,516
4060	FICA	13,575	12,904	(671)
4070	EMPLOYEES' INSURANCE	43,696	46,482	2,786
4080	EMPLOYEE SUGGESTIONS & AWARDS	11,500	10,911	(589)
4090	VACATION PAY EXPENSE	-	(1,705)	(1,705)
4100	SICK PAY EXPENSE	-	9,777	9,777
4110	NET OPEB EXPENSE	600	341	(259)
4600	WORKERS' COMPENSATION	168	163	(5)
4610	PROPERTY & LIAB/INS & UNINSUR	2,227	2,078	(149)
9030	DEPRECIATION EXPENSE	2,000	1,419	(581)
	TOTALS	$ 411,886	$ 365,097	$ (46,789)

DEPT. 18 - SAFETY

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 139,732	$ 139,154	$ (578)
1020	OVERTIME	200	-	(200)
2132	MAINTENANCE OF VEHICLES	100	35	(65)
2139	MAINTNEANCE/SERVICE CONTRACTS	1,500	650	(850)
2140	POSTAGE	200	7	(193)
2151	PRINTING	50	-	(50)
2164	PROFESSIONAL FEES - CONS/ENG	25,000	8,573	(16,427)
2166	PROFESSIONAL FEES - OTHER	7,000	11,520	4,520
2170	TRAINING	12,600	8,463	(4,137)
2171	TRAVEL	100	-	(100)
2172	CAR ALLOWANCE	752	752	-
2190	COMMUNICATIONS	800	770	(30)
2230	EMPLOYEE RELATIONS	4,100	2,406	(1,694)
2260	MEMBERSHIPS - PROFESSIONAL	1,500	270	(1,230)
3311	OFFICE SUPPLIES	1,500	1,977	477
3313	SUBSCRIPTIONS	350	34	(316)
3316	OPERATING SUPPLIES	9,540	3,958	(5,582)
3331	VEHICLE SUPPLIES	3,700	1,179	(2,521)
4050	RETIREMENT	11,863	18,275	6,412
4060	FICA	10,705	9,988	(717)
4070	EMPLOYEES' INSURANCE	49,846	44,155	(5,691)
4080	EMPLOYEE SUGGESTIONS & AWARDS	-	-	-
4090	VACATION PAY EXPENSE	-	(12,865)	(12,865)
4100	SICK PAY EXPENSE	-	(2,543)	(2,543)
4110	NET OPEB EXPENSE	400	227	(173)
4520	LICENSES & PERMITS	65	-	(65)
4600	WORKERS' COMPENSATION	414	394	(20)
4610	PROPERTY & LIAB/INS & UNINSUR	2,655	2,470	(185)
	TOTALS	$ 284,672	$ 239,849	$ (44,823)

DEPT. 21 - FINANCE

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 702,774	$ 604,542	$ (98,232)
1020	OVERTIME	500	373	(127)
2110	ADVERTISING	5,300	8,805	3,505
2139	MAINTENANCE/SERVICE CONTRACTS	1,000	686	(314)
2140	POSTAGE	100	47	(53)
2151	PRINTING	100	21	(79)
2161	PROFESSIONAL FEES - AUDIT	45,000	39,835	(5,165)
2164	PROFESSIONAL FEES - CONS/ENG	43,000	48,442	5,442
2165	TEMPORARY LABOR		7,432	7,432
2166	PROFESSIONAL FEES - OTHER	47,000	49,072	2,072
2170	TRAINING	12,000	13,653	1,653
2171	TRAVEL	66	45	(21)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	1,900	1,866	(34)
2230	EMPLOYEE RELATIONS	-	490	490
2260	MEMBERSHIPS - PROFESSIONAL	1,500	615	(885)
3311	OFFICE SUPPLIES	6,300	6,833	533
3313	SUBSCRIPTIONS	300	290	(10)
4020	CASH (OVER) SHORT	62	55	(7)
4050	RETIREMENT	114,634	152,575	37,941
4060	FICA	53,800	43,788	(10,012)
4070	EMPLOYEES' INSURANCE	168,804	172,484	3,680
4090	VACATION PAY EXPENSE	-	(4,259)	(4,259)
4100	SICK PAY EXPENSE	-	(71)	(71)
4110	NET OPEB EXPENSE	2,500	1,477	(1,023)
4520	LICENSES & PERMITS	105	105	-
4600	WORKERS' COMPENSATION	750	714	(36)
4610	PROPERTY & LIAB/INS & UNINSUR	8,245	8,656	411
4640	UNEMPLOYMENT CLAIMS	11,091	-	(11,091)
5730	BANK CHARGES	372,000	354,210	(17,790)
9030	DEPRECIATION EXPENSE	1,000	289	(711)
	TOTALS	$ 1,604,991	$ 1,518,230	$ (86,761)

DEPT. 22 - MATERIALS MANAGEMENT

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 233,633	$ 283,536	$ 49,903
1020	OVERTIME	3,500	4,229	729
2122	RENTALS	295	717	422
2132	MAINTENANCE OF VEHICLES	4,900	10,850	5,950
2133	MAINTENANCE OF EQUIPMENT	2,000	2,303	303
2139	MAINTENANCE/SERVICE CONTRACTS	3,000	3,150	150
2140	POSTAGE	20	9	(11)
2151	PRINTING	1,046	1,323	277
2170	TRAINING	1,638	1,029	(609)
2171	TRAVEL	236	-	(236)
2190	COMMUNICATIONS	2,900	2,961	61
2200	UTILITIES	26,600	24,918	(1,682)
2230	EMPLOYEE RELATIONS	-	142	142
2260	MEMBERSHIPS - PROFESSIONAL	250	-	(250)
3311	OFFICE SUPPLIES	2,015	2,764	749
3316	OPERATING SUPPLIES	10,705	11,537	832
3331	VEHICLE SUPPLIES	13,000	12,796	(204)
3340	SMALL TOOLS	14,000	11,605	(2,395)
4050	RETIREMENT	38,653	66,275	27,622
4060	FICA	18,141	19,080	939
4070	EMPLOYEES' INSURANCE	64,219	76,928	12,709
4090	VACATION PAY EXPENSE	-	2,229	2,229
4100	SICK PAY EXPENSE	-	(1,971)	(1,971)
4110	NET OPEB EXPENSE	800	682	(118)
4520	LICENSES & PERMITS	2,202	50	(2,152)
4600	WORKERS' COMPENSATION	5,439	5,458	19
4610	PROPERTY & LIAB/INS & UNINSUR	34,742	30,114	(4,628)
4666	INVENTORY ADJUSTMENTS	42,068	44,979	2,911
9030	DEPRECIATION EXPENSE	22,000	22,762	762
	TOTALS	$ 548,002	$ 640,455	$ 92,453

DEPT. 31 - DIRECTOR OF SHARED SERVICES

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 109,809	$ 109,084	$ (725)
2170	TRAINING	4,000	524	(3,476)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	600	648	48
2230	EMPLOYEE RELATIONS	-	-	-
2260	MEMBERSHIPS - PROFESSIONAL	190	190	-
3311	OFFICE SUPPLIES	150	203	53
3316	OPERATING SUPPLIES	100	-	(100)
4050	RETIREMENT	17,899	27,894	9,995
4060	FICA	8,400	8,273	(127)
4070	EMPLOYEES' INSURANCE	19,163	20,409	1,246
4090	VACATION PAY EXPENSE	-	(74)	(74)
4100	SICK PAY EXPENSE	-	2,197	2,197
4110	NET OPEB EXPENSE	200	114	(86)
4600	WORKERS' COMPENSATION	60	55	(5)
4610	PROPERTY & LIAB/INS & UNINSUR	970	934	(36)
	TOTALS	$ 166,701	$ 175,611	$ 8,910

DEPT. 32 - INFORMATION TECHNOLOGY SERVICES

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 961,374	$ 824,303	$ (137,071)
1020	OVERTIME	3,500	3,302	(198)
2110	ADVERTISING	-	20,154	20,154
2132	MAINTENANCE OF VEHICLES	4,750	3,627	(1,123)
2133	MAINTENANCE OF EQUIPMENT	3,000	4,714	1,714
2139	MAINTENANCE/SERVICE CONTRACTS	665,140	533,361	(131,779)
2140	POSTAGE	500	113	(387)
2151	PRINTING	165	143	(22)
2165	TEMPORARY LABOR	-	-	-
2166	PROFESSIONAL FEES - OTHER	23,750	14,166	(9,584)
2170	TRAINING	34,430	30,727	(3,703)
2171	TRAVEL	750	785	35
2172	CAR ALLOWANCE	9,616	9,616	-
2190	COMMUNICATIONS	12,000	12,517	517
2230	EMPLOYEE RELATIONS	850	892	42
2260	MEMBERSHIPS - PROFESSIONAL	435	535	100
3311	OFFICE SUPPLIES	3,000	4,458	1,458
3313	SUBSCRIPTIONS	7,700	3,138	(4,562)
3316	OPERATING SUPPLIES	387,544	259,393	(128,151)
3331	VEHICLE SUPPLIES	1,000	417	(583)
3340	SMALL TOOLS	300	286	(14)
4050	RETIREMENT	149,874	201,836	51,962
4060	FICA	73,813	62,033	(11,780)
4070	EMPLOYEES' INSURANCE	188,623	220,821	32,198
4090	VACATION PAY EXPENSE	-	3,165	3,165
4100	SICK PAY EXPENSE	-	(9,188)	(9,188)
4110	NET OPEB EXPENSE	3,300	1,932	(1,368)
4520	LICENSES & PERMITS	1,545	1,545	-
4600	WORKERS' COMPENSATION	976	14,773	13,797
4610	PROPERTY & LIAB/INS & UNINSUR	12,758	12,194	(564)
9030	DEPRECIATION EXPENSE	269,000	266,744	(2,256)
	TOTALS	$ 2,819,693	$ 2,502,502	$ (317,191)

DEPT. 35 - FACILITIES

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 214,265	$ 222,289	$ 8,024
1020	OVERTIME	4,000	3,560	(440)
2122	RENTALS	3,000	3,026	26
2131	MAINTENANCE OF BUILDINGS	41,525	51,205	9,680
2132	MAINTENANCE OF VEHICLES	2,500	1,881	(619)
2133	MAINTENANCE OF EQUIPMENT	250	249	(1)
2139	MAINTENANCE/SERVICE CONTRACTS	94,308	105,167	10,859
2140	POSTAGE	11,000	7,826	(3,174)
2151	PRINTING	110	-	(110)
2164	PROFESSIONAL FEES - CONS/ENG	1,000	200	(800)
2166	PROFESSIONAL FEES - OTHER	2,900	-	(2,900)
2170	TRAINING	2,708	2,407	(301)
2171	TRAVEL	200	142	(58)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	3,600	3,768	168
2200	UTILITIES	88,200	80,154	(8,046)
2230	EMPLOYEE RELATIONS	-	103	103
2250	COMMUNITY RELATIONS	55,000	35,771	(19,229)
2260	MEMBERSHIPS - PROFESSIONAL	567	567	-
3311	OFFICE SUPPLIES	2,300	2,516	216
3316	OPERATING SUPPLIES	20,998	24,732	3,734
3331	VEHICLE SUPPLIES	3,000	3,679	679
3340	SMALL TOOLS	1,500	1,050	(450)
4050	RETIREMENT	26,848	52,199	25,351
4060	FICA	16,697	20,380	3,683
4070	EMPLOYEES' INSURANCE	47,022	51,828	4,806
4090	VACATION PAY EXPENSE	-	2,061	2,061
4100	SICK PAY EXPENSE	-	2,708	2,708
4110	NET OPEB EXPENSE	1,000	568	(432)
4520	LICENSES & PERMITS	400	150	(250)
4600	WORKERS' COMPENSATION	3,756	3,562	(194)
4610	PROPERTY & LIAB/INS & UNINSUR	4,290	4,044	(246)
9030	DEPRECIATION EXPENSE	21,000	20,839	(161)
	TOTALS	$ 679,104	$ 713,791	$ 34,687

DEPT. 41 - COMMUNICATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 58,232	$ 28,299	$ (29,933)
1020	OVERTIME	-	-	-
2110	ADVERTISING	9,271	12,858	3,587
2151	PRINTING	18,360	13,891	(4,469)
2170	TRAINING	3,000	1,538	(1,462)
2172	CAR ALLOWANCE	1,540	1,540	-
2190	COMMUNICATIONS	10,900	10,389	(511)
2230	EMPLOYEE RELATIONS	18,500	15,401	(3,099)
2240	BUSINESS RELATIONS	2,250	1,422	(828)
2250	COMMUNITY RELATIONS	25,000	29,027	4,027
2262	MEMBERSHIPS - CIVIC	-	-	-
3311	OFFICE SUPPLIES	2,040	3,700	1,660
3313	SUBSCRIPTIONS	240	399	159
3316	OPERATING SUPPLIES	1,082	1,573	491
4050	RETIREMENT	9,492	4,295	(5,197)
4060	FICA	4,455	2,082	(2,373)
4070	EMPLOYEES' INSURANCE	14,757	6,582	(8,175)
4090	VACATION PAY EXPENSE	-	-	-
4110	NET OPEB EXPENSE	200	205	5
4600	WORKERS' COMPENSATION	60	55	(5)
4610	PROPERTY & LIAB/INS & UNINSUR	637	631	(6)
	TOTALS	$ 180,016	$ 133,887	$ (46,129)

DEPT. 43 - CUSTOMER SOLUTIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,052,666	$ 965,782	$ (86,884)
1020	OVERTIME	4,000	3,187	(813)
2110	ADVERTISING	-	-	-
2122	RENTALS	1,561	1,386	(175)
2133	MAINTENANCE OF EQUIPMENT	1,000	541	(459)
2139	MAINTENANCE/SERVICE CONTRACTS	34,400	21,934	(12,466)
2140	POSTAGE	200,000	165,215	(34,785)
2151	PRINTING	33,990	38,759	4,769
2164	PROFESSIONAL FEES - CONS/ENG	-	2,000	2,000
2165	TEMPORARY LABOR	-	-	-
2166	PROFESSIONAL FEES - OTHER	77,000	71,205	(5,795)
2170	TRAINING	13,000	11,211	(1,789)
2171	TRAVEL	11	24	13
2172	CAR ALLOWANCE	6,710	7,773	1,063
2190	COMMUNICATIONS	2,700	2,726	26
2240	BUSINESS RELATIONS	22	111	89
2260	MEMBERSHIPS - PROFESSIONAL	355	355	-
2262	MEMBERSHIPS - CIVIC	1,300	-	(1,300)
2290	BILLING HOUSING AUTHORITY	10,200	9,422	(778)
3311	OFFICE SUPPLIES	11,142	9,577	(1,565)
3313	SUBSCRIPTIONS	120	15	(105)
3316	OPERATING SUPPLIES	8,754	5,428	(3,326)
4020	CASH (OVER) SHORT	22	180	158
4050	RETIREMENT	144,799	214,055	69,256
4060	FICA	80,835	71,328	(9,507)
4070	EMPLOYEES' INSURANCE	370,823	389,946	19,123
4090	VACATION PAY EXPENSE	-	1,209	1,209
4100	SICK PAY EXPENSE	-	5,448	5,448
4110	NET OPEB EXPENSE	5,400	2,750	(2,650)
4600	WORKERS' COMPENSATION	1,548	1,479	(69)
4610	PROPERTY & LIAB/INS & UNINSUR	14,168	13,333	(835)
4640	UNEMPLOYMENT CLAIMS	2,247	2,385	138
9030	DEPRECIATION EXPENSE	30,000	28,618	(1,382)
	TOTALS	$ 2,108,773	$ 2,047,382	$ (61,391)

DEPT. 51 - DIRECTOR OF ELECTRIC & GAS SYSTEMS

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 150,757	$ 148,231	$ (2,526)
2151	PRINTING	102	-	(102)
2164	PROFESSIONAL FEES - CONS/ENG	10,000	8,849	(1,151)
2170	TRAINING	5,100	4,188	(912)
2171	TRAVEL	918	455	(463)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	1,100	1,050	(50)
2230	EMPLOYEES RELATIONS	500	219	(281)
2240	BUSINESS RELATIONS	100	30	(70)
2260	MEMBERSHIPS - PROFESSIONAL	38,298	38,098	(200)
2262	MEMBERSHIPS - CIVIC	800	240	(560)
3311	OFFICE SUPPLIES	600	-	(600)
3313	SUBSCRIPTIONS	300	100	(200)
4050	RETIREMENT	24,573	34,304	9,731
4060	FICA	11,533	9,831	(1,702)
4070	EMPLOYEES' INSURANCE	19,018	20,343	1,325
4090	VACATION PAY EXPENSE	-	1,876	1,876
4110	NET OPEB EXPENSE	200	114	(86)
4520	LICENSES & PERMITS	200	-	(200)
4600	WORKERS' COMPENSATION	240	230	(10)
4610	PROPERTY & LIAB/INS & UNINSUR	1,234	1,181	(53)
	TOTALS	$ 270,733	$ 274,499	$ 3,766

DEPT. 52 - POWER GENERATION

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
9050	EXTRAORDINARY EXPENSE	$ 10,000	$ 9,232	$ (768)
	TOTALS	$ 10,000	$ 9,232	$ (768)

DEPT. 53 - ELECTRIC PURCHASES FOR RESALE

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
3360	PURCHASES FOR RESALE	$ 40,129,600	$ 42,178,674	$ 2,049,074
	TOTALS	$ 40,129,600	$ 42,178,674	$ 2,049,074

DEPT. 54 - ELECTRIC TRANSMISSION & DISTRIBUTION

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,489,068	$ 1,590,226	$ 101,158
1020	OVERTIME	104,800	153,328	48,528
2122	RENTALS	2,040	-	(2,040)
2132	MAINTENANCE OF VEHICLES	20,000	29,040	9,040
2133	MAINTENANCE OF EQUIPMENT	7,029	5,898	(1,131)
2139	MAINTENANCE/SERVICE CONTRACTS	560,000	434,615	(125,385)
2140	POSTAGE	153	418	265
2151	PRINTING	1,433	1,177	(256)
2166	PROFESSIONAL FEES - OTHER	6,000	3,614	(2,386)
2170	TRAINING	40,068	28,776	(11,292)
2171	TRAVEL	1,030	286	(744)
2172	CAR ALLOWANCE	-	-	-
2190	COMMUNICATIONS	9,300	8,769	(531)
2200	UTILITIES	92,100	84,644	(7,456)
2230	EMPLOYEE RELATIONS	1,147	970	(177)
2260	MEMBERSHIPS - PROFESSIONAL	2,439	135	(2,304)
3311	OFFICE SUPPLIES	2,363	1,204	(1,159)
3313	SUBSCRIPTIONS	306	53	(253)
3316	OPERATING SUPPLIES	218,937	227,290	8,353
3331	VEHICLE SUPPLIES	98,525	50,011	(48,514)
3340	SMALL TOOLS	15,162	18,246	3,084
4050	RETIREMENT	230,326	366,707	136,381
4060	FICA	121,931	128,298	6,367
4070	EMPLOYEES' INSURANCE	285,581	301,942	16,361
4090	VACATION PAY EXPENSE	-	2,461	2,461
4100	SICK PAY EXPENSE	-	22,626	22,626
4110	NET OPEB EXPENSE	4,500	2,614	(1,886)
4520	LICENSES & PERMITS	299	-	(299)
4600	WORKERS' COMPENSATION	40,462	46,294	5,832
4610	PROPERTY & LIAB/INS & UNINSUR	133,961	128,966	(4,995)
9005	DUPLICATE CHARGES - CREDIT	(51,395)	(51,259)	136
9030	DEPRECIATION EXPENSE	4,261,000	4,244,213	(16,787)
	TOTALS	$ 7,698,565	$ 7,831,562	$ 132,997

DEPT. 55 - ELECTRIC OPERATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,082,688	$ 936,389	$ (146,299)
1020	OVERTIME	60,000	90,921	30,921
2132	MAINTENANCE OF VEHICLES	10,000	10,323	323
2133	MAINTENANCE OF EQUIPMENT	4,301	4,247	(54)
2139	MAINTENANCE/SERVICE CONTRACTS	2,182	393	(1,789)
2140	POSTAGE	102	15	(87)
2151	PRINTING	1,591	866	(725)
2170	TRAINING	20,479	15,889	(4,590)
2171	TRAVEL	500	-	(500)
2172	CAR ALLOWANCE	8,460	8,460	-
2190	COMMUNICATIONS	10,000	9,636	(364)
2230	EMPLOYEE RELATIONS	573	889	316
2240	BUSINESS RELATIONS	121	122	1
2260	MEMBERSHIPS - PROFESSIONAL	50	50	-
3311	OFFICE SUPPLIES	9,000	7,307	(1,693)
3316	OPERATING SUPPLIES	58,038	41,527	(16,511)
3340	SMALL TOOLS	1,484	1,176	(308)
3331	VEHICLE SUPPLIES	44,275	35,953	(8,322)
4050	RETIREMENT	136,719	243,311	106,592
4060	FICA	87,416	91,072	3,656
4070	EMPLOYEES' INSURANCE	285,695	315,145	29,450
4090	VACATION PAY EXPENSE	-	1,254	1,254
4100	SICK PAY EXPENSE	-	3,386	3,386
4110	NET OPEB EXPENSE	5,100	2,726	(2,374)
4520	LICENSES & PERMITS	804	625	(179)
4600	WORKERS' COMPENSATION	25,468	27,881	2,413
4610	PROPERTY & LIAB/INS & UNINSUR	17,233	17,114	(119)
4640	UNEMPLOYMENT CLAIMS	1,662	1,533	(129)
9030	DEPRECIATION EXPENSE	16,000	14,638	(1,362)
	TOTALS	$ 1,889,941	$ 1,882,848	$ (7,093)

DEPT. 56 - ELECTRIC & GAS ENGINEERING

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 577,610	$ 582,443	$ 4,833
1020	OVERTIME	10,000	-	(10,000)
2132	MAINTENANCE OF VEHICLES	100	530	430
2139	MAINTENANCE/SERVICE CONTRACTS	153	377	224
2140	POSTAGE	25	69	44
2151	PRINTING	25	-	(25)
2164	PROFESSIONAL FEES - CONS/ENG	68,000	29,213	(38,787)
2170	TRAINING	23,200	29,405	6,205
2171	TRAVEL	100	-	(100)
2172	CAR ALLOWANCE	13,620	13,620	-
2190	COMMUNICATIONS	5,500	5,012	(488)
2230	EMPLOYEE RELATIONS	300	98	(202)
2240	BUSINESS RELATIONS	150	230	80
2260	MEMBERSHIPS - PROFESSIONAL	1,200	1,701	501
3311	OFFICE SUPPLIES	2,000	2,626	626
3313	SUBSCRIPTIONS	300	419	119
3316	OPERATING SUPPLIES	5,000	1,372	(3,628)
3331	VEHICLE SUPPLIES	1,800	3,832	2,032
4050	RETIREMENT	95,780	150,157	54,377
4060	FICA	44,952	44,315	(637)
4070	EMPLOYEES' INSURANCE	136,269	145,584	9,315
4090	VACATION PAY EXPENSE	-	2,307	2,307
4100	SICK PAY EXPENSE	-	4,573	4,573
4110	NET OPEB EXPENSE	1,900	1,023	(877)
4520	LICENSES & PERMITS	300	-	(300)
4600	WORKERS' COMPENSATION	2,460	2,339	(121)
4610	PROPERTY & LIAB/INS & UNINSUR	7,675	7,348	(327)
9030	DEPRECIATION EXPENSE	15,000	14,254	(746)
	TOTALS	$ 1,013,419	$ 1,042,847	$ 29,428

DEPT. 61 - DIRECTOR OF WATER/WASTEWATER SYSTEMS

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 128,753	$ 109,518	$ (19,235)
2133	MAINTENANCE OF EQUIPMENT		376	376
2164	PROFESSIONAL FEES - CONS/ENG	1,000	1,000	-
2170	TRAINING	1,500	-	(1,500)
2171	TRAVEL	-	-	-
2172	CAR ALLOWANCE	5,160	4,515	(645)
2190	COMMUNICATIONS	700	692	(8)
2260	MEMBERSHIPS - PROFESSIONAL	3,500	1,846	(1,654)
3311	OFFICE SUPPLIES	1,000	343	(657)
3313	SUBSCRIPTIONS	299	299	-
4050	RETIREMENT	-	5,418	5,418
4060	FICA	9,850	9,260	(590)
4070	EMPLOYEES' INSURANCE	14,902	15,784	882
4090	VACATION PAY EXPENSE	-	5,706	5,706
4100	SICK PAY EXPENSE	-	23,734	23,734
4110	NET OPEB EXPENSE	200	114	(86)
4520	LICENSES & PERMITS	-	-	-
4600	WORKERS' COMPENSATION	60	55	(5)
4610	PROPERTY & LIAB/INS & UNINSUR	1,069	1,021	(48)
	TOTALS	$ 167,993	$ 179,681	$ 11,688

DEPT. 62 - WATER RESOURCES

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,120,932	$ 1,109,707	$ (11,225)
1020	OVERTIME	106,000	97,003	(8,997)
2122	RENTALS	3,500	3,525	25
2131	MAINTENANCE OF BUILDINGS	2,000	-	(2,000)
2132	MAINTENANCE OF VEHICLES	10,300	11,144	844
2133	MAINTENANCE OF EQUIPMENT	56,512	39,819	(16,693)
2139	MAINTENANCE/SERVICE CONTRACTS	260,000	211,328	(48,672)
2140	POSTAGE	408	303	(105)
2151	PRINTING	6,160	2,781	(3,379)
2164	PROFESSIONAL FEES - CONS/ENG	26,600	9,263	(17,337)
2165	TEMPORARY LABOR	4,080	-	(4,080)
2166	PROFESSIONAL FEES - OTHER	22,081	11,909	(10,172)
2170	TRAINING	12,000	8,071	(3,929)
2171	TRAVEL	124	158	34
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	14,000	13,520	(480)
2200	UTILITIES	877,800	827,061	(50,739)
2230	EMPLOYEE RELATIONS	416	414	(2)
2240	BUSINESS RELATIONS	-	-	-
2260	MEMBERSHIPS - PROFESSIONAL	1,000	448	(552)
2262	MEMBERSHIPS - CIVIC	620	-	(620)
3311	OFFICE SUPPLIES	5,200	3,866	(1,334)
3313	SUBSCRIPTIONS	312	258	(54)
3316	OPERATING SUPPLIES	315,200	303,148	(12,052)
3320	CHEMICALS	850,000	703,079	(146,921)
3331	VEHICLE SUPPLIES	25,000	23,255	(1,745)
3340	SMALL TOOLS	5,000	4,671	(329)
3360	PURCHASES FOR RESALE	3,312	277	(3,035)
4050	RETIREMENT	190,824	272,874	82,050
4060	FICA	93,860	89,635	(4,225)
4070	EMPLOYEES' INSURANCE	246,986	285,955	38,969
4090	VACATION PAY EXPENSE	-	(9,792)	(9,792)
4100	SICK PAY EXPENSE	-	15,298	15,298
4110	NET OPEB EXPENSE	4,800	2,727	(2,073)
4520	LICENSES & PERMITS	9,385	3,498	(5,887)
4600	WORKERS' COMPENSATION	23,919	22,834	(1,085)
4610	PROPERTY & LIAB/INS & UNINSUR	133,963	114,540	(19,423)
4640	UNEMPLOYMENT CLAIMS	-	-	-
9030	DEPRECIATION EXPENSE	2,010,000	1,889,101	(120,899)
	TOTALS	$ 6,447,454	$ 6,076,838	$ (370,616)

DEPT. 64 - WATER DISTRIBUTION

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,232,625	$ 1,180,393	$ (52,232)
1020	OVERTIME	65,000	42,010	(22,990)
2110	ADVERTISING	118	-	(118)
2122	RENTALS	1,082	427	(655)
2132	MAINTENANCE OF VEHICLES	30,000	18,160	(11,840)
2133	MAINTENANCE OF EQUIPMENT	13,956	10,246	(3,710)
2139	MAINTENANCE/SERVICE CONTRACTS	175,000	109,515	(65,485)
2140	POSTAGE	46	28	(18)
2151	PRINTING	1,561	446	(1,115)
2166	PROFESSIONAL FEES - OTHER	7,578	3,576	(4,002)
2170	TRAINING	21,278	17,854	(3,424)
2171	TRAVEL	234	-	(234)
2190	COMMUNICATIONS	13,400	13,075	(325)
2200	UTILITIES	23,800	22,400	(1,400)
2230	EMPLOYEE RELATIONS	435	866	431
2260	MEMBERSHIPS - PROFESSIONAL	487	398	(89)
3311	OFFICE SUPPLIES	5,412	5,575	163
3313	SUBSCRIPTIONS	108	-	(108)
3316	OPERATING SUPPLIES	180,000	142,028	(37,972)
3331	VEHICLE SUPPLIES	93,739	77,222	(16,517)
3340	SMALL TOOLS	52,000	42,819	(9,181)
4050	RETIREMENT	188,804	285,240	96,436
4060	FICA	99,268	93,166	(6,102)
4070	EMPLOYEES' INSURANCE	354,594	387,469	32,875
4090	VACATION PAY EXPENSE	-	(572)	(572)
4100	SICK PAY EXPENSE	-	(6,710)	(6,710)
4110	NET OPEB EXPENSE	5,800	3,182	(2,618)
4520	LICENSES & PERMITS	6,555	5,694	(861)
4600	WORKERS' COMPENSATION	41,424	25,053	(16,371)
4610	PROPERTY & LIAB/INS & UNINSUR	56,760	28,488	(28,272)
4640	UNEMPLOYMENT EXPENSE	-	1,052	1,052
9030	DEPRECIATION EXPENSE	2,362,000	2,422,651	60,651
	TOTALS	$ 5,033,064	$ 4,931,751	$ (101,313)

DEPT. 66 - WATER/WASTEWATER ENGINEERING

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 653,530	$ 637,660	$ (15,870)
1020	OVERTIME	1,000	-	(1,000)
2132	MAINTENANCE OF VEHICLES	3,010	277	(2,733)
2133	MAINTENANCE OF EQUIPMENT	3,399	-	(3,399)
2139	MAINTENANCE/SERVICE CONTRACTS	350	496	146
2140	POSTAGE	265	18	(247)
2151	PRINTING	50	41	(9)
2164	PROFESSIONAL FEES - CONS/ENG	1,040	-	(1,040)
2165	TEMPORARY LABOR	-		-
2166	PROFESSIONAL FEES - OTHER	541	27	(514)
2170	TRAINING	11,000	11,175	175
2171	TRAVEL	104	-	(104)
2172	CAR ALLOWANCE	15,480	15,050	(430)
2190	COMMUNICATIONS	5,000	4,770	(230)
2200	UTILITIES	25,700	23,801	(1,899)
2230	EMPLOYEE RELATIONS	700	514	(186)
2240	BUSINESS RELATIONS	57	57	-
2260	MEMBERSHIPS - PROFESSIONAL	1,750	1,328	(422)
2262	MEMBERSHIPS - CIVIC	600	-	(600)
3311	OFFICE SUPPLIES	5,100	2,840	(2,260)
3313	SUBSCRIPTIONS	-	-	-
3316	OPERATING SUPPLIES	2,500	2,152	(348)
3331	VEHICLE SUPPLIES	11,652	5,796	(5,856)
3340	SMALL TOOLS	275	-	(275)
4050	RETIREMENT	106,688	156,161	49,473
4060	FICA	50,072	46,547	(3,525)
4070	EMPLOYEES' INSURANCE	141,413	145,603	4,190
4090	VACATION PAY EXPENSE	-	(6,579)	(6,579)
4100	SICK PAY EXPENSE	-	(11,550)	(11,550)
4110	NET OPEB EXPENSE	2,300	1,250	(1,050)
4520	LICENSES & PERMITS	1,082	14	(1,068)
4600	WORKERS' COMPENSATION	7,258	7,210	(48)
4610	PROPERTY & LIAB/INS & UNINSUR	9,522	9,193	(329)
9030	DEPRECIATION EXPENSE	-	-	-
	TOTALS	$ 1,061,438	$ 1,053,851	$ (7,587)

DEPT. 74 - GAS OPERATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 850,818	$ 853,381	$ 2,563
1020	OVERTIME	73,000	73,065	65
2110	ADVERTISING	5,202	1,039	(4,163)
2122	RENTALS	1,104	81	(1,023)
2132	MAINTENANCE OF VEHICLES	8,861	8,641	(220)
2133	MAINTENANCE OF EQUIPMENT	6,957	7,024	67
2139	MAINTENANCE/SERVICE CONTRACTS	24,000	12,327	(11,673)
2140	POSTAGE	2,550	1,057	(1,493)
2151	PRINTING	5,520	3,264	(2,256)
2164	PROFESSIONAL FEES - CONS/ENG	5,000	-	(5,000)
2165	TEMPORARY LABOR	219,132	145,577	(73,555)
2166	PROFESSIONAL FEES - OTHER	1,656	2,001	345
2170	TRAINING	12,000	8,765	(3,235)
2171	TRAVEL	1,530	1,333	(197)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	11,700	11,187	(513)
2200	UTILITIES	13,200	12,255	(945)
2230	EMPLOYEE RELATIONS	225	780	555
2240	BUSINESS RELATIONS	255	-	(255)
2260	MEMBERSHIPS - PROFESSIONAL	10,000	12,783	2,783
3311	OFFICE SUPPLIES	3,000	3,093	93
3313	SUBSCRIPTIONS	-	-	-
3316	OPERATING SUPPLIES	134,026	118,932	(15,094)
3331	VEHICLE SUPPLIES	39,780	4,485	(35,295)
3340	SMALL TOOLS	18,005	14,714	(3,291)
4050	RETIREMENT	133,062	172,292	39,230
4060	FICA	70,672	60,123	(10,549)
4070	EMPLOYEES' INSURANCE	209,682	224,496	14,814
4090	VACATION PAY EXPENSE	-	(10,831)	(10,831)
4100	SICK PAY EXPENSE	-	(4,041)	(4,041)
4110	NET OPEB EXPENSE	3,100	1,705	(1,395)
4520	LICENSES & PERMITS	12,902	13,543	641
4600	WORKERS' COMPENSATION	25,028	19,220	(5,808)
4610	PROPERTY & LIAB/INS & UNINSUR	21,019	13,586	(7,433)
9030	DEPRECIATION EXPENSE	262,000	271,773	9,773
	TOTALS	$ 2,190,146	$ 2,062,810	$ (127,336)

DEPT. 75 - NATURAL GAS PURCHASES FOR RESALE

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
3360	PURCHASES FOR RESALE	$ 2,000,000	$ 1,556,167	$ (443,833)
	TOTALS	$ 2,000,000	$ 1,556,167	$ (443,833)

DEPT. 82 - WATER RECLAMATION

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 671,880	$ 662,958	$ (8,922)
1020	OVERTIME	15,000	17,462	2,462
2110	ADVERTISING	1,000	-	(1,000)
2122	RENTALS	12,000	12,300	300
2131	MAINTENANCE OF BUILDINGS	2,000	-	(2,000)
2132	MAINTENANCE OF VEHICLES	5,000	7,296	2,296
2133	MAINTENANCE OF EQUIPMENT	18,000	9,880	(8,120)
2139	MAINTENANCE/SERVICE CONTRACTS	451,500	344,926	(106,574)
2140	POSTAGE	408	171	(237)
2151	PRINTING	1,000	62	(938)
2164	PROFESSIONAL FEES - CONSULT/ENG.	120,702	135,358	14,656
2165	TEMPORARY LABOR	2,550	-	(2,550)
2166	PROFESSIONAL FEES - OTHER	30,000	27,307	(2,693)
2170	TRAINING	7,750	3,008	(4,742)
2171	TRAVEL	100	1,154	1,054
2172	CAR ALLOWANCE	8,460	8,460	-
2190	COMMUNICATIONS	8,500	8,087	(413)
2200	UTILITIES	506,000	474,573	(31,427)
2230	EMPLOYEE RELATIONS	225	428	203
2240	BUSINESS RELATIONS	572	451	(121)
2260	MEMBERSHIPS - PROFESSIONAL	303	120	(183)
3311	OFFICE SUPPLIES	4,590	4,442	(148)
3313	SUBSCRIPTIONS	-	-	-
3316	OPERATING SUPPLIES	63,864	72,497	8,633
3320	CHEMICALS	120,000	86,238	(33,762)
3331	VEHICLE SUPPLIES	10,000	10,584	584
3340	SMALL TOOLS	3,248	1,690	(1,558)
4050	RETIREMENT	102,658	182,755	80,097
4060	FICA	52,546	58,770	6,224
4070	EMPLOYEES' INSURANCE	176,526	188,391	11,865
4090	VACATION PAY EXPENSE	-	7,217	7,217
4100	SICK PAY EXPENSE	-	10,229	10,229
4110	NET OPEB EXPENSE	3,300	1,818	(1,482)
4520	LICENSES & PERMITS	26,020	362	(25,658)
4600	WORKERS' COMPENSATION	23,060	13,849	(9,211)
4610	PROPERTY & LIAB/INS & UNINSUR	43,814	39,290	(4,524)
9030	DEPRECIATION EXPENSE	1,413,000	1,220,235	(192,765)
	TOTALS	$ 3,905,576	$ 3,612,368	$ (293,208)

DEPT. 84 - WASTEWATER COLLECTION

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 929,562	$ 904,248	$ (25,314)
1020	OVERTIME	50,000	70,720	20,720
2122	RENTALS	28,146	23,191	(4,955)
2132	MAINTENANCE OF VEHICLES	48,000	43,055	(4,945)
2133	MAINTENANCE OF EQUIPMENT	52,000	56,108	4,108
2139	MAINTENANCE/SERVICE CONTRACTS	50,800	35,212	(15,588)
2151	PRINTING	200	-	(200)
2166	PROFESSIONAL FEES - OTHER	2,299	2,940	641
2170	TRAINING	7,500	8,591	1,091
2172	CAR ALLOWANCE	-	-	-
2190	COMMUNICATIONS	9,900	9,414	(486)
2200	UTILITIES	237,500	243,846	6,346
2230	EMPLOYEE RELATIONS	300	809	509
2260	MEMBERSHIPS - PROFESSIONAL	260	124	(136)
3311	OFFICE SUPPLIES	2,809	2,592	(217)
3316	OPERATING SUPPLIES	133,182	157,012	23,830
3320	CHEMICALS	200,000	180,897	(19,103)
3331	VEHICLE SUPPLIES	68,000	56,177	(11,823)
3340	SMALL TOOLS	5,000	5,790	790
4050	RETIREMENT	129,324	163,152	33,828
4060	FICA	74,936	61,575	(13,361)
4070	EMPLOYEES' INSURANCE	227,306	238,490	11,184
4090	VACATION PAY EXPENSE	-	(5,358)	(5,358)
4100	SICK PAY EXPENSE	-	(5,014)	(5,014)
4110	NET OPEB EXPENSE	4,300	2,159	(2,141)
4520	LICENSES & PERMITS	6,792	6,620	(172)
4600	WORKERS' COMPENSATION	17,504	17,982	478
4610	PROPERTY & LIAB/INS & UNINSUR	41,506	41,432	(74)
4640	UNEMPLOYMENT CLAIMS	-	-	-
9030	DEPRECIATION EXPENSE	2,238,000	2,417,254	179,254
	TOTALS	$ 4,565,126	$ 4,739,018	$ 173,892

DEPT. 93 - FPUAnet COMMUNICATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 140,703	$ 112,776	$ (27,927)
1020	OVERTIME	500	-	(500)
2110	ADVERTISING	2,100	2,565	465
2139	MAINTENANCE/SERVICE CONTRACTS	7,090	8,003	913
2140	POSTAGE	1,000	439	(561)
2151	PRINTING	1,000	579	(421)
2164	PROFESSIONAL FEES - CONSULT/ENG.	20,000	6,098	(13,902)
2166	PROFESSIONAL FEES - OTHER	4,200	99	(4,101)
2170	TRAINING	4,950	1,288	(3,662)
2171	TRAVEL	400	120	(280)
2172	CAR ALLOWANCE	3,300	3,300	-
2190	COMMUNICATIONS	1,300	1,412	112
2200	UTILITIES	100	48	(52)
2230	EMPLOYEE RELATIONS	150	110	(40)
2240	BUSINESS RELATIONS	300	341	41
3311	OFFICE SUPPLIES	500	590	90
3313	SUBSCRIPTIONS	70	10	(60)
3316	OPERATING SUPPLIES	1,950	3,802	1,852
3360	PURCHASES FOR RESALE	60,000	47,859	(12,141)
4050	RETIREMENT	12,008	8,188	(3,820)
4060	FICA	10,802	7,280	(3,522)
4070	EMPLOYEES' INSURANCE	33,853	36,118	2,265
4090	VACATION PAY EXPENSE	-	(2)	(2)
4110	NET OPEB EXPENSE	400	227	(173)
4520	LICENSES & PERMITS	950	1,000	50
4600	WORKERS' COMPENSATION	120	110	(10)
4610	PROPERTY & LIAB/INS & UNINSUR	1,921	1,860	(61)
4700	UTILITY BAD DEBT EXPENSE	400	257	(143)
9030	DEPRECIATION EXPENSE	85,000	73,371	(11,629)
	TOTALS	$ 395,067	$ 317,848	$ (77,219)

DEPT. 99 - ADMINISTRATIVE & GENERAL

CODE	DESCRIPTION	AMENDED BUDGET FY 2016	FINAL BUDGET FY 2016	DIFFERENCE INCREASE (DECREASE)
2131	MAINTENANCE OF BUILDINGS	$ 66,430	$ 43,585	$ (22,845)
2133	MAINTENANCE OF EQUIPMENT	2,291	-	(2,291)
2139	MAINTENANCE/SERVICE CONTRACTS	227,400	258,459	31,059
2164	PROFESSIONAL FEES - CONSULT/ENG.	1,000	1,000	-
2166	PROFESSIONAL FEES - OTHER	10,920	6,500	(4,420)
2190	COMMUNICATIONS	42,500	41,029	(1,471)
2240	BUSINESS RELATIONS	20,000	9,466	(10,534)
2260	MEMBERSHIPS - PROFESSIONAL	2,058	-	(2,058)
3316	OPERATING SUPPLIES	4,864	5,324	460
4509	OTHER TAXES	35,998	35,997	(1)
4510	GROSS RECEIPTS TAX	1,695,000	1,622,331	(72,669)
4520	LICENSES & PERMITS	26,042	18,287	(7,755)
4531	CIVIC CONTRIBUTIONS	223,431	204,683	(18,748)
4700	UTILITY BAD DEBT EXPENSE	360,300	284,332	(75,968)
5721	INTEREST - BONDS & POOLED LOAN	3,604,781	3,604,782	1
5723	INTEREST - DEPOSITS	13,300	9,838	(3,462)
5725	CAPITALIZED INTEREST-WORK ORDR	(178,000)	(180,767)	(2,767)
5729	INTEREST - OTHER	34	103	69
5731	AMORTIZAT. OF BOND DISC. & EXP	11,077	11,077	-
9000	CITY DISTRIBUTION	5,808,951	5,808,951	-
9010	CONTINGENCY	500,000	-	(500,000)
9030	DEPRECIATION EXPENSE	184,000	181,933	(2,067)
	TOTALS	$ 12,662,377	$ 11,966,910	$ (695,467)

Fort Pierce Utilities Authority

Fiscal Year 2016

Final Budget Amendment

Resolution No. UA 2017-04

and

Comprehensive Annual Financial Report

FY 2016
Operations & Maintenance vs. Amended Budget
(in thousands)

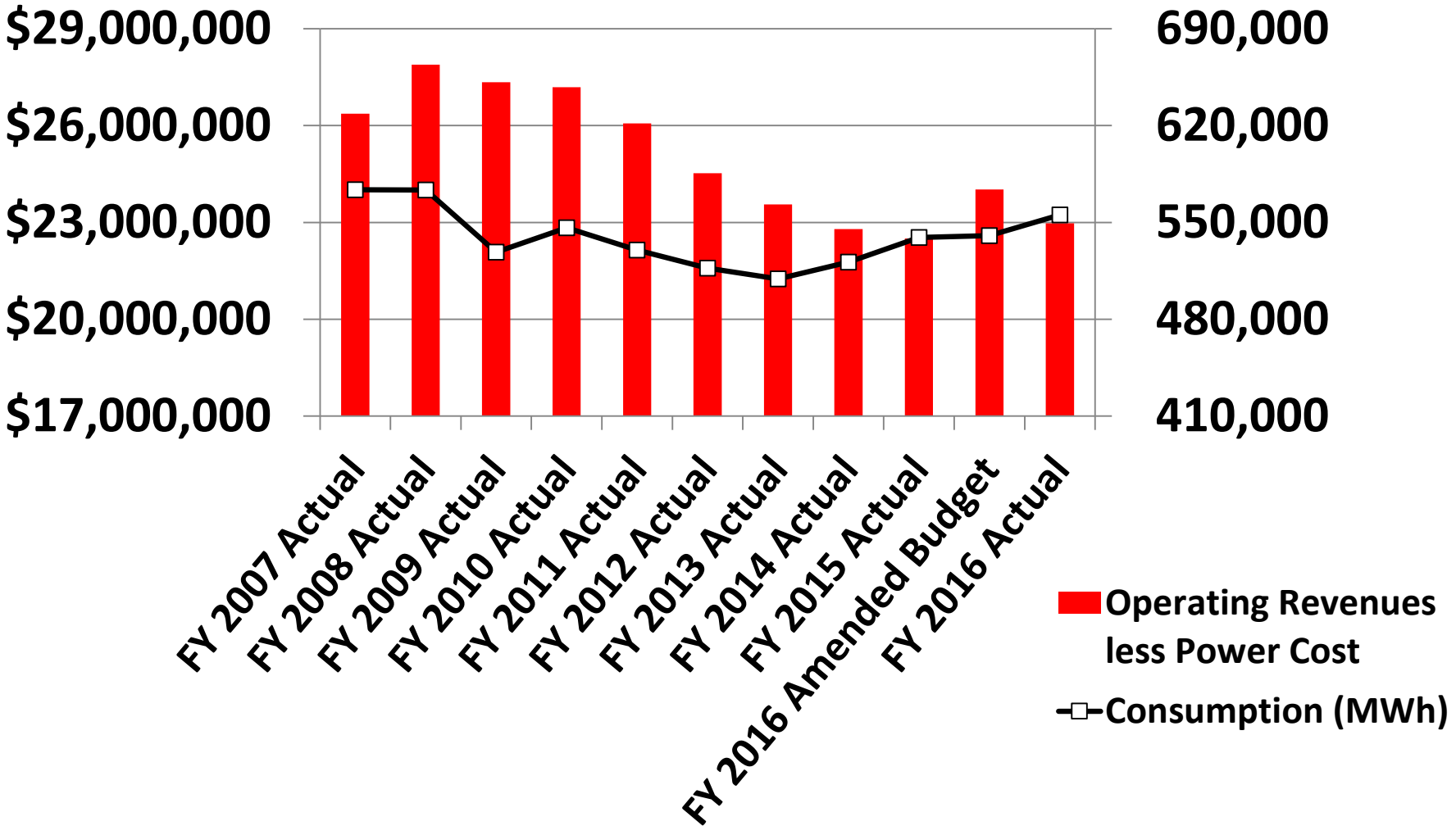
	Actual/ Final	Amended	Increase (Decrease)	%
Revenues	$102,237	$100,672	$1,565	1.55%
Operations & Maintenance net of transfers	$ 99,215	$99,064	$ 151	0.15%

Financial Operating Results

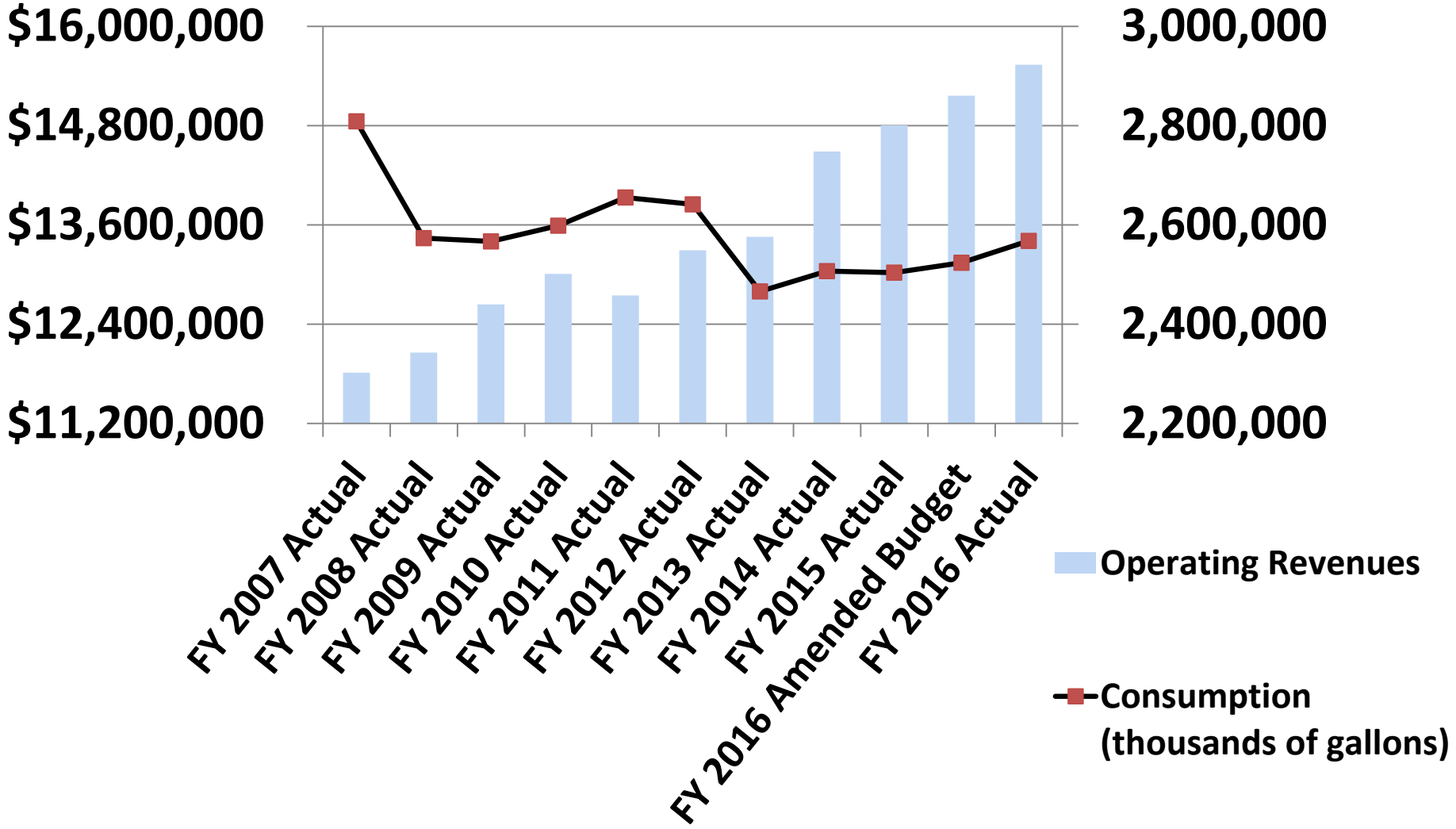
Twelve months ended September 30, 2016

- Operating Income down $856,000
- Capital Contributions down $821,000
- Increase in Net Position down $1.6 million

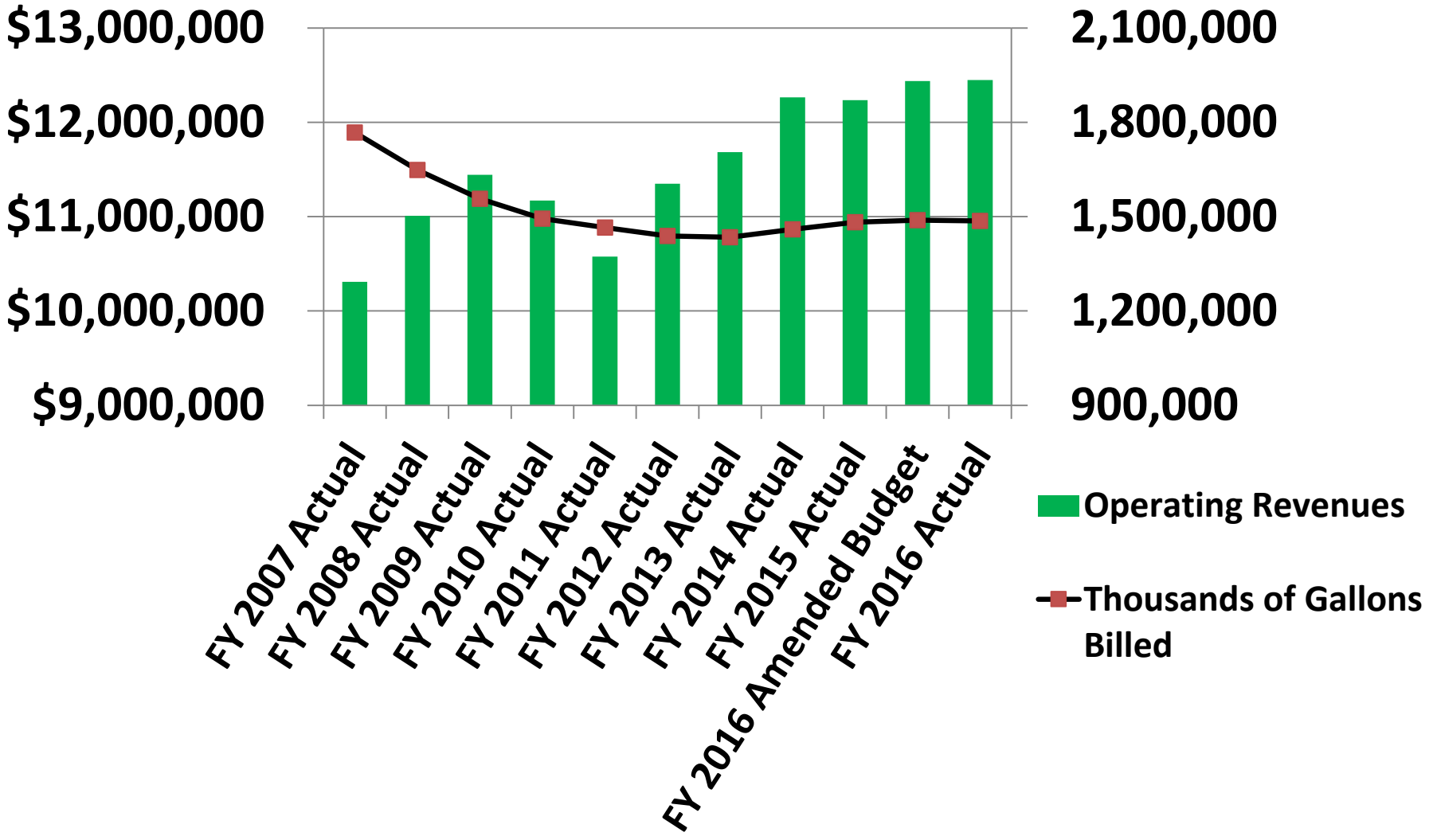
Electric Operating Revenues less Power Cost and Consumption



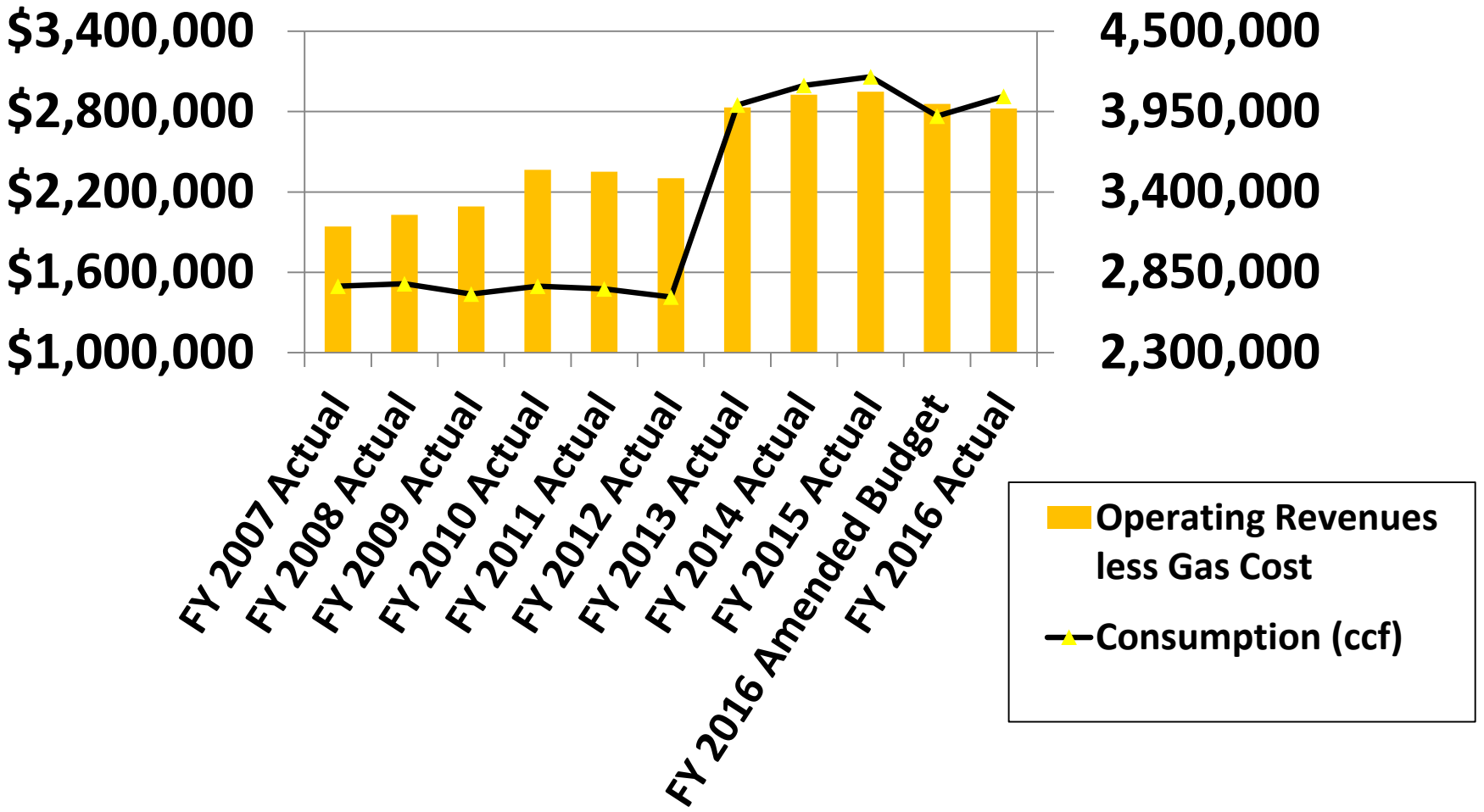
Water Operating Revenues and Consumption



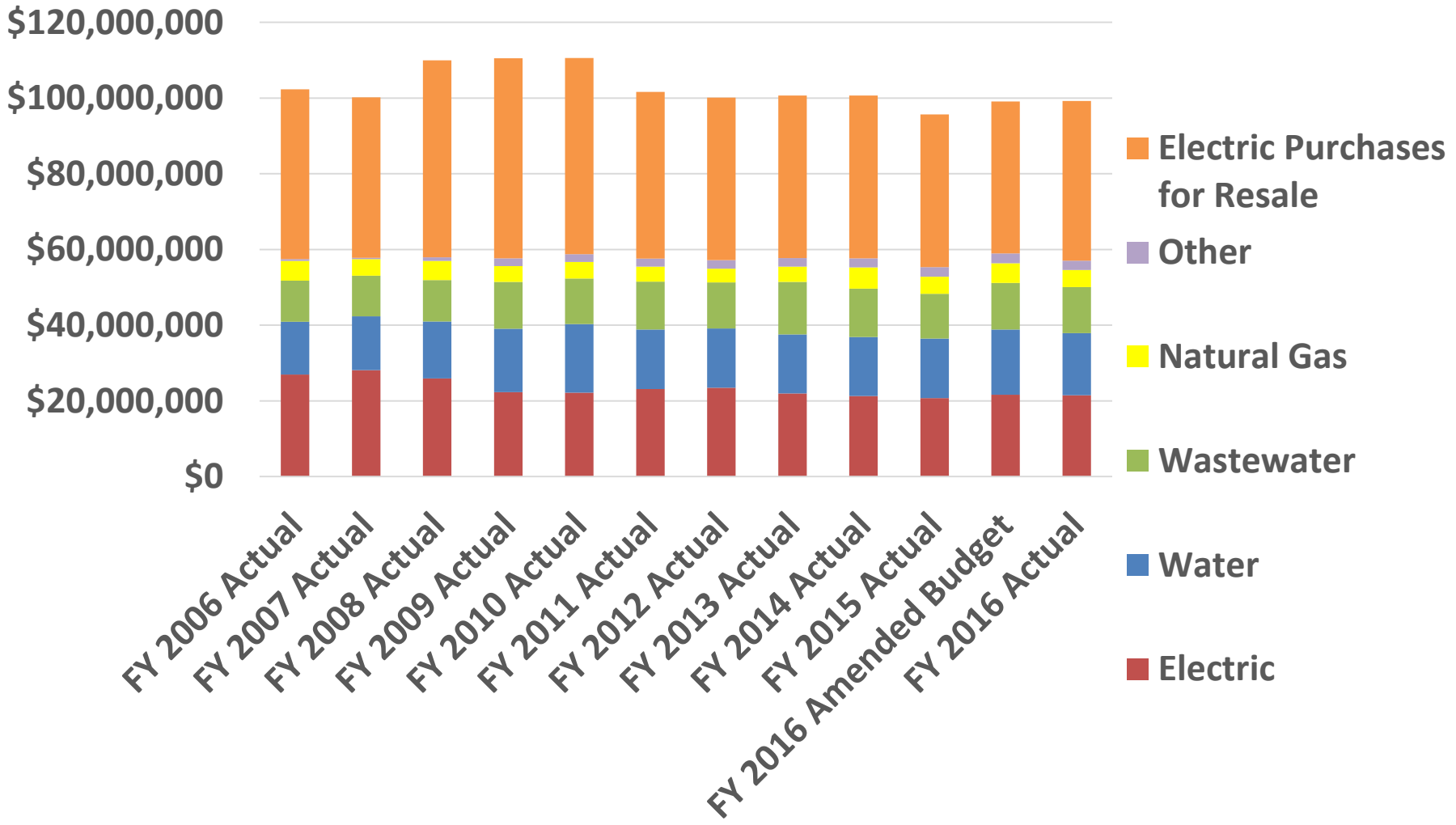
Wastewater Operating Revenues and Gallons Billed



Natural Gas Operating Revenues less Gas Cost and Consumption

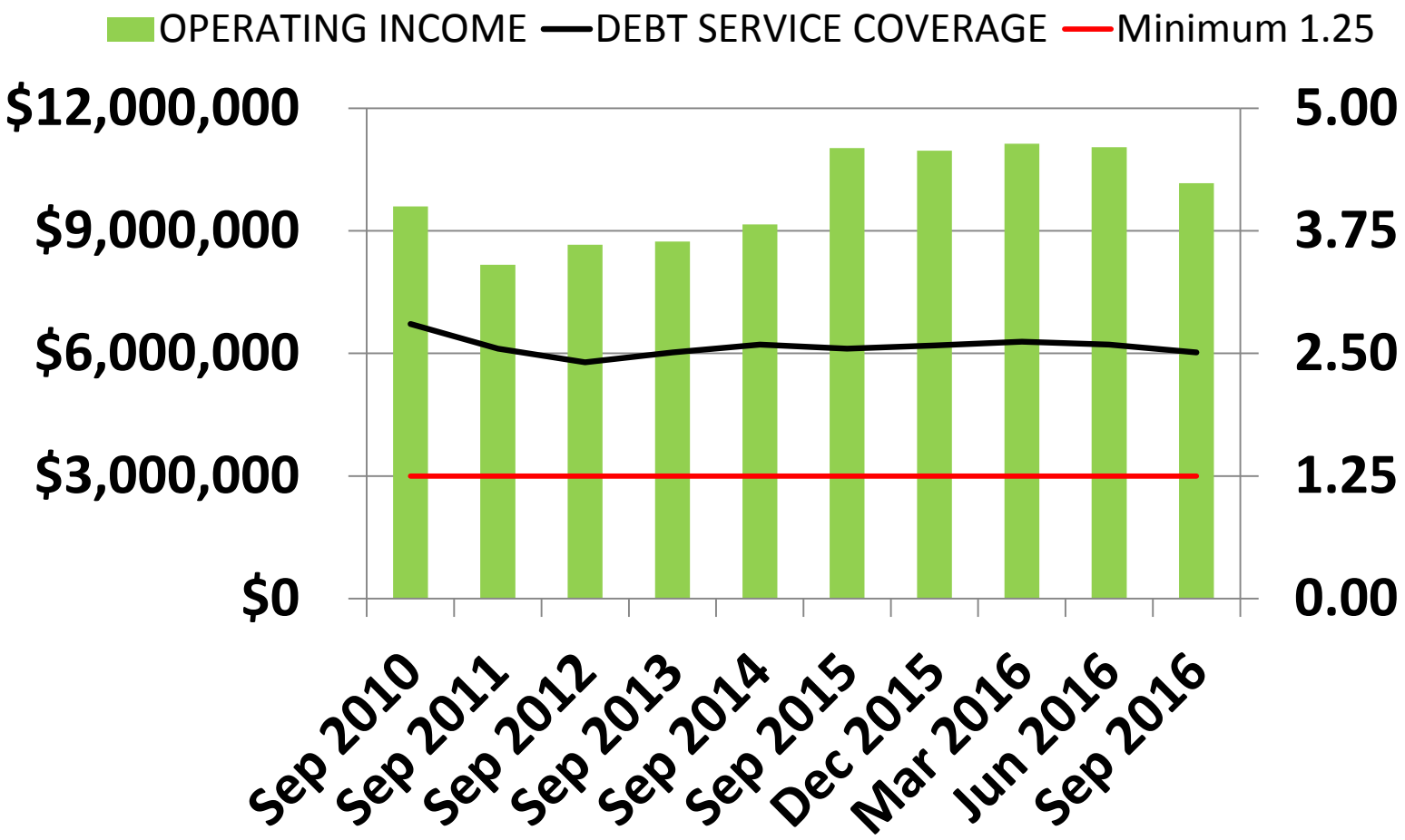


Operations and Maintenance net of transfers

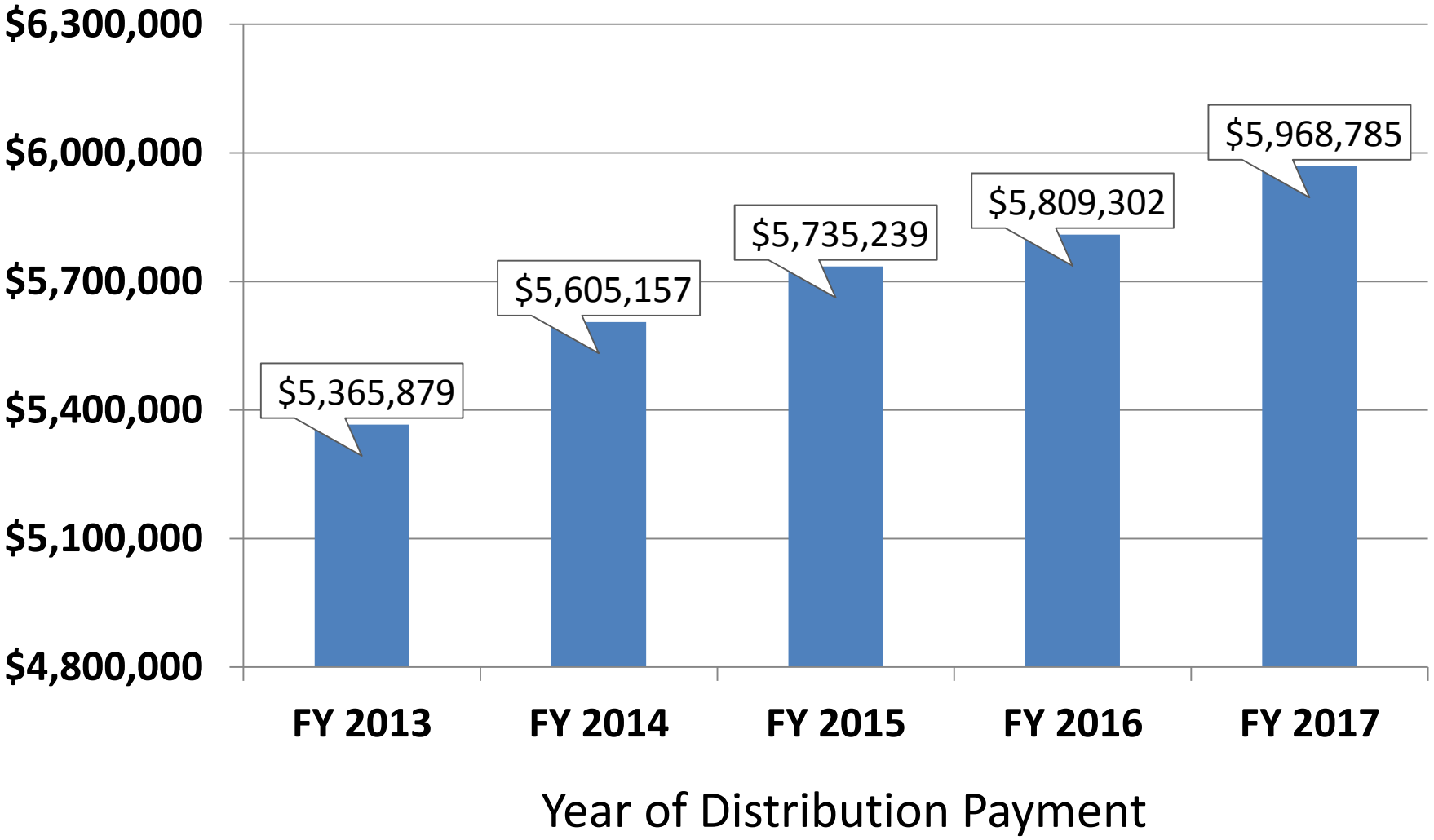


Operating Income and Debt Service

12 months ended



City Distribution



Requesting approval

Resolution No. UA 2017-04

Fiscal Year 2016
Final Budget Amendment

Requesting approval of the audit as being the unqualified opinion of the auditors that FPUA's financial statements for the fiscal year ending September 30, 2016 are fairly presented in accordance with accounting principles generally accepted in the United States of America, and accept the filing of such audit with the City of Fort Pierce, the same to be kept together with the FPUA CAFR, on file with the City Clerk's office pursuant to the City Charter.

City Commission Regular Meeting **13.b.**

Meeting Date: 04/03/2017

Re: FPUA Cafr

SUBJECT:

Consider acceptance of the FPUA Comprehensive Annual Financial Report (CAFR) for FY2016.

SUMMARY:

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 178(c), FPUA is requesting approval and acceptance of FPUA's Comprehensive Annual Finance Report (CAFR) which includes an unqualified opinion from the Certified Public Accountants (CPA) firm, DiBartolomeo, McBee, Hartley & Barnes, P.A.,

RECOMMENDATION:

Approve and accept the CAFR.

ALTERNATIVES:

Do not accept the CAFR

RESPONSIBLE STAFF:

Clay Lindstrom, Director of Utilities
Nina B. Penick, FPUA DIrector of Finance

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

The amount of the distribution to the City of Fort Pierce upon acceptance is $5,968,785.

Attachments

Memo
FPUA CAFR

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 02:01 PM

Form Started By: Linda Cox Started On: 03/23/2017 10:33 AM
Final Approval Date: 03/24/2017

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

Phone: 772.466.1600, Ext. 3298
Fax: 772.467.2504

Director of Financial Services

"Committed to Quality"

MEMORANDUM

TO: Fort Pierce City Commission

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

THROUGH: Clayton W. Lindstrom, P.E.
FPUA Director of Utilities

DATE: March 22, 2017

SUBJECT: City Commission Agenda Request for April 3, 2017 Meeting
FY 2016 Comprehensive Annual Financial Report

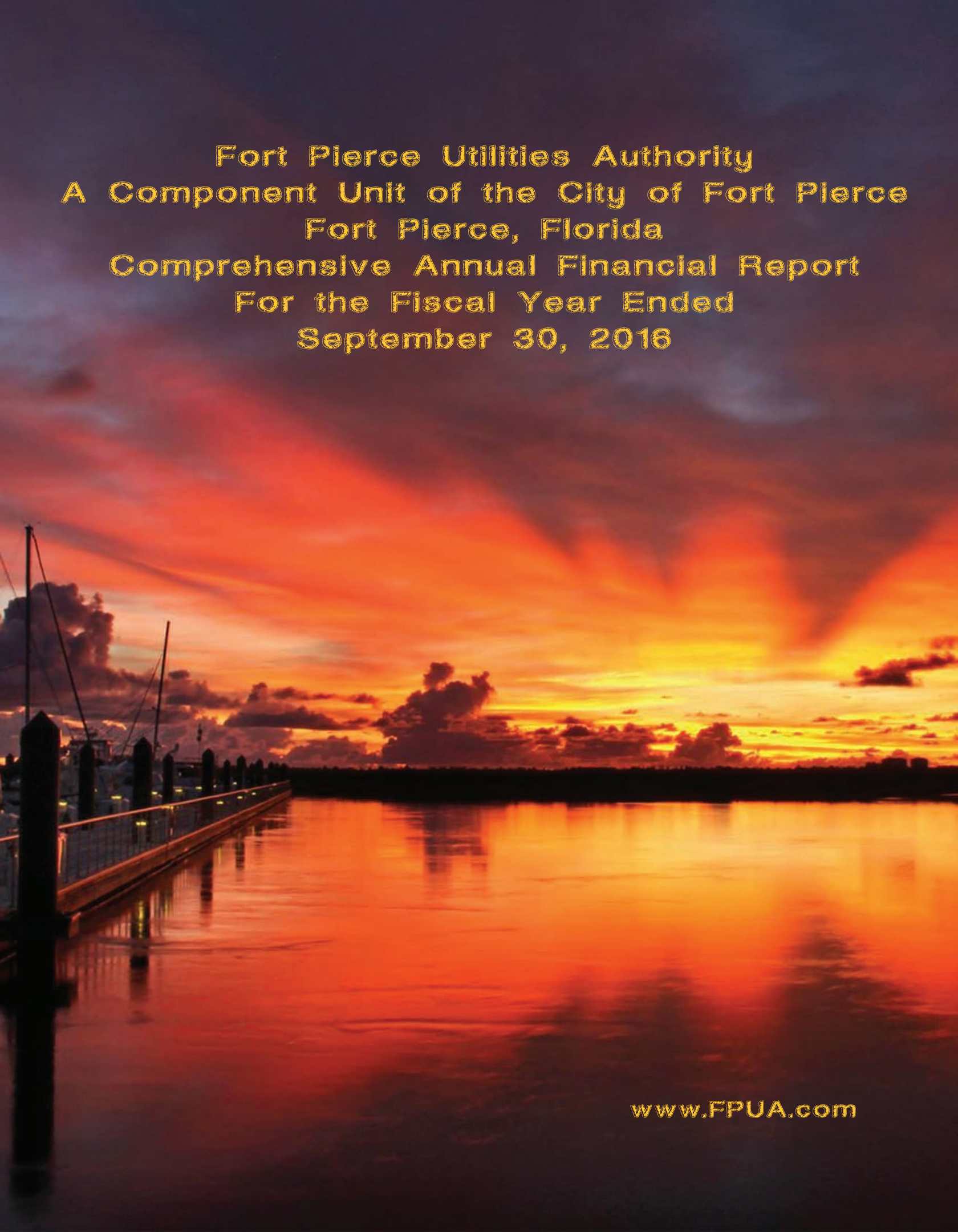
In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 178 (c), I am requesting that the City Commission approve the audit as being the unqualified opinion of the auditors that FPUA's financial statements for the fiscal year ending September 30, 2016 are fairly presented in accordance with accounting principles generally accepted in the United States of America, and accept the filing of such audit with the City of Fort Pierce, the same to be kept together with the FPUA CAFR, on file with the City Clerk's office pursuant to the City Charter.

The amount of this year's Distribution to the City of Fort Pierce will be $5,968,785 and will be paid via EFT after approval and acceptance of the audit.

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

Attachments: FY 2016 Comprehensive Annual Financial Report

cc: City Manager
City Clerk



Fort Pierce Utilities Authority
A Component Unit of the City of Fort Pierce
Fort Pierce, Florida
Comprehensive Annual Financial Report
For the Fiscal Year Ended
September 30, 2016

www.FPUA.com

FORT PIERCE UTILITIES AUTHORITY

A Component Unit of the City of Fort Pierce, Florida

COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the Fiscal Year Ended September 30, 2016

Prepared by
Department of Finance

Nina B. Penick, CPA
Director of Financial Services
npenick@fpua.com

FORT PIERCE UTILITIES AUTHORITY

Comprehensive Annual Financial Report

Fiscal Year Ended September 30, 2016

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FORT PIERCE UTILITIES AUTHORITY

Comprehensive Annual Financial Report

Fiscal Year Ended September 30, 2016

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TeamUA - Over 2,700

MARY R ADAMS
JAMES D ADAMS
DALBERT LEE ALEXANDER
CHARLES ALFORD
KATHARINE ANNE ALFORD
WILLIAM A ANDERSON
TINA ATTEY
ROBERT G AUSTIN
ANDREW AVERS
CHRISTOPHER A BACK
MAURICE BACON
JEFFREY W BAKER
RAUL L BARRERA
JAMES PATRICK BARRY
RYAN D BASTINE
LORI L BATTIPAGLIA
MEREDITH L BENNETT
KARYL RENEE BERTRAM
LORI BIANCO
JO-ANN BILYK
QUINN RIELLY BINFORD
MARCUS E BOECKEL
S LANCE BRICK
NOAH BENJAMIN BRODE
DANIEL BROLMANN
WILLIAM BROOKS
ROGER CLAUDE BROWN
MELISSA R BRUNO
KIMBERLY BUCHHOLZ
CANDACE HINZE BUCZINSKY
VICTOR JOSEPH BURRIS
ANDREW D BYRD
JOSHUA CALANDRO
JOHN C CANARD
DADE CORY CAPPAR
JAMES CARNES
GLYNDA W CAVALCANTI
MICHAEL CHATMAN
MICHAEL PAUL CHIDGEY
JAVIER CISNEROS
LINDA CLARK
ANDRE DENELL CLEVELAND
LEE ROY COMBS
WILLIAM CONAVAY
CHARLES D CONNELL
BRETT D CORBETT
FRANK COX
CRAIG A CRAWFORD
WILBURN L CRAWFORD
JONATHAN D CRUMBLEY
CHRISTOPHER CRUMBLEY
JENNIFFER CUEVAS FERMIN
ROBYN CURLEY
MICHAEL W CURRID
THOMAS M DAROZA
ALDONIO DASILVA
ROBERT P DAVIS
JOEL DAVIS
LUGEY DAWSON
RAE LYNN DE BOER
D WAYNE DEARMAN
DANIEL DEIULIO
JAMES SEAN DENMAN
SCOTT DENNIS
OWEN A DENNIS
GARY DEPASTINO
ANDREW J. DIGIACOMO
SEDDRICK LEVONE DIXON
CHARLES A DONNON
THOMAS A DRISKELL
JASON D DROST
PETER DUNCAN
SCOTT DYKEMA
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DENISE E FOUNTAIN
SHARI G FRANCO
MARY C FRIER
THOMAS A FRYAR
NORIEL FUMERO
JOSEPH MICHAEL FUORE
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MICHAEL GORDON
CROSBY GORE
RONALD L HAGWOOD
GEORGE R HALL
DIANE HARRIS
MICHELE S HARRIS
JAMES E HARRIS
GORDON E HAYMAN
STEVE HERDEMAN
ADAM R HOFFER
JASON VAN HOFFMAN
ESTELA Q HOLMAN
KYLE HOLMAN
DEWEY W HUDMAN
LINDA HUDSON
TIMOTHY J HUGHES
LESTER C HUMMEL
BOWDOIN G HUTCHINSON
MARCUS T JACKSON
EDDIE LEWIS JACKSON
PAUL A JAKUBCZAK
SIDNEY L JERGER
SIDNEY LEVON JERGER
CAROL JOHNSON
CHONTAE L JOHNSON
CHRISTOPHER JOHNSON
ANA MARIA JOHNSON
TERRY RODNEY JOHNSON
MICHAEL D JONES
ROBERT JONES
WILLIAM R KAEFF
TERRY L KECK
ADAM KEE
MARTHA ANNE KERR

Years of Dedicated Service

EUGENE D KNIGHT
MARK KOBBE
JENNIFER KRIP
KUPER KRUEGER
ALICE M LADOMIRAK
PAUL LAGUERRE
JOSEPH L LAMMERS
DONALD T. E. LANDIN
DOMINIC F LANE
EDWARD S LEONGOMEZ
JOHN RICHARD LILLY
CLAYTON W LINDSTROM
ERIN B LOMAX
THELMA PATRICIA LOPEZ
SCOTT LOVEN
PAUL C LUGARA
ALAN LUNA
PAUL L MADSEN
WANDA MAGNUSON
WILLIAM H MAIN
TAMMY R MALIN
GLEN P MANCHESTER
FRED MANN
LAURIE ANN MARTIN
MICHAEL J MARTIN
MELISSA MARTIN
FLORINDA K MAZZARELLA
TOMMIE V MC CARTHY
NANCY L MC CONKEY
TERRANCE MC MILLON
KEVIN SERON MCDONALD
DANIEL MCKINLEY
JOHN W MCMILLIAN
STONEY X MCPEEK
BARBARA A MIKA
GEORGE E MILLER
JOSHUA J MILLER
JASON M MITTLER
REGINA D MORRIS
KENNETH JERROD MORRIS
LARRY MIKEL MORRISON
STEVEN MOSELY
MICHAEL J MULVANEY
STEVEN MURTO
CHRISTELLE MYRICK
RUFUS NELSON
DINO G NESSELRODE
WILLIAM D NORTON
KIMBERLY E OKUBO
PAUL JOHN OLEKOSKI
SHANNON ONDERLINDE
JOHNNY ORTIZ
SHANE OSTRANDER
NANCY J PALKA
THOMAS E PARKER
SHELIA LAVERNE PARNELL
KEVIN W PARRISH
EDWARD L PATRICK
DARIN PATTERSON
ERIC PEARSON OLIVO
NINA B PENICK
MICHAEL A PERRI
RICHARD G PETERSEN
RONNIE PREBILSKY
TONY TREAYMAN PRICE
QUINCY ALLEN PRICE
JOSHUA ORMOND PRINE
DOUGLAS A PUPARD
CHARLES D PUTNAM
FRANCISCO RAMOS
STEPHANIE RAULERSON
J KEVIN RHODEN
TIMOTHY W RICHARDS
EDWIN RICHBERG
HEATHER MARIE RICUCCI
ROBERTO S RIGUAL
TESSA KATHLEEN ROBERTS
WILLIAM ROLLE
DAVION LEON ROLLE
SAMANTHA ROWLAND
VALERIE A SCHULTE
SAL ANTHONY SCIMECA
JOHN M SHEPPARD
HARRY SHERVA
JOSHUA SHOLANDER
JACK R SHONK
DONNA SHURR
CARMELO SIGNORELLI
STERLING R SIMMONS
IRA SINGH
VALENTIME C SIRMONS
JULIE Z SIZEMORE
SHAWN SMITH
EILEEN SNOBERGER
CIRO E SOTELO
JOEL SPADES
CHARLES J STANG
ANGELA M STEPHENS
BRIAN KEITH STEPHENS
KURTIS D STRAND
CHARLES S SWINDLE
TONYA LYNN TARDIF
WILLIAM TAYLOR
KIMBERLY L TAYLOR
DEBRA THERIAULT
MARY E THOMAS
DARRYL R THOMAS-BEY
JOSEPH ROBERT TIETZ
DANIEL D TILLMAN
THELMA TIPTON
NICOLE HONESTY TIPTON
JOHN K TOMPECK
LARRY W TYNDALL
MASON TERRELL URSO
OSVALDO VALDES
LOUDWIN VASQUEZ
ROBERT W VAUGHN
CHRISTOPHER VELARDO
EVELYN I WALKER
KARISSA NASTASHIA WARE
PETER WICINSKI
JUDITH ANN WIDMAYER
EDMOND WILLIAMS
STACEY WILLIAMS
ESTELA M WILSON
OLIVER C WINT
ERIC R WINTERSTEIN
LOIS A WOLFE
SHARON WOLKOWICZ

Fort Pierce Utilities Authority

"To provide our customers with economical, reliable and friendly service

Fort Pierce Utilities Authority employees have “enhanced the quality of life in our

2-1-1 Treasure Coast
4-H St. Lucie County
Agape Senior Citizen Recreational Center
Alzheimer's Community Care
American Cancer Society
American Diabetes Association
American Legion
American Red Cross
Angel Food Ministries
ARC of St. Lucie County
ASA Girls Fast Pitch Softball
Backus Gallery
Bat and Ball Club of St. Lucie County
Big Brothers/Big Sisters
BlueBird Educational Foundation
Bowling for Kids Sake
Boys & Girls Club of St. Lucie County
Boy Scouts of America
Calvary Chapel
C.A.S.T.L.E.
Children Home Society's WaveCREST Shelter
Children's Miracle Network
Children's Servics Council
Christ Family Church
Club Utilitas, Inc. Teen Center
Common Ground Vineyard Church
Conservation Alliance of SLC
Council On Aging of St. Lucie County
Deaf & Hard of Hearing Services of the TC
Dogs & Cats Forever
Downtown Business Association
Drug Abuse Treatment Association, Inc. (DATA)
Early Learning Coalition
Elks Little League Field
Engineering Ministries International
Exchange Club
Family Fun Day Lawnwood Stadium
Family Meals
Florida Army National Guard
Florida's Blood Centers
Florida Engineering Society
Florida March of Dimes Foundation
Florida Water Environment Assoc. (FWEA)
Food for Families
Girl Scouts of the USA
Great American Cleanup
Green Committee
Groovin' & Tastin'
H.A.N.D.S.
Habitat for Humanity
Harvest Food & Outreach Center
Healthy Start Coalition of St. Lucie County
Heathcote Botanical Gardens
Hibiscus Children's Center
Highwaymen
Hospice of the Treasure Coast
Jack and Jill of America
Kids Crossing Playground Build
Kids at Hope
Kiwanis Clubs
Knights of Columbus
Leadership Saint Lucie
Life Builders of the TC
Lincoln Park Main Street
Main Street Fort Pierce
Marine Corp League

Mission Statement

in a continuous effort to enhance the quality of life in our community"

community" by contributing their time and service to the following organizations:

Manatee Observation and Education Center (MOEC)
Moore's Creek Clean Up
Multicultural Resource Center
Muscular Dystrophy Association
Mustard Seed Ministries
Nature Fest
Navy UDT-SEAL Museum
Northside Bat and Ball Club
Oxbow Eco-Center
Oyster Fest
PACE Center for Girls, TC
Parent Academy
Pilot Club of Fort Pierce
Police Athletic League (PAL)
Port St. Lucie Athletic Association
Port St. Lucie American Little League
Port St. Lucie National Little League
Port St. Lucie Police Department
Port St. Lucie Power Squadron
Pregnancy Resources
Relay for Life
Restoring the Village
Rotary Clubs
Roundtable of St. Lucie County
Safe Space of St Lucie
SAFER SLC
Saint James Christian Academy
Salvation Army Christmas Angels
Sandy Shoe Festival
Sarah's Kitchen
Save Our Children
Save the Chimps
St. Jude Children's Research Hospital
St. Lucie County Chamber
St. Lucie County School Board
St. Lucie County Economic Development Council
St. Lucie County Fair Association
St. Lucie County Harbor Advisory Committee
St. Lucie County Harbor Advisory Committee
St. Lucie County Human Resources Association
St. Lucie County Schools
St. Lucie County Sheriff
St. Lucie County Toys for Tots
St. Lucie Panthers Softball Organization
Sea-Life Habitat Improvement Project
Southwestern Port St. Lucie Little League
Susan G Komen - Strides Against Breast Cancer
The Parent Academy
The Royal Palms of St. Lucie
The Van Duzer Foundation
The Worship Center International Ministries
Toastmasters International
Treasure Coast Blood Bank
Treasure Coast Education & Research Development
Treasure Coast Environmental Education Council
Treasure Coast Food Bank
Treasure Coast Manatee Foundation
Treasure Coast Renegades Youth Football
Treasure Coast Waterway Clean Up
Tri County Animal Hospital
United Way of St. Lucie County
Winners Walk Tall


FORT PIERCE
UTILITIES AUTHORITY

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

Phone: 772.466.1600, Ext. 3298
Fax: 772.467.2504

Director of Financial Services

"Committed to Quality"

March 15, 2017

Board Members
Fort Pierce Utilities Authority

The Comprehensive Annual Financial Report (CAFR) of Fort Pierce Utilities Authority (FPUA) for the fiscal year ended September 30, 2016, is submitted herewith pursuant to the City of Fort Pierce Charter, Article XII, Section 176 (12) and the bond covenants of FPUA's outstanding revenue bonds.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance the financial statements are free of any material misstatements.

DiBartolomeo, McBee, Hartley & Barnes, P.A., Certified Public Accountants, have issued an unqualified ("clean") opinion on FPUA's financial statements for the fiscal year ended September 30, 2016. The independent auditor's report is located at the front of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

FPUA PROFILE

FPUA was established in accordance with provisions of the City Charter, confirmed by an election held on May 30, 1972. The City Charter, Article XII, Section 169, states that FPUA shall be responsible for the development, production, purchase, distribution, and collection of all electricity, water, wastewater, natural gas, and such other utility services as may be designated by resolution by the City Commission. FPUA is a component unit of the City of Fort Pierce, Florida and this report includes all systems of FPUA. This report does not include the financial activities of the City of Fort Pierce. Reference should be made to the City's report published separately.

The FPUA Board consists of five members, one of whom is the Mayor-Commissioner of the City, who serves on the Board as long as he or she holds such office. The other four members are appointed by the City Commission for four-year overlapping terms, limited to two consecutive terms of office.

The Electric, Water, Wastewater, and Gas Utility Systems, Manatee Observation and Education Center (MOEC), and FPUAnet Communications are managed and operated for the City by FPUA. FPUA also operates the Treasure Coast Energy Center (TCEC) for the Florida Municipal Power Agency (FMPA) on a contract basis, utilizing FPUA employees.

The **Electric System** serves the City of Fort Pierce and the immediately surrounding area, encompassing approximately 35 square miles, with an average of 28,299 services billed during the fiscal year ended September 30, 2016. FPUA currently has 16 miles of 69kV and 7.5 miles of 138kV transmission lines. The 69kV lines interconnect six sub-transmission substations and the 138kV lines connect two transmission substations to FPL and the City of Vero Beach. FPUA and the City of Vero Beach jointly own the 138kV line from Emerson Substation to County Line Substation. FPUA primary distribution has approximately 266 miles of overhead and 151 miles of underground cable which operates at 13.2kV. FPUA and FPL have a territorial agreement approved by the Florida Public Service Commission.

On December 16, 1997, FPUA agreed to participate in the FMPA All-Requirements Power Supply Project (ARP). In doing so, FPUA is one of 13 municipally owned utilities in the ARP. The principal benefits of ARP are:

1. Lower operating costs through utilization of the most efficient generation available.
2. Future generation will be planned for the collective systems, as needed, by FMPA.
3. Economies of scale in operating, planning, and financing.
4. Lower risk with more units and more cities working together.

As of January 1, 1998, FPUA assigned its resources to the ARP and agreed to purchase its total power requirements from the ARP. FPUA's resources, which have been assigned, include the contracts with FMPA related to Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2. The contracts related to the St. Lucie Nuclear Project have not been assigned.

The **Water System** serves the City of Fort Pierce and the immediately surrounding area, encompassing approximately 32 square miles, with an average of 20,079 services billed during the fiscal year ended September 30, 2016. Water supply is obtained from 36 surficial aquifer wells (shallow) and 11 Floridan aquifer wells (deep). FPUA currently has a Water Use Permit from the South Florida Water Management District to withdraw an annual daily average not to exceed 21.13 million gallons of ground water. Treatment of the raw ground water is presently accomplished through a 20 million gallons per day (MGD) conventional Lime Softening Water Treatment Plant and a 10.3 MGD Reverse Osmosis Water Treatment Plant. FPUA owns and operates a 13.3 MGD air stripping system which services the lime-softening portion of FPUA's Water Treatment Facility. FPUA meets all federal and state drinking water standards. FPUA has 9 million gallons of storage capacity. The water distribution system is composed of 385 miles of water mains, remote pumping facilities, ground storage tanks, hydrants, and valves.

The **Wastewater System** serves the City of Fort Pierce and the immediately surrounding area, encompassing approximately 30 square miles, with an average of 15,069 services billed during the fiscal year ended September 30, 2016. The wastewater collection system consists of 116 lift stations, 172 miles of gravity sewer lines ranging from 4 to 48 inches in diameter, and approximately 97 miles of force mains ranging in size from 1.5 to 24 inches in diameter. The Island Water Reclamation Facility (IWRF) currently has a permitted capacity of 10 MGD for Annual Average Daily Flow and 11.5 MGD for 3-Month Annual Average Daily Flow. On December 11, 2012, the Florida Department of Environmental Protection issued the operating permit, which is anticipated to be adequate through December 10, 2017.

FPUA has one domestic deep injection well at the IWRF plant site. A pumping station injects treated effluent into the 3,300-foot deep injection well for disposal. The permit for the IWRF IW-1 well, a twenty-four inch domestic well, is currently being renewed for the next 5-year permit cycle through 2022. There are two deep injection wells located on the site of the future Mainland Water Reclamation Facility (MWRF), in the southwest corner of the service area. IW-1 is an 18-inch industrial deep injection well and IW-2 is a 24-inch domestic deep injection well. IW-1 accommodates the TCEC's industrial wastewater stream and St. Lucie County landfill leachate, and is permitted through August 4, 2020. The IW-2 well is currently not in operation and therefore is not permitted. Both wells can be utilized for disposal of MWRF effluent when that facility is constructed.

The **Gas System** serves the City of Fort Pierce and the immediately surrounding area, encompassing approximately 27 square miles, with an average of 4,166 services billed during the fiscal year ended September 30, 2016. The Gas System purchases firm gas for resale through Florida Gas Utility (FGU). FGU has a contract with Florida Gas Transmission for the transportation of gas to FPUA's system. Gas purchases are supplied by FGU under an all requirements agreement. The Gas Operations Department is responsible for the installation and maintenance of all gas mains and service lines. The department also employs a staff of qualified gas service technicians to maintain and repair customers' natural gas appliances.

FPUAnet Communications provides high quality, state-of-the-art fiber optic and wireless communication services, including Dedicated Fiber Internet Access and Optical Fiber Links, such as Dark Fiber and Bandwidth Connections to businesses and institutions. Wireless Broadband Internet and Wireless Bandwidth Connections are offered at less cost than fiber services, for applications with less stringent requirements. As founder and leading member of the Research Coast Communications Technology Alliance, FPUAnet Communications seeks to interconnect the five-county region.

FPUA operates the **Manatee Observation & Education Center (MOEC)**, which is located on Moore's Creek east of Indian River Drive. MOEC's mission is to promote understanding and responsible actions for the protection of the fragile ecosystems in the Treasure Coast Region and its inhabitants. It provides a clean and safe facility for viewing manatees and other inhabitants of the Indian River Lagoon. Over 39,257 visitors from all over the world visited the Center during fiscal year 2016. A total of 438 manatees were sighted. Volunteers provided a substantial donation to the Center with a total of 12,199 hours of volunteer time.

FPUA is required to prepare, adopt, and furnish a copy to the City Commission of the City of Fort Pierce an annual budget at least 45 days prior to the beginning of the next fiscal year. The annual budget and any amendments thereto shall be in effect when approved by FPUA and when any line item expense has not been disapproved by four-fifths (4/5) vote of the City Commission within 30 days of submission. The budget is prepared on the accrual basis. The budget and amendments thereto for the year ended September 30, 2016, have been approved according to the above procedures.

LOCAL ECONOMY

Fort Pierce is located on Florida's east coast, 120 miles north of Miami and 220 miles south of Jacksonville. The estimated 2016 populations of the City of Fort Pierce and St. Lucie County were 42,489 and 292,826 respectively. Fort Pierce is the commercial center of the county, with approximately 24.5 square miles in land area. Its metropolitan area includes a transportation network comprised of Interstate 95, Florida's Turnpike, U.S. Highway 1, State Roads 68 and 70, Florida East Coast Railway, Treasure Coast International Airport, and the Port of Fort Pierce.

FPUA's service area includes both the area within the corporate limits of the City of Fort Pierce and the Town of St. Lucie Village, and portions of unincorporated St. Lucie County. Approximately 81% of the system revenues are derived from services provided within the City of Fort Pierce, and 19% from services provided in the Town of St. Lucie Village and unincorporated St. Lucie County.

The economy of Fort Pierce and surrounding St. Lucie County is primarily based upon government, agriculture, construction, retail and wholesale trade, light manufacturing, tourism, biotechnology, and sport and commercial fishing. There are several telemarketing service centers, commercial centers, research institutions, and a Walmart Distribution Center located in the area.

St. Lucie County continues to develop a 1,800-acre State recognized Research and Education Park in FPUA's service territory. Florida State University has a Regional Medical School Campus located at Indian River State College, which now offers numerous Bachelor's Degree Programs.

FPUA's service area is developing into an educational and research center featuring the following facilities:

- Indian River State College (IRSC)
- Florida Atlantic University (FAU)/Harbor Branch Oceanographic Institution
- Smithsonian Fort Pierce Marine Station
- Smithsonian Marine Ecosystem Exhibit
- U.S. Department of Agriculture/Horticultural Research Laboratory
- University of Florida/Institute of Food and Agricultural Sciences (UF/IFAS) Research and Education Center
- Manatee Observation and Education Center

The real estate market has shown some signs of improvement during fiscal year 2016. Although current development activity in the area is limited, FPUA is optimistic about growth in the long term. Even though many properties remain vacant, sales activity has picked up and some properties are being renovated and subsequently occupied. Improvements such as major roadwork, continued beautification of the downtown area, and private investment make the area attractive to new residents. Reconstruction of the City Marina outer docks damaged in the 2004 hurricanes is expected to provide an economic boost to the downtown area.

LONG-TERM FINANCIAL PLANNING AND MAJOR INITIATIVES

Rate Planning

Rate sufficiency has been projected for the upcoming five years. Rate adjustments will be made in future years to ensure FPUA's electric, water, wastewater, and natural gas utilities each generate sufficient revenue to cover their respective expenses, while maintaining a minimum 45 days of operating cash as defined by FPUA bond covenants. A power cost adjustment (PCA) and purchased gas adjustment (PGA) are adopted as needed by the FPUA Board to ensure FPUA is recovering the cost of energy, and stabilize the amounts billed to customers.

Capital Planning

FPUA's capital renewal, expansion, and improvements continue. Capital plans are projected for the upcoming five years, and are primarily driven by replacement of aging infrastructure, as well as street and highway reconstruction projects. The multiplicity of requirements by regulatory agencies increases the amount FPUA budgets for those improvements. Most replacements increase costs and provide no additional revenue, but are expected to have a positive impact on operations and maintenance expenses. Receipt of contributed capital helps fund the infrastructure needed to support growth in the future. In an effort to strategically expend FPUA's limited resources, Department Heads meet periodically with other governmental agencies to discuss and update capital plans and coordinate implementation of those plans.

Strategic Management Planning

FPUA's Strategic Plan continues to promote communication and cooperation, and encourages increased employee involvement in achieving company goals that support FPUA's Mission Statement:

"To provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community."

Periodically, workshops are held to re-evaluate the key result areas (KRA's) for FPUA focus, as the organization moves forward. Participants in the workshop include the FPUA Board, key FPUA staff, and members of the Fort Pierce City Commission. KRA's and the corresponding goals and objectives most recently identified are as follows:

Improve Efficiency and Cost Effectiveness – Efforts continue toward automating workflows and eliminating redundant processes where possible. As FPUA strives to build a competitive attitude within the organization, it has been recognized that the benefits of past efforts have resulted in the ability to lower electric rates.

Improve Customer Education and Outreach – Regardless of the positive changes made at FPUA over recent years, public perception of the organization may not be fully aligned with reality. It is important to effectively communicate actions FPUA is taking to achieve goals associated with the mission statement. This may be accomplished by promoting community involvement through educational programs and environmental stewardship.

Increase Revenues – Although FPUA has successfully cut costs throughout the organization, staff recognizes that the same impact on the bottom line can be achieved by increasing revenues. Some areas to be considered are developing new services and products, as well as encouraging development and re-development of areas within the FPUA service territory. This will be accomplished through more aggressive marketing programs and implementation of economic development incentives.

Workforce Development – As FPUA's workforce ages, it is critical to attract, retain and promote the most qualified employees within the organization. It is also important to improve motivation and morale as staff is continually being asked to do more with less.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to FPUA for its CAFR for the fiscal year ended September 30, 2015. This was the 22nd consecutive year FPUA has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized CAFR that satisfies both generally accepted accounting principles and applicable program requirements.

A Certificate of Achievement for Excellence in Financial Reporting is valid for a period of one year only. However, we believe our current CAFR continues to meet the Certificate of Achievement for Excellence in Financial Reporting Program's requirements, and it will be submitted to the GFOA to determine its eligibility for another certificate.

FPUA also received the GFOA's Distinguished Budget Presentation Award for its annual budget document dated July 25, 2016. To qualify for the Distinguished Budget Presentation Award, FPUA's budget document had to be judged proficient as a policy document, a financial plan, an operations guide, and a communications device.

The preparation of this report could not have been accomplished without the skill, effort, and dedication of the entire staff of FPUA's Department of Finance. I would also like to express my thanks to the Board, the Director of Utilities, and the entire FPUA staff for their interest and support in planning and conducting the financial operations in a responsible and progressive manner.

Respectfully submitted,



Nina B. Penick, CPA
Director of Financial Services

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Fort Pierce Utilities Authority

Florida

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2015

Executive Director/CEO

FPUA Leadership

Board Members



Michael A. Perri, Jr.
Chairman



Glynda Cavalcanti, CPA
Vice Chairman



Daniel M. Delulio, CPA
Secretary



Darryl Thomas-Bey
Deputy Secretary



Linda Hudson
Mayor

Management Team

Clayton W. Lindstrom, P.E., Director of Utilities
Paul A. Jakubczak, P.E., Director of Electric & Gas Systems
Valerie A. Schulte, P.E., Acting Director of Water/Wastewater Systems
Evelyn I. Walker, Director of Shared Services
Nina B. Penick, CPA, Director of Financial Services

Counsel

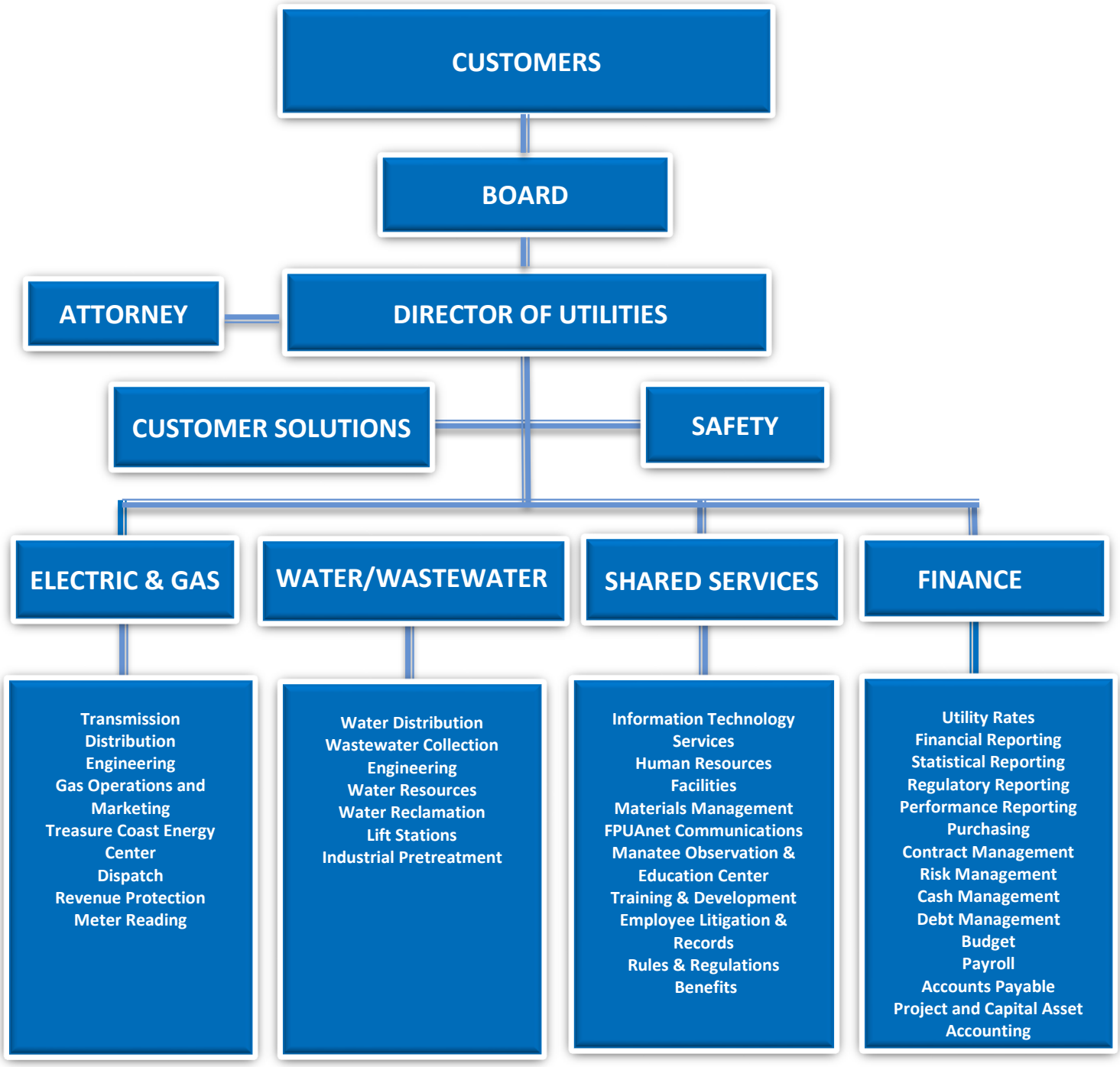
R.N. Koblegard, III, Esquire

Independent Certified Public Accountants

DiBartolomeo, McBee, Hartley & Barnes

FORT PIERCE UTILITIES AUTHORITY

Organizational Structure




FORT PIERCE
UTILITIES AUTHORITY

INDEPENDENT AUDITOR'S REPORT

Board Members
Fort Pierce Utilities Authority
Fort Pierce, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Fort Pierce Utilities Authority ("FPUA"), as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise FPUA's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to FPUA's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of FPUA's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of FPUA, as of September 30, 2016, and the respective changes in financial position and the cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 23, 2017, on our consideration of FPUA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering FPUA's internal control over financial reporting and compliance.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
February 23, 2017


FORT PIERCE
UTILITIES AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Fort Pierce Utilities Authority (FPUA), we offer readers of FPUA's financial statements this narrative overview and analysis of the financial activities of FPUA for the fiscal year ended September 30, 2016 (FY 2016). We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-6 of this report.

FINANCIAL HIGHLIGHTS

- Operating revenues increased $2,863,000 over last year, and operating expenses increased $3,719,000. Operating income of $10,169,000 was down $856,000 from $11,025,000, which was reported for the previous year.
- The ability to adjust rates in order to ensure that FPUA's electric, water, wastewater and natural gas utilities each generate sufficient revenue to cover their respective expenses is critical to FPUA's financial health. A water rate adjustment was implemented in June 2016. This adjustment is described in detail on page 20. Rates will continue to be reviewed on an annual basis to ensure that FPUA's rate structure properly reflects the recovery of the cost of operating and maintaining each utility system.
- Natural gas prices remain at historically low levels. As a result, the cost of natural gas purchased for resale was down $356,000 or 19.1% in FY 2016, but the cost of power purchased from FMPA increased $1,836,000 or 4.6%.
- Water operating revenues were up 5.0% from FY 2015. Excluding the recovery of purchased power and gas costs, operating revenues from the electric system were up 2.7%, and down 3.1% in the gas system. Operating revenues from the wastewater system increased 1.7%. Consumption billed by the electric and water systems increased by 3.0% and 2.6% respectively. Gas unit sales decreased 3.2%. The number of wastewater gallons billed, as well as the average number of services billed in all utility systems, were flat.
- On March 4, 2016, FPUA issued Utilities Refunding Revenue Bond, Series 2016 at an interest rate of 2.14% to provide for the redemption of Utilities Revenue Bonds, Series 2002 with an interest rate of 5%. In conjunction with this refunding, FPUA has made the remaining transfers to its Debt Service Reserve account, which was prior to the previously agreed-upon completion date of January 2017. The net present value savings is calculated to be $2,466,000. Additional information on FPUA's revenue bonds payable can be found in Note F.
- The remediation of the former site of the H.D. King Power Plant is now complete. No future costs associated with testing and cleanup of the site are anticipated, and the Fort Pierce Redevelopment Agency continues to recover some of the cost through the sale of Voluntary Cleanup Tax Credits. See Note P for details.
- FPUA continues to be impacted by the implementation of Governmental Accounting Standards Board Statement No. 68, Accounting and Financial Reporting for Pensions (GASB 68). Net position for FY 2016 has been reduced by $1,152,000 to reflect this accrued cost. See Note I for details.
- The Distribution to the City of Fort Pierce increased $74,000 over last year. This was primarily a result of increased revenue being subject to the 6% distribution calculation multiplier.

OVERVIEW OF THE FINANCIAL STATEMENTS

FPUA is a single enterprise fund even though it provides various utility services. FPUA's basic financial statements consist of fund financial statements and the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

The financial statements are designed to provide readers with a broad overview of FPUA's finances, in a manner similar to a private-sector business. The ***Statement of Net Position*** presents financial information on all of FPUA's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of FPUA is improving or deteriorating.

The ***Statement of Revenues, Expenses and Changes in Net Position*** presents information showing how FPUA's net position changed during the two most recent fiscal years. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected utility billings and earned but unused vacation leave).

The enterprise fund activities of FPUA are intended to recover all or a significant portion of its costs through user fees and charges, and include providing electric, water, wastewater, natural gas, and communication services. FPUA also operates the Treasure Coast Energy Center (TCEC) for the Florida Municipal Power Agency (FMPA), as well as the Manatee Observation and Education Center (MOEC) for the City of Fort Pierce. FPUA's financial information is presented in the CAFR prepared by the City of Fort Pierce, as a component unit.

The ***Notes to the Financial Statements*** provide additional information that is necessary to acquire a full understanding of the data provided in the financial statements. The notes can be found on pages 28-49 of this report.

In addition to the basic financial statements and accompanying notes, this report also presents ***Required Supplementary Information*** concerning FPUA's progress in funding its obligation to provide pension and OPEB benefits to its employees. Required supplementary information can be found on pages 50-51 of this report.

FINANCIAL ANALYSIS OF FPUA AS A WHOLE

As noted earlier, net position over time, may serve as a useful indicator of a government's financial position. FPUA's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $184,998,000 at the close of the most recent fiscal year.

Table 1
Net Position
(Dollars in Thousands)

	9/30/2016	9/30/2015	Increase (Decrease) $	Increase (Decrease) %
Current Assets	$ 66,069	$ 68,891	$ (2,822)	(4.1%)
Capital Assets	215,744	216,840	(1,096)	(0.5%)
Other Noncurrent Assets	9,354	9,215	139	1.5%
Total Assets	291,167	294,946	(3,779)	(1.3%)
Total Deferred Outflows of Resources	5,042	4,940	102	2.1%
Current Liabilities	26,096	27,466	(1,370)	(5.0%)
Noncurrent Liabilities	80,371	84,741	(4,370)	(5.2%)
Total Liabilities	106,467	112,207	(5,740)	(5.1%)
Total Deferred Inflows of Resources	4,744	5,704	(960)	(16.8%)
Net Position:				
Net Investment in Capital Assets	137,337	132,680	4,657	3.5%
Restricted	12,070	12,734	(664)	(5.2%)
Unrestricted	35,591	36,561	(970)	(2.7%)
Total Net Position	$ 184,998	$ 181,975	$ 3,023	1.7%

The largest portion of FPUA's net position (74.2%) reflects its investment in capital assets (e.g., land, buildings, machinery, equipment, vehicles, and infrastructure), less any related outstanding debt that was used to acquire those assets. FPUA uses these capital assets to provide a variety of services to its customers. Accordingly, these assets are not available for future spending. Although FPUA's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of FPUA's net position (6.5%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of $35,591,000 is unrestricted and may be used to meet FPUA's ongoing obligations to its customers and creditors.

Deferred outflows of resources have increased due to the deferred pension outflow recorded in accordance with GASB 68. Deferred inflows of resources have decreased due to the decrease in the purchased power and gas over-collections, over and above the amount recorded as deferred pension inflow this year. The value of FPUA's capital assets, net of depreciation, has remained flat this year. The increase in net investment in capital assets, as well as the decrease in liabilities, is primarily due to the annual repayment of principal on revenue bonds payable.

Table 2
Changes in Net Position
(Dollars in Thousands)

			Increase (Decrease)	
	FY 2016	**FY 2015**	**$**	**%**
Operating Revenues				
Electric	$ 65,156	$ 62,844	$ 2,312	3.7%
Water	15,537	14,804	733	5.0%
Wastewater	12,448	12,234	214	1.7%
Natural Gas	4,378	4,848	(470)	(9.7%)
MOEC	410	390	20	5.1%
FPUAnet Communications	492	438	54	12.3%
Nonoperating Revenues				
Investment and Other Income	2,136	2,171	(35)	(1.6%)
Grant Revenue	-	81	(81)	(100.0%)
Total Revenues	100,557	97,810	2,747	2.8%
Operating Expenses				
Purchases for Resale	43,783	42,304	1,479	3.5%
Plant Operations	5,313	5,325	(12)	(0.2%)
Field Operations	9,062	8,641	421	4.9%
General and Administrative	16,997	15,802	1,195	7.6%
Depreciation	13,097	12,461	636	5.1%
Nonoperating Expenses				
Distribution to the City of Fort Pierce	5,809	5,735	74	1.3%
Interest Expense	3,445	3,594	(149)	(4.1%)
TCEC Expenses	1,699	1,809	(110)	(6.1%)
Total Expenses	99,205	95,671	3,534	3.7%
Income (Loss) before Capital Contributions and Extraordinary Expense	1,352	2,139	(787)	(36.8%)
Capital Contributions	1,650	2,471	(821)	(33.2%)
Extraordinary Income (Expense)	21	(10)	31	(310.0%)
Increase (Decrease) in Net Position	3,023	4,600	(1,577)	(34.3%)
Net Position - Beginning of Year	181,975	177,375	4,600	2.6%
Net Position - End of Year	$184,998	$181,975	$ 3,023	1.7%

In addition to the increases in operating revenues, purchased power, and pension expense discussed previously in the financial highlights, the increase in general and administrative expenses were a result of many factors. Depreciation expense is increasing as costly capital projects are closed and begin to depreciate. The acidization of the Mainland Deep Injection Well, as well as the low pressure incident experienced in the Gas system were unanticipated costs in FY 2016. The decrease in capital contributions as compared to FY 2015 actually reflects an increase when compared to fiscal years 2011 through 2014.

The distribution to the City of Fort Pierce, based on FY 2016 revenues, computes to $5,969,000 and will be paid in April 2017 (see Note E for details). Last year's distribution, based on FY 2015 revenues, totaled $5,809,000, and was paid in April 2016. This increase is a result of higher sales revenues, as well as power cost in excess of the actual amount paid being included in the base electric rate, which are subject to the calculation at 6% of gross revenue.

CAPITAL ASSETS

Major projects, and the costs associated with each during FY 2016, include:

• Repump #1 Rehabilitation – Jaycee Park	$1,750,000
• Water Treatment Plant:	
• Sand Filter Rehabilitation	841,000
• High Service Pump #4	452,000
• Well S-8R Replacement	393,000
• Sunrise Boulevard – Water & Wastewater	493,000
• Electric Transmission and Distribution:	
• System Improvements	445,000
• New Construction	325,000
• Second Street – all systems	425,000
• Wastewater Collection:	
• Wastewater Main Lining	417,000
• Lift Station Rehabilitation	393,000
• Vac-Con Truck	317,000
• Water Distribution:	
• Parkland Boulevard MSBU	331,000
• Main, Service and Valve Replacements	322,000
• Water Meters & Backflows	306,000

Since many of the projects rehabilitate deteriorating lines in the older sections of the service territory, the impact on operating and maintenance expenses is expected to be favorable. However, over 110 miles of old water and wastewater lines remain in those systems. Replacement of these lines is being phased over a 25-year period to soften the impact on rates.

At the end of FY 2016, FPUA had $215,744,000 invested in a broad range of net utility capital assets, including its electric and natural gas transmission and distribution systems, water treatment plant, water transmission and distribution mains, water storage facilities, pump stations, water reclamation facility, MWRF deep injection wells, and related wastewater collection plant facilities. The following tables summarize FPUA's capital assets, net of accumulated depreciation, and changes therein, for the year ended September 30, 2016.

Table 3
Capital Assets, Net of Accumulated Depreciation
Categorized by System
(Dollars in Thousands)

	9/30/2016	9/30/2015	Increase (Decrease) $	Increase (Decrease) %
Electric	$ 62,125	$ 64,504	$ (2,379)	(3.7%)
Water	80,164	77,329	2,835	3.7%
Wastewater	59,558	61,004	(1,446)	(2.4%)
Shared Services	7,292	7,630	(338)	(4.4%)
Gas	5,879	5,563	316	5.7%
FPUAnet	656	734	(78)	(10.6%)
MOEC	70	76	(6)	(7.9%)
Total	$ 215,744	$ 216,840	$ (1,096)	(0.5%)

Table 4
Capital Assets, Net of Accumulated Depreciation
Categorized by Asset Class
(Dollars in Thousands)

	9/30/2016	9/30/2015	Increase (Decrease) $	Increase (Decrease) %
Land	$ 10,046	$ 10,046	$ -	0.0%
Transmission, distribution, and collection systems	155,675	158,077	(2,402)	(1.5%)
Equipment	13,895	10,018	3,877	38.7%
Structures and improvements	13,581	13,931	(350)	(2.5%)
Construction work in progress	22,547	24,768	(2,221)	(9.0%)
Total	$215,744	$216,840	$(1,096)	(0.5%)

Additional information on FPUA's capital assets can be found in Note C on pages 34-35 of this report.

DEBT ADMINISTRATION

At September 30, 2016, FPUA had outstanding revenue bonds in the amount of $78,510,000. Debt service schedules extend to October 1, 2029. Interest rates range from 1.34% to 5.90% on the bonds. Principal payments are due October 1 of each year. Principal on the bonds of $7,367,000 was due and paid on October 1, 2016.

On June 10, 2016, the bond rating firm, Standard & Poor's, affirmed its 'A' rating on FPUA's revenue bonds. On June 26, 2015, the bond rating firm, Fitch Ratings Inc., affirmed FPUA's 'A+' rating. Both firms also stated that FPUA's rating outlook is stable.

FPUA's debt service coverage ratio was 2.51 times for the twelve months ended September 30, 2016, compared to 2.55 times on September 30, 2015. This coverage ratio remains well above the 1.25 minimum requirement.

As previously described, FPUA issued Utilities Refunding Revenue Bond, Series 2016 at an interest rate of 2.14% to provide for the redemption of Utilities Revenue Bonds, Series 2002 with an interest rate of 5% in March 2016. FPUA continues to evaluate other refunding opportunities which may remain.

Additional information on FPUA's revenue bonds payable can be found in Note F on pages 37-39 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

Local economic factors are discussed at length on pages 4 and 5.

On June 1, 2016, an increase of 3% was applied to the water customer and volume charges. Current rate schedules and charges are available on FPUA's website, www.fpua.com. Rates will continue to be reviewed on an annual basis to ensure FPUA's rate structure properly reflects the recovery of the cost of operating and maintaining its electric, water, wastewater, and natural gas systems.

CONTACTING FPUA'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of FPUA's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to FPUA's Director of Financial Services at Fort Pierce Utilities Authority, PO Box 3191, Fort Pierce, FL 34948-3191, or e-mail npenick@fpua.com.

This report and bond disclosure information is available on FPUA's website – www.fpua.com.


FORT PIERCE
UTILITIES AUTHORITY

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position

September 30, 2016

(With comparative totals for September 30, 2015)

(Dollars in Thousands)

	2016	2015
ASSETS AND DEFERRED OUTFLOWS		
ASSETS		
Current Assets:		
Equity in Pooled Cash and Investments	$ 25,020	$ 27,712
Accounts Receivable, Net of Allowance for Uncollectible Accounts of $4,154 in 2016 and $4,170 in 2015	9,072	8,149
Unbilled Receivables	5,432	5,534
Due from Other Governments	424	422
Inventories and Other Current Assets	4,546	5,009
Restricted Equity in Pooled Cash and Investments	20,492	20,757
Restricted Cash with Fiscal Agent	1,083	1,308
Total Current Assets	66,069	68,891
Noncurrent Assets:		
Capital Assets:		
Utility Plant in Service	434,848	423,324
Construction Work in Progress	22,547	24,768
Less Accumulated Depreciation	(241,651)	(231,252)
Total Capital Assets (net of Accumulated Depreciation)	215,744	216,840
Other Noncurrent Assets:		
Restricted Equity in Pooled Cash and Investments	6,857	6,703
FMPA Working Capital Receivable	1,919	1,919
Preliminary Surveys	41	6
Investment in Public Gas Partners Pool	537	587
Total Other Noncurrent Assets	9,354	9,215
Total Noncurrent Assets	225,098	226,055
Total Assets	291,167	294,946
DEFERRED OUTFLOWS OF RESOURCES		
Advance Distribution to General Fund - City of Fort Pierce	-	1,251
Deferred Pension Outflow	4,891	3,689
Deferred Amount on Debt Refunding	151	-
Total Deferred Outflows of Resources	5,042	4,940
TOTAL ASSETS AND DEFERRED OUTFLOWS	$ 296,209	$ 299,886

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position

September 30, 2016

(With comparative totals for September 30, 2015)

(Dollars in Thousands)

	2016	2015
LIABILITIES, DEFERRED INFLOWS AND NET POSITION		
LIABILITIES		
Current Liabilites:		
Accounts Payable and Accrued Expenses	$ 7,900	$ 9,577
Due to City of Fort Pierce	913	781
Customer Deposits - restricted assets	8,024	7,803
Revenue Bonds Payable - restriced assets	7,367	7,086
Accrued Interest Payable - restricted assets	971	1,145
Accrued Compensated Absences	24	170
Capital Leases Payable	38	31
Other Current Liabilities	859	873
Total Current Liabilities	26,096	27,466
Noncurrent Liabilities:		
Revenue Bonds Payable, Net of Unamortized Discounts	71,085	76,754
Accrued Compensated Absences	1,778	1,592
Other Post Employment Benefit Obligation	711	681
Net Pension Liability	6,655	5,528
Due to St. Lucie County	131	137
Capital Leases Payable	11	49
Total Noncurrent Liabilities	80,371	84,741
Total Liabilities	106,467	112,207
DEFERRED INFLOWS OF RESOURCES		
Purchased Power and Gas Over-Recovery	3,516	5,694
Deferred Pension Inflow	1,228	-
Deferred Amount on Debt Refunding	-	10
Total Deferred Inflows of Resources	4,744	5,704
NET POSITION		
Net Investment in Capital Assets	137,337	132,680
Restricted Capital Improvement Charges	5,213	6,031
Restricted for Debt Service	5,457	4,930
Restricted for Emergencies	900	1,273
Restricted for Renewals and Replacements	500	500
Unrestricted	35,591	36,561
Total Net Position	184,998	181,975
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$ 296,209	$ 299,886

The accompanying notes are an integral part of this financial statement.


FORT PIERCE
UTILITIES AUTHORITY

FORT PIERCE UTILITIES AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

Year Ended September 30, 2016

(With comparative totals for the year ended September 30, 2015)

(Dollars in Thousands)

	2016	2015
OPERATING REVENUES		
Sales and charges for services	$ 96,157	$ 93,396
Other	2,264	2,162
Total Operating Revenues	98,421	95,558
OPERATING EXPENSES		
Purchases for resale	43,783	42,304
Plant operations	5,313	5,325
Field operations	9,062	8,641
General and administrative	16,997	15,802
Depreciation	13,097	12,461
Total Operating Expenses	88,252	84,533
OPERATING INCOME	10,169	11,025
NONOPERATING REVENUES (EXPENSES)		
Investment and other income	2,136	2,171
Grant revenue	-	81
TCEC expenses	(1,699)	(1,809)
Interest expense	(3,445)	(3,594)
Distribution to General Fund - City of Fort Pierce	(5,809)	(5,735)
Total Nonoperating Revenues (Expenses)	(8,817)	(8,886)
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	1,352	2,139
Capital contributions	1,650	2,471
INCOME BEFORE EXTRAORDINARY ITEMS	3,002	4,610
Extraordinary Income (Expense)	21	(10)
CHANGE IN NET POSITION	3,023	4,600
Net Position - Beginning of Year	181,975	177,375
Net Position - End of Year	$ 184,998	$ 181,975

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY

Statement of Cash Flows

Year Ended September 30, 2016

(With comparative totals for the year ended September 30, 2015)

(Dollars in Thousands)

	2016	2015
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	$ 94,755	$ 95,927
Receipts from other sources	2,264	2,162
Payments to suppliers for goods and services	(54,939)	(53,069)
Payments to employees for services	(12,307)	(13,847)
Payments for benefits on behalf of employees	(8,019)	(6,523)
Net cash provided by operating activities	21,754	24,650
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Increase in payable to City of Fort Pierce	5	15
Proceeds received for Grants & Storm damages	-	106
Payments for other non-operating activities	(1,699)	(1,809)
Distribution to General Fund - City of Fort Pierce	(5,809)	(5,735)
Net cash used by noncapital financing activities	(7,503)	(7,423)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition and construction of capital assets	(12,001)	(12,180)
Proceeds from sale of assets	16	-
Capital contributions	1,515	784
Proceeds from issuance of debt	18,541	8,526
Bond and loan principal payments	(23,960)	(14,099)
Bond and loan interest payments	(3,445)	(3,594)
Proceeds from capital lease obligation	-	29
Payment on capital lease obligation	(31)	(27)
Net cash used by capital and related financing activities	(19,365)	(20,561)
CASH FLOWS FROM INVESTING ACTIVITIES		
Decrease in value of PGP Investment	(50)	(37)
Interest on investments	2,136	2,171
Net cash provided by investing activities	2,086	2,134
Net Increase (Decrease) in Cash and Cash Equivalents	$ (3,028)	$ (1,200)

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY

Statement of Cash Flows

Year Ended September 30, 2016

(With comparative totals for the year ended September 30, 2015)

(Dollars in Thousands)

	2016	2015
Net Increase (Decrease) in Cash and Cash Equivalents	$ (3,028)	$ (1,200)
Cash and Cash Equivalents at Beginning of Year	56,480	57,680
Cash and Cash Equivalents at End of Year	$ 53,452	$ 56,480
Current equity in pooled cash and investments	$ 25,020	$ 27,712
Restricted equity in pooled cash and investments	27,349	27,460
Restricted cash with fiscal agent	1,083	1,308
Total Cash and Cash Equivalents	$ 53,452	$ 56,480
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income	$ 10,169	$ 11,025
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation expense	13,097	12,461
Inventory adjustment / gain assets / pension expense	1,353	151
(Increase) decrease in accounts receivable	328	(893)
(Increase) decrease in unbilled revenue	102	425
(Increase) decrease in inventories and other current assets	462	(133)
Increase (decrease) in liabilities deferred & customer deposits	(1,957)	-
Increase (decrease) in accounts payable	(1,677)	(489)
Increase (decrease) in compensated absences	40	(171)
Increase (decrease) in other post employment benefits	30	59
Increase (decrease) in deferred revenues	(193)	2,215
	$ 21,754	$ 24,650
NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES:		
Contributions of capital assets	$ 135	$ 1,687

The accompanying notes are an integral part of this financial statement.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The voters of the City of Fort Pierce, Florida authorized the organization of the Fort Pierce Utilities Authority (FPUA) at a special election held May 30, 1972. FPUA commenced operations as of June 30, 1972, and is responsible for management and operation of the combined Electric, Water, Wastewater, and Gas Systems, FPUAnet and the Manatee Observation and Education Center. The City Charter, Article XII, defines the powers, duties, and responsibilities of FPUA. The members of FPUA's governing board are appointed and may be removed from office by the Fort Pierce City Commission. FPUA's budget is subject to approval of the City Commission, as are rates for service.

The accounts at September 30, 2016, and for the year then ended, of the various utility systems of FPUA are included as a discretely presented component unit of the City of Fort Pierce, Florida, financial statements. FPUA has no component units.

Basis of Presentation

The accounts of FPUA are an enterprise fund. An enterprise fund is a Proprietary type fund used to account for operations (a) that are financed and operated in a manner similar to private business enterprises -- where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied. The accompanying financial statements are reported using the "economic resources measurement focus," and the "accrual basis of accounting." Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Accounting Standards Adopted

GASB Statement No. 65 – During FY 2014, FPUA implemented GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities* (GASB 65), that amends or supersedes the accounting and financial reporting guidance for certain items previously required to be reported as assets or liabilities. The objective is to either properly classify certain items that were previously reported as assets and liabilities as deferred outflows of resources or deferred inflows of resources or recognize certain items that were previously reported as assets and liabilities as outflows of resources (expenses) or inflows of resources (revenues).

The impact of the implementation of GASB 65 on FPUA's financial statements for all periods presented was that certain debt issuance costs are now expensed which were previously recorded as an asset and amortized over the life of the debt.

GASB Statement No. 68 – Fort Pierce Utilities Authority implemented GASB Statement No. 68 *Accounting and Financial Reporting for Pensions* (GASB 68) for the fiscal year ended September 30, 2015. This statement establishes standards of accounting and financial reporting for pension plans that are administered through a trust that meet certain criteria. Implementation of GASB 68 replaces the requirements of Statements No. 27 and 50.

During fiscal year 2016, three new accounting standards were adopted as follows:

GASB Statement No. 72 – The Fair Value Measurement and Application The Statement improves financial reporting by clarifying the definition of fair value for financial reporting purposes, establishing general principles for measuring fair value, providing additional fair value application guidance, and enhancing disclosures about fair value measurements. These improvements are based in part on the concepts and definitions established in Concepts Statement No. 6, Measurement of Elements of Financial Statements, and other relevant literature.

GASB Statement No. 76 – The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments The Statement identifies, in the context of the current governmental financial reporting environment, the sources of accounting principles used to prepare financial statements of state and local governmental entities in conformity with generally accepted accounting principles (GAAP) and the framework for selecting those principles.

GASB Statement No. 79 – Certain External Investment Pools and Pool Participants This Statement establishes accounting and financial reporting standards for qualifying external investment pools that elect to measure for financial reporting purposes all of their investments at amortized cost. This Statement also establishes accounting and financial reporting standards for state and local governments that participate in a qualifying external investment pool that measures for financial reporting purposes all of its investments at amortized cost.

Operating Revenues and Expenses – Operating revenues and expenses generally result from providing services in connection with FPUA's principal ongoing operations. The principal operating revenues of FPUA consists of charges to customers for sales of electricity, water and natural gas and services including wastewater collection, operation of the Manatee Observation and Education Center (MOEC) and FPUAnet communications services. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

NOTE A – continued

Assets, Liabilities, Deferred outflows/inflows of resources, and Net Position

Pooled Cash and Investments - FPUA, for accounting and investment purposes, pools certain cash and investments. Cash and cash equivalents are considered to be cash on hand, certificates of deposit, Local Government Surplus Funds Trust Fund, Overnight Repurchase Agreements, and short-term investments with original maturities of three months or less from the date of acquisition.

In accordance with GASB 31, investments are stated at fair value based on per share prices. The Florida PRIME Investment Pool (LGIP) is considered to be a "2a-7 like" investment, and is accounted for at fair value for financial reporting (See Note B Investments). Florida PRIME has a current rating by Standard and Poor's of AAAm. There is a risk of loss on these investments based upon the fluctuation of interest rates and lengths of maturity.

Florida PRIME is not a registrant with the Securities and Exchange Commission (SEC); however the Board has adopted operating procedures consistent with the requirements for a 2a-7 fund.

Unbilled Service Receivables - These receivables represent the estimated amount of accounts receivable for services that have not been billed as of the balance sheet date. The amounts are a result of a timing difference between the end of the financial statement cycle (month end) and the billing cycle (various dates within the month for each billing period).

Inventories - Inventories of fuel, supplies, construction materials, and utility plant replacement parts are recorded at lower of weighted average cost or market.

Utility Plant - Utility plant is stated at historical cost for items constructed or acquired by purchase and at estimated fair market value on the date received for contributed capital. Utility plant assets are defined by FPUA as assets with an initial, individual cost of $5,000 or more and an estimated useful life of one year or more. (See Note C for interest capitalization.)

Depreciation of all exhaustible utility plant assets, including those acquired through intergovernmental grants externally restricted to capital acquisitions, is charged as an expense against operations. Accumulated depreciation is reported on the balance sheet.

Depreciation is calculated using the straight line method over the following estimated useful lives:

Structures and improvements	3-55 years
Equipment	3-40 years
Transmission, distribution, and collection plants	5-60 years

Purchased Power and Gas Adjustments - The rate schedules of the Electric and Gas Systems provide that fuel cost increases, decreases, and credits, as computed under formulas adopted by FPUA, will be passed on to the customers. These charges or credits are recorded as a deferred inflow of revenue. At the end of the fiscal year, FPUA has recorded deferred inflow of resources in the amount of $3,516 for these adjustments.

Long-Term Liabilities – Bonds payable are reported net of any applicable discounts. Bond discounts are deferred and amortized over the life of the bonds using the effective interest method. Bond issuance costs have been recognized as outflows of resources in accordance with GASB No. 65 (see GASB Statement No. 65 in this note).

Deferred outflows/inflows of resources - The financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until the period in which the expense belongs arrives. Similarly, *deferred inflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until FPUA reaches the period to which the resources belong.

FPUA has the following items that qualify for reporting under this section:

- Deferred Pension Outflows and Inflows in accordance with the implementation of GASB 68.
- Purchased Power and Gas Over-Recovery.
- Deferred Amount on the refunding of Revenue Bonds Series 2016.

Net Position – FPUA's equity is presented as net position and displayed in six components:

- Net Investment in Capital Assets – Consists of capital assets, contributed capital assets and capital leases, net of accumulated depreciation and reduced by the outstanding balances of any bonds and related debt that is attributable to the acquisition, construction, or improvement of those assets.
- Restricted Capital Improvement Charges – Consists of the unspent Capital Improvement Charges (CIC's) collected in the Electric, Water and Wastewater Systems. The respective balances as of September 30, 2016 are $379, $3,807, and $1,027. Electric CIC's are used to fund the cash outlay or debt service associated with the expansion of Electric Substations and Electric Transmission & Distribution Systems. In the Water and Wastewater Systems, CIC's are used to fund the cash outlay or debt service associated with specific expansion and growth related projects.
- Restricted for Debt Service – Consists of $5,457 in net position set aside for payment of principal and interest on the 2009 Utilities Revenue Refunding Bonds and additional amounts in accordance with FPUA's Master Bond Resolution, as revised in 2012.
- Restricted for Emergencies – Consists of $900 in net position, set aside for emergencies which is limited to paying for repairs or replacements of FPUA capital assets damaged or destroyed by a disaster.
- Restricted for Renewals and Replacements – Consists of $500 in net position which is limited to paying for the cost of extensions, enlargements or additions to or the replacement of FPUA capital assets.
- Unrestricted – All other net position that do not meet the definition of "restricted" or "net investment in capital assets".

NOTE A - continued

Comparative data

Certain reclassifications have been made in order to provide a consistent and comparative understanding of the changes in the financial position and the results of operations of FPUA.

Budget Process

FPUA is required to prepare, adopt, and furnish a copy to the City Commission of the City of Fort Pierce an annual budget at least 45 days prior to the beginning of the next fiscal year. The annual budget and any amendments thereto shall be in effect when approved by FPUA and when any line item expense has not been disapproved by four-fifths (4/5) vote of the City Commission within 30 days of submission. The budget is prepared on the accrual basis. The budget and amendments thereto, for the year ended September 30, 2016, have been approved according to the above procedures.

Subsequent Events

Management has performed an analysis of the activities and transactions subsequent to September 30, 2016 to determine the need for any adjustments to and/or disclosures within the audited financial statements for the year ended September 30, 2016. Management has performed their analysis through February 23, 2017.

NOTE B – CASH AND INVESTMENTS

Cash Deposits - Florida Statutes require state and local governmental units to deposit monies with a financial institution classified as a "Qualified Public Depository," which is a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral for their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits. FPUA had deposits only with qualifying institutions as of September 30, 2016, or with banks in which depository insurance was sufficient to cover the deposit balance. At year-end, FPUA's carrying amount of deposits was $370 and the bank balance was $89.

Investments – The following investments are considered cash equivalents for purposes of the Statement of Cash Flows (see Note A, Pooled Cash and Investments). FPUA categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principals as noted in Note A, GASB No. 72, Fair Value Measurement and Application. FPUA's investments held throughout the year are principally the same as the investments held as of September 30, 2016. Due to fluctuations in cash flows, FPUA maintains investments in overnight repurchase agreements. The interest income generated on these investments including any gain on investment, for the year ended September 30, 2016, was $74.

As of September 30, 2016, FPUA had the following investments:

Investment	Fair Value
Seacoast National Bank Sweep	$ 37,968
PNC Money Market	7,062
Florida State Board of Administration - Florida PRIME	
Local Government Surplus Funds Trust Fund (AAAm)	5,236
Harbor Community Bank Certificate of Deposit	1,724
Total	$ 51,990

Interest Rate Risk - As a means of limiting its exposure to fair value losses arising from fluctuating interest rates, FPUA's investment policy states that when interest rates are at historically low levels, funds will be placed in short maturities and that when interest rates are at historically high levels, funds may be placed into longer maturities to lock into these yields.

Credit Risk - FPUA is authorized by Resolution to invest in:

(1) Local Government Surplus Funds Trust Funds.

(2) Negotiable direct obligations of the United States Government, or obligations, the principal and interest of which are unconditionally guaranteed by the United States Government.

(3) Obligations of the federal farm credit banks, the Federal Home Loan Mortgage Corporation, including Federal Home Loan Corporation participation certificates, or the Federal Home Loan Bank or its district banks, or obligations guaranteed by the Government National Mortgage Association, U.S. Treasury, agencies, and instrumentalities.

(4) Repurchase agreements secured by the types of investments listed above, restricted as to acquisition, term, and market value.

(5) Interest-bearing time deposits or savings accounts in banks organized under the laws of this state, in national banks organized under the laws of the United States and doing business and situated in this state, in savings and loan associations which are under state supervision, or in federal savings and loan associations located in this state and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.

NOTE B – continued

(6) Deposits and certificates of deposit in out-of-state banks, savings and loan associations, and other regulated financial institutions insured by the FDIC.

(7) Full faith and credit direct general obligations of any state, or unlimited tax direct obligations of any political subdivision thereof, to the payment of which the full faith and credit of such political subdivision is pledged, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by a nationally recognized rating agency.

Concentration of Credit Risk - FPUA places no limit on the amount that may be invested with any one issuer. A combined 73% of FPUA's investments are in overnight repurchase agreements and the Florida PRIME Investment Pool.

NOTE C – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2016 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital Assets, not being depreciated:				
Land	$ 10,046	$ -	$ -	$ 10,046
Construction Work In Progress	24,768	10,643	(12,864)	22,547
Total Utility Plant, not being depreciated	34,814	10,643	(12,864)	32,593
Capital Assets, being depreciated:				
Transmission, distribution and collection systems	330,814	7,784	(2,032)	336,566
Equipment	45,818	6,040	(666)	51,192
Structures and improvements	36,646	398	-	37,044
Total Utility Plant being depreciated	413,278	14,222	(2,698)	424,802
Less accumulated depreciation for:				
Transmission, distribution and collection systems	(172,737)	(10,186)	2,032	(180,891)
Equipment	(35,800)	(2,163)	666	(37,297)
Structures and improvements	(22,715)	(748)	-	(23,463)
Total accumulated depreciation	(231,252)	(13,097)	2,698	(241,651)
Total Capital Assets, being depreciated, net	182,026	1,125	-	183,151
Total Capital Assets, net	$ 216,840	$ 11,768	$ (12,864)	$215,744

Depreciation expense was charged to the utility systems as follows:

Electric	$ 4,508
Water	4,454
Wastewater	3,743
Gas	313
FPUAnet Communications	73
Manatee Observation and Education Center	6
	$13,097

Construction work in progress at September 30, 2016, consists principally of expansions and upgrades to the electric transmission and distribution system, water supply and distribution system, wastewater collection and treatment system, and gas distribution system.

FPUA capitalizes interest costs on funds borrowed to finance the construction of utility plant in conformity with Governmental Accounting Standards Board Statement No. 62. Total interest costs for the year ended September 30, 2016, were $3,445 of which $181 has been capitalized as plant utility construction costs.

FPUA has entered into contracts for the construction or renovation of various system assets as follows:

Upgrade and Expansion	Project Authorization	Expended to Date	Remaining Commitmen	Required Further Financing
Water	$ 2,875	$ 2,018	$ 857	None
Wastewater	820	577	243	None
Gas	190	37	153	None
Electric	7	3	4	None
FPUAnet	5	-	5	
	$ 3,897	$ 2,635	$ 1,262	

In addition, FPUA enters into unit price contracts for the construction or renovation of system assets. These contracts are not firm commitments, and the contractors are utilized as needed. As of September 30, 2016, there were no remaining unit price contract commitments for the construction or renovation of FPUA system assets.

NOTE D – RESTRICTED ASSETS

Certain assets are restricted by bond resolution; additionally, some assets have been classified as restricted in accordance with governmental accounting standards for enterprise funds and utility industry accounting practices.

FPUA's restricted assets consist of equity in pooled cash and investments and cash with fiscal agent in the following accounts:

Principal and interest accounts	$ 8,338
Capital Improvement Charges	5,213
Customer security deposits	8,024
Debt Service	5,457
Emergency reserve	900
Renewal and replacement reserve	500
Total Restricted Assets	$28,432

NOTE E – DISTRIBUTION TO THE GENERAL FUND, CITY OF FORT PIERCE

As provided by an amendment to the Charter of the City of Fort Pierce, Florida, a percentage of FPUA's utility systems revenue is distributed to the City's General Fund on an annual basis. The distribution calculation is based on the preceding fiscal year audited financial statements. The following is the computation of the amounts distributable to the General Fund during the year ending September 30, 2017, based on the 6% distribution formula for the year ended September 30, 2016:

Gross Revenue	$ 102,238
Plus:	
Power Cost and Purchased Gas Adjustments	1,736
Gas Piping and Appliance Costs	41
	104,015
Less:	
FMPA O&M Contract Income	1,699
Capital Contributions	1,650
FPUAnet Operating Revenue	492
Manatee Observation and Education Center Operating Revenue	410
Revenue for City Billing	187
Gas Piping and Appliance Revenue	67
Extraordinary Income	30
Adjusted Gross Revenue	$ 99,480
Amount distributable to General Fund, City of Fort Pierce at 6% of gross revenues, as defined	$ 5,969

NOTE F – REVENUE BONDS PAYABLE

Revenue Bonds Payable at September 30, 2016, consist of:

$10,223 Utilities Revenue Capital Appreciation Bonds, Series 1999B, collateralized by pledge of and first lien on the net revenues of the combined systems, yield varying from 5.70% to 5.90%. The accreted value at September 30, 2016 is $27,245. The bonds mature October 1, 2016 through October 1, 2024, with principal amounts totaling $34,970 due in those years in annual amounts ranging from $275 to $4,340.	$27,245
$34,800 Utilities Refunding Revenue Bonds, Series 2009, collateralized by pledge of and first lien on the net revenues of the combined systems, interest varying from 3.90% to 5.00% on the remaining annual principal amounts ranging from $1,210 to $7,285 through October 1, 2029.	34,800
$20,896 Taxable Utilities Refunding Bond, Series 2012, collateralized by a pledge of and first lien on the net revenues of the combined systems, interest at 1.34% on the remaining principal amount of $6,920 due on October 1, 2016.	6,920
$9,545 Utilities Refunding Revenue Bonds, Series 2016, collateralized by pledge of and first lien on the net revenues of the combined systems, interest at 2.14%. Principal amounts ranging from $172 to $3,451 are due October 1, 2016 through October 1, 2026.	9,545

Total Revenue Bonds Payable at September 30, 2016		$78,510
Less:	Unamortized portion of revenue bond discounts	58
	Current portion of revenue bonds payable	7,367
		$ 71,085

NOTE F – continued

Requirements to amortize all revenue bonds outstanding as of September 30, 2016 are as follows:

Year Ending September 30	Principal	Interest	Total
2017	7,367	1,816	9,183
2018	5,840	1,762	7,602
2019	5,897	1,706	7,603
2020	5,953	1,645	7,598
2021	6,015	1,584	7,599
2022-2024	18,424	4,345	22,769
2025-2027	19,224	3,225	22,449
2028-2030	17,515	1,052	18,567
	86,235	17,135	103,370
Future accretion on capital appreciation bonds	(7,725)	7,725	-
	$ 78,510	$ 24,860	$ 103,370

Significant Bond Covenants for Utilities Revenue Bonds

The Series 1999, 2009, 2012 and 2016 bond issues provide that FPUA accumulate monthly 1/6 of the amount of all interest due on the next semi-annual interest payment date, and 1/12 of the amount of principal due and payable on the next principal maturity date. Additionally, FPUA's Master Bond Resolution requires renewal and replacement, emergency reserve and debt service reserve subaccount funds with minimum requirements of $500, $900 and $5,457, respectively. These reserves are funded in the amounts of $500, $900 and $5,457 respectively, at September 30, 2016.

Defeasance of Revenue Bonds Payable

In prior years, FPUA defeased certain outstanding utilities revenue bonds issued for the systems payable out of revenues derived from the operation of the utility systems. These defeasances were achieved by placing the proceeds of refunding bonds in irrevocable trusts to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and the liabilities (including bond discounts and financing costs) for the defeased bonds are not included in FPUA's financial statements. At September 30, 2016, Utilities Revenue Bonds Series 1991, in the amount of $7,500, are considered defeased.

Redemption Options Prior to Maturity

The 2002 Bonds maturing on October 1, 2027 were redeemable prior to their stated date of maturity, at the option of FPUA, beginning April 1, 2012 at par plus accrued interest to the redemption date. On March 4, 2016, FPUA issued Utilities Refunding Revenue Bond, Series 2016, in the amount of $9,545 at a rate of 2.14%, in accordance with the above provision. These Utilities Refunding Bonds carry a deferred amount of $161 at issue date and mature on October 1, 2026. This bond series presents a reduction in interest costs of approximately $2,466 over the life of the bonds. These bonds are redeemable at any time at the option of FPUA. Any full or partial prepayment will carry a fee equal to the greater of (i) 1.00% of the principal balance multiplied by the number of years remaining or (ii) a 'Yield Maintenance Fee'.

The 2003 Bonds maturing on or after October 1, 2014 were redeemable prior to their stated date of maturity, at the option of FPUA, beginning October 1, 2013 at par. On November 14, 2012, FPUA issued Taxable Utilities Refunding Revenue Bonds, Series 2012 in the amount of $20,896, in order to provide funds for the redemption of $19,940 of the 2003 Bonds, in accordance with the above provisions.

The Series 2009 Bonds maturing on October 1, 2029 with an interest rate of 4.70% are redeemable prior to their stated date of maturity, at the option of FPUA, on or after October 1, 2014 at par plus accrued interest to the redemption date. The Series 2009 Bonds maturing on or after October 1, 2020 (excluding those maturing on October 1, 2029 with an interest rate of 4.70%) are redeemable prior to their stated date of maturity, at the option of FPUA, on or after October 1, 2019 at par plus accrued interest to the redemption date.

NOTE G – CHANGES IN LONG-TERM LIABILITIES

Long-term liability activity for the year ended September 30, 2016:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Revenue Bonds	$ 84,070	$ 18,541	$ (24,101)	$ 78,510	$ 7,367
Bond Discounts	(230)	(161)	333	(58)	-
Net Pension Liability	5,528	1,127	-	6,655	-
Due to St Lucie County	137	-	(6)	131	-
Capital Leases	80	-	(31)	49	38
Compensated Absences	1,762	1,442	(1,402)	1,802	24
Other Post Employment Benefits	681	61	(31)	711	-
Pollution Remediation	797	-	(776)	21	21
Long Term Liabilities	$ 92,825	$ 21,010	$ (26,014)	$ 87,821	$ 7,450

NOTE H – COMPENSATED ABSENCES

Current policy allows each employee eligible for vacation leave, to accumulate a maximum of 30 days of vacation at the close of the last pay period of the fiscal year. Employees are paid up to 45 days of unused vacation leave at current hourly rates upon separation from the company. Employees who are eligible for sick leave are allowed unlimited accumulation. Upon termination, employees having at least 3 and less than 10 years of continuous service with FPUA will receive pay for 1/2 of their accumulated sick leave balance up to a maximum of 45 days. Those employees having at least 10 years of continuous service with FPUA will receive pay for their accumulated sick leave balance up to a maximum of 90 days.

Accrued liabilities, based on hourly rates at September 30, 2016, have been reflected in the accounts of FPUA for vested (not contingent on employee future service) vacation and sick leave benefits at September 30, 2016, as follows:

	Total Liability	Due Within One Year
Vacation leave	$ 663	$ 24
Sick leave	1,139	-
	$ 1,802	$ 24

Annually, FPUA offers its employees the opportunity to receive payment for up to 6 days of unused sick leave, calculated at current hourly rates, providing certain established criteria have been met. This sick leave conversion plan is intended to provide incentive for sick leave to be used only when necessary. During the year ended September 30, 2016, $58 was paid to employees electing this option.

FPUA also offers its employees the opportunity to sell back a portion of their accumulated sick leave, calculated at current hourly rates, providing certain established criteria have been met. Employees may elect to convert up to a maximum of 90 days of sick leave which will reduce their amount payable upon separation. During the year ended September 30, 2016, $49 was paid to employees electing this option.

In addition, all employees have two opportunities per fiscal year to convert up to one half of their annual vacation accrual to cash and will reduce their amount payable upon separation. During the year ended September 30, 2016, $31 was paid to employees electing this option.

NOTE I – RETIREMENT AND BENEFIT SYSTEM

Plan Description

The City of Fort Pierce Retirement and Benefit System (the System) is a cost-sharing multiple employer Public Employees Retirement System (PERS) defined benefit plan administered by the City of Fort Pierce, covering all municipal employees, including employees of FPUA. The System does not issue a stand-alone financial report; however the financial information is included in the financial statements of the City of Fort Pierce, which can be obtained by submitting a request to 100 North U.S. Highway 1, Fort Pierce, Florida 34950. Except for the Director of Utilities, participation in the System is compulsory for all employees of FPUA. Employees working more than 25 hours per week are required to participate upon employment.

Per the City of Fort Pierce Code of Ordinances, Ch. 13, Art. II, Div. 1, Sec. 13-40, FPUA employees are required to contribute 6.16% of their annual salary to the System. FPUA is required to contribute amounts actuarially determined annually which, together with member contributions, are sufficient to fund the System. The System also provides death and disability benefits and is governed by state statute and city ordinance. Changes to benefits may be made with the approval of the Fort Pierce City Commission.

Actuarial Methods and Assumptions

GASB Statement No. 68 (GASB 68) identifies the methods and assumptions that should be used to project benefit payments, discount those payments to their present value, and attribute that present value to employee periods of service. The assumptions used in this valuation include the expected rate of return on pension investments to be 8.00%; the long-term municipal bond rate of 3.06%; and the resulting Single Discount Rate of 8.00%. The wage inflation rate assumed was 4.50%. Mortality tables used were the RP-2000 Combined Mortality Tables for males and females with no margin for future improvements. Cost-of-Living Adjustments (COLAs) are granted if the investment return exceeds the investment return assumption and the cumulative actuarial gains and losses since 1995. Based on these assumptions. The pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current plan members.

Funding Status and Progress

Employer contributions to the System, based upon the annual covered payroll, made in accordance with actuarially determined requirements was $4,211 (15.4%) for the fiscal year ended September 30, 2016. The two preceding years' contributions to the System and percent of covered payroll were $4,356 (16.51%) for 2014 and $4,093 (15.66%) for 2015.

NOTE I – continued

At September 30, 2016, FPUA reported a liability of $6,655 for its proportionate share of the Pension Plan's net pension liability. The net pension liability was measured as of September 30, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of September 30, 2015. FPUA's proportionate share of the net pension liability was based on the FPUA's present value of projected long-term contributions. At September 30, 2016, the FPUA's proportionate share was 44.83 %. There were no changes made to the plan benefits for the year ending September 30, 2016. GASB 68 establishes standards for measuring liabilities, deferred inflows and outflows of resources and pension expense. The Net Pension Liability (NPL) is measured by the Total Pension Liability (TPL), less the plan's Fiduciary Net Position (market value of assets). The System was 92.51% funded by valuation assets as of September 30, 2016. For the fiscal year ended September 30, 2016, FPUA recognized pension expense of $3,178. FPUA has recorded beginning and ending accruals which may differ from reporting by the System. At September 30, 2016, FPUA reported a payable in the amount of $52, for outstanding contributions to the Pension Plan. In addition FPUA reported deferred outflows of resources related to pensions as the difference between projected and actual investment earnings of:

Year	Deferred Outflows	Deferred Inflows	Pension Expense
2014 and Prior	$ -	$ -	$ 1,750
2015	3,689	-	89
2016	4,891	(1,228)	1,152

The net deferred outflows of resources related to the Pension Plan, totaling $3,663 resulting from FPUA contributions to the Plan subsequent to the measurement date, will be recognized as an increase of the net pension liability in the fiscal year ended September 30, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan will be recognized in pension expense as follows:

Year Ending September 30	Net Deferred Outflows of Resources
2017	$ 1,218
2018	1,218
2019	1,218
2020	9
2021	-
Thereafter	-
Total	$ 3,663

Sensitivity of the FPUA's Proportionate Share of the Net Position Liability to Changes in the Discount Rate

The following represents the FPUA's proportionate share of the net pension liability calculated using the discount rate of 8.00%, as well as what the FPUA's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (7.00%) or one percentage point higher (9.00%) than the current rate:

	1% Decrease (7.00%)	Current Discount Rate (8.00%)	1% Increase (9.00%)
FPUA's proportionate share of the Net Pension Liability	$ 15,801	$ 6,655	$ (1,169)

NOTE J – RISK MANAGEMENT

Fort Pierce Utilities Authority Employee Health Plan (the Plan)

FPUA has been a self-insurer for health and accident claims of their employees, retirees and their families since January 1, 2000. Payments of claims under the Plan are administered by Blue Cross Blue Shield of Florida (Florida Blue). Employee contributions to the Plan are made biweekly. Any benefit claims, up to the stop loss amounts, are paid by FPUA. Claims in excess of the stop loss amounts are underwritten by an insurer. The individual stop loss amount is $125 and $4,919 in the aggregate for calendar year 2016.

As of September 30, 2016, FPUA had estimated incurred unpaid claims of $567. Fiscal Year 2016 liability does not include Dental Claims liability or the Stop Loss premium adjustment. This amount has been calculated based on the results of an actuarial analysis of the Plan, plus claims paid by Florida Blue prior to year-end and paid by FPUA subsequent to year-end.

Changes in FPUA's claim liability balance during the past two fiscal years were as follows:

Fiscal Year	Beginning of Fiscal Year Liability	Claims and Changes in Estimates	Claim Payments	Balance at Fiscal Year End
2015	$ 760	$ 4,462	$ 4,745	$ 477
2016	477	5,316	5,226	567

NOTE J – continued

Other Risks of Loss

FPUA is exposed to various other risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which FPUA carries commercial insurance. Settled claims resulting from these risks have not exceeded the commercial insurance coverage plus FEMA and State reimbursements in any of the past three fiscal years.

NOTE K – POSTEMPLOYMENT HEALTH CARE BENEFITS

Benefit Description - FPUA provides certain health care benefits for retired employees and their families, as a single-employer (see Note J). Substantially all FPUA employees may become eligible for those benefits if they reach normal retirement age while working for FPUA. FPUA establishes the benefits provided to its employees and retirees and may amend the benefits as business conditions and statutory requirements change. In accordance with Florida Statutes, FPUA allows their retirees to participate in the same Plan offered to their active employees.

Funding Policy - Contributions to the Plan are made by the 41 participating retirees. The amount of contributions made by retirees is established annually and is an amount equivalent to the contribution made by active employees plus FPUA's cost, based on a four-tiered benefit structure. During the fiscal year, retirees paid required contributions of $214 for the year then ended. Claims in excess of the aforementioned rates are funded by FPUA on a pay-as-you-go basis.

Annual OPEB Cost and Net OPEB Obligation - FPUA's annual other postemployment benefit (OPEB) cost (expense) is calculated based on the annual required contribution (ARC) of the employer, an amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that would cover normal costs each year and amortize any unfunded actuarial liabilities (or funding excess) using a level-dollar payment method over a 30-year open period. A separate actuarial valuation report for postemployment benefits is available on FPUA's website at www.fpua.com.

The following table shows the components of FPUA's annual OPEB cost for the year, the amount actually contributed to the Plan, and changes in FPUA's net OPEB obligation:

Annual required contribution	$ 72
Interest on Net OPEB Obligation	27
Adjustment on annual required contribution	(38)
Annual OPEB Cost	61
Contributions made	(30)
Interest on contributions	(1)
Increase in Net OPEB Obligation	30
Net OPEB Obligation - beginning of year	681
Net OPEB Obligation - end of year	$711

FPUA's annual OPEB cost, the percentage of annual OPEB cost contributed to the Plan, the net OPEB obligation for FY 2016, and the two preceding years were as follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB (Asset)/ Obligation
2014	$83	30.1%	$ 622
2015	84	29.8%	681
2016	61	49.2%	711

Funded Status and Funding Progress - The net OPEB obligation was not funded as of October 1, 2016, the most recent actuarial valuation date. As a result, the unfunded actuarial accrued liability (UAAL) for benefits was $609. The covered payroll (annual payroll of active employees covered) was $15,032. Therefore, the ratio of the UAAL to the covered payroll was 4.1%.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the Plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

NOTE K – continued

Actuarial Methods and Assumptions - Projections of benefits for financial reporting purposes are based on the substantive Plan (the Plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the October 1, 2016 actuarial valuation, the projected unit credit cost method was used. Under this method, past service liability is determined on an individual basis by applying the ratio of each individual's past service to his total projected service. The actuarial assumptions included a 4.0% investment rate of return, with 2.75% of this amount being attributed to inflation, based on the expected long-term return on FPUA's surplus funds. The cost of covered medical services has been assumed to increase at the rate of 5.0% per year, compounded annually. The UAAL is being amortized using a 30-year open level-dollar amortization method.

NOTE L – CAPITAL LEASES

On January 4, 2013, FPUA entered into a lease with Pitney Bowes and committed to a new five-year capital lease for equipment and software used for billing and mailing. The equipment has been capitalized at its fair market value (FMV) of $142. As of September 30, 2016 the FMV less accumulated amortization was $35. The effective interest/maintenance expense for the year ended September 30, 2016 was $12. Future lease payments for this capital lease are as follows:

Year ending September 30	Amount
2017	38
2018	11
	$49

NOTE M – TRANSACTIONS WITH THE CITY OF FORT PIERCE

As an enterprise fund of the City of Fort Pierce, transactions occur between FPUA and the City throughout the year in the ordinary course of operations. Below is a summary of significant transactions:

Metered and Non-metered Service Charges - FPUA bills the City on a monthly basis for all non-metered and metered services in the ordinary course of business. Total amounts charged to the City for the year ended September 30, 2016, were $1,600.

Sanitation and Utility Tax Billings - Charges to City residents for sanitation and utility tax are included on FPUA's monthly billing statements to customers as a service to the City. FPUA acts only as an agent, with all cash collections relating to these charges forwarded monthly to the City. The City is charged $187 annually by FPUA to bill, collect and remit payment for sanitation services.

Current accounts receivable from the City at September 30, 2016, totaled $207. Disbursements made to the City by FPUA, including payments of utility tax, sanitation charges collected and other routine charges for the year ended September 30, 2016, were $9021. In addition, FPUA paid the September 30, 2015 General Fund distribution to the City in the amount of $5,809. Amounts payable to the City at September 30, 2016, were $794.

Vehicle Fuel - The City charges FPUA on a monthly basis for fuel used by FPUA vehicles. FPUA's fueling system reciprocates and can fuel City vehicles at their convenience.

Advance Distribution to the General Fund – FPUA entered into an agreement with the City to provide an advance on future distributions to the General Fund. FPUA disbursed $1,250 during the year ending September 30, 2014. The City repaid this advance in December 2016 including interest accrued at the average interest rate earned by FPUA on its investments. Through September 30, 2016 interest in the amount of $3 has been accrued and is included in the current accounts receivable balance.

NOTE N – CONTRACT COMMITMENTS

FMPA All-Requirements Power Supply Project

As of January 1, 1998, FPUA became a participant in the Florida Municipal Power Agency's (FMPA) All-Requirements Power Supply Project (hereinafter referred to as ARP). FPUA has agreed to purchase its total bulk power requirements, in excess of certain excluded resources, from the ARP through October 1, 2033.

Prior to being involved in the ARP, FPUA had Project Support Contracts and Power Sales Contracts with FMPA regarding Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2, coal-fired plants constructed by the Orlando Utilities Commission. FPUA's resources, which have been assigned, include the contracts with FMPA related to Stanton Unit No. 1 and Stanton Unit No. 2, and to part of the contract with Florida Gas Transmission for the purchase of firm capacity natural gas (See below). The contracts related to the St. Lucie Project, also detailed below, have not been assigned; however, as of January 1, 1998, FPUA's share of transmission costs related to the St. Lucie Project has been assigned to the ARP.

NOTE N – continued

FMPA St. Lucie Project

FPUA has entered into agreements with FMPA, of which it is a member, and with certain other members of FMPA, for entitlement to capacity, energy, and transmission services from Florida Power & Light's (FP&L) St. Lucie Unit No. 2 (the Unit) which is located on South Hutchinson Island near Fort Pierce, and through a reliability exchange agreement related to St. Lucie Unit No. 1, located at the same site. Pursuant to a Power Sales Contract and a Project Support Contract, FPUA has acquired an entitlement share of FMPA's allocation of these services. The Power Sales Contract requires payments for each month in which capacity, energy, or transmission services are available from the St. Lucie Project. Payments due each month are based upon an annual budget. Once each year, the excess or deficiency of payments related to actual cost is calculated and applied to the next year's monthly statements from FMPA to FPUA.

The Power Sales Contract will remain in effect until the latest of (i) the date that the principal, premium, if any, and interest on all bonds have been paid, or funds are set aside for the payment thereof; (ii) the date the Unit is decommissioned or finally disposed of as an electric generating unit pursuant to the Participation Agreement, or FMPA's interest in the Unit is terminated pursuant to the Participating Agreement or otherwise disposed of; or (iii) the date all obligations of FMPA under the Participation Agreement have been paid, performed, or provided for.

In any month when electric capacity, energy, or transmission services are not made available to FPUA, payment is made to FMPA under a Project Support Contract in a like amount as would have been due under the Power Sales Contract.

Purchases under these contracts are accounted for as operating expenses by FPUA. Total cost included in operating expenses for FY 2015 and FY 2016 was $8,020 and $8,102 respectively. FPUA is committed under the agreements to payments of $7,925 for the year ending September 30, 2016.

Florida Gas Transmission

FPUA executed an All Requirements Gas Services Agreement with Florida Gas Utility (FGU) on January 15, 2002. As a member of the All Requirements project, FPUA is required to purchase natural gas and the firm capacity needed for its delivery through FGU. The firm capacity of natural gas is the availability of the pipeline required to transport the natural gas to FPUA. This agreement will remain in effect until cancelled by FPUA.

On July 3, 2012, FPUA acquired additional firm capacity from the City of Sunrise, Florida in order to meet the needs of new industrial customers. This agreement will remain in effect until July 2, 2017 or until cancelled by FPUA. In FY 2016, additional firm capacity was made available from FGT and FPUA exercised rights to obtain this capacity. An additional 96,800 MMbtu of capacity was obtained. With this additional capacity, the amount of Sunrise capacity was reduced by 45,300 MMbtu via a revised interlocal agreement with the City of Sunrise. In FY 2017, FPUA will be entitled to firm capacity of 566,412 MMbtu, and will be committed to purchase 150,000 MMbtu of natural gas at

an approximate cost of $528. The amounts purchased under these contracts, for FY 2015 and FY 2016 were $1,862 and $1,506 respectively.

FMPA Treasure Coast Energy Center

FPUA has entered into an agreement with FMPA to manage and operate their facility located in St. Lucie County near Fort Pierce. The Treasure Coast Energy Center (TCEC) is a natural gas fueled power generation site. The initial terms of this agreement commenced on July 24, 2007 and expired on September 30, 2011, after which the agreement became a one-year evergreen. The agreement has been extended for the year ended September 30, 2016.

FPUA has been engaged to manage, operate and maintain the TCEC. TCEC employees are on the payroll of FPUA and all costs associated with them are reimbursed bi-weekly by FMPA. TCEC employee costs and revenue for FY 2015 and FY 2016 totaled $1,809 and $1,699 respectively.

NOTE O – EXTRAORDINARY ITEMS

FPUA transferred the ownership of the former site of the Henry D. King Power Plant to the Fort Pierce Redevelopment Agency (FPRA) on October 15, 2009. A grant awarded to the FPRA for the cleanup was not sufficient to cover the cost of remediation. The total actual cost to complete the remediation was slightly less than originally anticipated, as such FPUA has recorded income of $31. Voluntary Cleanup Tax Credits have been estimated to cover $2,285 of the project costs. The remaining amount expected to be paid by FPUA in FY 2017 is $21. Amounts payable to the FPRA at September 30, 2016 were $120. When the work on this project concludes, the final cost will be reevaluated as to the actual amounts received through tax credits.

NOTE P – NONEXCHANGE FINANCIAL GUARANTEES

At September 30, 2016 FPUA had irrevocable letters of credit with Harbor Community Bank, which serve as security for loans from the Treasure Coast Regional Planning Council (TCRPC) to the Fort Pierce Redevelopment Agency (FPRA) for cleanup of environmental contamination at the H.D. King Plant site (See Note O). The remaining balance of these loans as of September 30, 2016 is $702 and will begin to come due on August 20, 2018. No additional loans have been taken as of this report date. The recovery of these funds began in FY 2016 with the sale of the initial Voluntary Cleanup Tax Credits applied for by the FPRA.

REQUIRED SUPPLEMENTARY INFORMATION

FORT PIERCE UTILITIES AUTHORITY
Schedule of Funding Progress
For the Retiree Health Plan
(Dollars in Thousands)

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll [(b-a) / c]
9/30/2008	$ -	$ 2,094	$ 2,094	0.00%	$ 14,591	14.35%
9/30/2009	-	2,094	2,094	0.00%	14,711	14.23%
9/30/2010	-	2,274	2,274	0.00%	14,700	15.47%
9/30/2011	-	2,274	2,274	0.00%	14,028	16.21%
9/30/2012	-	709	709	0.00%	13,637	5.20%
9/30/2013	-	709	709	0.00%	13,977	5.07%
9/30/2014	-	786	786	0.00%	14,269	5.51%
9/30/2015	-	786	786	0.00%	14,430	5.45%
9/30/2016	-	609	609	0.00%	15,032	4.05%

Schedule is intended to show information for 10 years.
Additional years will be displayed as they become available.

FORT PIERCE UTILITIES AUTHORITY
Schedule of Proportionate Share of the Net Pension Liability
For the City of Fort Pierce Retirement and Benefit System
(Dollars in Thousands)

Fiscal Year Ending September 30,	FPUA Proportion of the *NPL	FPUA Proportionate Share of the *NPL	FPUA Covered Payroll	*NPL as a % of Covered Payroll	Plan Net Position as a % of Total Pension Liability
2014	41.74%	$ 1,750	$ 12,495	14.01%	98.20%
2015	41.74%	5,528	12,552	44.04%	92.95%
2016	44.83%	6,655	13,214	50.36%	92.51%

* Net Pension Liability

Schedule is intended to show information for 10 years.
Additional years will be displayed as they become available.


FORT PIERCE
UTILITIES AUTHORITY

Statistical Section

This part of the Fort Pierce Utilities Authority's (FPUA) Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosure, and required supplementary information says about FPUA's overall financial health. Statistical information for the current period, as well as nine years prior, is presented in this section. Historical data that is unavailable for the full nine years prior has been presented to include the earliest periods for which that information is readily accessible.

Contents	Page
Financial Trends These schedules contain trend information to help the reader understand how FPUA's financial performance and well being has changed over time.	55-61
Revenue Capacity These schedules contain information to help the reader assess FPUA's local revenue source.	63-72
Debt Capacity These schedules present information to help the reader assess FPUA's debt burden and its ability to issue additional debt in the future.	73-77
Demographic and Economic Information This schedule offers demographic and economic indicators to help the reader understand the environment in which FPUA's financial activities take place.	79-81
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in FPUA's financial report relates to the services FPUA provides and the activities it performs.	83-92

Sources: Unless otherwise noted, the information in these schedules was obtained from the Comprehensive Annual Financial Reports for the relevant year.


FORT PIERCE
UTILITIES AUTHORITY

Financial Trends

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Assets and Deferred Outflows

Last Ten Fiscal Years

(Dollars in Thousands)

	2016	2015	2014
ASSETS AND DEFERRED OUTFLOWS			
ASSETS			
Current Assets:			
Equity in Pooled Cash and Investments	$ 25,020	$ 27,712	$ 29,371
Accounts Receivable, Net of Allowance for Uncollectible Accounts	9,072	8,149	7,256
Unbilled Receivables	5,432	5,534	5,959
Due from Other Governments	424	422	447
Inventories and Other Current Assets	4,546	5,009	4,877
Restricted Equity in Pooled Cash and Investments	20,492	20,757	20,306
Restricted Cash with Fiscal Agent	1,083	1,308	1,300
Restricted Accrued Interest Receivable	-	-	-
Total Current Assets	66,069	68,891	69,516
Noncurrent Assets:			
Capital Assets:			
Utility Plant in Service	434,848	423,324	414,941
Construction Work in Progress	22,547	24,768	20,472
Less Accumulated Depreciation	(241,651)	(231,252)	(219,917)
Total Capital Assets (net of Accumulated Depreciation)	215,744	216,840	215,496
Other Noncurrent Assets:			
Restricted Equity in Pooled Cash and Investments	6,857	6,703	6,703
FMPA Working Capital Receivable	1,919	1,919	1,919
Preliminary Survey	41	6	29
Investment in Public Gas Partners Pool	537	587	624
Total Other Noncurrent Assets	9,354	9,215	9,275
Total Assets	291,167	294,946	294,287
DEFERRED OUTFLOWS OF RESOURCES			
Advance Distribution to General Fund - City of Fort Pierce	-	1,251	1,250
Deferred Pension	4,891	3,689	-
Deferred Amount on Debt Refunding	151	-	-
Purchased Power and Gas Under-Collection	-	-	-
Total Deferred Outflows	5,042	4,940	1,250
TOTAL ASSETS AND DEFERRED OUTFLOWS	$ 296,209	$ 299,886	$ 295,537

All reporting periods have been retroactively and comparably restated to implement the provisions of GASB 63 and GASB 65.

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Assets and Deferred Outflows

Last Ten Fiscal Years

(Dollars in Thousands)

2013	2012	2011	2010	2009	2008	2007
$ 32,533	$ 30,179	$ 27,588	$ 20,395	$ 10,499	$ 11,185	$ 10,509
7,137	7,438	7,683	8,089	9,139	8,050	8,289
5,380	5,260	5,352	5,771	6,618	6,297	5,228
447	547	547	661	587	1,056	4,413
4,716	4,679	4,672	5,119	5,932	6,440	6,214
14,483	13,991	13,789	13,354	13,648	13,862	12,469
7,471	7,819	7,681	7,666	6,858	7,388	14,896
-	-	-	-	-	-	45
72,167	69,913	67,312	61,055	53,281	54,278	62,063
411,561	406,146	397,577	386,310	376,645	346,425	359,395
15,750	15,485	15,958	22,300	24,307	37,686	33,161
(210,951)	(199,294)	(184,610)	(171,752)	(157,277)	(146,325)	(179,231)
216,360	222,337	228,925	236,858	243,675	237,786	213,325
6,703	6,703	6,703	6,703	3,223	3,223	3,223
1,919	1,919	1,919	1,919	1,919	1,919	1,919
29	30	80	23	23	2,669	218
658	830	841	864	1,022	-	-
9,309	9,482	9,543	9,509	6,187	7,811	5,360
297,836	301,732	305,780	307,422	303,143	299,875	280,748
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	910	-
-	-	-	-	-	910	-
$ 297,836	$ 301,732	$ 305,780	$ 307,422	$ 303,143	$ 300,785	$ 280,748

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Liabilities, Deferred Inflows and Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

	2016	2015	2014
LIABILITIES, DEFERRED INFLOWS AND NET POSITION			
LIABILITIES			
Current Liabilities:			
Accounts Payable and Accrued Expenses	$ 7,900	$ 9,577	$ 10,066
Due to City of Fort Pierce	913	781	766
Customer Deposits - restricted assets	8,024	7,803	7,445
Revenue Bonds Payable - restricted assets	7,367	7,086	6,987
Accrued Interest Payable - restricted assets	971	1,145	1,197
Accrued Compensated Absences	24	170	55
Capital leases Payable	38	31	26
Other Current Liabilities	859	873	831
Total Current Liabilities	26,096	27,466	27,373
Noncurrent Liabilities:			
Revenue Bonds Payable, Net of Unamortized Discounts	71,085	76,754	82,375
Accrued Compensated Absences	1,778	1,592	1,878
Other Post Employment Benefits	711	681	622
Net Pension Liability	6,655	5,528	1,750
Due to St. Lucie County	131	137	137
Capital Leases Payable	11	49	80
Other Noncurrent Liabilities	-	-	713
Total Noncurrent Liabilities	80,371	84,741	87,555
Total Liabilities	106,467	112,207	114,928
DEFERRED INFLOWS OF RESOURCES			
Purchased Power and Gas Over-Recovery	3,516	5,694	3,204
Deferred Pension Inflow	1,228	-	-
Deferred Amount on Debt Refunding	-	10	30
Total Deferred Inflow of Resources	4,744	5,704	3,234
NET POSITION			
Net Investment in Capital Assets	137,337	132,680	125,879
Restricted Capital Improvement Charges	5,213	6,031	5,977
Restricted For Debt Service	5,457	4,930	4,535
Restricted For Emergencies	900	1,273	1,668
Restricted For Renewals & Replacements	500	500	500
Restricted For Capital Projects	-	-	-
Unrestricted	35,591	36,561	38,816
Total Net Position	184,998	181,975	177,375
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$ 296,209	$ 299,886	$ 295,537

All reporting periods have been retroactively and comparably restated to implement the provisions of GASB 63 and GASB 65.

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Liabilities, Deferred Inflows and Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

2013	2012	2011	2010	2009	2008	2007
$ 9,295	$ 7,785	$ 8,044	$ 7,020	$ 8,289	$ 10,892	$ 11,617
732	699	689	756	718	810	1,287
7,205	6,869	6,675	6,339	5,866	5,324	5,112
6,653	5,955	5,675	5,655	5,797	5,350	5,138
1,356	1,864	2,006	2,011	1,208	1,316	1,418
-	82	80	64	1,294	1,284	1,312
22	39	32	27	-	-	-
1,312	1,351	1,419	1,276	540	458	779
26,575	24,644	24,620	23,148	23,712	25,434	26,663
87,978	92,493	97,460	102,291	102,371	106,694	110,607
1,830	1,675	1,566	1,626	671	864	878
564	509	456	148	13	-	-
177	189	201	234	-	-	-
105	-	39	71	-	-	-
757	700	-	-	-	-	-
91,411	95,566	99,722	104,370	103,055	107,558	111,485
117,986	120,210	124,342	127,518	126,767	132,992	138,148
2,255	3,147	2,934	1,541	609	-	589
-	-	-	-	-	-	-
60	-	-	-	-	-	-
2,315	3,147	2,934	1,541	609	-	589
121,450	123,713	125,837	129,259	136,360	127,468	107,203
6,740	7,122	7,114	7,015	7,781	8,538	7,357
4,139	3,744	3,480	3,480	-	-	-
2,000	2,000	2,000	2,000	2,000	2,000	2,000
564	959	1,223	1,223	1,223	1,223	1,223
-	-	-	-	-	721	8,386
42,642	40,837	38,850	35,386	28,403	27,843	15,842
177,535	178,375	178,504	178,363	175,767	167,793	142,011
$ 297,836	$ 301,732	$ 305,780	$ 307,422	$ 303,143	$ 300,785	$ 280,748

FORT PIERCE UTILITIES AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

	FY 2016	FY 2015	FY 2014	FY 2013
OPERATING REVENUES				
Residential Sales	$ 41,432	$ 39,558	$ 39,565	$ 38,489
General Service Sales	53,811	52,964	55,899	55,518
Sales for Resale	914	874	799	854
Other Operating Revenues	2,264	2,162	2,272	2,172
Total Operating Revenues	98,421	95,558	98,534	97,033
OPERATING EXPENSES				
Generation	-	-	-	-
Purchases for Resale	43,783	42,304	45,347	44,800
Plant Operations	5,313	5,325	5,247	5,127
Field Operations	9,062	8,641	8,716	8,579
General and Administrative	16,997	15,802	15,078	14,546
Depreciation	13,097	12,461	14,991	15,300
Total Operating Expenses	88,252	84,533	89,379	88,352
OPERATING INCOME	10,169	11,025	9,155	8,681
NONOPERATING REVENUES (EXPENSES)				
Investment and Other Income	2,136	2,171	2,232	1,961
Grant Revenue	-	81	6	12
TCEC Expenses	(1,699)	(1,809)	(1,667)	(1,654)
Storm Expenses	-	-	-	-
Interest Expense	(3,445)	(3,594)	(3,582)	(5,105)
Property Transfer to FPRA	-	-	-	-
Distribution to City of Fort Pierce	(5,809)	(5,735)	(5,605)	(5,366)
Total Nonoperating Revenues (Expenses)	(8,817)	(8,886)	(8,616)	(10,152)
INCOME BEFORE CAPITAL CONTRIBUTIONS	1,352	2,139	539	(1,471)
Capital Contributions	1,650	2,471	1,478	1,392
INCOME BEFORE EXTRAORDINARY ITEMS	3,002	4,610	2,017	(79)
Extraordinary Income (Expense)	21	(10)	(427)	(761)
CHANGE IN NET POSITION	3,023	4,600	1,590	(840)
Net Position - Beginning of Year*	181,975	177,375	177,535	178,375
Net Position - End of Year	$ 184,998	$ 181,975	$ 179,125	$ 177,535

All reporting periods have been retroactively and comparably restated to implement the provisions of GASB 63 and GASB 65.
**FY 2015 Beginning of Year Net Position restated to reflect GASB 68 adjustment.*

FORT PIERCE UTILITIES AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

FY 2012	FY 2011	FY 2010	FY 2009	FY 2008	FY 2007
$ 38,275	$ 40,220	$ 44,528	$ 43,422	$ 42,876	$ 38,861
55,162	55,736	60,431	61,908	62,219	53,624
882	465	747	711	580	631
2,171	1,663	2,552	2,832	2,602	2,388
96,490	98,084	108,258	108,873	108,277	95,504
-	-	-	1	939	1,602
44,356	45,695	53,893	54,812	54,797	44,679
5,336	5,275	5,724	5,657	5,756	5,030
8,236	8,124	8,827	9,148	8,889	8,579
14,645	15,260	14,949	15,482	15,858	15,846
15,253	15,558	15,268	14,201	13,756	15,020
87,826	89,912	98,661	99,301	99,995	90,756
8,664	8,172	9,597	9,572	8,282	4,748
2,211	2,277	2,407	2,271	2,404	3,125
8	-	230	626	5,234	3,541
(1,642)	(1,570)	(1,492)	(1,491)	(480)	-
-	-	-	(87)	(96)	(234)
(4,632)	(4,894)	(5,688)	(3,990)	(4,160)	(4,916)
-	-	(511)	-	-	-
(4,767)	(5,125)	(4,853)	(5,046)	(4,952)	(4,209)
(8,822)	(9,312)	(9,907)	(7,717)	(2,050)	(2,693)
(158)	(1,140)	(310)	1,855	6,232	2,055
1,229	1,291	2,982	6,465	19,156	16,208
1,071	151	2,672	8,320	25,388	18,263
(1,200)	(10)	(76)	(346)	394	-
(129)	141	2,596	7,974	25,782	18,263
178,504	178,363	175,767	167,793	142,011	123,748
$ 178,375	$ 178,504	$ 178,363	$ 175,767	$ 167,793	$ 142,011


FORT PIERCE
UTILITIES AUTHORITY

Revenue Capacity


FORT PIERCE
UTILITIES AUTHORITY

FORT PIERCE UTLITIES AUTHORITY

Average Number of Services Billed By System

Last Ten Fiscal Years

FISCAL YEAR	ELECTRIC	WATER	NATURAL GAS	WASTEWATER
FY 2016	28,299	20,079	4,166	15,069
FY 2015	28,221	19,929	4,189	15,038
FY 2014	28,096	19,756	4,223	14,987
FY 2013	27,630	19,248	4,179	14,635
FY 2012	27,765	19,276	4,189	14,450
FY 2011	27,752	19,162	3,904	14,372
FY 2010	27,859	19,048	3,982	14,460
FY 2009	28,413	19,394	4,039	14,842
FY 2008	28,584	19,278	4,171	14,737
FY 2007	26,883	17,711	4,304	13,428

FORT PIERCE UTILITIES AUTHORITY

Operating Revenues By System

Last Ten Fiscal Years

(Dollars in Thousands)

	FY 2016	FY 2015	FY 2014	FY 2013
ELECTRIC				
Residential				
Inside the City	$ 22,718	$ 21,434	$ 21,724	$ 21,325
Outside the City	5,600	5,255	5,282	5,281
General Service				
Inside the City	29,077	28,423	30,507	31,515
Outside the City	5,039	4,958	5,235	5,254
Other Retail	1,680	1,750	1,979	2,012
Other Operating Revenues	1,042	1,024	1,074	1,115
Total Electric Operating Revenues	65,156	62,844	65,801	66,502
WATER				
Residential				
Inside the City	4,710	4,546	4,351	4,054
Outside the City	1,680	1,597	1,494	1,367
General Service				
Inside the City	5,498	5,305	5,169	4,813
Outside the City	2,625	2,381	2,519	2,249
Sales for Resale	914	874	799	854
Other Operating Revenues	110	101	156	119
Total Water Operating Revenues	15,537	14,804	14,488	13,456
GAS				
Sales Revenue				
Residential	1,192	1,240	1,293	1,251
Heat Only	11	12	13	13
General Service	3,106	3,511	3,813	3,331
Other Operating Revenues	69	85	82	53
Total Gas Operating Revenues	4,378	4,848	5,201	4,648
WASTEWATER				
Residential				
Inside the City	4,874	4,826	4,763	4,564
Outside the City	572	574	570	555
General Service				
Inside the City	5,547	5,280	5,305	4,973
Outside the City	1,314	1,428	1,446	1,449
Other Operating Revenues	141	126	180	143
Total Wastewater Operating Revenues	12,448	12,234	12,264	11,684
MANATEE OBSERVATION AND EDUCATION CENTER				
Total MOEC Operating Revenues	410	390	350	348
FPUAnet COMMUNICATIONS				
Total FPUAnet Operating Revenues	492	438	430	395
TOTAL OPERATING REVENUES	$ 98,421	$ 95,558	$ 98,534	$ 97,033

FORT PIERCE UTILITIES AUTHORITY

Operating Revenues By System

Last Ten Fiscal Years

(Dollars in Thousands)

FY 2012	FY 2011	FY 2010	FY 2009	FY 2008	FY 2007
$ 21,460	$ 22,936	$ 26,327	$ 25,398	$ 25,084	$ 22,077
5,378	5,921	6,882	6,821	6,922	6,503
32,280	32,822	36,501	38,192	37,642	31,253
5,393	5,558	6,458	6,945	7,460	6,275
1,895	1,663	1,657	1,651	1,632	1,531
1,051	1,148	1,192	1,189	1,171	1,091
67,457	70,048	79,017	80,196	79,911	68,730
3,855	3,819	3,749	3,729	3,580	3,453
1,277	1,263	1,225	1,207	1,194	1,216
4,807	4,956	4,697	4,616	4,343	4,268
2,348	2,288	2,336	2,033	2,062	1,981
882	466	747	711	580	630
124	(45)	254	345	299	265
13,293	12,747	13,008	12,641	12,058	11,813
1,215	1,306	1,462	1,367	1,443	1,366
11	21	24	19	16	13
2,400	2,580	2,827	2,566	3,213	2,767
75	120	92	82	100	91
3,701	4,027	4,405	4,034	4,772	4,237
4,459	4,337	4,251	4,233	3,980	3,607
541	551	540	577	577	529
4,918	4,745	4,686	4,665	4,718	4,371
1,198	1,188	1,337	1,311	1,230	1,276
234	(245)	356	657	503	526
11,350	10,576	11,170	11,443	11,008	10,309
337	362	359	362	407	347
352	324	299	197	121	68
$ 96,490	$ 98,084	$ 108,258	$ 108,873	$ 108,277	$ 95,504

FORT PIERCE UTILITIES AUTHORITY

Unit Sales By System

Last Ten Fiscal Years

	FY 2016	FY 2015	FY 2014	FY 2013
ELECTRIC SALES (MWh)				
General Service				
Inside the City	272,166	267,525	265,950	264,278
Outside the City	44,243	43,850	42,305	41,000
Total General Service	316,409	311,375	308,255	305,278
Residential				
Inside the City	193,198	184,261	172,628	164,672
Outside the City	45,883	43,522	40,445	39,293
Total Residential	239,081	227,783	213,073	203,965
Total Sales	555,490	539,158	521,328	509,243
WATER SALES - 1,000 GALLONS				
General Service				
Inside the City	907,134	896,997	891,635	863,507
Outside the City	485,639	442,529	498,887	460,394
Total General Service	1,392,773	1,339,526	1,390,522	1,323,901
Residential				
Inside the City	665,354	664,402	644,116	636,431
Outside the City	181,754	179,748	169,702	164,871
Total Residential	847,108	844,150	813,818	801,302
Sales for Resale	327,819	320,144	302,486	340,834
Total Sales	2,567,700	2,503,820	2,506,826	2,466,037
NATURAL GAS SALES (ccf)				
General Service	2,024,641	2,091,516	2,006,259	2,254,172
Residential	436,048	453,139	450,403	480,393
Heat Only				
General Service	181	128	173	258
Residential Service	857	1,605	1,215	1,333
Compressed Natural Gas	-	-	-	-
Contract Natural Gas	1,593,130	1,642,320	1,670,980	1,259,670
Total Sales	4,054,857	4,188,708	4,129,030	3,995,826
WASTEWATER BILLED - 1,000 GALLONS				
General Service				
Inside the City	712,513	687,268	682,611	655,667
Outside the City	158,987	177,356	178,122	185,993
Total General Service	871,500	864,624	860,733	841,660
Residential				
Inside the City	567,945	568,243	552,000	545,418
Outside the City	46,633	49,849	47,286	47,361
Total Residential	614,578	618,092	599,286	592,779
Total Sales	1,486,078	1,482,716	1,460,019	1,434,439

FORT PIERCE UTILITIES AUTHORITY

Unit Sales By System

Last Ten Fiscal Years

FY 2012	FY 2011	FY 2010	FY 2009	FY 2008	FY 2007
271,001	271,831	276,163	274,364	296,830	288,386
41,285	40,909	42,713	44,028	52,065	51,024
312,286	312,740	318,876	318,392	348,895	339,410
165,063	174,586	182,246	167,567	177,989	182,701
39,657	42,763	45,037	42,652	46,510	51,439
204,720	217,349	227,283	210,219	224,499	234,140
517,006	530,089	546,159	528,611	573,394	573,550
925,939	943,061	943,673	968,125	992,802	1,064,195
527,997	511,172	489,094	447,579	486,689	518,064
1,453,936	1,454,233	1,432,767	1,415,704	1,479,491	1,582,259
652,425	671,797	664,130	675,421	690,728	764,785
167,297	173,431	169,817	170,748	174,995	204,754
819,722	845,228	833,947	846,169	865,723	969,539
367,595	355,607	331,747	304,839	228,150	256,842
2,641,253	2,655,068	2,598,461	2,566,712	2,573,364	2,808,640
2,142,737	2,199,004	2,166,792	2,126,758	2,211,306	2,174,979
473,387	527,745	577,206	566,475	555,342	575,464
215	6,027	6,210	5,672	3,740	41
1,272	4,238	5,160	3,498	2,527	3,021
-	-	-	-	-	1,357
63,230	-	-	-	-	-
2,680,841	2,737,014	2,755,368	2,702,403	2,772,915	2,754,862
680,739	682,993	683,051	718,280	787,510	817,915
149,452	156,973	186,910	200,068	200,696	235,321
830,191	839,966	869,961	918,348	988,206	1,053,236
558,685	572,258	570,145	579,037	596,635	645,632
49,426	53,014	53,949	59,280	63,994	68,932
608,111	625,272	624,094	638,317	660,629	714,564
1,438,302	1,465,238	1,494,055	1,556,665	1,648,835	1,767,800

FORT PIERCE UTILITIES AUTHORITY
Ten Year Rate Analysis
Residential Rates
(Month of September)

	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
ELECTRIC										
Customer Charge[1]	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 5.77
Rate Per kWh *(up to 750 kWh)*	0.10822	0.10822	0.10822	0.10922	0.11322	0.08322	0.08722	0.08722	0.08722	0.08373
PCA Per kWh[2]	(0.00900)	(0.00300)	0.00800	0.00500	0.00200	0.03400	0.04400	0.05400	0.05400	$0.02200
GAS										
Customer Charge[1]	$ 13.14	$ 13.14	$ 13.14	$ 12.93	$ 12.63	$ 12.32	$ 12.02	$ 12.02	$ 11.17	$ 10.00
Rate Per CCF *(up to 100 CCF)*	1.46	1.46	1.46	1.44	1.42	1.23	1.20	1.20	1.12	1.00
PGA Per CCF[3]	(0.10000)	(0.05000)	0.10000	-	-	0.30000	0.30000	0.25000	1.15000	0.50800
WATER										
Customer Charge[1]	$ 13.88	$ 13.48	$ 13.09	$ 12.62	$ 11.85	$ 11.56	$ 11.28	$ 11.28	$ 10.75	$ 10.44
Rate Per 1,000 Gallons *(up to 10,000 gallons)*	3.55	3.45	3.35	3.23	3.03	2.96	2.89	2.89	2.75	2.67
WASTEWATER										
Customer Charge[1]	$ 15.30	$ 15.30	$ 15.30	$ 15.06	$ 14.71	$ 14.35	$ 14.00	$ 14.00	$ 13.33	$ 12.23
Rate Per 1,000 Gallons	5.49	5.49	5.49	5.40	5.27	5.14	5.01	5.01	4.77	4.38

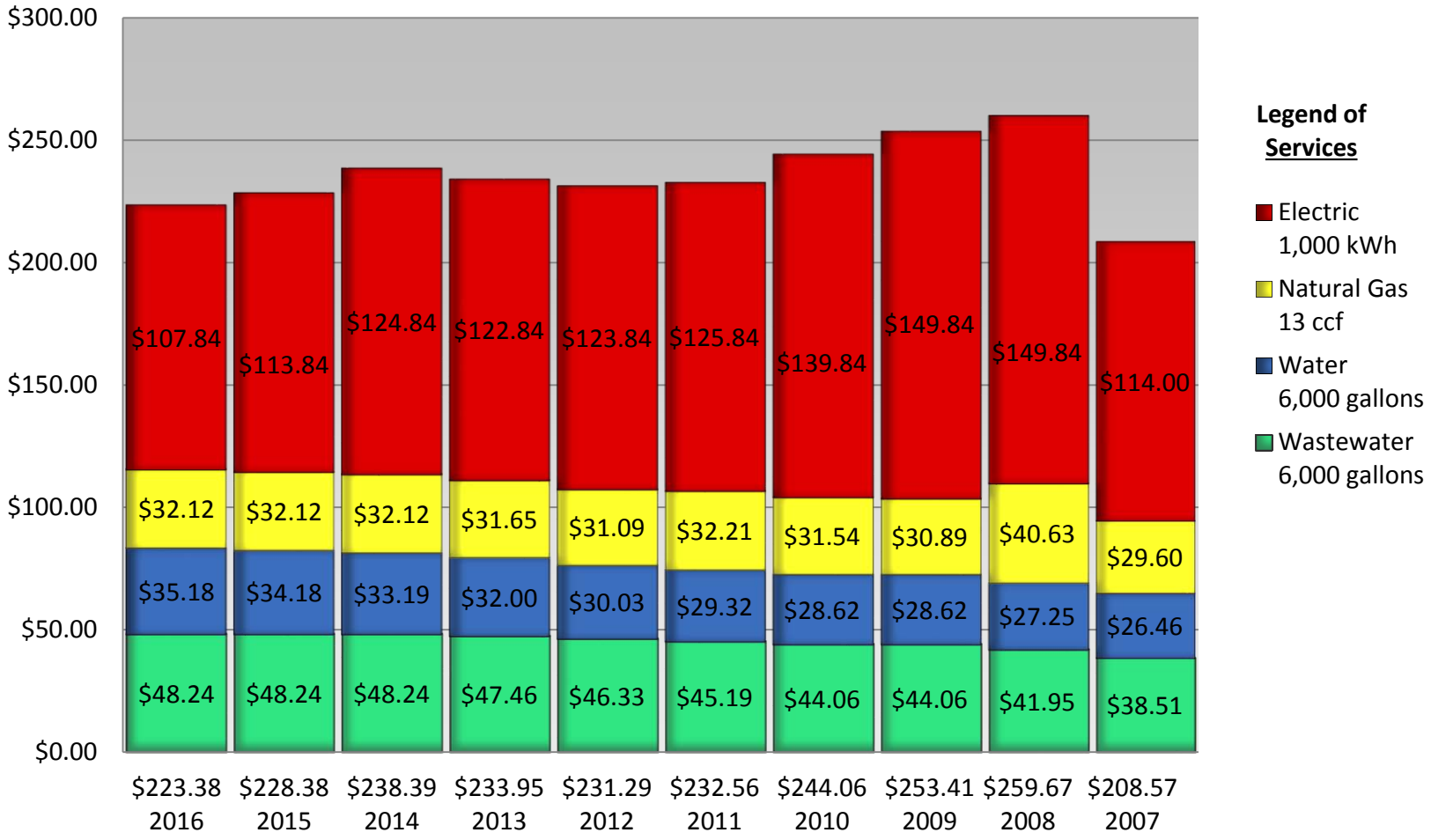
(1) Customer Charge reflects the Readiness-to-Serve charge.
(2) "PCA" means Power Cost Adjustment.
(3) "PGA" means Purchased Gas Adjustment.

FORT PIERCE UTILITIES AUTHORITY

Average Monthly Residential Bill

Last Ten Years

(Month of September)



FORT PIERCE UTILITIES AUTHORITY

System Rate Increases

Last Ten Fiscal Years

Fiscal Year	System	Increase (Decrease)
2016	Water	3.0%
2015	Water	3.0%
2014	Electric	(0.9%)
	Water	3.7%
	Wastewater	1.6%
	Natural Gas	1.6%
2013	Electric	(3.3%)
	Water	6.5%
	Wastewater	2.4%
	Natural Gas	2.4%
2012	Water	2.5%
	Wastewater	2.5%
	Natural Gas	2.5%
2011	Electric	(4.2%)
	Water	2.5%
	Wastewater	2.5%
	Natural Gas	2.5%
2010	-	-
2009	Water	5%
	Wastewater	5%
	Natural Gas	5%
2008	Electric	3%
	Water	3%
	Wastewater	9%
	Natural Gas	9%
2007	Electric	6%
	Water	12%
	Wastewater	10%

Debt Capacity

FORT PIERCE UTILITIES AUTHORITY
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
(Dollars in Thousands)

As of September 30	BUSINESS-TYPE ACTIVITIES									Total All Debt Issues	Ratio to Operating Revenue	Operating [1] Revenue
	Loans		Leases	Revenue Bonds								
	FMPA	SLC	Capital Equip.	1991 Series	1999 Series	2002 Series	2009 Series	2012 Series	2016 Series			
2007	$ 30,752	$ -	$ -	$ 9,042	$ 25,608	$ 9,545	$ -	$ -	$ -	$ 74,947	78%	$ 95,504
2008	30,619	-	-	9,751	22,740	9,545	-	-	-	72,655	67%	108,277
2009	30,479	-	121	10,504	19,754	9,545	-	-	-	70,403	65%	108,873
2010	-	234	98	5,445	20,644	9,545	34,800	-	-	70,766	65%	108,258
2011	-	201	71	-	21,588	9,545	34,800	-	-	66,205	67%	98,084
2012	-	189	39	-	22,590	9,545	34,800	-	-	67,163	70%	96,490
2013	-	177	127	-	23,654	9,545	34,800	20,896	-	89,199	92%	97,033
2014	-	137	106	-	24,774	9,545	34,800	20,498	-	89,860	91%	98,534
2015	-	137	80	-	25,974	9,545	34,800	13,751	-	84,287	88%	95,558
2016	-	131	49	-	27,245	-	34,800	6,920	9,545	78,690	80%	98,421

Note: Details regarding Fort Pierce Utilities Authority's outstanding debt can be found in the notes to the financial statements

[1] See the schedule of Operating Revenues By System on page 66 for more detailed data.

FORT PIERCE UTILITIES AUTHORITY

Principal Payments Payable on All Debt Issues

Through Fiscal Year 2030

(Dollars in Thousands)

Payments Due for FY	Total for All Debt Issues	St. Lucie County	Revenue Bonds			
			1999 Series	2009 Series	2012 Series	2016 Series
2017	$ 7,367	$ -	$ 275	$ -	$ 6,920	$ 172
2018	5,840	-	4,335	1,210	-	295
2019	6,028	131	4,340	1,255	-	302
2020	5,953	-	4,335	1,310	-	308
2021	6,015	-	4,340	1,360	-	315
2022	6,076	-	4,335	1,420	-	321
2023	6,138	-	4,340	1,470	-	328
2024	6,210	-	4,335	1,540	-	335
2025	6,283	-	4,335	1,605	-	343
2026	6,360	-	-	2,985	-	3,375
2027	6,581	-	-	3,130	-	3,451
2028	3,285	-	-	3,285	-	-
2029	6,945	-	-	6,945	-	-
2030	7,285	-	-	7,285	-	-
	$ 86,366	$ 131	$ 34,970	$ 34,800	$ 6,920	$ 9,545

FORT PIERCE UTILITIES AUTHORITY

Computation of Debt Service Coverage

Last Ten Years

(Dollars in Thousands)

	FY 2016	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011	FY 2010	FY 2009	FY 2008	FY 2007
OPERATING INCOME *	$ 10,218	$ 11,027	$ 9,236	$ 8,746	$ 8,700	$ 8,175	$ 9,614	$ 9,616	$ 8,276	$ 4,757
ADD:										
Depreciation Expense	13,092	12,453	14,982	15,290	15,243	15,547	15,259	14,193	13,747	15,008
Investment & Other Income	388	356	484	304	535	703	910	740	1,943	3,117
Extraordinary Income (Expense)	21	(10)	(427)	(761)	(1,200)	(9)	(76)	(346)	394	-
Net OPEB Expense	30	58	57	54	53	305	134	13	-	-
LESS:										
Interest on Construction Funds	-	-	-	-	-	-	-	-	238	944
NET AVAILABLE INCOME	$ 23,749	$ 23,884	$ 24,332	$ 23,633	$ 23,331	$ 24,721	$ 25,841	$ 24,216	$ 24,122	$ 21,938
DEBT SERVICE - Bonds & Pooled Loans										
Principal	$ 7,367	$ 7,086	$ 6,987	$ 6,653	$ 5,955	$ 5,675	$ 5,655	$ 5,797	$ 5,350	$ 5,138
Interest	2,079	2,291	2,394	2,762	3,728	4,012	3,573	3,033	3,539	4,197
NET CASH DEBT SERVICE	$ 9,446	$ 9,377	$ 9,381	$ 9,415	$ 9,683	$ 9,687	$ 9,228	$ 8,830	$ 8,889	$ 9,335
DEBT SERVICE COVERAGE (TIMES)	2.51	2.55	2.59	2.51	2.41	2.55	2.80	2.74	2.71	2.35

***** Excludes the Manatee Observation and Education Center

LEGAL DEBT MARGIN INFORMATION

Neither the City of Fort Pierce Charter or Code, nor the Florida Statutes limit the amount of debt the Fort Pierce Utilities Authority can issue.


FORT PIERCE
UTILITIES AUTHORITY

Demographic and Economic Information

FORT PIERCE UTILITIES AUTHORITY
Demographic and Economic Information
Last Ten Years

Year	City of Fort Pierce Population[1]	St. Lucie County Population[1]	St. Lucie County Labor Force[2]	Total Unemployment[2]	Percentage Rate of Unemployment[2]	St. Lucie County School Enrollment[3]	St. Lucie County Per Capita Income[4]	St. Lucie County Personal Income[4]
2016	42,489 *	292,826 *	133,166	7,957	6.0	39,390	***	***
2015	42,119	287,749	129,727	8,238	6.4	41,374	$35,625	$10,636,320
2014	41,188	282,821	129,004	10,198	7.9	41,158	$34,129	$9,932,383
2013	41,729	281,151	128,813	12,227	9.5	41,136	31,182	8,943,912
2012	41,646	280,355	123,588	14,519	11.7	40,844	31,742	9,010,473
2011	41,789	279,696	124,115	16,622	13.4	40,433	30,768	8,626,570
2010	41,590	277,789	123,738	17,482	14.1	40,453	29,574	8,243,330
2009	44,251	272,864	123,659	17,619	14.2	41,678	29,526	7,868,831
2008	44,227	276,585	124,155	10,343	8.6	39,346	29,115	7,734,345
2007	41,972	271,961	120,090	8,260	6.9	37,380	28,056	7,297,176

Sources:

[1] University of Florida, Bureau of Economic & Business Research

[2] Florida Department of Labor & Employment Security

[3] St. Lucie County School Board

[4] U.S. Department of Commerce, Bureau of Economic Analysis

* Total Estimated

*** Data unavailable

FORT PIERCE UTILITIES AUTHORITY

Principal Employers

Current Year and Eight Years Prior

		2016 [1]			2008		
Employer	**Business Sector**	**Number of Employees**	**Rank**	**% of City Population**	**Number of Employees**	**Rank**	**% of City Population**
St. Lucie County School Board	Public	5,465	1	12.86%	4,685	1	10.59%
Indian River State College	Public	2,338	2	5.50%	2,476	2	5.60%
Lawnwood Regional Medical Center	Private	1,339	3	3.15%	1,200	4	2.71%
Convey Health Solutuions	Private	950	4	2.24%	-	-	-
Wal-Mart	Private	890	5	2.09%	1,235	3	2.79%
St. Lucie County	Public	763	6	1.80%	898	6	2.03%
St. Lucie County Fire District	Public	434	7	1.02%	-	-	-
Treasure Coast Hospice	Private	425	8	1.00%	-	-	-
Blue Goose Growers/Construction	Private	400	9	0.94%	-	-	-
New Horizons of the Treasure Coast	Private	360	10	0.85%	398	10	0.90%
City of Fort Pierce	Public	-	-	-	412	8	0.93%
The Home Depot [2]	Private	-	-	-	425	7	0.96%
Riverside National Bank of Florida	Private	-	-	-	404	9	0.91%
Publix Super Markets Inc	Private	-	-	-	1,148	5	2.60%
TOTALS		**13,364**		31.45%	**13,281**		30.03%

Source:

Indian River State College, Institutional Advancement

[1] Data is as of February 25, 2017

[2] 2008 data not available, previous year total shown

Historical data not available for years prior to 2008


FORT PIERCE
UTILITIES AUTHORITY

Operating Information

FORT PIERCE UTILITIES AUTHORITY

Expenses By System

Last Ten Fiscal Years

(Dollars in Thousands)

	FY 2016	FY 2015	FY 2014	FY 2013
ELECTRIC				
Generation and Purchases for Resale	$ 42,179	$ 40,343	$ 43,006	$ 42,947
Transmission and Distribution	4,091	3,927	4,017	4,037
General and Administrative	7,460	6,964	6,696	6,738
Depreciation	4,508	4,463	4,721	4,668
Total Electric Operating Expenses	58,238	55,697	58,440	58,390
WATER				
Purchases for Resale	-	7	24	9
Plant Operations	3,304	3,320	3,185	3,199
Transmission and Distribution	1,743	1,789	1,767	1,732
General and Administrative	4,726	4,426	4,207	4,158
Depreciation	4,454	3,872	4,246	4,044
Total Water Operating Expenses	14,227	13,414	13,429	13,142
NATURAL GAS				
Purchases for Resale	1,556	1,900	2,274	1,816
Supply and Distribution	1,251	1,016	1,018	961
General and Administrative	1,046	978	892	596
Depreciation	313	274	1,088	304
Total Natural Gas Operating Expenses	4,166	4,168	5,272	3,677
WASTEWATER				
Plant Operations	1,742	1,766	1,776	1,696
Pumping and Collection	1,977	1,909	1,913	1,849
General and Administrative	3,385	3,113	2,975	2,769
Depreciation	3,743	3,779	4,836	6,194
Total Wastewater Operating Expenses	10,847	10,567	11,500	12,508
MANATEE OBSERVATION AND EDUCATION CENTER				
Plant Operations	267	238	286	232
General and Administrative	186	145	136	114
Depreciation	6	8	9	11
Total MOEC Operating Expenses	459	391	431	357
FPUAnet COMMUNICATIONS				
Purchases for Resale	48	55	43	28
General and Administrative	194	175	173	171
Depreciation	73	66	91	79
Total FPUAnet Communications Operating Expenses	315	296	307	278
TOTAL OPERATING EXPENSES	$ 88,252	$ 84,533	$ 89,379	$ 88,352
OTHER REVENUE (EXPENSES) *	$ (3,008)	$ (3,511)	$ (3,012)	$ (4,786)

* Excludes Distribution to the City of Fort Pierce.

FORT PIERCE UTILITIES AUTHORITY

Expenses By System

Last Ten Fiscal Years

(Dollars in Thousands)

FY 2012	FY 2011	FY 2010	FY 2009	FY 2008	FY 2007
$ 42,933	$ 43,976	$ 51,832	$ 52,851	$ 52,959	$ 43,958
3,783	3,814	4,299	4,445	4,423	4,259
6,885	7,423	7,217	7,605	8,051	8,263
6,477	6,420	4,761	4,984	6,960	8,862
60,078	61,633	68,109	69,885	72,393	65,342
-	6	-	2	18	-
3,309	3,331	3,557	3,348	3,223	2,917
1,743	1,567	1,722	1,816	1,575	1,533
4,183	4,268	4,144	4,159	4,116	4,014
3,726	3,825	6,105	4,953	3,617	3,344
12,961	12,997	15,528	14,278	12,549	11,808
1,398	1,676	2,038	1,942	2,744	2,295
875	968	981	983	1,056	939
570	650	607	564	525	558
507	303	351	308	288	323
3,350	3,597	3,977	3,797	4,613	4,115
1,779	1,697	1,906	2,010	2,222	1,885
1,834	1,776	1,825	1,903	1,836	1,847
2,755	2,685	2,747	2,941	2,994	2,883
4,446	4,939	3,985	3,936	2,875	2,481
10,814	11,097	10,463	10,790	9,927	9,096
249	246	261	299	310	228
115	109	106	99	97	115
11	11	9	8	9	12
375	366	376	406	416	355
25	37	23	18	15	27
137	125	129	115	74	13
86	60	56	12	8	-
248	222	208	145	97	40
$ 87,826	$ 89,912	$ 98,661	$ 99,301	$ 99,995	$ 90,756
$ (4,147)	$ (4,277)	$ (4,366)	$ (2,702)	$ 2,850	$ 1,464

FORT PIERCE UTILITIES AUTHORITY

Performance Indicators

Last Ten Fiscal Years

	FY 2016	FY 2015	FY 2014	FY 2013
SAFETY				
Frequency Rate (calendar year)	4.11	3.96	4.10	4.10
Severity Rate (calendar year)	5.75	51.00	80.00	48.00
Workers' Compensation Experience Modification Factor	0.97	0.79	0.87	0.92
FINANCIAL				
Debt Service Ratio (12 months ended)	2.51	2.55	2.59	2.51
Operating Ratio	0.90	0.88	0.91	0.91
COMPONENT COSTS				
Water Treatment Plant				
$ / 1,000 gallons raw water	$2.02	$1.88	$1.94	$1.90
Water Reclamation Facility				
$ / 1,000 gallons effluent	$1.46	$2.46	$2.70	$1.93
Electric T&D				
$ / mile of T & D lines	$21,636.69	$20,112.83	$20,633.15	$20,516.14
$ / number of services	$27.27	$26.13	$27.11	$27.41
Water Distribution				
$ / 1,000 gallons billed	$1.88	$1.88	$1.89	$1.82
$ / number of services	$20.01	$19.69	$20.04	$19.44
Wastewater Collection				
$ / 1,000 gallons billed	$2.39	$2.36	$2.68	$3.87
$ / number of services	$19.61	$19.41	$21.77	$31.61
Natural Gas Distribution				
$ / 1,000 ccf billed	$0.49	$0.40	$0.59	$0.40
$ / number of services	$39.54	$33.16	$47.71	$31.89
Lift Stations				
$ / 1,000 gallons billed	$0.75	$0.71	$0.79	$0.80
$ / number of services	$6.14	$5.80	$6.38	$6.53
Industrial Pre-Treatment				
$ / Customers	$927.50	$985.46	$903.78	$698.46
FPUAnet Communications				
$ / Customers	$345.35	$348.35	$328.03	$306.83
Administration				
$ / number of services	$14.51	$14.59	$14.60	$15.74
HUMAN RESOURCES				
Overtime Ratio	0.050	0.046	0.046	0.042
Sick Leave Ratio	0.038	0.038	0.034	0.034
Overtime vs. Annual Overtime Budget	114.22%	120.48%	114.96%	107.47%
Training Hours vs. Regular Hours Worked	2.87%	2.93%	2.53%	2.48%
Training Dollars vs. Budgeted Salary Dollars	2.00%	1.92%	1.69%	1.80%
*Annual Turnover Rate	12.40%	8.60%	12.08%	13.25%
CUSTOMER SOLUTIONS				
Number of connections	14,109	15,663	16,238	16,001
Number of disconnections	13,316	14,800	15,338	15,206
Number of accounts to collection agency	1,622	1,890	1,852	1,584
Amount of accounts written off				
Electric	$200,966	$99,489	$256,860	$182,006
Water	$36,032	$17,826	$46,081	$32,638
Natural Gas	$2,639	$1,366	$3,302	$2,374
Wastewater	$32,324	$16,050	$41,325	$29,294
Customer Charges	$12,371	$6,141	$15,770	$11,181
Communications	$257	$42	$371	$231
Number of service orders				
Started	45,028	44,505	49,837	44,205
Completed	44,937	44,389	49,740	44,224

* Annual Turnover Rate indicators are presented on a fiscal year basis (except for years 2007-2009 which were calendar year basis).

FORT PIERCE UTILITIES AUTHORITY

Performance Indicators

Last Ten Fiscal Years

FY 2012	FY 2011	FY 2010	FY 2009	FY 2008	FY 2007
4.90	3.60	1.20	1.50	3.70	4.10
24.00	122.00	61.00	21.00	126.00	18.00
1.25	1.11	1.28	0.95	1.00	1.00
2.41	2.55	2.80	2.74	2.71	2.35
0.91	0.92	0.91	0.91	0.92	0.95
$1.80	$1.79	$1.92	$1.79	$1.85	$1.40
$2.07	$2.45	$2.56	$2.40	$1.99	$1.94
$23,742.33	$24,841.57	$20,585.55	$21,579.20	$27,765.81	$24,430.86
$31.57	$30.95	$25.99	$26.71	$28.17	$26.35
$1.59	$1.54	$2.46	$2.20	$1.67	$1.44
$18.14	$17.79	$27.92	$24.24	$18.58	$19.08
$2.65	$2.86	$2.11	$1.78	$1.32	$1.13
$21.98	$24.34	$18.20	$15.55	$12.29	$12.53
$0.62	$0.57	$0.57	$0.58	$0.64	$0.92
$32.90	$33.36	$32.89	$32.21	$35.51	$48.96
$0.74	$0.76	$0.71	$0.69	$0.62	$0.52
$6.17	$5.97	$6.14	$6.02	$5.80	$5.74
$793.71	$1,246.28	$793.86	$614.11	$779.74	$840.66
$275.98	$325.26	$320.54	$185.64	$238.43	$175.00
$16.01	$17.15	$18.17	$16.31	$16.46	$17.09
0.040	0.036	0.040	0.039	0.050	0.040
0.034	0.039	0.042	0.034	0.036	0.035
100.48%	89.65%	80.00%	84.32%	101.53%	99.50%
1.52%	1.62%	2.32%	2.78%	3.14%	5.02%
1.23%	1.31%	1.16%	1.59%	1.45%	1.27%
6.77%	9.09%	6.34%	8.66%	4.76%	10.10%
16,360	16,077	17,441	17,956	14,820	9,823
15,419	15,038	16,300	16,137	11,734	4,744
1,535	1,888	2,240	2,233	1,880	2,876
$253,362	$197,638	$390,702	$360,046	$340,472	$226,878
$45,434	$35,433	$70,061	$64,559	$61,069	$40,744
$3,308	$2,582	$5,104	$4,697	$4,435	$2,944
$40,780	$31,805	$62,886	$57,951	$54,816	$36,587
$15,563	$12,136	$23,993	$16,354	$17,292	$15,434
$321	$249	$495	$454	$428	$318
50,182	56,278	59,489	64,640	61,974	55,217
44,991	48,149	56,799	65,166	61,907	55,706

FORT PIERCE UTILITIES AUTHORITY

Electric Energy Sources, Water and Wastewater Statistics

Last Ten Fiscal Years

	FY 2016	FY 2015	FY 2014	FY 2013
ELECTRIC STATISTICS				
Sources of Energy (MWh)				
Total Energy Purchased	583,207	559,061	544,751	532,038
Gross Peak Demand (MW)	112	107	106	104
WATER STATISTICS				
Water Production - 1,000 Gallons				
Raw Water Treated	3,015,157	2,911,231	2,880,512	2,889,435
Water from Distribution System	34,250	2,034	14,718	8,657
Less Deep Well Concentrate	(155,230)	(142,482)	(142,399)	(144,156)
Water Used in Plant	(20,986)	(19,710)	(19,710)	(19,710)
Water from or (left-in) Storage	890	(1,678)	(308)	61
FINISHED WATER FROM PLANT	2,874,081	2,749,395	2,732,813	2,734,287
Purchased for Resale (Interconnects)	130	2,021	10,100	3,943
Water Pumped to City	2,874,211	2,751,416	2,742,913	2,738,230
Water Used in System	195,953	169,338	193,590	170,788
Water Sales	2,567,700	2,503,820	2,506,826	2,466,037
Losses and Unaccounted for Gallonage	110,558	78,258	42,497	101,405
Unaccounted For	0.0385	0.0284	0.0155	0.0370
Average Daily Consumption	7,853	7,535	7,489	7,496
Highest Daily Consumption	9,477	9,285	9,258	8,950
Date	3/8/16	2/18/15	5/19/14	3/13/13
Peak Maximum Demand (MG)	15,634	13,355	14,329	13,932
Date	3/28/16	5/27/15	5/5/14	4/13/13
Rainfall (inches)	69.65	40.08	56.11	51.91
WATER RECLAMATION FACILITY				
(In Millions of Gallons per Day)				
Average Daily Flow	6.40	3.79	4.00	4.72
Peak Flow	13.83	8.75	12.25	8.14

FORT PIERCE UTILITIES AUTHORITY

Electric Energy Sources, Water and Wastewater Statistics

Last Ten Fiscal Years

FY 2012	FY 2011	FY 2010	FY 2009	FY 2008	FY 2007
537,115	552,427	568,637	553,487	593,686	608,967
103	115	124	115	113	124
3,088,102	3,101,048	3,023,434	2,993,150	3,013,208	3,455,908
17,644	16,648	16,118	N/A	N/A	N/A
(174,731)	(165,498)	(137,432)	(137,645)	(142,365)	(186,608)
(19,764)	(19,710)	(19,966)	(8,519)	(17,873)	(36,559)
4,218	6,968	1,100	N/A	N/A	N/A
2,915,469	2,939,456	2,883,254	2,846,986	2,852,970	3,232,741
-	-	-	-	-	-
2,915,469	2,939,456	2,883,254	2,846,986	2,852,970	3,232,741
193,707	171,870	175,255	170,369	160,987	132,325
2,641,253	2,655,068	2,598,461	2,566,712	2,573,364	2,808,640
80,509	112,518	109,538	109,905	117,619	291,776
0.0276	0.0383	0.0380	0.0386	0.0412	0.0903
7,990	8,053	7,926	7,827	7,798	8,927
10,524	9,741	9,511	10,403	10,336	11,054
4/18/12	5/30/11	7/1/10	5/8/09	5/18/08	10/23/06
17,437	17,765	17,150	13,304	13,508	17,271
7/22/12	9/14/11	5/7/10	5/7/09	12/2/07	2/1/07
67.10	30.24	40.54	39.89	71.72	42.47
4.86	3.93	4.05	4.95	6.14	5.24
13.03	4.75	5.05	9.57	20.23	7.70

FORT PIERCE UTILITIES AUTHORITY

Authorized Full Time Positions By Department

Last Ten Fiscal Years

Department	9/30/2016		9/30/2015		9/30/2014		9/30/2013	
01 Manatee Observation & Education Center	3	P	3	P	2	P	2	P
02 Treasure Coast Energy Center	13		13	D	14	D	14	D
10 Board	5		5		5		5	
11 Director of Utilities	2		2		2		2	
12 Attorney	1		1		1		1	
15 Human Resources	3		3		3		4	
18 Safety	2		4	D	4	D	6	D
21 Finance	13		13		12		11	D
22 Materials Management	6	P	4	P	4	P	3	P
31 Shared Services	1		1		1		1	
32 Information Technology Services	17	D	17	D	16	D	16	
35 Facilities	5	D	5	D	5		5	
41 Communications	-		1		1		1	
43 Customer Solutions	26	D	26	D	26	D,P	26	D,P
51 Director of Electric & Gas Systems	1		1		1	D	1	D
52 Power Generation	-		-		-		-	
54 Electric Transmission and Distribution	23	D	21	D	46	D	49	D
55 Electric Operations	24	D	25	D				
56 Electric & Gas Engineering	9		9		9	D	10	D
61 Director of Water/Wastewater Systems	1		1	D	1	D	1	D
62 Water Resources	24	D	23	D	23	D	23	D
64 Water Distribution	28	D	29	D	28	D	28	D
66 Water/Wastewater Engineering	11		11	P	11	D	11	D
74 Gas Operations	15	D	15	D	15	D	16	D
82 Water Reclamation	16	D	16	D	16	D	14	D
84 Wastewater Collection	19	D	19	D	20	D	21	D
93 FPUAnet Communications	2	D	2	D	2	D	2	
TOTAL	270		270		268		273	

C - Includes contract employees

D - Includes D.R.O.P. Participant employees

H - Excludes positions held vacant

P - Excludes part-time employees

FORT PIERCE UTILITIES AUTHORITY

Authorized Full Time Positions By Department

Last Ten Fiscal Years

9/30/2012	9/30/2011	9/30/2010	9/30/2009	9/30/2008	9/30/2007
2 P	2 P	2 P	2 P	2 P	2 P
15 D	15 D	15 D	15 D	15 D	-
5	5	5	5	5	5
2	2	2	2	2 C	2 C
1	1	1	1	1	1
4	4	4	4	4	4
5 D	5	5	5	5	5
11 D	10 D	12 D	12 D	13	12
3 P	5 P	5 P	5 P	5 P	5 P
1	1 H	1 H	1 H	2	7
16	16	16	16	14 P	13 P
5	5	5	5	5	-
1	1	1	1	1	3
26 D,P	28	29	29	29	29
1 D	1 D	2 D	2 D	3	3
-	-	-	-	1 D	20
51 D	52 D,H	53 D,H	55 C,D,H	58 C,D	56 C
9	9 H	11 H	11 H,P	13 P	14 P
1 D	1	1	1	2	2
23 D	23 D,H	24 H	24 C,H	24 C	24 C
25	25 H	28 H	32	32	30
11 D	11 D,H	11 D,H	13 H	14	14
15 D	14 D,H	14 H	16	16	15
13 D	13 D,H	14 D	12 D,H	25	24
21 D	21 D,H	22 D	22 D,H	13	13
2	1	1	1	1	-
269	271	284	292	305	303

FORT PIERCE UTILITIES AUTHORITY
Ten Largest Customers
Fiscal Year 2016

Ranking	Customer Name	Utility Service	Unit Sales	Revenues	Total
1	**St. Lucie County Board of County Commissioners**	Electric (kWh)	14,505,410	$1,597,522	
		Water (kgal.)	394,047	1,295,420	
		Wastewater	118,676	1,013,577	
		Natural Gas (ccf)	16,704	24,540	
					$3,931,059
2	**St. Lucie County School Board**	Electric (kWh)	20,742,683	$2,433,957	
		Water (kgal.)	31,660	207,898	
		Wastewater	31,533	259,898	
		Natural Gas (ccf)	38,964	63,804	
					$2,965,558
3	**Indian River State College**	Electric (kWh)	20,346,986	$2,118,136	
		Water (kgal.)	28,702	160,769	
		Wastewater	24,277	180,835	
		Natural Gas (ccf)	97,174	98,001	
					$2,557,741
4	**Lawnwood Regional Medical Center**	Electric (kWh)	18,640,248	$1,702,764	
		Water (kgal.)	27,097	117,389	
		Wastewater	17,147	109,037	
		Natural Gas (ccf)	312,241	251,447	
					$2,180,638
5	**Fort Pierce Utilities Authority**	Electric (kWh)	15,576,249	$1,609,622	
		Water (kgal.)	3,924	39,657	
		Wastewater	1,589	29,123	
		Natural Gas (ccf)	6,578	11,640	
					$1,690,042
6	**City of Fort Pierce**	Electric (kWh)	9,548,902	$1,102,821	
		Water (kgal.)	44,591	415,781	
		Wastewater	7,040	75,730	
		Natural Gas (ccf)	1,370	5,979	
					$1,600,311
7	**Fort Pierce Housing Authority**	Electric (kWh)	5,759,799	$625,829	
		Water (kgal.)	28,150	199,002	
		Wastewater	28,244	249,281	
		Natural Gas (ccf)	62,180	139,984	
					$1,214,096
8	**Florida Atlantic University**	Electric (kWh)	11,931,579	$1,206,510	
		Water (kgal.)			
		Wastewater			
		Natural Gas (ccf)			
					$1,206,510
9	**Florida Power & Light Company**	Electric (kWh)	4,320	$1,680	
		Water (kgal.)	175,064	726,625	
		Wastewater	224	4,710	
		Natural Gas (ccf)			
					$733,016
10	**Walmart**	Electric (kWh)	5,538,344	$511,986	
		Water (kgal.)	8,236	39,891	
		Wastewater	8,236	56,069	
		Natural Gas (ccf)	25,504	26,238	
					$634,184

TOTAL REVENUES BY UTILITY	Electric	.....	$12,910,827
	Water	.....	3,202,433
	Wastewater	.....	1,978,260
	Natural Gas	.....	621,635
TOTAL COMBINED REVENUES			$18,713,155

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board Members
Fort Pierce Utilities Authority
Fort Pierce, Florida

We have audited the financial statements of Fort Pierce Utilities Authority ("FPUA"), as of and for the year ended September 30, 2016, which collectively comprise of FPUA's basic financial statements and have issued our report thereon dated February 23, 2017. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered FPUA's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of FPUA's internal control. Accordingly, we do not express an opinion on the effectiveness of FPUA's internal control.

A *deficiency in internal* control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether FPUA's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
February 23, 2017

City Commission Regular Meeting **13.c.**

Meeting Date: 04/03/2017

Re: 17-R14

SUBJECT:

Resolution 17-R14 Supporting the Lake Okeechobee Regional Compact.

SUMMARY:

During 2016 a group made up of cities and counties, since called the Lake Okeechobee Learning Collaborative met a number of times to address the water management needs throughout the region while identifying commonality among each of the 164 municipalities and 19 counties in South Florida affected by chronic, damaging water pollution. The Lake Okeechobee Regional Compact is the most comprehensive effort in the State by impacted local governments to address extraordinary, far-reaching water quality issues affecting a population of more than 8 million Americans in central and south Florida.

RECOMMENDATION:

Adopt Resolution 17-R14.

ALTERNATIVES:

Do not adopt.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Mayor Linda Hudson

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

17-R14

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 01:41 PM

Form Started By: Linda Cox Started On: 03/21/2017 03:22 PM

Final Approval Date: 03/24/2017

RESOLUTION 17-R14

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, APPROVING THE CITY'S PARTICIPATION AS A PARTY TO THE **LAKE OKEECHOBEE REGIONAL COMPACT** AND THE COLLABORATION OF PARTIES IN DEVELOPING A LONG TERM REGIONAL ACTION PLAN DEDICATED TO SOLVING COMPLEX WATER MANAGEMENT ISSUES AND AS OTHERWISE AGREED UPON BY ALL PARTIES TO THE COMPACT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the south Treasure Coast Region was at the epicenter of the 2016 algae crisis, an unprecedented algal bloom growth spurred by decades of manmade conditioning, and proliferated by freshwater discharges from Lake Okeechobee; and

WHEREAS, during 2016 a group made up of cities and counties, since called the Lake Okeechobee Learning Collaborative met a number of times to address the water management needs throughout the region while identifying commonality among each of the 164 municipalities and 19 counties in South Florida affected by chronic, damaging water pollution; and

WHEREAS, the Lake Okeechobee Regional Compact is the most comprehensive effort in the State by impacted local governments to address extraordinary, far-reaching water quality issues affecting a population of more than 8 million Americans in central and south Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, THAT:

SECTION 1: The foregoing precatory language is adopted as if set forth below.

SECTION 2: The City of Fort Pierce hereby supports the Lake Okeechobee Regional Compact;

SECTION 3: The City supports the collaboration of all parties to the compact in working to develop a Regional Action Plan addressing complex regional water management issues and as otherwise agreed upon by all parties;

SECTION 4: This Resolution shall become effective upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 3rd day of April, 2017.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
JAMES MESSER, CITY ATTORNEY

City Commission Regular Meeting **15.a.**

Meeting Date: 04/03/2017

Re: City Manager's Report

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

City Manager's Report

Attachments

City Manager's Report April 2017

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/24/2017 01:40 PM
City Manager	Nick Mimms	03/24/2017 01:40 PM

Form Started By: Jennifer Robinson Started On: 03/20/2017 02:47 PM

Final Approval Date: 03/24/2017

SUNRISE CITY SPECTRUM



APRIL 2017



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12th ANNUAL EDWARD G. ENNS FORT PIERCE CITY CHAMPIONSHIP

Indian Hills Golf Course has been a cornerstone of Fort Pierce since 1942. The city took over operations of the course in 2002 and has been continually striving to improve both customer service and facility conditions. In that spirit, the city under the direction of then Mayor Edward G. Enns, retained architect Wade Northrup to design an entirely new 18 hole layout on the existing grounds. The new 6,555 yard layout has been well received by both long-time patrons and newcomers alike.

Mayor Enns was known to walk the grounds regularly to see the progress of the new course. Unfortunately, Mayor Enns was diagnosed with cancer in March of 2005, one month prior to the reopening of the golf course. After his passing in January of 2006, the Golf Course Director at the time, Mary Beth Birsky, sought to honor

Mayor Enns' efforts for the golf course and the City of Fort Pierce. It was decided that the inaugural city championship in March of 2006 would be named the Edward G. Enns Fort Pierce City Championship.

On March 18th and 19th, 2017 the 12th Annual Championship was held at Indian Hills Golf Course. There were 72 participants competing in five divisions. The divisions are the Ladies, Senior Ladies (over 60 years of age), Mens, Senior Mens (over 60 years of age), and the Legends Division (over 70 years of age). The two days of competition were a true test of golf. When the wind picked up on Sunday, it became very challenging for the competitors. At the end of the day, our winners were: Ladies Division, Mary Duckworth at a two day total of 169; Senior Ladies Division, Susan Kiely, 172; Mens Division, Brian Mallonee, 144; Senior Mens Division Gary Pintek, 150, and Legends Division, Dave Librti, 147. The luncheon and awards ceremony on the back deck was attended by Mayor Linda Hudson, Fort Pierce City Commissioner Jeremiah Johnson, and City Manager Nicholas Mimms. The tournament was, once again, very successful.







MAYOR ON PATROL





Mayor Linda Hudson joined police officers recently for a ride-along in a patrol car, answering calls and "keeping the peace." Officers Jean Sena and Mark Acevedo showed her what some of their daily routine was all about, including a drug bust and an emergency call requiring full use of lights and siren. The Mayor said she found it all very interesting. Thank you Mayor Hudson for taking an interest in our work!



Officer Albert Eckrode patrolled the downtown area last weekend on a Segway meeting many new people and helping citizens get comfortable chatting with police officers. The Segway is a great tool not only for getting around tight areas all day, but for being a conversation starter to help officers build a bridge to the community. People enjoyed posing for photographs with Officer Eckrode, and children especially were intrigued by seeing an officer on a Segway.



DEPUTY CHIEF KENNY NORRIS PREPARES FOR A CHALLENGE AT THE GOAL FROM A LITTLE ONE WHO IS UNDETERRED BY THE DEPUTY CHIEF'S BANTER, WHILE OFFICERS JEAN SENA AND JAMES IPPOLITO OFFER BACKUP.

Fort Pierce police officers had a fun afternoon Tuesday playing with local kids at our weekly Courageous Kids gathering at First Step Park on Avenue G at 31st Street. The Courageous Kids program is designed to help children learn to feel comfortable talking to police officers, who spend time with them, mentor them, and get to know what each little one is all about. The outing is always as much fun for the officers as it is for the children.

BELOW: Officers Eddie Dove and Jesse Love pose with some of the youngsters.





As part of the Courageous Kids program, officers went to Chester A. Moore Elementary during spring break camp, handing out the Police Department's wristbands and chatting with the kids.



HUTCHINSON ISLAND PLAZA HOTEL – 1230 SEAWAY DRIVE

The Hutchinson Island Plaza Hotel and Suites recently completed another phase of exterior site enhancements that included landscape additions, construction of a new monument sign, and parking lot improvements. The Planning Department managed their variance application to decommission their old non-conforming advertising sign with replacement of a more elegant monument sign, which embraces the overall site design. Their continued investment appears to have contributed to their recognition as Trip Advisor's top ranked hotel in the City of Fort Pierce.





BROOKLYN SWEETS 106 S. 2ND STREET

"Brooklyn Sweets" opened its doors in the Galleria of Pierce Harbor building in downtown. The new business lives up to its name by offering a wide selection of unique chocolates and other confections, gourmet ice creams and specialty coffee drinks sure to please everyone seeking a treat on a busy day.







TOUCHSTAR LUXURY CINEMAS – 2539 S. US HWY 1

Coming Soon to a City Near You: Fort Pierce is about to have a new type of entertainment to look forward to. The Sabal Palm Plaza and the City of Fort Pierce is soon to welcome the area's first luxury dine in movie theater. Touchstar Luxury Cinemas, a company based out of Orlando, is undertaking renovations now, and plans to open in April.

MOORE'S CREEK CLEANUP



The water lettuce has inundated the area from 10th Street to 13th Street. Normally aquatic plants are beneficial in a water body by increasing oxygen levels for wildlife, removal of excess nutrients and clarification of oxygen levels, lowers water levels due to increased evaporation, and produce ideal breeding environments for mosquitoes. Several attempts were made by volunteer groups to rid the creek of the overgrowth, but the vegetation is too prolific to control by manual labor. An emergency contract was let with Lake and Wetland Management of Stuart, Florida to mechanically harvest the floating vegetation. The contractor mobilized on March 14th with an amphibious vessel equipped with a hydraulic fork lift. The water craft was able to gather the "lettuce" and crawl up the banks of the creek depositing piles of vegetation along the shoreline.

These piles were hand loaded to a utility vehicle and transported to 30 yard roll-off dumpsters that were provided by Public Works. The vegetation was removed from the water within two days, but clean-up along the banks is still on going. Two containers have been filled and a possible third will be needed to complete the removal.





The City is hoping to take advantage of this bountiful harvest. The vegetative biomass will be weighed and a sample of the material sent to a laboratory to determine the actual uptake of nutrients that the plants were able to remove from the water. Armed with this information, the City will petition the Florida Department of Environmental Regulation for credits to be used for the mandatory reduction in Total Nitrogen and Total Phosphorus that must be reported annual to FDEP.

SPRING CLEANING

With summer quickly approaching, the Public Works Department has been hard at work on projects before the busy season begins. Spring and Summer always bring more visitors to our facilities requiring more maintenance, the hot sun and rain accelerates the vegetation growth, and the precipitation increases the need for storm water maintenance.
Team members from the Facilities Maintenance and Streets & Drainage Divisions are working diligently to erect a new monument sign at 29th Street Park. This park is heavily used by neighborhood kids, little league teams and soccer players. The sign and landscaping will greatly enhance the beauty of this community asset.





Removal of the stage at the River Walk Center has been on the radar for a long time and the Facilities Maintenance Team has finally been able to block off a window of time to make it happen. The RWC is one of our most heavily utilized facilities for rental events such as weddings and parties. The stage is an amenity that was rarely used and with the removal there will now be more options for patrons of this venue. A beautiful laminate floor will take its place that can be used for additional seating or a dance floor.

The Parks & Grounds Team with assistance from members of the Streets & Drainage Team have been clearing a piece of property on Granada Street, which is owned by the City.. This particular lot was overgrown with invasive pepper trees, Australian pine trees, as well as other native vegetation. Staff has been working diligently to improve the parcel's appearance motivated by pride for their contribution to the enhancement of the neighborhood.



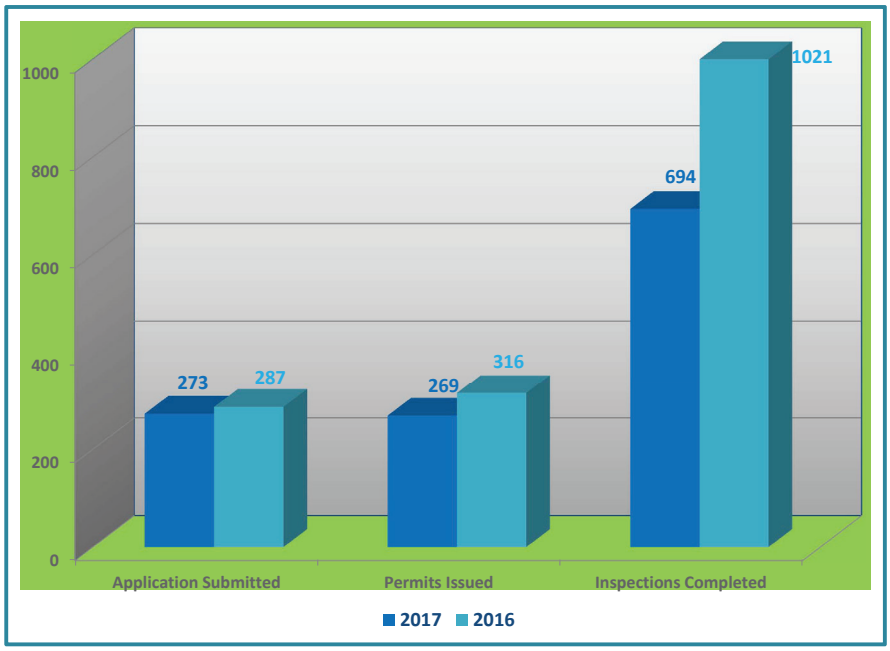


RIVER WALK CENTER SALES REPORT FEBRUARY 2017

CLASSES	$ 2002.82
PARK PERMITS	$ 1,912.50
SPECIAL EVENTS	$ 3,415.00
GARDEN CENTER	$ 1,159.15
MARAVILLA CENTER	$ 1,193.90
OLD CITY HALL	$ 794.50
RIVER WALK CENTER	$ 1,611.20
YOUTH ACTIVITIES (HDRC)	$2,600.00
TOTAL	**$ 14,689.07**

BUILDING PERMIT ACTIVITY REPORT

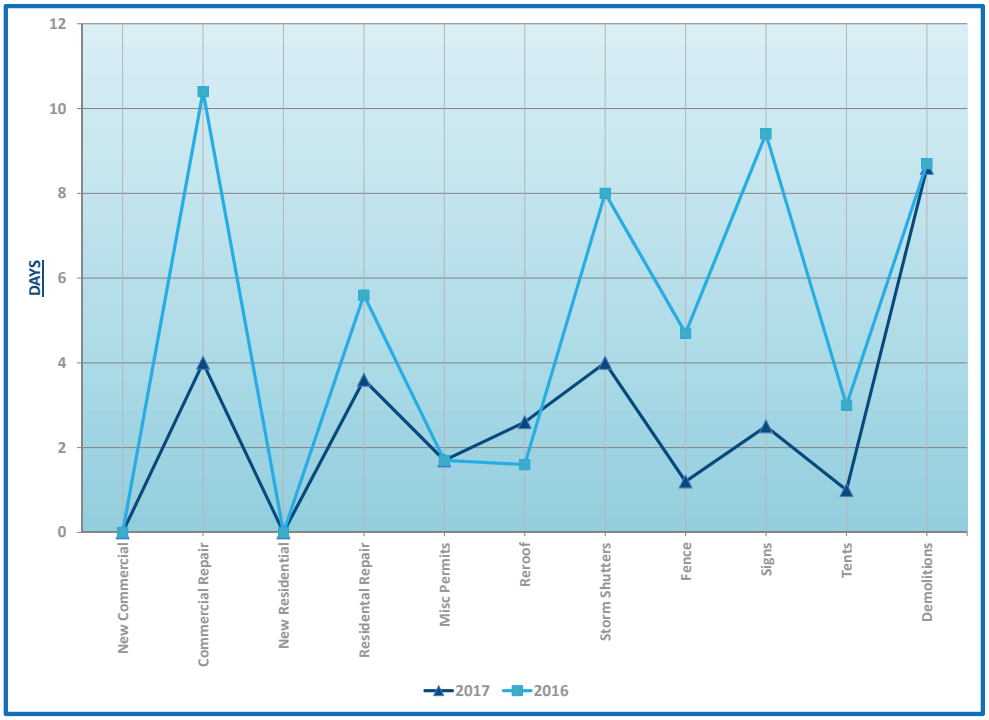
FEBRUARY 2017



PLAN REVIEW PROCESSING TIME

For permits with 0 days, either the review was not completed within the month, or there were no reviews for the entire month.

FEBRAURY 2017





INDIAN HILLS SALES REPORT

	1/2017	2/2017
Golf Rounds	4136	4578
Golf Fees	$134,887.68	$142,521.10
Range Tokens	$2,353.84	$3,130.93
Membership Pass	$4,748.85	$2,200.00
Food & Beverages	$5,336.41	$6,154.87
Merchandise	$2.900.48	$3,833.28
Total	$150,227.26	$157,840.18



The City of Fort Pierce is excited to announce the "Sunny Fort Pierce" Photo Contest! In an effort to promote our beloved city through social media, we are encouraging our local residents, visitors, families, and friends to post photos of what a sunny day in beautiful Fort Pierce means to them. The top five entries will have a chance to see their images displayed in City Hall and will receive a grab bag of goodies. The first place winner will also receive a universal camera lens for his or her smartphone.

Here's how it works:
To enter the contest, simply capture a sunny day in Fort Pierce from your perspective. For example, you may take a photo of a beach day, a sunset, a sunrise, or even from your home, etc. Entering is easy; simply upload your picture at the following link: http://woobox.com/jtnyp6. Contestants can enter one image per day until March 31st. If you'd rather enter through Instagram, just upload your photo and use the hashtag #SunnyFortPierce.

THE SUNRISE CITY
FORT PIERCE
Florida



CITY MARINA FINANCIAL REPORT

	DEC	JAN	FEB
Dockage Reservations	174	144	140
Monthly Dockage	$99,879.95	$110,411.30	$122,772.70
Transient Dockage	$168,178.10	$45,375.41	$45,620.38
Electricity	$4,180.06	$4,081.79	$4,100.48
Retail	$17,788.92	$17,148.82	$25,222.33
Gas Sales	$19,692.65	$17,757.40	$19,398.68
Diesel Sales	$135,660.90	$45,151.12	$68,327.16
TOTALS	$445,880.50	$239,925.84	$291,265.38



Scotty McCreery

With the season in full swing in Florida, the Sunrise Theatre is busy with activity. Within this month alone, we have had the likes of Rick Springfield, Scotty McCreery, Paul Anka, Masters of Illusion, Carrot Top, ABBA Mania, Gordon Lightfoot, and many more. There is truly something for everyone. These shows and a whole lot more are typical of the entertainment one will find at the Jewel of the Treasure Coast and each year more and more visitors find their way to our intimate, 1,200 seat, gem.



Paul Anka and friends

SUNRISE THEATRE FINANCIAL REPORT

Date	Show	Attendance	Total Expense	Total Revenue	Gain/(Loss)
2/2	Art Garfunkel	1,041	$42,330.27	$66,908.90	$24,578.63
2/3	Sex Tips for Straight Women	312	$25,778.95	$13,694.02	(12,084.93)
2/4	Blood, Sweat, & Tears	737	$38,856.10	$41,402.24	$2,546.14
2/9	Duke Ellington Band	312	$31,274.24	$15,076.72	(16,197.52)
2/12	Let It Be	487	$28,352.23	$24,809.80	(3,542.43)
2/14	Midtown Men	1,134	$36,901.79	$93,518.80	$23,909.01
2/16	Jay Leno	803	$106,852.63	$93,518.80	(13,333.83)
2/19	Masters of Illusions	791	$32,400.29	$35,013.03	$2,612.74
2/24	Justin Hayward	450	$26,775.83	$23,996.79	(2,779.04)
2/25	Abba Mania	838	$26,921.52	$37,580.80	10,659.28

Date	Rental	Attendance	Total Expense	Total Revenue	Gain/(Loss)
2/11	Rock n Roll & Doo Wop	916	$35,579.00	$44,893.84	$9,314.84
2/1-28	Jazz Jam Black Box	511	$1,550.88	$3,617.00	$2,066.12
2/1-28	Comedy COrner Black Box	226	$3,676.04	$6,270.00	$2,593.96
		TOTALS	$437,249.77	$467,592.74	$30,342.97

We welcome the following new businesses to the City of Fort Pierce.

BUSINESS NAME	*TYPE OF BUSINESS*
ANGELIC TOUCH HOME CARE SERVIC	UNCLASSIFIED
ARCHERS TAX SERVICES AND MORE	COMPUTER SERVICE
BROOKLYN SWEETS	ICE CREAM PARLOR ONLY
CARIBBEAN INTERNATIONAL SERVICE LLC	CONSULTANTS,BONDS,BUSINESS,COMPUTER,ET
CUBBY HOLE COLLECTIBLES	MERCHANT-NOT EXCEEDING $10,000
DOOCKA MEDIA	ADVERTISING/PUBLISH-DISTRIBUTE ONLY
FREEDOM TAX ONE LLC	BOOKKEEPING SERVICE
GARCIA, NOE	HANDYMAN-REPAIRS NOT REQUIRING A PERMIT
GIBBS, QUEEN	CLEANING SERVICE
HARBOR CAFE LLC	DELICATESSEN AND/OR TAKE OUT SERVICE
HOME TEAM PRESSURE CLEANING	UNCLASSIFIED
JACK'S CAR DEALER	MACHINE/REPAIR-N/E 3 PERSONS
JOHNSON, MIRMIRAN & THOMPSON,	ENGINEERS
LOS RANCHERITOS	TRUCKS/VEHICLES DELIVERY OF GOODS
MADISON, RICK	ARTIST/ART STUDIO/ARTS & CRAFTS
MAKEUP ART BY MARIOLA , LLC	BEAUTY SHOPS
MARY PARKS DESIGNS	ARTIST/ART STUDIO/ARTS & CRAFTS
MELENDEZ, JOSE	HANDYMAN-REPAIRS NOT REQUIRING A PERMIT
MY CARTOON PAINTING LLC	HANDYMAN-REPAIRS NOT REQUIRING A PERMIT
NEW STEP INC	MERCHANT-NOT EXCEEDING $10,000
NLH INDEPENDENT NURSING AND CARETAKER SOLUTIONS	PROFESSIONS-EACH INDIVIDUAL
NUMBER 1 ALL NATIONS MUSIC SOUNDS	MERCHANT-NOT EXCEEDING $10,000
PETERMAN, MAUREEN CLAIRE	ARTIST/ART STUDIO/ARTS & CRAFTS
PHO 16	CAFE/RESTAURANT-OVER 25 SEATS
PITTAWAY LAW P.L.L.C.	ATTORNEY AT LAW
PLANER, DOROTHEA	ARTIST/ART STUDIO/ARTS & CRAFTS
PRECISE CARE SERVICES	UNCLASSIFIED
R AND D BEAUTY SUPPLY STORE LLC	MERCHANT-NOT EXCEEDING $10,000
R&R HANDYMAN	HANDYMAN-REPAIRS NOT REQUIRING A PERMIT
RENZO PAINT CONTRACTING, INC.	CONTRACTORS, GENERAL OR SPECIALTY
ROSIE'S GOURMET TREATS LLC	STORAGE WAREHOUSE ALONE OR WITH BUSINESS
SAILFISH BREWING COMPANY	ALCOHOLIC BEVERAGE ESTABLISHMENT
SPECTOR INVESTIGATIONS, INC	DETECTIVE:PRIVATE
SPORTSLANE FL LLC	MERCHANT-$10,000 N/E $30,000
SULLIVAN, GLORIOUS	BEAUTY SHOPS
THE OCULINA BANK	BANKS-STATE/NATIONAL,TRUST COMPANY
TURTLE TREK POOL SERVICE LLC	UNCLASSIFIED
VACHON, SUSAN	ARTIST/ART STUDIO/ARTS & CRAFTS
VANDAL ATHLETIC GEAR	COMPUTER SERVICE

UPCOMING EVENTS

EVENT	DATE	TIME	LOCATION
FORT PIERCE FARMER'S MARKET	EVERY SATURDAY	7:00 AM - 1:00 PM	MARINA SQUARE
GREEN MARKET	EVERY WEDNESDAY	12:00 PM - 6:30 PM	MARINA SQUARE
AVENUE D MARKET	EVERY FRIDAY AND SATURDAY	8:00 AM - 10:30 PM	AVENUE D PLAZA
GREAT AMERICAN CLEAN UP	4/1	8:00 AM - 12:00 PM	FORT PIERCE PAL CENTER
HOOK KIDS ON FISHING	4/1	10:30 AM - 12:30 PM	MANATEE OBSERVATION CENTER
CITY COMMISSION MEETING	4/3	6:30 PM	CITY HALL
FRIDAY FEST	4/7	8:00 PM -10:00 PM	SUNRISE THEATRE
COFFEE WITH THE MAYOR	4/21	8:00 AM	FORT PIERCE YACHT CLUB
BARKIN' BAR-B-Q AND BEER	4/23	11:00 AM - 3:00 PM	FORT PIERCE PARKING GARAGE
PRAISE ON THE MARINA	4/30	4:00 PM - 8:00 PM	MARINA SQUARE
CHOW DOWN FOOD TRUCKS	4/27	4:30 PM - 9:00 PM	RIVER WALK CENTER



Mission Statement

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

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