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

CITY COMMISSION AGENDA

Regular Meeting - Monday, November 6, 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**

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Regular Meeting minutes of Monday, October 16, 2017.

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

   a. Email from Wyatt and Dana Edgell thanking Lt. Bender and Officer Spotts for their help and attention to the traffic issues on South 29th Street.

   b. Email received from Bruce Murray, South Hutchinson, commending the efforts of the Fort Pierce Police Department following Hurricane Irma, including bridge access and the visible presence of officers following the opening of access to the general public when power to the island remained out.

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. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

a. Approve purchase of Comcate Animal Control Software in the amount of $12,750.00 with an annual subscription fee of $7,500.00

b. Approval of request from Lincoln Park Main Street for a cash advance in the amount of $12,500 from funds budgeted for FY 2018.

c. Approve award of RFP No. 2017-031 for Project Delivery Services for SHIP Housing Rehabilitation Program to Government Services Group, Inc.,Tallahassee, FL, in the amount not to exceed $63,000.

d. Approve purchase from Comcast Spotlight for TV commercials to air 3,173 times between November 20, 2017 and May 20, 2018 in an amount not to exceed $14,000.

e. Approve payment of United States District Court Southern District of Florida Final Judgment to Kristen Anderson in the amount of $283,500 plus interest.

f. Approve request of AmeriGas Propane to install a 120 gallon above ground L.P. tank at 221 Fernandina St.

12. **PUBLIC HEARINGS**

a. Approve a request for waiver of distance from Sec. 9-111(b)(1) submitted by Roman Cardenas to operate a food truck ("Taqueria Tierra Caliente") at 1710 Okeechobee Road, Fort Pierce.

b. Quasi-Judicial Hearing (Waived) - Application for Site Plan and Design Review, submitted by Property Owner, Smigiel Partners XIX Ltd, and Representative, Jason M. Gunther, P.E. of Thomas Engineering Group, to construct a 9,977 sq. ft. discount retail store, at 4008 Okeechobee Road, Fort Pierce, FL. The properties are zoned General Commercial (C-3) (Parcel IDs 2417-332-0009-000-9 & 2417-333-0001-000-6).

c. Quasi-Judicial Hearing (Waived) - Review and approval of an application for a Conditional Use with No New Construction, submitted by Property Owner and Applicant, Crownman FL LLC to add the use of Bed and Breakfast to the existing primary structure, at 515 S. Indian River Drive, Fort Pierce, FL. The property is zoned C-1, Office Commercial Zone (Parcel ID 2401-810-0001-000-9).

d. Quasi-Judicial Hearing (Waived) - Ordinance No. 17-033 - An ordinance rezoning property located at 4600 Selvitz Road, Dogs and Cats Forever. FIRST READING

e. Quasi-Judicial Hearing (Waived) - Ordinance 17-034 Amending the Zoning Atlas of the City of Fort Pierce to rezone property located at 3530 S. US Hwy 1 from Planned Development (PD) to General Commercial Zone (C-3) FIRST READING

f. Quasi-Judicial Hearing - Application for a Conditional Use with No New Construction, submitted by Property Owner, Hamid Slimane, and Representative, Michael Seal of Architectonic Inc., to establish a thirty-three (33) bed Adult Congregate Living Facility (ACLF) for non-transient elderly care at 614 N 7th Street, Fort Pierce, FL. The property is zoned General Commercial (C-3). (Parcel ID 2403-712-0005-000-4).

g. Quasi-Judicial Hearing - Application for a Conditional Use with New Construction, submitted by Property Owner(s) Dockside View LLC, and Representative, Robert V. Schwerer, Esq., to complete a fifty-eight (58) slip marina at an existing hotel and restaurant facility located at 1136-1172 Seaway Drive, Fort Pierce, FL. The properties, and abutting aquatic area are zoned Tourist Commercial (C-5) & Aquatic Development Zone (A-2) respectively. (Parcel IDs 2401-501-0307-000-7, 2401-501-0306-000-0, 2401-501-0304-000-6, 2401-501-0303-000-9, 2401-501-0302-000-2, 2401-501-0286-000-3).

13. **CITY COMMISSION**

a. Resolution 17-R35 appointing Gloria Johnson-Scott to the Planning Board as Commissioner Alexander's designee.

b. Resolution 17-R36 Renaming 13th Street to Church Street or providing for a Dual Designation of 13th Street to also be known as Church Street.

c. Review applications for consideration of appointment on the Sunrise Theatre Advisory Board.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

a. City Manager's Report

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

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

Meeting Date: 11/06/2017

Re: Regular Meeting Minutes for Monday, 10/16/17

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Regular Meeting minutes of Monday, October 16, 2017.

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

10.16.2017 Minutes

Form Review

Form Started By: Noemi Rios Started On: 10/30/2017 12:09 PM

Final Approval Date: 10/30/2017

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, **OCTOBER 16, 2017**

1. CALL TO ORDER

2. OPENING PRAYER - Commissioner Jeremiah Johnson

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Mayor Linda Hudson; Commissioner Rufus Alexander; Commissioner Jeremiah Johnson; Commissioner Thomas Perona

Absent: Commissioner Reginald Sessions

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

Commissioner Sessions arrived at 6:32 p.m.

5. APPROVAL OF MINUTES

a. Approval of minutes from the September 25, 2017 special meeting and October 2, 2017 regular meeting.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve item 5a.

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

Passed

6. **PROCLAMATIONS**

a. Florida City Government Week Proclamation

Mayor Linda Hudson issued a proclamation to Shyanne Helms, Communications Manager.

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

a. Email from Mallory Cunningham thanking Mayor Hudson for her wonderful day at City Hall as the Mayor for the Day, and from her mother, Christina Cunningham, thanking the Mayor and staff for providing a wonderful experience for Mallory.

b. Letter from Nikol Agoston thanking Police Officer Cheryl Glenn-Reed for her helpfulness and attentive response that saved her mother's life.

c. Email from David Cummings commending Police Officer McNeal for his professionalism and high degree of care and concern demonstrated during the return of their missing family pet.

d. Letter from Capt. Sam Crutchfield commending Police Officer Fullen for her professional handling of a domestic event at his home.

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

There were no comments from the public.

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

Nicholas Mimms, City Manager, requested an addition to the agenda in the form of a draft letter to Governor Rick Scott supporting St. Lucie County's Florida Job Growth Grant Fund application which would assist the county with land acquisition at the port of Fort Pierce. This addition was added as item 13b.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve item 9 as amended.

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

Passed

10. MISCELLANEOUS REPORTS

a. Clint Sperber, Health Officer and Administrator with the Department of Health in St. Lucie County spoke about their mission for the residents in our county. There will be a Heart Screening on November 4th from 8 a.m. to 5 p.m. and approximately 150 children are already registered but there is still space. The public can register online at www.JessicaClinton.org. Minors should be accompanied by their guardians. In the past, St. Lucie County ranked in the high 50s out of 67 Florida counties. As of 2017 St. Lucie County ranked 39th speaking to the Department of Health's commitment to help our residents by means of monitoring health statuses, identifying health issues, diagnosing and investigating health problems and hazards in our community. They are currently working to include electrocardiograms (EKGs) in all St. Lucie County Schools, along with pediatric cardiologists to perform screenings by means of mobilizing community partnerships.

11. CONSENT AGENDA

a. Approve contract between the City of Fort Pierce and the Teamsters Union for the period of October 1, 2017 to September 30, 2020.

b. Approve the contract between the City of Fort Pierce and the Coastal Florida Police Benevolent Association for the period of October 1, 2015 through September 30, 2018.

c. Approval of Interlocal Agreement with St. Lucie County for the Placement of Transit Bicycle Share Stations in City Right-of-way and Parks.

d. Approve Close Construction, LLC as the lowest responsive bidder to Bid No. 2017-028 for an amount not to exceed $29,500 for rehabilitation of 319 North 27th Street, funded through the State Housing Initiatives Partnership (SHIP) program.

e. Approval of Change Order No. 2 for Bid No 2016-016 "Furnish and Install Asphaltic Concrete" for 2017 Street Resurfacing needs to Lynch Paving of Okeechobee, Fl. in an amount not to exceed $114,630.00.

f. Request approval and execution of the First Amendment to Melody Lane Parking Lot Interlocal Agreement with Saint Lucie County.

g. Approve Blanket Purchase Orders for the Sunrise Theatre in the amount not to exceed $421,884.00

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve items 11 a - 11g.

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

Passed

12. PUBLIC HEARINGS

a. Quasi-Judicial Hearing - Application submitted by Kevin Degolier is requesting to secure a 4COP – Beer, Wine, Liquor License to offer sale of alcohol, at 658 N. 2nd Street, Fort Pierce, Florida; for consumption on premises subject to conditions. The sale or distribution of alcoholic beverages for consumption on premises requires a Waiver of Distance 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-6, Marine Commercial Commercial Zone (Parcel ID 2403-801-0006-000-4).

Before commencing this Quasi-Judicial Hearing, James Messer, City Attorney, reminded the Commission when acting as a Quasi Judicial Body they apply the laws and policies established and are held to stricter procedural requirements, following basic standards of notice and due process based on substantial evidence. As such, they conduct these proceedings as judges instead of legislators.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice

requirements.

Mayor Linda Hudson inquired the Commission regarding ex-parte communications; the Commission denied any ex-parte communication.

City Clerk, Linda Cox, swore in those wanting to speak during this Quasi-Judicial hearing.

Brandon Creagan, Planning Analyst, presented the Waiver of Distance Application for the Twisted Tiki showing aerial and zoning maps of the location, expressing days and hours of operations and other pertinent information. The Planning Board presented a unanimous vote recommending approval of the request as presented. No letters were received from the property owners in opposition. Staff recommends the City Commission approve the Waiver of Distance Application with five conditions and some improvements being completed by April 16, 2018.

Other than the applicants, no one from the Public spoke on this matter. Kevin and Connie Degolier confirmed to being sworn in and proceeded to answer the Commissioners' questions.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve item 12a with the following conditions:

1. A Crime Prevention Through Environment Design (CPTED) survey must be conducted by the City of Fort Pierce Police Department before the grand opening of the establishment.
2. The site must be in compliance with City Code 22-187, General Landscaping Requirements. This would include a 10 foot landscape strip between streets right-of-way and the vehicular use area. Due to the 2nd Street Roadway project this requirement will have a 6 month timeline to be completed. The improvements must be made by April 16, 2018.
3. A copy of the Shared Parking Agreement between Captain’s Galley & The Twisted Tiki should be provided to the City Planning & Engineering Departments. This must be provided when the applicant applies for a business tax license.
4. The two concrete driveway aprons constructed as part of the North 2nd Street Roadway project shall extend 10’ into the property to aid in the reduction of sediment tracking into the right-of-way of Indian River Drive and North 2nd Street. This 10’ extension must be constructed within thirty (30) days of the completion of the driveway apron construction. ?
5. Provide stop signs that must be installed before the applicant opens for business at the North Indian River Drive and North 2nd Street driveways and install stop bars within thirty (30) days of driveway apron construction.

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

Passed

b. Quasi-Judicial Hearing - Application for Site Plan and Design Review submitted by property owner, William L. Sax and Representative Jeff Falkanger, AIA of FSMY Architects & Planners, to construct a 27,501 sq. ft. addition to an existing warehouse facility at 903 South Market Ave, Fort Pierce, FL. The property is zoned Light Industrial (I-1). Parcel ID: 2434-601-0063-000-3.

Jim Messer, City Attorney, expressed the applicant waived his right to a Quasi-Judicial Hearing.

Kori Benton, Senior Planning, presented the Commission with Tropic Supply's site plan which accounted for parking, landscaping, lighting and the building's facade for the approval to construct this 27,501 sq. ft addition to the aforementioned warehouse. The Planning Board voted unanimously recommending the City Commissions' Approval as is for this proposed expansion.

Mayor Hudson opened the Public Hearing. Chuck Delveccio, Property Owner and Operator, thanked the Commission and answered the City Commissions' questions. The Mayor closed the Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve item 12 b.

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

Passed

c. Quasi-Judicial Hearing - Application for Conditional Use with no new construction submitted by property owners, Stephen Fink, Judy Fink, & Howard Levy and Applicant Mike Mirando, to establish an Amusement Arcade Center with 52 arcade machines at 2732 S US Highway 1, Fort Pierce, FL subject to conditions. The property is zoned General Commercial (C-3), Parcel ID: 2422-311-0002-000-1.

Kori Benton, Senior Planning, expressed the applicant waived his right to a Quasi-Judicial Hearing. He presented the Commission with the aforementioned Application for Conditional Use with no new construction submitted by property owners. He mentioned the owners are aware of the limitations including, but not limited to, no alcohol consumption or smoking on the premises, no persons under the age of 18, etc. The applicants are proposing landscape and lighting improvements, installation of bicycle racks for the purpose of code compliance, striping of the parking area and other enhancements to improve customer experience. Mr. Benton presented floor and site plans, as well as days and hours of operations. The Planning Board unanimously recommended the approval from the City Commission with the condition that all landscaping and lighting issues be addressed and completed prior to final inspection for Zoning approval. The Commission would like to see the entire parking lot re-striped.

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve item 12 c with the condition that all landscaping and lighting issues be addressed and the entire parking lot be re-striped prior to final inspection.

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

Passed

13. CITY COMMISSION

a. Resolution 17-R34 Supporting IRSC's legislative funding request to construct the Treasure Coast Advanced Manufacturing Center along with a letter of support to the Governor, Senate President and Speaker of the House.

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

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, SUPPORTING THE FUNDING REQUEST OF INDIAN RIVER STATE COLLEGE FOR CONSTRUCTION OF THE TREASURE COAST ADVANCED MANUFACTURING CENTER; DIRECTING CITY CLERK TO TRANSMIT A CERTIFIED COPY OF THIS RESOLUTION TO THE FLORIDA LEAGUE OF CITIES, THE ST. LUCIE COUNTY LEGISLATIVE DELEGATION AND ANY OTHER INTERESTED PARTIES; PROVIDING AN EFFECTIVE DATE.

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

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

Passed

b. **AGENDA ADDITION**

Letter of support to Governor Scott regarding the St. Lucie County's application to the Florida Job Growth Grant Fund for land acquisition at the port of Fort Pierce.

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

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

Passed

14. COMMENTS FROM THE PUBLIC

There were not comments from the public.

15. COMMENTS FROM THE CITY MANAGER

Nicholas Mimms, City Manager, spoke of St. Lucie County's recent informal meeting discussing Community Redevelopment Agencies; there were no actions taken being they've yet to identify where funds would come from. There is a joint meeting with St. Lucie County on October 26, 2017 at 2 p.m. to discuss various topics, primarily the Port of Fort Pierce. On October 20, 2017 from 2 p.m. to 4 p.m. at the Treasure Coast International Airport there will be a Grand Opening Announcement for a new business which will integrate their air transportation services with all Fort Pierce has to offer. There will also be the unveiling of Peacock Arts District Beautification Project on October 24, 2017 at 4 p.m. at the corner of South 7th Street and Orange Avenue. On the same day, the Charter Review Commission Public Input Meeting will be held at 6:30 p.m. in the City Hall Commission Chambers. The City Scavenger Hunt will begin at 4 p.m. on October 30, 2017. The Investiture of The Honorable Shaniek Maynard, Fort Pierce resident will be on November 3, 2017 at the Federal Court House; an RSVP is required.

James Messer, City Attorney, commented on the detox facilities and sober homes in our community. He mentioned the Federal Government is considering a new law eliminating the last barrier for Medicaid and Medicare patients to be covered by the insurance provisions of federal law which will in turn increase the number of recovering alcoholics and drug addicts in these centers, limiting the authoriting of local government to deny these applications.

16. COMMENTS FROM THE COMMISSION

Commissioner Rufus Alexander spoke of slum and blight recovery city-wide and how our efforts and monies, coming from FPRA, need to be redirected to this area. The Commissioner requested the Charter Review Committee broach this subject so there will be a collaborative effort.
Commissioner Thomas Perona mentioned the FMPA Committee will be coming to Fort Pierce on Wednesday, October 18, 2017 to tour the Power Plant.
Commissioner Reginald Sessions would like the Limited Review Commission to address the financial ability of the FPUA to contribute and work in partnership with the city toward the acquisition of the maritime port.
Commissioner Jeremiah Johnson spoke regarding the importance of Home Rule/Local Self Government. He also reported good news about the unemployment rate in the State of Florida, as of a report of August 2017, has gone down to 4.2% and in our area from 6.1% in 2016 to 4.9% this year. Next week, the Paula Lewis Library is being dedicated on the morning of October 24, 2017 on Rosser Blvd. in Port St. Lucie.
Mayor Linda Hudson Coffee reminded the Commission about Coffee with The Mayor on October 20, 2017, sponsored by Fort Pierce Lions. The Fort Pierce Lions will be conducting diabetes screenings free of charge before and after the event. The Ghost Walk will be on October 25-26, 2017.

17. ADJOURNMENT

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 11/06/2017

Re: Email from Wyatt & Dana Edgell

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Wyatt and Dana Edgell thanking Lt. Bender and Officer Spotts for their help and attention to the traffic issues on South 29th Street.

Attachments

Email from Wyatt & Dana Edgell

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/31/2017 03:26 PM
City Manager	Nick Mimms	10/31/2017 03:26 PM

Form Started By: Jennifer Robinson Started On: 10/18/2017 02:41 PM

Final Approval Date: 10/31/2017

To: Jennifer D Robinson/cfp@cfp,
Cc: "Diane Hobley-Burney" <dhobley-burney@fppd.org>,
Bcc:
Subject: Fw: South 29th St. traffic Issues
From: Nicholas Mimms/cfp - Wednesday 10/18/2017 01:12 PM

History: This message has been replied to.

Fro "Wyatt Edgell" <wyatte712@gmail.com>
m:
To: jfasanello@fppd.org, "Diane Hobley-Burney" <dhobley-burney@fppd.org>, lhudson@city-ftpierce.com, "Nicholas Mimms" <nmimms@city-ftpierce.com>, ralexander@city-ftpierce.com, rsessions@city-ftpierce.com, "Tom Perona" <tomperona@gmail.com>, jjohnson@city-ftpierce.com
Dat Wed, Oct 18, 2017 11:06 AM
e:
Su South 29th St. traffic Issues
bje
ct:

Hi Officer Fasanello,

I don't have Officer Spotts email so I was hoping you would pass this along for us.

We would like to thank Lt. Bender, Officer Spotts and all the unknown traffic officers for there help and attention to the traffic issues on S. 29th St.

The increased patrols are a very welcome sight to us. We feel that they have had an impact on the overall well being of the neighborhood.

The data from the 4 days the traffic trailer was positioned here will, hopefully, prove to be useful when we finally get to speak to City Engineer John Andrews about permanent solutions to the number of cars as well as the speeding through the area.

Thank You All
Wyatt & Dana Edgell

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

Meeting Date: 11/06/2017

Re: Murray Thanks

SUBJECT:

Email received from Bruce Murray, South Hutchinson, commending the efforts of the Fort Pierce Police Department following Hurricane Irma, including bridge access and the visible presence of officers following the opening of access to the general public when power to the island remained out.

Attachments

Thanks

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/31/2017 03:26 PM

Form Started By: Linda Cox Started On: 10/24/2017 11:27 AM

Final Approval Date: 10/31/2017

Fwd: Thank You For Irma Response
Charlene Adair
to:
lcox
10/23/2017 05:18 PM
Hide Details
From: Charlene Adair <cbadair4884@gmail.com>
To: lcox@city-ftpierce.com
Follow Up:
Urgent Priority.
History: This message has been forwarded.

Linda,
Can you please include this letter in a Commission Meeting? Bruce intended to copy you so this would be done, but I now see that you were not copied. We want the FPPD to get recognition.
Thank you,
Charlene Adair

---------- Forwarded message ----------
From: <Mailmurray@aol.com>
Date: Thu, Sep 14, 2017 at 12:03 PM
Subject: Thank You For Irma Response
To: dhobley-burney@fppd.org, knorris@fppd.org, amandro@fppd.org, jschramm@fppd.org
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com, clmush@bellsouth.net, ecunningham@fppd.org

I wanted to let you know that I have heard many expressions of thanks from South Beach residents for the efforts of FPPD Officers following Irma. These included comments about the professionalism demonstrated by Officers controlling bridge access until things were under control and residents had an opportunity to inspect and protect their property. The handling of unusual situations at the barricade, such as those not prepared with disaster access cards and non resident property managers or contractors trying to reach client properties they served on the island, was appropriate and professional. But, most often mentioned, was the presence of both marked and plain wrap units constantly moving thru the community with roof bars active and spotlights and alley lights being used to check open areas and hidden spots throughout the night where power was off. Those who were here trying to get thru the hot humid night with windows and doors open or with damage allowing easy access to their property slept much better and with a feeling of security because of your efforts, myself included.

It is, of course, impossible for me to list the names of those Officers working our zone. But, I have also heard similar comments about other areas of the city, some with flooding issues we did not have, and I am sure that our thanks is echoed from all areas and directed at all Officers serving the community.

Please let your Officers know their efforts and consideration of community needs over their own personal concerns during this time is recognized and appreciated.

Bruce Murray
South Hutchinson Island, Florida
772-285-1755

--
Charlene Adair
772-285-3757

City Commission Regular Meeting **11.a.**

Meeting Date: 11/06/2017

Re: Animal Control Software

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

SUBJECT:

Approve purchase of Comcate Animal Control Software in the amount of $12,750.00 with an annual subscription fee of $7,500.00

SUMMARY:

Animal Control is currently utilizing a software program called ShelterPro to document animal control calls and complaints. Due to our network configuration, this software is not available to the officers in the field and does not address all of our needs. Animal Control and the IT Department have worked closely together to identify a program that meets all of the needs of Animal Control, is accessible in the field, is compatible with our network system and is within our budget restrictions.

SOFTWARE / PROGRAM	OUTCOME
• Sunguard	This is our enterprise software. Animal Control is part of the Records Management module under Public Safety. City Hall does not have this Suite and it cost prohibitive to obtain (D. Johnson)
• Comcate	Program is specific to Animal Control, is user friendly, includes integrated GPS, is tablet compatible and program is compatible with our system. Start up cost is $12,750, which includes data migration from the existing ShelterPro software. Annual subscription rate starting year 2 is $7,750.00.
• Shelter Manager	Program is primarily for animal shelters but does have a secondary workable Animal Control application. Cost is $325.00 per year. Ranked 2nd in staff review.
• Rescue Connections	Program is primarily for animal shelters but does have a secondary workable Animal Control Application. Works with our system but program was not user friendly. Cost was $499.99 per month. Ranked 3rd by staff.
• Multiple Options Animal Shelter Software	Program is primarily for animal shelters but does have a secondary workable Animal Control Application. Each module has a separate cost. Per D. Johnson program not compatible with our network.

• Pet Pal Manager	Program is a shelter program and does not include an Animal Control module.

The Purchasing Division has reviewed and investigated this request and found that all information and justification to be correct. It is on this basis that the competitive procurement process be waived and the quotes obtained and evaluated to ensure mobile capability as well as compatible with the City's network, be used to award to the most responsive responsible bidder.

RECOMMENDATION:

After review by Animal Control staff for application use, the IT Manager for network compatibility and the Code Compliance Manager for budgetary consideration, staff recommends purchasing the Comcate Animal Control Management software.

ALTERNATIVES:

Choose one of the other reviewed software programs that are compatible with our network.
Do not approve any new software and continue use with the existing software.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

BJ Gasparre, Animal Control Officer
Devoshay Johnson, IT Manager
Gelencia Carter, Purchasing Manager

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: 2018
Account: 001-2903-524.52-21
Amount: $12,750.00

FISCAL IMPACT:

Cost for the implementation of the software and annual license fee will be funded by income generated through the animal registration program.

Attachments

Comcate Proposal

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	11/01/2017 04:23 PM
City Manager	Nick Mimms	11/01/2017 04:44 PM
Form Started By: Peggy Arraiz		Started On: 10/10/2017 10:33 AM
Final Approval Date: 11/01/2017		

COMCATE
Empowering Communities and Citizens Through Technology



Fort Pierce, FL

Animal Control Manager
Proposal

August 29, 2017

Bobby Sheikhan
Account Executive
(510) 907-7811
bobby@comcate.com

Why Comcate is the right choice for Fort Pierce, FL

COMCATE
Empowering Communities and Citizens Through Technology

COMCATE
Empowering Communities and Citizens Through Technology

Experienced and Accomplished:

- Over **15 years** of experience implementing **hundreds** of successful client programs across the US
- Over **350,000 cases** created in Comcate software in 2014
- **Experienced team** with proven expertise in municipal programs & implementations
- **Clients recognized** by ICMA and other associations when working with Comcate
- Commitment to delivering **strong value**

COMCATE
Empowering Communities and Citizens Through Technology

Easy to implement, easy to use

- *Animal Control Manager is* delivered ready to use. All of the software modules are very easy to learn, most users feel very comfortable with the application after just one hour of training.

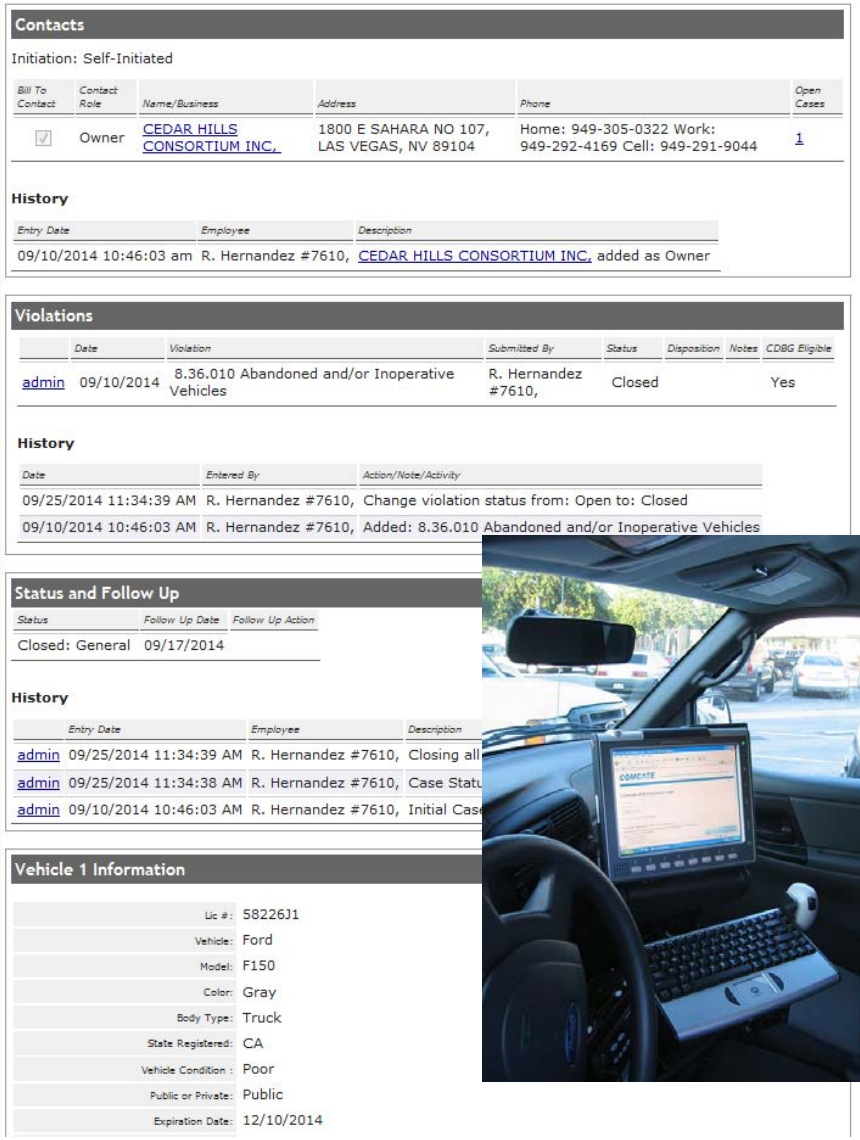
- At a click of a button, print notices, add attachments, schedule follow-up inspections, and generate department activity reports.

- Comcate programs are scalable and customizable, allowing the functionality of the system to expand with the needs of the client.

All Comcate applications are **Web-based**

COMCATE
Empowering Communities and Citizens Through Technology

- Track and manage case activity in **real time**
- **Comcate hosts and maintains** application in the cloud, no servers or technology to install
- Accessible **anywhere, anytime** for staff and supervisors



Contacts

Initiation: Self-Initiated

Bill To Contact	Contact Role	Name/Business	Address	Phone	Open Cases
☑	Owner	CEDAR HILLS CONSORTIUM INC.	1800 E SAHARA NO 107, LAS VEGAS, NV 89104	Home: 949-305-0322 Work: 949-292-4169 Cell: 949-291-9044	1

History

Entry Date	Employee	Description
09/10/2014 10:46:03 am	R. Hernandez #7610,	CEDAR HILLS CONSORTIUM INC. added as Owner

Violations

	Date	Violation	Submitted By	Status	Disposition	Notes	CDBG Eligible
admin	09/10/2014	8.36.010 Abandoned and/or Inoperative Vehicles	R. Hernandez #7610,	Closed			Yes

History

Date	Entered By	Action/Note/Activity
09/25/2014 11:34:39 AM	R. Hernandez #7610,	Change violation status from: Open to: Closed
09/10/2014 10:46:03 AM	R. Hernandez #7610,	Added: 8.36.010 Abandoned and/or Inoperative Vehicles

Status and Follow Up

Status	Follow Up Date	Follow Up Action
Closed: General	09/17/2014	

History

	Entry Date	Employee	Description
admin	09/25/2014 11:34:39 AM	R. Hernandez #7610,	Closing all
admin	09/25/2014 11:34:38 AM	R. Hernandez #7610,	Case Statu
admin	09/10/2014 10:46:03 AM	R. Hernandez #7610,	Initial Case

Vehicle 1 Information

Lic #:	58226J1
Vehicle:	Ford
Model:	F150
Color:	Gray
Body Type:	Truck
State Registered:	CA
Vehicle Condition :	Poor
Public or Private:	Public
Expiration Date:	12/10/2014

Client Testimonials

COMCATE
Empowering Communities and Citizens Through Technology

"Last year we handled over 3,100 cases. We estimate savings on average 30 minutes per case, which equates to 1,500 hours or almost the equivalent of one officer!"
-City of Lancaster, CA

"With a couple of mouse clicks we can pull up historical data on properties, complainants, violators, etc. and access that information in the field–including the photographs and documents sent. We used to have time tracking sheets in each paper file, now the time is tracked in Comcate, which is more accurate and searchable for reports."
-Del Norte County, CA



- See more at: http://www.comcate.com/testimonials/

Project Deliverables

COMCATE
Empowering Communities and Citizens Through Technology

Animal Control Manager: Makes it easier to manage, follow-up on, and report on Animal Control activities. In a few simple clicks, staff can create cases and issue notices, while supervisors can streamline reporting, track officer activity, and simplify the process of maintaining documentation. Easy customization options allow you to manage multiple staff members, shelters, or other stakeholders, with key attributes like animal type, breed, license data, follow-up tasks and full case management capability.

GIS Enterprise: Enables integration with GIS server data to provide map-based visualization, address verification for cases, and tabular reports of activity by neighborhood. Property attributes such as ownership information and CDBG eligibility are automatically populated, while map layers can be applied to display location-specific information such as zoning & council district.

Fee Tracker: Automatically populate fees associated with violations based on city fee schedules, and run reports geared at forecasting revenues.

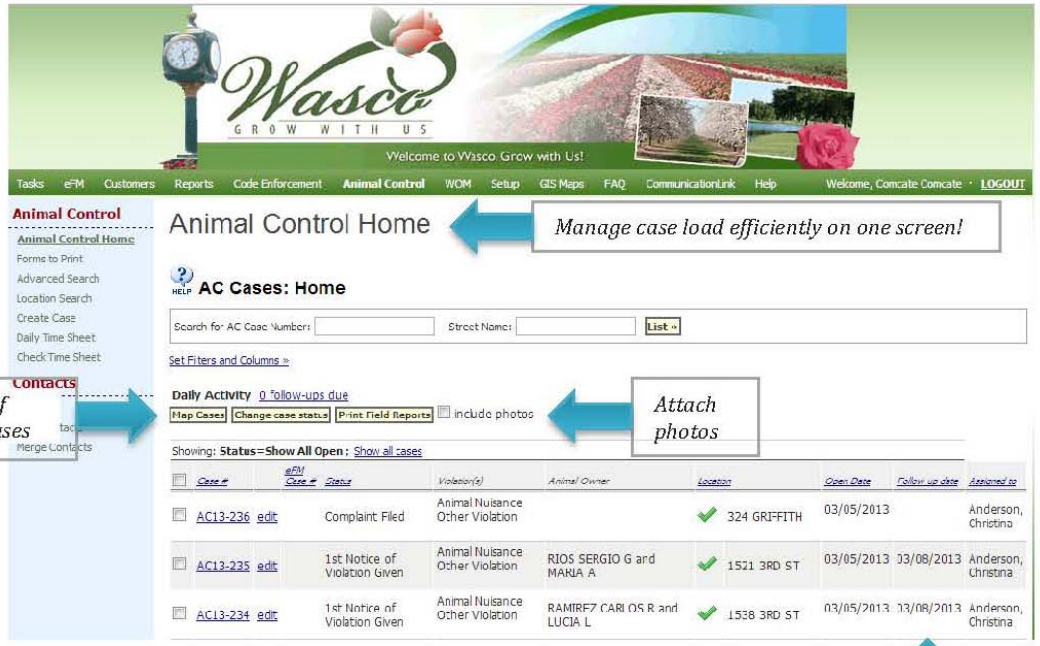
Data Migration (*optional*): Migration of agency historical animal control data into Comcate Animal Control Manager module for easy access and reporting.

Program Highlights

COMCATE
Empowering Communities and Citizens Through Technology

Comcate makes it simple as 1, 2, 3

1. *Manage cases, complaints and violations efficiently*
2. *Connect animals with owners (search database)*
3. *Collect fees and fines*



Map location of surrounding cases

Attach photos

Receive automatic alerts for follow ups that are due

Screenshots from actual Comate Animal Control Manager Client

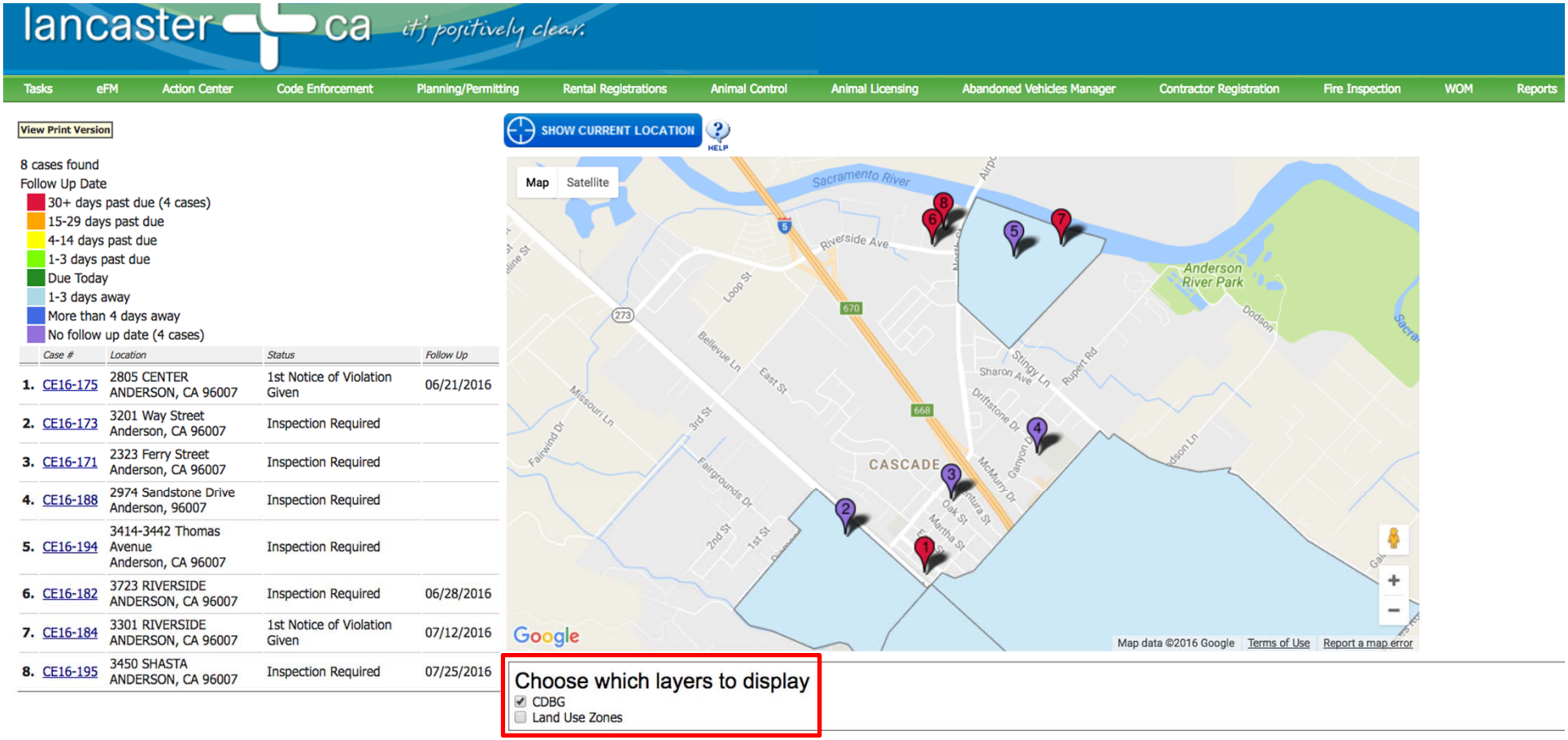
Program Highlights

- ✓ Automate case management and increase efficiency
- ✓ Tablet compatible
- ✓ Communicate and collaborate efficiently with other officers and administrators even while in the field
- ✓ Generate notices and schedule visits in the field and a click of a button
- ✓ Standardization of the case management process increase effectiveness
- ✓ Generate and save custom reports
- ✓ Insight into violations and repeat offenses
- ✓ GIS integration gives officers their location and a map of all surrounding cases

GIS Integration: Automatically populate property attributes and map cases by location

COMCATE
Empowering Communities and Citizens Through Technology

Map layers can be applied to display location-specific information such as zoning, council district, CDBG eligible territory and more…..



Reporting: Customizable, Comprehensive & Easy

COMCATE
Empowering Communities and Citizens Through Technology

HC Totals

	Total	Closed Cases	Open Cases
Totals	**1807**	**1765**	**42**

HC Cases by Employee

Employee	Total	Closed Cases	Open Cases
*King, Jack	43	43	0
*Lyle, Jimmy	12	12	0
Cannon, James	375	366	9
comcateTechsupport, Kristen	1	0	1
Farah, Vince	19	8	11
Greene, Jacob	78	74	4
Long, Brian	412	406	6
Niblett, Cindi	316	316	0
Owens, Sandy	7	2	5
Ramsey, Chad	366	364	2
Whitten, Hannah	177	174	3
Yoder, Gerri	1	0	1
Totals	**1807**	**1765**	**42**

HC Cases by Violation

Violation	Total Violations	Closed Violations	Open Violations
ABANDONMENT OF ANY ANIMAL	27	26	1
Adopted From HCAC	149	149	0
Animal left in Vehicle	6	6	0
Animal Vaccination	0	0	0
Backyard Chickens	0	0	0
BITE CASE	80	69	11
Cruelty to Animals	2	2	0
Disturbing noises	51	50	1
Failure To Display Current Vaccination Tag	3	3	0
FAILURE TO KEEP ANIMAL UNDER RESTRAINT	1105	1088	17
Failure to provide care for an animal in a humane manner	136	133	3
Failure to Sterilize	0	0	0
Inhumane care - Causes Death/Harm	4	4	0
Inhumane care - For animal	7	7	0
Inhumane care - Restraint	0	0	0
PICK UP ANIMAL	178	174	4
Pick up Animal for Testing	5	4	1
Prohibited Animals	0	0	0
Public Nuisance - Animal in Heat	1	1	0
Public Nuisance - Animal is vicious	4	4	0
Public Nuisance - Attacks passersby or Vehicles	13	13	0
Public Nuisance - damages property	10	10	0
Public Nuisance - Excessive noise	9	9	0
Public Nuisance - Inimical to public	4	4	0
Public Nuisance - Repeatedly Unrestrained	4	4	0
Public Nuisance - Unsanitary Condition	0	0	0
SERVICE CALL	100	96	4
TAKE ANIMAL FOR TESTING	1	1	0
Vicious Animal	81	79	2
Totals	**1980**	**1936**	**44**

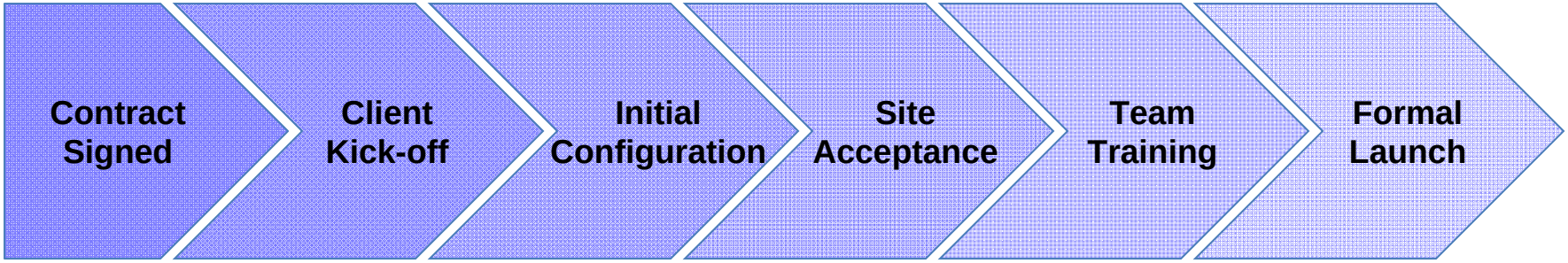
Easily generate summary reports for department activity, or case detail reports filtered by any of the available case fields.

Animal Control Reports

Summary Report - Case summary reports.
Case Detail Report - **Customize** your report and see the details of all the cases matching
Costs By Case Report - **Customize** your report and see the details of all the cases matchi
Last Activity Report - Listing of cases by last activity date range.
Daily Activity Log - activity log.
Time by Census Tract - Time by Census Tract and Block Group.
Time by Violations - Time by Violation.
Time by User Report - Time logged by user.
Open Cases by Location - summary and detail listing of open cases by location field type.
Report by Location - detail list of cases by location field.
Address/APN Not Validated - Cases with location addresses that are not validated.
Exception Report - detail listing of cases that have zero in the following columns: Hours
Monthly Activity Report - summary of case activity by location and date range.
Time to Close - detail listing of case close times, grouped and averaged by either violation
Time to Close by Location - detail listing of case close times, grouped and averaged by loc
Forms Issued - summary of number of forms issued, by form name, officer, date range.
Case Aging - detail listing of cases by time open or time to close.
Case Aging by Location - detail listing of cases by time open or time to close selected by lc
Cases by Status - case counts by status.
Case Response Time Report - case respsonse time (time between 2 statuses).

Comcate Implementation Cycle & Timing

COMCATE
Empowering Communities and Citizens Through Technology



- One month target implementation timing
- Collaborative effort between client team and Comcate implementation manager
- Configuration based on client workflow and processes
- Comcate brings expertise from hundreds of other client implementations

Implementation: Custom fields, notices & reports designed and created at no additional expense

COMCATE
Empowering Communities and Citizens Through Technology

Generate custom fields to track any piece of data your city needs to track

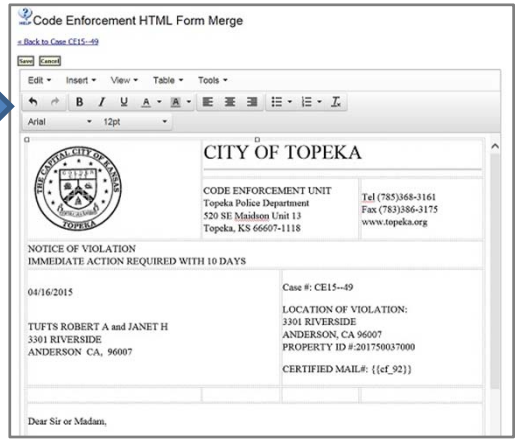
Appeals

1. Date Appealed
1. Date of Hearing
1. Hearing Status --Select--
1. Notes
2. Date Appealed
2. Date of Hearing
2. Hearing Status --Select--
2. Notes

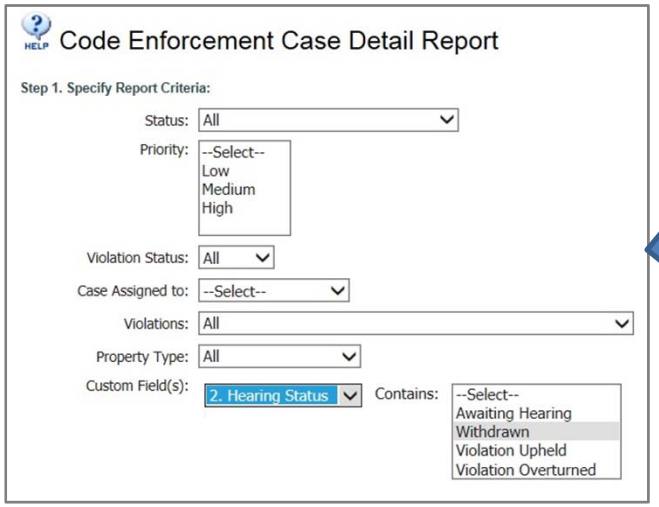
Assistance Programs

1. Date Applied
1. Program --Select--
1. Status --Select--
1. Notes
2. Date Applied
2. Program --Select--
2. Status --Select--
2. Notes

Generate infinite custom form templates with the click of a button



Report on custom field data



Investment Summary

COMCATE
Empowering Communities and Citizens Through Technology

The year-one investment in Comcate's software is comprised of two components:

- The Implementation Fee which includes initial configurations, customizations and Web-based training.

- An Annual License Fee which includes on-going support, upgrades and hosting. Starting in the 2nd year, the Annual License Fee will be adjusted by a COLA increase not to exceed 5% per year.

Investment Summary

COMCATE
Empowering Communities and Citizens Through Technology

We look forward to forming a partnership with Fort Pierce FL.

Program	Implementation Fee (One Time)	Annual License Fee	Total Year One Investment
Animal Control Manager	3,250	4,950	8,200
GIS Enterprise Edition	1,400	2,400	3,800
Fee Tracker	350	400	750
Data Migration	TBD	NA	TBD
Incentive	TBD	NA	TBD
Total	**$5,000**	**$7,750**	**$12,750**

***NOTE:** Year 1 Total Investment is $12,750. Years 2 & beyond are $7,750 plus a COLA not to exceed 5% per year.

Included with your investment:

- 5 full-edit licenses for Animal Control Manager
- Unlimited read-only licenses for Animal Control Manager
- Unlimited use of GIS Enterprise
- Unlimited use of Fee Tracker
- Unlimited customer support
- Software enhancements and maintenance
- Full implementation support including project management, training and configurations

City Commission Regular Meeting **11.b.**

Meeting Date: 11/06/2017

Re: Lincoln Park Main Street

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Approval of request from Lincoln Park Main Street for a cash advance in the amount of $12,500 from funds budgeted for FY 2018.

SUMMARY:

An unexpected delay in the disbursement of funds from HUD will impact Lincoln Park Main Street's (LPMS) planned events and activities for the first quarter. The contingency funds for LPMS operations and activities are depleted.

RECOMMENDATION:

Staff will proceed as directed by the City Commission.

ALTERNATIVES:

Deny request for cash advance.

RESPONSIBLE STAFF:

Nicholas C. Mimms, City Manager

COORDINATED WITH:

Pamela E. Carithers, Executive Director

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2018

Account: 10390025548230

Amount: $12,500

OTHER INFORMATION:

Funds are available in approved CDBG FY 2018 budget.

Attachments

Letter from P. Carithers

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/31/2017 03:26 PM
Finance Department	Johnna Morris	11/01/2017 10:43 AM

City Manager	Nick Mimms	11/01/2017 04:36 PM
Form Started By: Jennifer Robinson		Started On: 10/18/2017 02:59 PM
Final Approval Date: 11/01/2017		

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

October 11, 2017

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

Dear Nick,

Lincoln Park Main Street (LPMS) respectfully request a cash advance from the approved budget of program funds for the 2017-2018 fiscal year. This request is to further the mission of LPMS in carrying out program functions for the first quarter. The unexpected delay in funds disbursement from the Department of Housing and Urban Development has created a financial hardship and will impact planned events and activities the first quarter. Thus far, LPMS has utilized its contingency funds for operations and activities, which has been depleted.

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

Activities and Events impacted by the delay in funding include Jazz on Moore's Creek; Stompin at the Savoy; Christmas on Moore's Creek; the Showcase Newsletter; Historic Preservation; Boots on the Ground; and attendance at Quarterly Meetings. If you have any questions, please call or email me.

Thank you.

Sincerely,

Pamela E. Carithers
Executive Director

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

- The award winning **Jazz on Moore Creek** for the month of October;
- **Christmas on Moore's Creek** in partnership with the St. Lucie County Health Department toy give-away in December;
- **Lincoln Park Showcase Newsletter** printing the monthly issues for October – December;
- **Boots on the Ground**, a part of the Design Committee is a Community Clean Up initiative for residential and commercial buildings in the district; and
- Attendance at **Florida Main Street Quarterly Meetings** as mandated by the State for certification purposes.

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

- In 2017 Lincoln Park Main Street received $5,000 from the Florida Humanities Council for Florida Stories – Lincoln Park, a project designed to support the creation of cultural heritage walking tours in communities statewide. FHC's new Florida Stories app is designed to help visitors explore the rich history and heritage of Florida's diverse communities by creating a digital network of tours statewide. Along with the grant award, a sponsorship in the amount of $10,000 was received programming for fiscal year 2017-2018.
- It is planned for a grant submission to the Florida Humanities Council for an information kiosk for programming and activities information in the Lincoln Park community due in November 2017.
- Lincoln Park Main Street is part of the Sustainability Program for Allegany Franciscan Ministries to assist local non-profits in the Lincoln Park community with capacity building. The year long program will award LPMS a $20,000 grant to offset programs and activities.

City Commission Regular Meeting **11.c.**

Meeting Date: 11/06/2017

Re: Recommendation of Award for RFP No. 2017-031 - SHIP Project Delivery Service

Submitted For: Libby Woodruff, Manager, Finance Department

SUBJECT:

Approve award of RFP No. 2017-031 for Project Delivery Services for SHIP Housing Rehabilitation Program to Government Services Group, Inc.,Tallahassee, FL, in the amount not to exceed $63,000.

SUMMARY:

The Grants Administration Division solicit proposals seeking qualified contractors to perform Project Delivery Services as described in the scope of work for the State Housing Initiatives Partnership (SHIP) program, in accordance with the State of Fla. Housing Fiance Corporation and City of Ft. Pierce Local Housing Assistance Plan (LHAP) guidelines.

The invitation was sent to 402 vendors. Five (5) vendors requested specifications with two (2) responding (40%) plus 0 "No Bids" (40% total response).

The Evaluation Committee reviewed the two proposals submitted and request authorization from the Commission to award a contract to the top ranked firm, Government Services Group, Inc.

RECOMMENDATION:

Award RFP No. 2017-031 to Government Services Group, Inc., of Tallahassee, Florida, in the amount not to exceed $63,000.

ALTERNATIVES:

Do not approve this RFP award.

RESPONSIBLE STAFF:

Libby Woodruff, Manager, Grants Administration Division

COORDINATED WITH:

Johnna Morris, Director of Finance
Georgia Montgomery, Purchasing Specialist

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2017-2018
Account:	10595025548310
Amount:	63,000.00

FISCAL IMPACT:

This expenditure will be reimbursed to the City via State Housing Initiatives Partnership (SHIP) funds.

Attachments

RFP Response - Gov't Svcs Group

Bid Tabulation - 2017-031

2017-031 - Cumulative Score Sheet

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/31/2017 02:31 PM
Finance Department	Johnna Morris	11/01/2017 02:30 PM
City Manager	Nick Mimms	11/01/2017 04:39 PM
Form Started By: Libby Woodruff		Started On: 10/17/2017 09:54 AM
Final Approval Date: 11/01/2017		



Government Services Group, Inc.

Community Services Division

City of Fort Pierce, Florida
Request for Proposals No. 2017-031
Project Delivery Services for SHIP Housing Rehabilitation Program

Wednesday, September 27, 2017
3:00 P.M.

COPY

Presented by:
Government Services Group, Inc.
James F. "Jay" Moseley, Senior Consultant
JMoseley@govserv.com

1500 Mahan Drive, Suite 250
Tallahassee, Florida 32308

T 850-681-3717
F 850-224-7206

DELIVER TO: City of Fort Pierce 100 North U.S. Hwy. 1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Procurement Department P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Contact: Gelencia Carter, 772-467-3748	RFP No: 2017-031
Mandatory Site Visit Date: N/A	RFP Title: PROJECT DELIVERY SERVICES FOR SHIP HOUSING REHABILITATION PROGRAM
Mandatory Site Visit Location: N/A	**RFP Opening Location:** City of Ft. Pierce Procurement Dept. 100 North U.S. Hwy. 1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: Wednesday, September 27, 2017 3:00pm	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Government Services Group, Inc. --- **Mailing Address:** 1500 Mahan Drive, Suite 250 --- --- ---	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X_____ Authorized Signature (Manual)
City, State, Zip Code: Tallahassee, Florida 32308	Typed or Printed Name: David G. Jahosky
Type of Entity (Circle One): Corporation Partnership Proprietorship	Title: Managing Director
Incorporated in the State of: Florida Year: 1996	Delivery in _____ days, ARO
Phone Number: (850) 681-3717	Payment Terms: Net 30 Days
Fax Number: (850) 224-7206	FEIN or SS Number: 59-3419105
E-Mail Address: djahosky@govserv.com	Local Business: __Y __N MWBE: __Y __N
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

G | S | G Government Services Group, Inc.
www.WeServeGovernments.com

September 27, 2017

Libby Woodruff
Manager, Grants Administration Division
City of Fort Pierce
P. O. Box 1480
Fort Pierce, FL 34954-1480

Re: Request for Proposals No. 2017-031
Project Delivery Services for SHIP Housing Rehabilitation Program

Dear Ms. Woodruff:
Government Services Group, Inc. (GSG) is pleased to submit our proposal for the subject City of Fort Pierce RFP for Project Delivery Services for SHIP Housing Rehabilitation Program. GSG has successfully managed and implemented over 60 community development programs for governments throughout Florida. Since 1996, GSG has proudly provided professional services for over 160 Florida municipalities.

Our Community Services Division (CSD) grant administration team has over 85 combined years of experience which includes administering programs, regular CDBG programs, Small Cities CDBG, Housing Rehabilitation, Neighborhood Revitalization, SHIP, Entitlement CDBG, Disaster Recovery and others. We know the benefits a successful grant program will bring to the City of Fort Pierce because we've done it in other communities.

GSG has assisted governments in the areas of community development, housing rehabilitation, disaster recovery, special assessments, utility services, economic development, financial management and compliance management. GSG prides itself on being able to provide quality professional services in an efficient and cost-effective manner. The goal of GSG is to ensure that our clients are satisfied and that the programs we operate on behalf of the governments we serve are successfully implemented, on time and within the prescribed budgets.

We have the requisite knowledge and expertise to carry out all administrative functions related to all programs. We have implemented SHIP Housing Rehabilitation and CDBG Grant programs within the state inclusive of large urban areas and smaller rural areas. We typically close-out projects ahead of schedule because we pride ourselves on efficiency. Additionally, professionals with the CSD have a great rapport with the Florida Department of Economic Opportunity and understand the intricacies associated with carrying out all grant related compliance and reporting responsibilities.

GSG would like to extend our sincere appreciation for your consideration of this proposal response. We look forward to working with the City of Fort Pierce on your SHIP Housing Rehabilitation Program. Should you have any questions or concerns, please don't hesitate to contact our office at 407-383-9642.

Sincerely,

David G. Jahosky
Managing Director
Government and Community Services
Government Services Group, Inc.

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Company Profile

Firm Background and Experience

Government Services Group, Inc. is a Florida based consulting service provider to government entities. Incorporated in 1996, ***GSG*** prides itself on 20 years of serving Florida Governments with smart, effective, and efficient service. ***GSG*** is comprised of 3 divisions: Community Services Division, Government Services Division, and Municipal Services Division. All divisions provide specialized services to municipalities, cities, counties, and special districts. Across divisions, our general areas of service include stormwater, water & wastewater, grants management, community development, fire services, revenue enhancement and program administration. In each service area, ***GSG*** has perfected particular capabilities, offering deliverables that may be tailored according to specific client needs.

The Tallahassee Award Program (Tally Awards) selected ***Government Services Group*** for the 2015 Best of Tallahassee Award in the Government Consultants category. The Tally Awards are the people's choice awards for Tallahassee's favorite businesses. ***Government Services Group's*** award in the Government Consultants category was based on information gathered both internally by Tally Awards and data provided by third parties. The various sources of information were analyzed to choose the winners in each category. The 2015 Tallahassee Award Program focuses on quality, not quantity; ***GSG*** was found to be a top service provider to governmental entities, offering quality solutions and deliverables.



Certified as a Small Business with the U.S. Small Business Administration, ***GSG's*** team of 50 highly experienced professionals offers a unique perspective because we have worked in government and in the private sector for both large and small entities. Not only have we been in our client's shoes, we have been in their communities and neighborhoods. During ***GSG's*** 20 years of service, 60 counties, 89 cities and 15 special districts have experienced benefits. ***GSG*** currently serves 160 clients in Florida. For nearly 17 years, we have managed one of the largest "single purpose" government entities in Florida, the Florida Governmental Utility Authority (FGUA). The FGUA services more than 120,000 utility customers. ***GSG*** is also the contract administrator with the Department of Defense for a 50-year contract to manage all utility assets at MacDill Air Force Base in Tampa, Florida.

Capabilities

The Community Services Division (CSD) of ***Government Services Group (GSG)*** specializes in providing state and local governments with grants management services related to housing rehabilitation, economic development, disaster recovery, neighborhood revitalization, and commercial revitalization. Within those areas, CSD provides construction management & inspection, eligibility & intake, environmental review, Davis-Bacon Labor Standards and more. The CSD has assisted over 60 governments with carrying out various programs related to CDBG, Disaster Recovery, HOME, SHIP, NSP and other supplemental programs that are leveraged with various community development programs.

GSG has been performing the type of services requested under this Request for Proposal for 20 years. The CDBG grant and loan experts at our firm possess over 65 years of community development and grant administration experience. They have managed and administered projects ranging from housing rehabilitation to mainstream infrastructure developments such as waste water treatment plants and more. Furthermore, when the City of Fort Pierce hires ***GSG,*** our resources, including grants/loan specialist, communication specialist/graphic designer, data specialist and administrative staff will be working succinctly to ensure all facets of the CDBG neighborhood revitalization project successfully meet City goals. As an added benefit, the utilization of ***GSG's*** support professionals provides uniquely focused and administered service solutions that are carefully crafted. ***GSG's*** administration services will benefit the City's Neighborhood Revitalization project and individual residents.

We understand how to enhance each project's elements to achieve goals specific to the CDBG program and other programs as may come on line at the City's discretion.

- Disaster Recovery Program Services ✓
- Housing Rehabilitation Services ✓
- Economic Development ✓
- Commercial Revitalization ✓
- Grant and Loan Consulting ✓
- Contract Development and Planning ✓
- CDBG Program Management ✓
- Davis Bacon Labor Standards Services ✓
- Neighborhood Revitalization Services ✓
- Program Eligibility & Intake Services ✓
- Construction Contract Management Services ✓
- Construction Inspection Services ✓

Grants Management Services

- **Housing Rehabilitation** services assist with securing and administering federal and state programs to rehabilitate homes for low-to-moderate income households. Programs include the Community Development Block Grant (CDBG) Program, Neighborhood Stabilization Program, State Housing Initiative Program, and the Housing Choice Voucher (HCV) Program, formerly known as Section 8.
- **Neighborhood Revitalization** services provide assistance with securing and managing state and federal grant and loan programs for infrastructure improvements and developments for low-to-moderate income residential communities. Activities include, but are not limited to, water, wastewater, sidewalks, and beautification programs.
- **Economic Development** services establish public/private partnerships for the purpose of attracting businesses to locate and/or expand in a particular community. Economic Development includes Economic Development planning, securing much-needed resources for local communities and provides funding for infrastructure development programs and incentive packages for businesses job creation.
- **Commercial Revitalization** services include the development of applications for HUD CDBG Grant funding for limited rehabilitation and Façade improvements for designated downtown commercial areas.
- **Disaster Recovery** services provide comprehensive assistance to governmental entities for the implementation of large-scale federal disaster recovery programs such as the Community Development Block Grant (CDBG) Disaster Recovery Initiatives. Disaster Recovery projects include rehabilitation and housing replacement, rehabilitation of single family and multi- family housing units, infrastructure, public facilities & Affordable Housing.

- **Construction Management and Inspection** services provide construction inspection in the areas of federal and state funded housing and infrastructure projects to ensure grant related construction requirements are met. Also included are all services necessary to procure construction contractors, preparation of bid documents, bid construction contracts and manage construction contracts once awarded.
- **Intake and Eligibility** services assist governmental entities and private businesses serving governmental entities in the analysis of grant participants for eligibility in receiving grant assistance from federal and state programs in areas such as housing rehabilitation and disaster recovery. Also included is project analysis to ensure it meets all federal and state grant requirements for funding.
- **Environmental Review** assists with preparation of documents and/or oversight of contractors providing environmental review services necessary to receive a Finding of No Significant Impact for federally funded grant programs.
- **Davis-Bacon Labor Standards** includes all services necessary to ensure compliance with this standard on federally funded construction contracts. Services include, but are not limited to, ordering wage decisions, adding additional job classifications when needed, review of certified payrolls, on-site employee interviews, providing technical assistance to contractors, developing corrective action plans and ensuring all Davis-Bacon Labor Standard documents are included in bid documents.



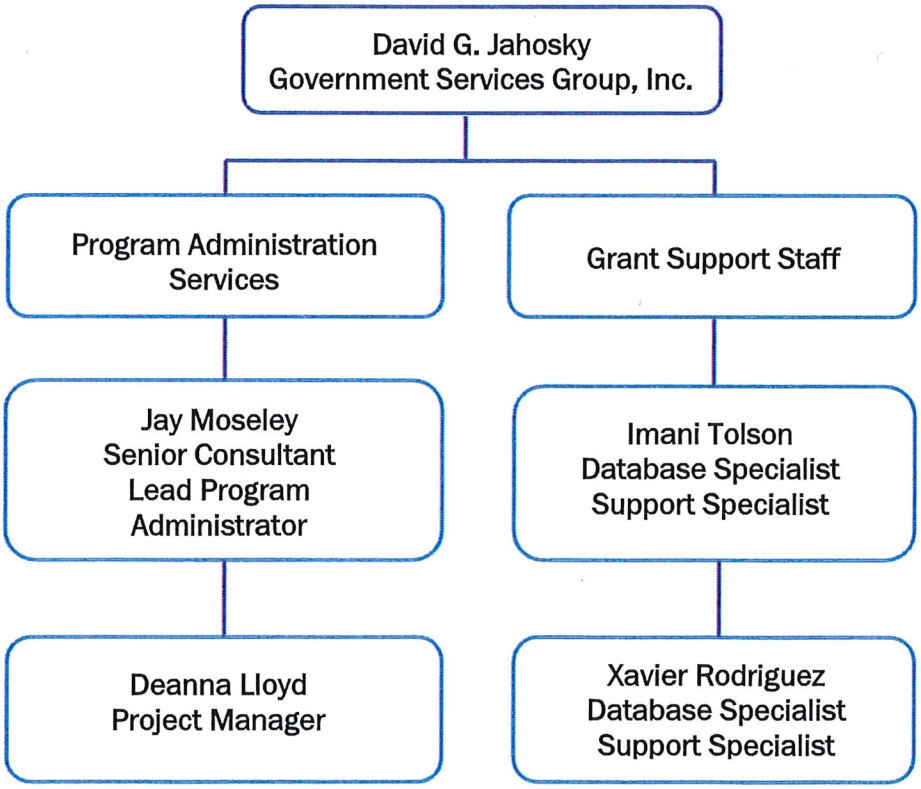
Key Staff and Qualifications

Organizational Chart

The GSG professionals that have been selected to meet the needs and goals of the City of Fort Pierce consist of highly skilled and experienced project managers and consultants as well as the support of database specialists. They are vastly experienced in evaluating the unique and dynamic characteristics associated with the administration of SHIP Housing Rehabilitation.

The project team assembled for this project has the capability and capacity to successfully provide uniquely focused and individually structured service solutions that are carefully integrated with the City's needs. Collectively, the project team has extensive experience working with state and local governments on SHIP Housing Rehabilitation Services.

Below is an organizational chart of GSG's Proposed Project Team.



Proposed Key Staff List

KEY TEAM MEMBERS	PROGRAM ROLE & YEARS OF EXPERIENCE	RELEVANT EXPERIENCE
James F. "Jay" Moseley Senior Consultant	Program Administrator 20	Attended numerous training programs for State of Florida - Department of Economic Opportunity grant related programs for application and implementation Certified Housing Rehabilitation Specialist HUD Certified Environmental Training Lead Based Paint Inspection and Risk Assessment Received special training in HUD Environmental Review Procedures and Requirements Certified Hurricane and Wind Mitigation Inspection
Deanna Lloyd Project Manager	Project Manager 20	Experienced grant writer and administrator for several GSG clients Certified in Green Building Practices Intergovernmental liaison and non-profit experience
SUPPORT PERSONNEL AVAILABLE		
Xavier Rodriguez Database Specialist	Support Specialist 10	Geographical Information Systems (GIS) Specialist Collaborates with Project Managers on the development of complex rule sets through data analysis Diagnose data needs and provide ongoing technical support for project requirements, and required outputs for client vendors
Imani Tolson Database Specialist	Support Specialist 12	Created, optimized, and maintained databases for analysis of projects with anywhere from hundreds of records to millions of records Established solid working relationships with Property Appraiser and Tax Collector offices throughout Florida while maintaining the consistency and accuracy of the data

Location & Accessibility

Our professionals are located in Longwood, Key West, Gainesville and Tallahassee, Florida. Team members travel throughout Florida on a regular basis. The project team is fully accessible and committed to spending as much time as needed in order to ensure the success of the program.

During the duration of the program, the Program Administrator, Jay Moseley will perform the requested and required services outlined in this Proposal from our Tallahassee and Gainesville office locations. GSG's corporate headquarters is located at 1500 Mahan Drive, Suite 250, Tallahassee, Florida. Our Gainesville office is located at 1223 NW 16th Avenue, Gainesville, Florida 32601. The Gainesville office will serve as the primary location. All support personnel are located a GSG's corporate headquarters in the Tallahassee office.



DAVID G. JAHOSKY

Managing Director
Government and Community Services

Government Services Group, Inc.
1500 Mahan Drive, Suite 250
Tallahassee, Florida 32308

Phone	407-629-6900
Fax	407-629-6963
Cell	407-383-9642
Email	djahosky@govserv.com

Specialization

David specializes in critical funding and service delivery alternatives including government accounting and costing, cost optimization, performance measurement and policy development.

Professional Awards & Associations

- Association of Government Accountants
- Florida Government Finance Officers Association
- Project Management Institute

Professional Experience

- 20 years serving local and state governments.
- Invited speaker for Florida League of Cities, Court Clerks and Finance Officer Associations.
- KPMG National Instructor for Cost Optimization, Government Costing, and Project Management.
- Assessed various organizations management processes, including people, processes, and technology.
- Analyzed various state and local governments operating and capital costs, internal management practices, external reporting, and interagency billing practices. Analysis included peer comparison and explored opportunities to improve the efficiency of operations.

Background

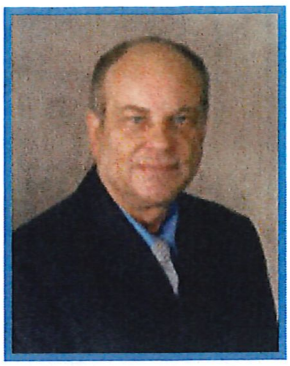
Mr. Jahosky oversees both the Government and Community Services Division of Government Services Group. David brings highly specialized experience helping local governments become more efficient and focused with everything from staffing analysis to program and infrastructure funding and accounting. From studies to identify costing optimization and revenue recovery to grant compliance and performance audits, David has helped local and state governments develop the processes and policies necessary for greater efficiency in both human and financial resources. As important, he's helped them develop performance measures to ensure that goals and projects are met. His experience supporting local governments uniquely qualifies him to facility community services including disaster recovery, neighborhood stabilization and revitalization and economic development. Frequently, these programs require extensive and specific auditing and compliance procedures—a highly specialized skill that Mr. Jahosky brings to Government Services Group and its clients.

Education

Mr. Jahosky has a Master's from the University of Florida in Public Administration and a Bachelor's Degree in Political Science.

Accomplishments

- Regional Engagement Director for over 40 performance audits of entities awarded grants from the U.S. Department of Energy (DOE) under the American Recovery and Reinvestment Act.
- David has supervised or prepared hundreds of city, county, special district, and state cost allocation plans in the United States.
- David recently served as the co-engagement partner for the engagement with the State of Georgia, Governor's Office of Workforce Development (GOWD). As part of this project, KPMG is assisting GOWD in the transition of the Workforce Investment Act (WIA) grant management responsibilities from the Georgia Department of Labor (GDOL) to GOWD.
- David previously served on a statewide project with the Florida Association of Court Clerks (FACC) to assess counties' compliance with Title IV-D (Child Support Enforcement). This project required onsite compliance assessments with all 67 county clerk offices throughout the State and coordination with the Florida Department of Revenue.
- David has led numerous management studies for state and local governments. These studies identified current service levels, development of key performance indicators, and opportunities to adjust service levels to increase effectiveness.



JAMES F. "JAY" MOSELEY

Senior Consultant

Government Services Group, Inc.
1500 Mahan Drive, Suite 250
Tallahassee, Florida 32308

Phone	850-681-3717
Fax	850-224-7206
Cell	352-278-6118
Email	JMoseley@govserv.com

Specialization

Jay focuses on managing community development projects inclusive of disaster recovery, housing, infrastructure and economic development through the CDBG program.

Certifications & Training

- HUD Moseley Certified Environmental Training
- Lead Based Paint Inspection and Risk Assessment
- Certified Hurricane and Wind Mitigation Inspection
- Certified Housing Rehabilitation Specialist
- Attended numerous training programs for State of Florida – Department of Economic Opportunity grant related programs for application and implementation
- Received special training in HUD Environmental Review Procedures and Requirements

Professional Experience

- Developed home purchase guidelines for first time homebuyers for the City of Gainesville/ Alachua County SHIP program
- Conducted first time home buyer training classes regarding home inspection for Neighborhood Housing Development Corporation

Background

James F. "Jay" Moseley is a Senior Consultant for the Community Services Division at Government Services Group, Inc. (GSG). Mr. Moseley has over 20 years of experience in disaster recovery, housing rehabilitation, neighborhood stabilization, economic development, project administration and managing. Mr. Moseley began his career as a consultant; involved in grant related projects, government project administration and managing multiple projects within relevant grant related guidelines. Mr. Moseley was also the project inspector for Universal Engineering Sciences, Inc. In that role, he was responsible for inspecting major projects such as schools, hotels, conference centers, hospitals, and bridges. He inspected and reported on all aspects of the construction process including foundations, soils, concrete, structural steel, and roof systems. Along with inspections, his responsibilities included facilitation between the owners, engineers and contractors. He is currently involved in many disaster related projects throughout Florida.

Accomplishments

- Manages Neighborhood Stabilization projects in Citrus and Alachua Counties.
- Manages Housing Rehabilitation projects in Alachua and Wakulla Counties
- Manages DREF project in St. Lucie County.
- Managed previous disaster projects after multiple hurricanes in 2004.
- Managed disaster recovery projects in Desoto County and Charlotte after Hurricane Charley.
- Provided construction management, inspection and Davis-Bacon Compliance monitoring in Lake Butler for the City's Commercial Revitalization CDBG project.
- Managed disaster recovery projects in Key West after Hurricane Wilma. Projects included single and multi-family projects.
- Managed multiple housing projects for Alachua County and Jefferson County, along with a disaster project in Jefferson County after Hurricane Fay.



IMANI TOLSON

Database Analyst

Government Services Group, Inc.
1500 Mahan Drive, Suite 250
Tallahassee, Florida 32308

Phone	850-681-3717
Fax	850-224-7206
Email	itolson@govserv.com

Specialization

Imani is responsible for the design and implementation of data solutions and assessment data management.

Professional Experience

- Conducted financial analysis in the Actuarial/ Underwriting Department for Capital Health Plan
- Served as Financial Analyst II in the Actuarial Department for Liberty Mutual

Technical Skills

- Languages: SQL, SAS, VBA
- Software: Microsoft Word, Excel, PowerPoint, Access
- Systems: Windows (98, 2000, Server 2003, XP, Vista, 7)

Background

Imani Tolson is a Database Analyst in the Government Services Division at Government Services Group, Inc. (GSG). Mr. Tolson has over 9 years of data management experience, first, working as an actuarial financial analyst and now, assisting in the design and implementation of data solutions and assessment data management tools for GSG clients. In his prior employment, he developed, created and documented complex financial analysis for various projects including: large claims emergence, excess model monitoring, bankruptcies, buyouts, development factors, forecasting, investment income calculations, payout patterns, profit analysis, reinsurance, and security reviews. Mr. Tolson's expertise has enabled management and other staff to assess, implement and monitor strategic initiatives and operational plans.

Education

Mr. Tolson has a Bachelor of Science (BS) in Finance with a minor in Economics from Truman State University. He also holds a Bachelor of Science (BS) in Information Technology from Devry University and a Master of Business Administration (MBA) from Keller Graduate School of Management.

Accomplishments

- Developed and implemented numerous assessment programs throughout the state of Florida.
- Created, optimized, and maintained databases for analysis of projects with anywhere from hundreds of records to millions of records.
- Established solid working relationships with Property Appraiser and Tax Collector offices while maintaining the consistency and accuracy of the data exported to them, which results in an additional $15 million+ of annual revenue for many districts, cities, and counties throughout the state of Florida.
- Generated software applications/models such as Jumbo Claims to monitor claims for 1Mil+ and Loss Difference. These reports monitored monthly changes above $500k+, WCXS claims for $100k+, $250k+, $500k+, and $1Mil+ for areas such as California, Texas, and Florida. Conducted follow up and data verification as needed.
- Led team in creating revenue optimization program. Worked with multiple departments to recover lost revenue. Ultimately recovered $1.2 million in revenue for 2009 – 2010.



XAVIER RODRIGUEZ

Database Analyst

Government Services Group, Inc.
1500 Mahan Drive, Suite 250
Tallahassee, Florida 32308

Phone	850-681-3717
Fax	850-224-7206
Cell	850-228-1629
Email	XRodriguez@govserv.com

Specialization

Xavier Rodriguez is responsible for ensuring the accurate development and maintenance of project data.

Professional Experience

- Administered system program assessments for Florida Agency for Health Care Administration
- Specialized in planning and evaluation for the Florida Department of Health

Technical Skills

- Languages: C++, Java, JavaScript, PHP, SQL, Visual Basic, XHTML
- Networking: TCP/IP, DNS, DHCP, IIS, FTP, SFTP
- Software: Adobe Suite (Dreamweaver, Photoshop, Illustrator), Business Intelligence, ERSI ArcGIS, I2
- Analyst's Notebook, MS Visual Studio, MS SQL Server, MS Office Suite (Access, Excel, Project, Visio)
- Systems: Windows (98, 2000, Server 2003, XP, Vista, 7)

Background

Xavier Rodriguez is a Database Analyst in the Government Services Division at Government Services Group, Inc. (GSG). With over 10 years experience in intelligence analysis, Mr. Rodriguez understands geographical information systems (GIS) and solves a wide range of practical problems through location analytics. As a database analyst, he is responsible for ensuring the accurate development and maintenance of project data for GSG clients. Mr. Rodriguez defines and manages database organization, standards, controls and procedures. Prior to GSG, Mr. Rodriguez provided complex computer-programming support for full-scale fraud and abuse investigations.

Education

Mr. Rodriguez has a Bachelor of Science (BS) degree in Information Technology from Florida State University.

Accomplishments

- Obtain real property data maintained by County Property Appraisers.
- Collaborate with project managers on the development of complex rule sets through data analysis.
- Design, develop and maintain web applications.
- Devise and create necessary visual maps and graphs, using GIS software, related applications and map datasets.
- Diagnose data needs and provide ongoing technical support for project requirements, and required outputs for client vendors.
- Assisted with audit of Medicaid claims recovering millions worth of Medicaid overpayment.
- Accelerated management reviews by acquiring, storing, organizing, and delivering information.
- Designed and streamlined complex work processes causing 80% more efficiency.



DEANNA LLOYD

Project Manager

Government Services Group, Inc.
22968 Overseas Hwy
Cudjoe Key, Florida 33042

Phone	305-745-2062
Fax	305-745-2064
Email	DLloyd@govserv.com

Specialization

Deanna Lloyd assists GSG clients with CDBG program administration and the implementation of various grant-funded projects.

Certifications

- Green Building Practices

Professional Experience

- Over 20 years experience in grant administration
- Former Executive Director of non-profit organization Florida Keys Land and Sea Trust

Background

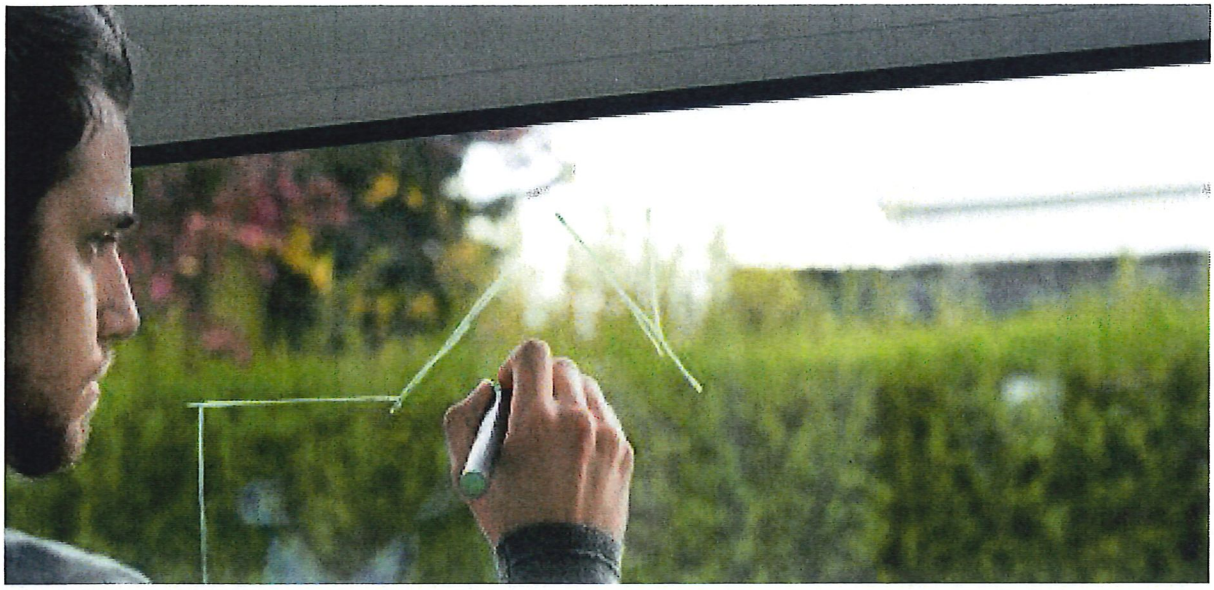
Deanna Lloyd is a Project Manager within the Community Services Division of Government Services Group, Inc. (GSG). Ms. Lloyd has more than 20 years of experience in grant administration. Her experience with local government includes working directly with the Building, Planning and Land Use Departments, plus serving as a County Grants Manager for over ten years. Her tenure as Grants Manager provided her with a detailed understanding of County operations. She has conducted funding research through project implementation until program close-out and has worked with housing, environmental and recreational programs throughout Monroe County. Ms. Lloyd's knowledge of non-profit administration and the challenges they face, as well as her wide range of administrative experience, brings another level of expertise to GSG clients.

Education

Ms. Lloyd has completed course work in Elementary Education and History at Ohio University and has completed successful course work in Business Management at Florida Keys Community College and St. Leo University.

Accomplishments

- Assists in the implementation of program administration requirements for housing rehabilitation, neighborhood revitalization and other various economic development projects in the Monroe County, Key West, City of Marathon and Village of Islamorada.
- Serves as the Key West office liaison for GSG clients in the Florida Keys. Facilitates all management and administrative needs such as drafting grant proposal correspondence, undertaking associated tasks upon grant award, maintaining program files, configures files for audit review and executes daily operation tasks.
- Communicates with homeowners and project-related individuals. Evaluates project-related information and documentation while maintaining program files.
- Prepares grant applications for the development of affordable housing.
- Served as the chief administrator of non-profit organization, led and supervised a staff of 8 employees.
- Developed partnerships to provide historical, cultural, environmental, and educational programs to Monroe County residents and visitors to the Florida Keys.



Comprehensive SHIP Project List (Since 2008)

Taylor County – SHIP Project Administrator
Wakulla County - SHIP Project Administrator
Jefferson County - SHIP Project Administrator
Alachua County – SHIP Inspections, Project Management – SHIP Match Programs for CDBG
Citrus County – SHIP Match Programs for CDBG
Various Other SHIP Programs as CDBG Matching Grants

Project Approach

GSG will develop and distribute a SHIP application that will include all SHIP requirements in order to qualify each household for meeting income requirements. We will then develop files that include all 3rd party income documentation and SHIP Certifications that the SHIP program requires. This will be inclusive of all collection efforts to qualify households such as contact with employers, banks, and other sources of income.

Once each household is qualified, we will assist in developing individual scopes of work for each house and assist in preparation of bid documents that meet City requirements. This effort will include at least one inspection of each residence to verify the intended scope of work. Other inspections will be performed as necessary to insure completeness of bid documents. As we understand the intentions of this program, the work will be limited to exterior repairs and renovations and no interior work is anticipated.

Work Plan:

October – December 2017 – Income Qualify 12 Households, and develop scope of work for bidding.

January – March 2018 – Income Qualify 12 Households, and develop scope of work for bidding.

April – June 2018 – Income Qualify 11 Households, and develop scope of work for bidding.

This work plan is very flexible and can be adjusted in order to speed up the work, or slowed down as necessary to meet the City's needs.

Forms Attached

CONFLICT OF INTEREST STATEMENT

STATE OF FLORIDA
COUNTY OF LEON

Before me the undersigned authority, personally appeared David G. Jahosky, who was duly sworn, deposes and states:

1. I am the Managing Director of Government Services Group, Inc., located at 1500 Mahan Drive, Suite 250, Tallahassee, Florida 32308.
2. The above named entity is submitting a Proposal for the City of Fort Pierce, Florida described as:

   Request for Proposals: RFP No. 2017-0311- Project Delivery Services For Ship Housing Rehabilitation Program

3. The Affiant has made diligent inquiry and provides the information contained in this Affidavit based upon affiant's own knowledge.
4. The Affiant states that only one submittal for the above proposal is being submitted and that the above named entity has no financial interest in other entities submitting proposals for the same project.
5. Neither the Affiant nor the above named entity has directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraints of free competitive pricing in connection with the entity's submittal for the above proposal. This statement restricts the discussion of pricing data until the completion of negotiations, if necessary, and execution of the Contract for this project.
6. Neither the entity nor its affiliates, or any one associated with them, is presently suspended or otherwise ineligible from participation in contract letting by any local, State, or Federal Agency.
7. Neither the entity, nor its affiliates, nor any one associated with them have any potential conflict of interest due to any other clients, contracts, or property interests for this project.
8. I certify that no member of the entity's ownership or management is presently applying for an employee position or actively seeking an elected position with the City of Fort Pierce, Florida.
9. I certify that no member of the entity's ownership or management, or staff has a vested interest in any aspect of the City of Fort Pierce, Florida.
10. In the event that a conflict of interest is identified in the provision of services, I, on behalf of the above named entity, will immediately notify the City of Fort Pierce, Florida.

Dated this 18 day of September, 2017.

David G. Jahosky

Sworn to and subscribed before me this 18 day of September, 2017.

Personally known ✓
Or produced identification _____.
Identification Type: _____.

Tammy J. Peters
Notary Public
State of Florida
My Commission Expires: August 31, 2021

TAMMY J. PETERS
MY COMMISSION EXPIRES
AUGUST 31, 2021
#GG 100231
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion

Contractor Covered Transactions

(1) The prospective contractor of the Recipient, Government Services Group, Inc. (Contractor's Name), certifies by submission of this document, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal Department or Agency.

(2) Where the Recipient's contractor's is unable to certify to the above statement, the prospective contractor shall attach an explanation to this form.

Government Services Group, Inc.
(Contractor's Name)

(Authorized Signature)

David G. Jahosky
(Print Name)

Managing Director
(Title)

1500 Mahan Drive Suite 250
(Street and Address)

Tallahassee, FL, 32308
(City, State, Zip)

City of Fort Pierce
(Recipient's Name)

Date: 9/25/2017

Division Contract Number

DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that Government Services Group, Inc. does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

9/25/2017

Date

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Government Services Group, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
1500 Mahan Drive, Suite 250

Requester's name and address (optional)

6 City, state, and ZIP code
Tallahassee, Florida 32308

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
			–			–				

or

Employer identification number
5	9	–	3	4	1	9	1	0	5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here | **Signature of U.S. person** ▶ Kathy E Lindsay | **Date** ▶ 09/19/2017

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

RFP RESPONSE FORM

RFP Item	PROJECT DELIVERY SERVICES for SHIP HOUSING REHABILITATION PROGRAM		
RFP Number	2017-031	Due Date & Time	SEPTEMBER 27, 2017 – 3:00PM

The offerer agrees to furnish the following items or services to the City of Fort Pierce, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	
Provide application intake and verification process, as needed, to qualify 35 (thirty-five) Extremely Low/Very Low and Low Income City of Fort Pierce home owners to Participate in SHIP Owner-Occupied Housing Rehabilitation Program, per City of Fort Pierce Local Housing Assistance Plan (LHAP) and State Housing Finance Corporation State Housing Initiatives Partnership (SHIP) program guidelines.	
Provide file setup and records management per SHIP and City of Fort Pierce guidelines provided herein.	
Price – For Each Approved Applicant	$ 1,800
Total Price – Complete Project	$ 63,000

The Bidder hereby acknowledges receipt of the following addenda:

ADDENDUM NO.	ADDENDUM DATE

Vendor Government Services Group, Inc.

Address 1500 Mahan Drive Suite 250

City, State, Zip Code Tallahassee, FL, 32308

Email Address djahosky@govserv.com

Typed Name, Title, David G. Jahosky, Managing Director,

Signature _____ **Date** 9/25/2017

Telephone # 407-383-9642 **Fax #** 850-224-7206

(*Please include Remit to address if different than address stated above)

Remit To: _____

Check block below for applicable minority indicator:

☐ **Asian Indian** ☐ ☐ **Black** ☐ ☐ **Asian Pacific** ☐ **Hispanic** ☐

☐ **Native American** ☐ **Small Business** ☐ ☐**Women Owned** ☐ **Small Disadvantage Business** ☒

GOVESER-01 JULIE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/14/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Earl Bacon Agency, Inc. Post Office Box 12039 Tallahassee, FL 32317	CONTACT NAME: PHONE (A/C, No, Ext): (850) 878-2121 FAX (A/C, No): (850) 878-2128 E-MAIL ADDRESS:
INSURED Government Services Group Inc. Kathy Lindsay 1500 Mahan Dr., #250 Tallahassee, FL 32308	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : The Phoenix Insurance Company — 25623 INSURER B : Auto-Owners Insurance Company — 18988 INSURER C : The Travelers Indemnity Company — 25658 INSURER D : Landmark American Insurance Company — 33138 INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR	X	X	6807521H602	11/01/2016	11/01/2017	EACH OCCURRENCE	$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER						GENERAL AGGREGATE	$ 4,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:						Emp Ben.	$ 2,000,000
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO	X	X	4853169600	09/01/2016	09/01/2017	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE	X	X	CUP2431Y914	11/01/2016	11/01/2017	AGGREGATE	$ 10,000,000
	DED X RETENTION $ 5,000							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Crime			6807521H602	11/01/2016	11/01/2017	Crime	50,000
D	Professional Liabili			LHR764939	08/12/2017	08/12/2018	PROF	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured: City of Fort Pierce/Grants Administration Division and their members, officials, officers and employees.
See Attached forms: CG D248 08 05, CG D1 86 11 03, WC 00 03 13

CERTIFICATE HOLDER

City of Fort Pierce/Grants Administration Division
Attn: Purchasing Department
P.O. Box 1480
Fort Pierce, FL 34954

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03) © 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

SWORN STATEMENT CONCERNING
PUBLIC ENTITY CRIMES

The City of Fort Pierce, Florida has elected to follow section 287.133, Florida Statutes, concerning Public Entity Crimes. Accordingly, this form must be signed and sworn to in the presence of a notary public or other official authorized to administer oaths.

1. This sworn statement is submitted to the City of Fort Pierce by David G. Jahosky Managing Director for Government Services Group, Inc., whose business address is 1500 Mahan Drive, Suite 250, Tallahassee, Florida 32308 and its Federal Employer Identification Number (FEIN) is 59-3419105.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(l)(g), Florida Statutes, means a violation of any state or federal law by a person with respect and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

    a. A predecessor or successor of a person convicted of a public entity crime; or
    b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The terms "affiliate" includes those officers, directors, executive, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. You must indicate which statement applies.

- ☒ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- ☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- ☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officers of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the final order)

6. I understand that "judgment" as defined in paragraph 55.01, Florida State Statutes, means any sum of money that was awarded by judgment against any person(s) or entity under the control of any natural person who is active in the management of the entity.

Has your entity or person(s) in management had judgment entered against it?

- ☒ No
- ☐ Yes (If yes, provide a copy or the judgment)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
(SIGNATURE)

TAMMY J. PETERS MY COMMISSION EXPIRES AUGUST 31, 2021 #GG 100231 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Sworn to and subscribed before me this 18 day of September, 2017.

Personally known ✓
Or produced identification _____
_____

Tammy J. Peters
Notary Public – State of Florida
My Commission Expires: August 31, 2021

REFERENCE CHECK FORM

RFP No: 2017-031 Title: PROJECT DELIVERY SERVICES FOR SHIP HOUSING REHABILITATION PROGRAM

Bidder/Respondent Name: Government Services Group, Inc.

Reference Company Name: Taylor County

Telephone Number: 850-838-3553 Fax Number: 850-838-3563

Contact Name: Melody Cox Email: melody.cox@taylorcountygov.com

Reference Instructions: Submit a minimum of three (3) References. Fill out top portion only one per Reference. The City of Fort Pierce will send forms to the referenced company after the City's receipt of form in the Bid.

The above company submitted a proposal to general contracting services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772) 467-3848.

- When did this company work for you? From:_____ To:_____
- How would you describe the Contractor:

  Quality of Work: _____

  _____

  Dependability: _____

  _____

  Integrity of owner and employees: _____

  _____

  What areas could he/she improve upon? _____

  _____

  Would you contract with this Contractor again? Yes ☐ No ☐ Maybe ☐
- On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐
- Add any information/comments that might help us evaluate their ability to perform for us?

  _____

  _____

  _____

  _____

REFERENCE CHECK FORM

Bid No: 2017-031 Title: PROJECT DELIVERY SERVICES FOR SHIP HOUSING REHABILITATION PROGRAM

Bidder/Respondent Name: Government Services Group, Inc.

Reference Company Name: Town of Lacrosse

Telephone Number: 386-462-2784 Fax Number: 386-462-5905

Contact Name: Lee Forzly Email: lacrosse386@windstream.net

Reference Instructions: Submit a minimum of three (3) References. Fill out top portion only one per Reference. The City of Fort Pierce will send forms to the referenced company after the City's receipt of form in the Bid.

The above company submitted a proposal to general contracting services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772) 467-3848.

- When did this company work for you? From:_____ To:_____
- How would you describe the Contractor:

  Quality of Work: _____

  _____

  Dependability: _____

  _____

  Integrity of owner and employees: _____

  _____

  What areas could he/she improve upon? _____

  _____

  Would you contract with this Contractor again? Yes ☐ No ☐ Maybe ☐
- On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐
- Add any information/comments that might help us evaluate their ability to perform for us?

  _____

  _____

  _____

  _____

REFERENCE CHECK FORM

Bid No: 2017-031 Title: PROJECT DELIVERY SERVICES FOR SHIP HOUSING REHABILITATION PROGRAM

Bidder/Respondent Name: Government Services Group, Inc.

Reference Company Name: St. Lucie County

Telephone Number: 772-462-2375 Fax Number: 772-462-2855

Contact Name: Diana Wesloski Email: WesloskiD@stlucieco.org

Reference Instructions: Submit a minimum of three (3) References. Fill out top portion only one per Reference. The City of Fort Pierce will send forms to the referenced company after the City's receipt of form in the Bid.

The above company submitted a proposal to general contracting services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772) 467-3848.

- When did this company work for you? From:_____ To:_____
- How would you describe the Contractor:

  Quality of Work: _____

  _____

  Dependability: _____

  _____

  Integrity of owner and employees: _____

  _____

  What areas could he/she improve upon? _____

  _____

  Would you contract with this Contractor again? Yes ☐ No ☐ Maybe ☐
- On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐
- Add any information/comments that might help us evaluate their ability to perform for us?

  _____

  _____

  _____

  _____

REFERENCE CHECK FORM

Bid No: 2017-031 Title: PROJECT DELIVERY SERVICES FOR SHIP HOUSING REHABILITATION PROGRAM

Bidder/Respondent Name: Government Services Group, Inc.

Reference Company Name: Town of Lacrosse

Telephone Number: 386-462-2784 Fax Number: 386-462-5905

Contact Name: Lee Forzly Email: lacrosse386@windstream.net

Reference Instructions: Submit a minimum of three (3) References. Fill out top portion only one per Reference. The City of Fort Pierce will send forms to the referenced company after the City's receipt of form in the Bid.

The above company submitted a proposal to general contracting services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772) 467-3848.

- When did this company work for you? From: 10/27/2015 To: 10/24/2017
- How would you describe the Contractor:

Quality of Work: Excellent

Dependability: Excellent

Integrity of owner and employees: Excellent

What areas could he/she improve upon? None - Jay Kept Me up TO DATE on All INFORMATION

Would you contract with this Contractor again? Yes [X] No [ ] Maybe [ ]

- On a scale of 1 to 5, how would you rate his/her work in general? 1 [ ] 2 [ ] 3 [ ] 4 [ ] 5 [X]
- Add any information/comments that might help us evaluate their ability to perform for us?

It was new AS Processing Grants - with Jay's Help I Never Felt Insecure - We worked Together Beautifully - He is well Organized And our Experience Made this process "A Breeze". I highly Recommend Jay Mosley!

Lee Forzly 10/4/2017

REFERENCE CHECK FORM

Bid No: 2017-031 Title: PROJECT DELIVERY SERVICES FOR SHIP HOUSING REHABILITATION PROGRAM

Bidder/Respondent Name: Government Services Group, Inc.
Reference Company Name: St. Lucie County
Telephone Number: 772-462-2375 Fax Number: 772-462-2855
Contact Name: Diana Wesloski Email: WesloskiD@stlucieco.org

Reference Instructions: Submit a minimum of three (3) References. Fill out top portion only one per Reference. The City of Fort Pierce will send forms to the referenced company after the City's receipt of form in the Bid.

The above company submitted a proposal to general contracting services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772) 467-3848.

- When did this company work for you? From: 12/13/05 To: 12/2016 .
- How would you describe the Contractor:

Quality of Work: Complete all projects great management skills. Cost conscience, while maintaining a positive attitude.

Dependability: Always available responsible in keeping up with projects, Keeping up abreast of any changes.

Integrity of owner and employees: SLC built and gained a good relationship over the years, while working together on various projects

What areas could he/she improve upon? N/A

Would you contract with this Contractor again? Yes ☒ No ☐ Maybe ☐

- On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒
- Add any information/comments that might help us evaluate their ability to perform for us?
GSG worked as Meridian Community Services Group under various grant contracts beginning in 2005 Most recently GSG provided grant writing services for CDBG Small Cities, resulted in grant award for SLC $ 750,000.

NSP
AOS
CDBG

REFERENCE CHECK FORM

RFP No: 2017-031 Title: PROJECT DELIVERY SERVICES FOR SHIP HOUSING REHABILITATION PROGRAM

Bidder/Respondent Name: Government Services Group, Inc.

Reference Company Name: Taylor County

Telephone Number: 850-838-3553 Fax Number: 850-838-3563

Contact Name: Melody Cox Email: melody.cox@taylorcountygov.com

Reference Instructions: Submit a minimum of three (3) References. Fill out top portion only one per Reference. The City of Fort Pierce will send forms to the referenced company after the City's receipt of form in the Bid.

The above company submitted a proposal to general contracting services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772) 467-3848.

- When did this company work for you? From: 2007 (Meridian at that time) To: Current
- How would you describe the Contractor:

Quality of Work: Very good - Accurate and excellent reporting to state. Very responsive to any questions of Concerns

Dependability: Excellent !!

Integrity of owner and employees: We have always been pleased with the services provided by GSG and enjoy working with Jay Moseley

What areas could he/she improve upon? We have no complaints !!

Would you contract with this Contractor again? Yes [X] No [ ] Maybe [ ]

- On a scale of 1 to 5, how would you rate his/her work in general? 1 [ ] 2 [ ] 3 [ ] 4 [ ] 5 [X]
- Add any information/comments that might help us evaluate their ability to perform for us?

We have truly enjoyed our relationship with GSG and Jay Moseley.

Melody Cox

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
Is RFP Response Form completed, signed and attached?	✓	
Is W-9 Form completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in bid documents.	✓	
Include proof of proper insurance as stated in bid documents.	✓	
Bid envelope is marked accordingly.	✓	
Is Drug-Free Work Place form signed and enclosed?	✓	
Is Debarment form signed and enclosed?	✓	
Are three (3) complete bid packages included (one original and two copies)?	✓	
Is each Bid Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH BID _____

2016-17

CITY OF TALLAHASSEE BUSINESS TAX CERTIFICATE
LOCAL BUSINESS TAX RECEIPT

2016-17

GSG|30

TAX CERTIFICATE EXPIRES SEPTEMBER 30, 2017

DBA: GOVERNMENT SERVICES GROUP, INC

Account Number: 38098

Location Address : 1500 MAHAN DR #250
TALLAHASSEE FL 32301

Type Code	Sub Code:	Type Description:
850	J	Service - Consultants

GOVERNMENT SERVICES GROUP, INC
ROBERT SHEETS

The firm, corporation, organization, business or individual whose name appears herein has paid a business tax for the business activities indicated above, subject to city, state and federal laws. This certificate must be conspicuously displayed at the location of the business activity. A change of location from the stated business location on this certificate as well as a change in ownership requires a transfer. (See reverse side.)

State of Florida
Department of State

I certify from the records of this office that GOVERNMENT SERVICES GROUP, INC. is a corporation organized under the laws of the State of Florida, filed on December 31, 1996.

The document number of this corporation is P96000104587.

I further certify that said corporation has paid all fees due this office through December 31, 2017, that its most recent annual report/uniform business report was filed on January 23, 2017, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of January, 2017

Ken Detzner

Secretary of State

Tracking Number: CC4061486788

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

CITY OF FORT PIERCE
TABULATION OF BIDS

"Offers from the vendors listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late."

RFP ON:	**Project Delivery Services for SHIP Housing Rehabilitation Program**
RFP NUMBER:	**2017-031**
DATE:	09/27/2017
RECOMMENDED AWARD:	Pending

RESPONSE
2 of 5 = 40 %
0 "No Bids"
Total = 40 %

PROPOSER
Government Services Group, Inc. Tallahassee, FL
East Tampa Business & Civic Association, Inc. Tampa, FL

PLEASE NOTE: COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH. CALL THE PURCHASING DEPARTMENT WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD.

REQUEST FOR PROPOSALS NO. 2017-031
PROJECT DELIVERY SERVICES FOR SHIP HOUSING REHABILITATION PROGRAM
CUMULATIVE EVALUATION SHEET

	PROPOSERS	
EVALUTION CRITERIA	**East Tampa Business & Civic Association, Inc.** *Tampa, FL*	**Government Services Group, Inc.** *Tallahassee, FL*
Qualifications *Did the proposer detail the ability to perform the services, describe the approach to perform the services as stated in the scope of work, and their qualifications to meet the needs of the City.* ***Points 25***	**21.56**	**16.66**
Location *See the Locality Rating ~ Table, page 6 (second page 6)* ***Points 25***	**25.00**	**25.00**
References *Where all references submitted and returned as requested.* ***Points 25***	**0**	**25.00**
Cost ***Points 25***	**13.33**	**25.00**
Total	**59.89**	**91.66**

City Commission Regular Meeting **11.d.**

Meeting Date: 11/06/2017

Re: Approval of Air Time for TV Commercials to Promote Fort Pierce, Single Source

Submitted For: Libby Woodruff, Manager, Finance Department

SUBJECT:

Approve purchase from Comcast Spotlight for TV commercials to air 3,173 times between November 20, 2017 and May 20, 2018 in an amount not to exceed $14,000.

SUMMARY:

Request for Commission to approve purchase of TV time from Comcast to air two TV commercials 3,173 times to promote tourism-related activities and businesses, beaches, waterfront, parks, museums, trails, fishing, kayaking, paddle boarding, from 11/20/17 thru 5/20/18.

The Purchasing Division has reviewed and investigated this request and found that all information and justification to be correct.
It is on this basis that the competitive procurement process be waived and that the above item be treated as a "Single Source" commodity.

RECOMMENDATION:

Approve contract with Comcast Spotlight.

ALTERNATIVES:

Do not approve contract.

RESPONSIBLE STAFF:

Libby Woodruff, Grants Administration Manager

COORDINATED WITH:

Johnna Morris, Director of Finance

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2017-18
Account:	10390025548410
Amount:	14,000.00

FISCAL IMPACT:

This expenditure will be reimbursed to the City through a grant award from Visit Florida and the FortPierceTours.com marketing budget.

Attachments

FPAT TV Contract

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/10/2017 12:06 PM
Finance Department	Johnna Morris	11/01/2017 01:14 PM
City Manager	Nick Mimms	11/01/2017 04:43 PM
Form Started By: Libby Woodruff		Started On: 10/10/2017 11:26 AM
Final Approval Date: 11/01/2017		

DocuSign Envelope ID: A225165C-F543-424A-B3A7-2786A0F5E5D3

City of Fort Pierce Urban Redevelopment without Dish and Direct TV Fall 2017 — West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7

Client: Fort Pierce Urban Redevelopment
Buyer: Elizabeth Woodruff
Advertiser: Fort Pierce Urban Redevelopment
Product:
Sched Dates: November 20, 2017 - May 20, 2018

Network	Daypart	Program	Start Date	End Date	Unit Dur	Avg Units/Wk	Active Weeks	Rate	Total Units	Cost
7795, Vero Beach-Northern Treasure Coast										
APL										
	M-Su 5a-12m	Animal Planet			30	4	20	$3.20	82	$262.40
BET										
	M-Su 5a-12m	BET			30	4	20	$3.15	81	$255.15
BRVO										
	M-Su 5a-12m	BRAVO			30	4	20	$5.25	81	$425.25
CNN										
	M-Su 5a-12m	CNN			30	4	20	$8.40	80	$672.00
ENT										
	M-Su 5a-12m	E!			30	4	20	$3.45	81	$279.45
FOOD										
	M-Su 5a-12m	FOOD			30	4	20	$5.10	80	$408.00
FRFM										

DocuSign Envelope ID: A225165C-F543-424A-B3A7-2786A0F5E5D3

Network	Daypart	Program	Start Date	End Date	Unit Dur	Avg Units/Wk	Active Weeks	Rate	Total Units	Cost
FREEFORM	M-Su 5a-12m	FREEFORM			30	4	20	$5.10	80	$408.00
FXNC										
FOX NEWS channel	M-Su 5a-12m	Fox News			30	4	20	$10.40	80	$832.00
HALL										
Hallmark CHANNEL	M-Su 5a-12m	Hallmark			30	4	20	$7.15	81	$579.15
HGTV										
HGTV	M-Su 5a-12m	HGTV			30	4	20	$9.80	80	$784.00
LMN	M-Su 5a-12m	LIFETIME MOVIE NETWORK			30	4	20	$2.95	80	$236.00
MNBC										
msnbc	M-Su 5a-12m	MSNBC			30	4	20	$7.40	80	$592.00
MTV										
MTV	M-Su 5a-12m	MTV			30	4	20	$1.70	80	$136.00
NBCS										
NBC Sports NETWORK	M-Su 5a-12m	NBC SPORTS			30	4	20	$1.90	81	$153.90
NICK										

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Network	Daypart	Program	Start Date	End Date	Unit Dur	Avg Units/Wk	Active Weeks	Rate	Total Units	Cost
	M-Su 5a-12m	NICKELODEON			30	4	20	$4.55	80	$364.00
OXYG	M-Su 5a-12m	OXYGEN			30	4	20	$1.20	81	$97.20
TLC	M-Su 5a-12m	TLC			30	4	20	$4.10	80	$328.00
TOON	M-Su 5a-12m	CARTOON NETWORK			30	4	20	$8.05	80	$644.00
TRAV	M-Su 5a-12m	TRAVEL CHANNEL			30	4	20	$2.45	81	$198.45
TVL	M-Su 5a-12m	TV LAND			30	4	20	$3.10	81	$251.10
TWC	M-Su 5a-12m	WEATHER CHANNEL			30	4	20	$1.00	80	$80.00
							Totals		**1,690**	**$7,986.05**
							Grand Totals		**1,690**	**$7,986.05**

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Adjustments: Network Insertability and Network Carriage have been factored into calculations.
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
Cable Zones: Comcast, Vero Beach-Northern Treasure Coast
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
Cable Zones: AT&T, Treasure Cst N FL U-Verse
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
Cable Zones: Comcast, WPB Digital
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
Cable Zones: Comcast, WPB Interactive

Qualitative Adjustments:
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
Qual Survey: West Palm Beach/Fort Pierce, FL-Syndicated-MRI/Mosaic, Au15-Jl16, Scarborough
Survey Area: DMA
Daypart: Past 7 Days
Base Profile: All Respondents
Target Profile: (Respondent's Age Summary: 55 +) AND (#Dom.AirRndTripsPstYr-MostlyPrsnl: None:Primarily Personal/Vacation)

» Estimate information indicated has been supplied by the user.

Source Field Codes:
TP – Time Period

DocuSign Envelope ID: A225165C-F543-424A-B3A7-2786A0F5E5D3

City of Fort Pierce Urban Redevelopment without Dish and Direct TV Fall 2017 — West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7

Client: Fort Pierce Urban Redevelopment
Buyer: Elizabeth Woodruff
Advertiser: Fort Pierce Urban Redevelopment
Product:
Sched Dates: November 20, 2017 - May 20, 2018

Network	Daypart	Program	Start Date	End Date	Unit Dur	Avg Units/Wk	Active Weeks	Rate	Total Units	Cost
4266, Treasure Cst N FL U-Verse										
APL	M-Su 5a-12m	ANIMAL PLANET ATT			30	4	20	$.60	80	$48.00
BET	M-Su 5a-12m	BET ATT			30	4	20	$.55	80	$44.00
BRVO	M-Su 5a-12m	BRAVO ATT			30	4	20	$.90	80	$72.00
CNN	M-Su 5a-12m	CNN ATT			30	4	20	$1.55	80	$124.00
ENT	M-Su 5a-12m	E! ATT			30	4	20	$.60	81	$48.60
FOOD	M-Su 5a-12m	FOOD ATT			30	4	20	$.85	80	$68.00
FXNC										

DocuSign Envelope ID: A225165C-F543-424A-B3A7-2786A0F5E5D3

Network	Daypart	Program	Start Date	End Date	Unit Dur	Avg Units/Wk	Active Weeks	Rate	Total Units	Cost
FOX NEWS channel	M-Su 5a-12m	Fox News ATT			30	4	20	$1.65	80	$132.00
HGTV	M-Su 5a-12m	HGTV ATT			30	4	20	$1.55	80	$124.00
LIF	M-Su 5a-12m	LIFETIME ATT			30	4	20	$.75	80	$60.00
MNBC	M-Su 5a-12m	MSNBC ATT			30	4	20	$1.25	80	$100.00
MTV	M-Su 5a-12m	MTV ATT			30	4	20	$.35	80	$28.00
NBCS	M-Su 5a-12m	NBC SPORTS ATT			30	4	20	$.40	83	$33.20
TLC	M-Su 5a-12m	TLC ATT			30	4	20	$.75	80	$60.00
							Totals		**1,044**	**$941.80**
							Grand Totals		**1,044**	**$941.80**

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Adjustments: Network Insertability and Network Carriage have been factored into calculations.
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
Cable Zones: Comcast, Vero Beach-Northern Treasure Coast
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
Cable Zones: AT&T, Treasure Cst N FL U-Verse
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
Cable Zones: Comcast, WPB Digital
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
Cable Zones: Comcast, WPB Interactive

Qualitative Adjustments:
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
Qual Survey: West Palm Beach/Fort Pierce, FL-Syndicated-MRI/Mosaic, Au15-Jl16, Scarborough
Survey Area: DMA
Daypart: Past 7 Days
Base Profile: All Respondents
Target Profile: (Respondent's Age Summary: 55 +) AND (#Dom.AirRndTripsPstYr-MostlyPrsnl: None:Primarily Personal/Vacation)

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Source Field Codes:
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10/9/2017 3:32PM

City of Fort Pierce Urban Redevelopment without Dish and Direct TV Fall 2017 — West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7

Client: Fort Pierce Urban Redevelopment
Buyer: Elizabeth Woodruff
Advertiser: Fort Pierce Urban Redevelopment
Product:
Sched Dates: November 20, 2017 - May 20, 2018

Network	Daypart	Program	Start Date	End Date	Unit Dur	Avg Units/Wk	Active Weeks	Rate	Total Units	Cost
9739, WPB Digital										
DIY										
diy	M-Su 5a-12m	DIY			30	4	20	$1.00	81	$81.00
FBN										
FOX BUSINESS	M-Su 5a-12m	Fox Business			30	4	20	$1.00	80	$80.00
NFLN										
NFL NETWORK	M-Su 5a-12m	NFL			30	4	20	$1.00	80	$80.00
NGC										
NATIONAL GEOGRAPHIC CHANNEL	M-Su 5a-12m	National Geographic			30	4	20	$1.00	81	$81.00
TV1										
tv one	M-Su 5a-12m	TV 1			30	4	20	$1.00	82	$82.00
							Totals		**404**	**$404.00**
							Grand Totals		**404**	**$404.00**

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Adjustments: Network Insertability and Network Carriage have been factored into calculations.
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7

DocuSign Envelope ID: A225165C-F543-424A-B3A7-2786A0F5E5D3

Cable Zones: Comcast, Vero Beach-Northern Treasure Coast
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
Cable Zones: AT&T, Treasure Cst N FL U-Verse
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
Cable Zones: Comcast, WPB Digital
West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
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10/9/2017 3:32PM

City of Fort Pierce Urban Redevelopment without Dish and Direct TV Fall 2017 — West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7

Client: Fort Pierce Urban Redevelopment
Buyer: Elizabeth Woodruff
Advertiser: Fort Pierce Urban Redevelopment
Product:
Sched Dates: November 20, 2017 - May 20, 2018

Network	Daypart	Program	Start Date	End Date	Unit Dur	Avg Units/Wk	Active Weeks	Rate	Total Units	Cost
8556, WPB Interactive										
ATTD										
att.net	F 6a-11:59p	ATT.net 8336 impressions per month			30	0	7	$66.69	7	$466.83
CDED	F 6a-11:59p	NBC Digital Entertainment 8336 impressions per month			30	0	7	$66.69	7	$466.83
PDTV										
	F 6a-11:59p	Premium Digital TV with On Demand 5001 impressions per month			30	0	7	$200.06	7	$1,400.42
PDV										
	F 6a-11:59p	Premium Video with On Demand 5884 impressions per month			30	0	7	$200.06	7	$1,400.42
XCSD										
xfinity	F 6a-11:59p	XFinity.com 16671 impressions per month			30	0	7	$133.37	7	$933.59
							Totals		**35**	**$4,668.09**
							Grand Totals		**35**	**$4,668.09**

Broadcast Month Costs - Grand Total

Month	Gross Cost	Total Units
11/2017	$1,171	179
12/2017	$2,525	629
01/2018	$2,061	473
02/2018	$2,061	473
03/2018	$2,061	473

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04/2018	$2,061	473
05/2018	$2,061	473
Total	$14,000	3173

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West Palm Beach-Ft. Pierce May17 DMA Nielsen Live+7
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Daypart: Past 7 Days
Base Profile: All Respondents
Target Profile: (Respondent's Age Summary: 55 +) AND (#Dom.AirRndTripsPstYr-MostlyPrsnl: None:Primarily Personal/Vacation)

» Estimate information indicated has been supplied by the user.

Source Field Codes:
TP – Time Period
Disclaimer
Inventory subject to availability. Rates apply to this presentation only and are effective for two weeks from the date of this proposal.
Two-week cancellation policy.
Network ratings data for OWN will be inaccurate prior to the January 2011 book.
Network ratings data for NBCS will be inaccurate prior to the January 2012 book.
By signing this contract, I agree to the full terms and conditions already on file.
DISCLOSURES: The number of subscribing homes receiving advertisements on any cable network is an estimate and may vary by geographic areas and other factors. Any statement of (1) the number of subscribing homes receiving an advertisement and (2) audience estimates are based either on the NCC methodology which utilizes either Nielsen carriage & insertion Universe Estimates or adjusts internal carriage/insertion sub counts by the Nielsen full footprint Interconnect Universe Estimate. Zone estimates are generated by using Nielsen Interconnect Universe Estimates, adjusted on a pro rata basis by internal subscriber counts by zone. Nielsen Universe Estimates are derived: in Telephone Frame set-meter and diary-only markets, from a rolling average of the prior four major sweep periods of diary sample; in LPM and Area Probability set-meter markets, from a rolling average of the prior four periods of meter sample, when available. These 4 periods each consist of 4 weeks of meter sample that lie prior to the measurement cycles of February, May, July and November. Estimates may contain impressions outside the home DMA. [See also Nielsen VIP Report]. The number of homes capable of accessing VOD and interactive TV advertising content is an estimate and may vary by the number of homes actually subscribing to digital cable service and other factors. Current Nielsen audience reporting methodology does not provide the ability to adjust audience estimates for HD simulcast programming for non-insertion. The company may not have the capability to insert on HD simulcast networks or to enable interactive overlays on HD simulcast networks. Audience estimates for HD programming have not been adjusted for non-insertion. The information provided will be periodically updated by the Company. For more information please contact your Advertising Sales Executive.
Authorized Acceptance: _____ Date: _____
Comcast Acceptance: _____ Date: _____

City Commission Regular Meeting **11.e.**

Meeting Date: 11/06/2017

Re: Approve Payment of U.S. District Court Final Judgment to K. Anderson

Submitted For: James Messer, City Attorney, City Attorney

SUBJECT:

Approve payment of United States District Court Southern District of Florida Final Judgment to Kristen Anderson in the amount of $283,500 plus interest.

SUMMARY:

The United States District Court Southern District of Florida has issued Final Judgment in the case of *Kristen Anderson vs. City of Fort Pierce*. The sum of $283,500.00 plus interest must be paid . Although the City maintains insurance through the Florida League of Cities, this matter is not covered under the City's policy.

RECOMMENDATION:

Approve Final Judgment payment to Kristen Anderson in the amount of $283,500.00 plus interest.

ALTERNATIVES:

Deny Final Judgment payment to Kristen Anderson in the amount of $283,500.00 plus interest.

RESPONSIBLE STAFF:

James M. Messer, Esq., City Attorney

COORDINATED WITH:

Nicholas C. Mimms, P.E., City Manager
Johnna Morris, Finance Director

Fiscal Impact

Budgeted Y/N:	TBD
Fiscal Year:	TBD
Account:	TBD
Amount:	TBD

OTHER INFORMATION:

The Finance Department is identifying a funding source. The Final Judgment of $283,500.00 plus interest must be paid. Interest is accruing on a daily basis and the expense will continue to increase.

Attachments

Final Judgment in K. Anderson vs. City

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/31/2017 02:31 PM
City Manager	Nick Mimms	11/01/2017 10:03 AM
Form Started By: Caroline Valentin		Started On: 10/25/2017 04:50 PM
Final Approval Date: 11/01/2017		

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA
Fort Pierce Division

Case Number: 14-14095-CIV-MARTINEZ-BRANNON

KRISTIN ANDERSON,

Plaintiff,

vs.

CITY OF FORT PIERCE,

Defendant.
_____/

SUPPLEMENTAL FINAL JUDGMENT

THIS CAUSE came before the Court upon the Joint Motion to Reduce Front Pay Award to Supplemental Final Judgement [D.E. No. 334], requesting this Court to enter a supplemental final judgment, reducing the $283,500 in front pay approved by the Court in its Omnibus Order Adopting Magistrate Judge Brannon's Reports and Recommendations [D.E. No. 324], to a Supplemental Final Judgment. The Court, having reviewed the motion and being otherwise fully advised in premises:

ORDERS and ADJUDGES as follows:

1. The parties' Joint Motion to Reduce Front Pay Award to Supplemental Final Judgement [D.E. No. 334] is **GRANTED**.

2. As to Plaintiff's claim for equitable relief, the Court hereby awards Plaintiff $283,500 in front pay, for which sum let execution issue.

3. This judgment shall bear interest at the rate prescribed by 28 U.S.C. § 1961, and shall be enforceable as prescribed by Fed.R.Civ.P. 69(a).

DONE AND ORDERED in Chambers in Miami, Florida, this 20 day of July, 2017.

JOSE E. MARTINEZ
UNITED STATES DISTRICT JUDGE

Copies provided to:
Magistrate Judge Brannon
All Counsel of Record

City Commission Regular Meeting **11.f.**

Meeting Date: 11/06/2017

Re: Above Ground LP Tank for the Weiner Residence

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Approve request of AmeriGas Propane to install a 120 gallon above ground L.P. tank at 221 Fernandina St.

SUMMARY:

Amerigas Propane has requested a permit to install a 120 gallon above ground L.P. tank to service a tankless water heater, stove and BBQ. City Commission approval is required per Section 7-20 of the City Ordinance.

RECOMMENDATION:

Approve the request.

ALTERNATIVES:

Deny the request.

RESPONSIBLE STAFF:

Paul Thomas, Building Official

COORDINATED WITH:

Kristie Kirstein, Senior Permit Specialist

Fiscal Impact

OTHER INFORMATION:

A gain of $209.63 to the Building Department Fund for permit and application fees.

Attachments

221 Fernandina St

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	10/16/2017 12:20 PM
City Manager	Nick Mimms	10/31/2017 03:26 PM

Form Started By: Kristie Kirstein Started On: 10/16/2017 08:53 AM

Final Approval Date: 10/31/2017

JOB SITE COPY

CITY OF FORT PIERCE, FLORIDA
BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

(772) 467-3529 or 467-3724 FAX (772) 467-3849

Permit # 17-2555
FBC 2014(5th edition)
PIN # 628315

*Property Address 221 Fernandina St *Date _____ *# of plans submitted ____ * # of CD's submitted ____

Parcel ID# 2401-501-0204-000-5 Phone # (772) 465 - 7886 Fax # (772) 465 - 8448
(Located on your tax bill) Email Address Brian.Pearl@amerigas.com Cell # (772) 633 - 0740

*Owner Name Lawrence Weiner *Owner Address 6410 Holatee Trail SW Ranches FL 33330

Type of permit Gas tank and line *Valuation $ ~~2350.00~~ 4985.00

*Description of Work Set aboveground 120 gallon tank on blocks. Run line to outside tank less water heater. Run inside lines to stove and BBQ.

Architect: _____ Phone(____)_____-_____Fax (____)_____-_____

Email Address _____

Engineer: _____ Phone(____)_____-_____Fax (____)_____-_____

Email Address _____

***CONTRACTOR/APPLICANT INFORMATION:** City License # _____ State License # 02707

Company Name AmeriGas Propane Qualifier Larry Licastri

Address 3301 Oleander Ave City/State Fort Pierce FL Zip 34982

Phone # (772) 465 - 7886 Fax # (____)_____-_____ Cell # (772) 633 - 0740

Email Address Brian.Pearl@amerigas.com

RECEIVED
SEP 05 2017
Building Department

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

Occupancy _____ Construction Type _____ # of Units _____ # of Stories _____

Sq. Ft. Conditioned Space _____ Total Sq. Ft. _____

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

☒ Yes ☐ No

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

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

Signature of Applicant _____

State of Florida, County of St. Lucie

Affirmed to and subscribed before me this August 15, 2017, by Larry Licastri

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

Notary Signature: _____

Notary (print name) Amber L Diaz

AMBER L DIAZ
MY COMMISSION # FF950149
EXPIRES February 01, 2020
(407) 398-0153 FloridaNotaryService.com

Signature of Property Owner _____

State of Florida, County of _____

Affirmed to and subscribed before me this _____

20____, by _____

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

Notary Signature: _____

Notary (print name) _____

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

***Required Information**

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

OFFICE USE ONLY

FEES: * See the break Down Fee Sheet

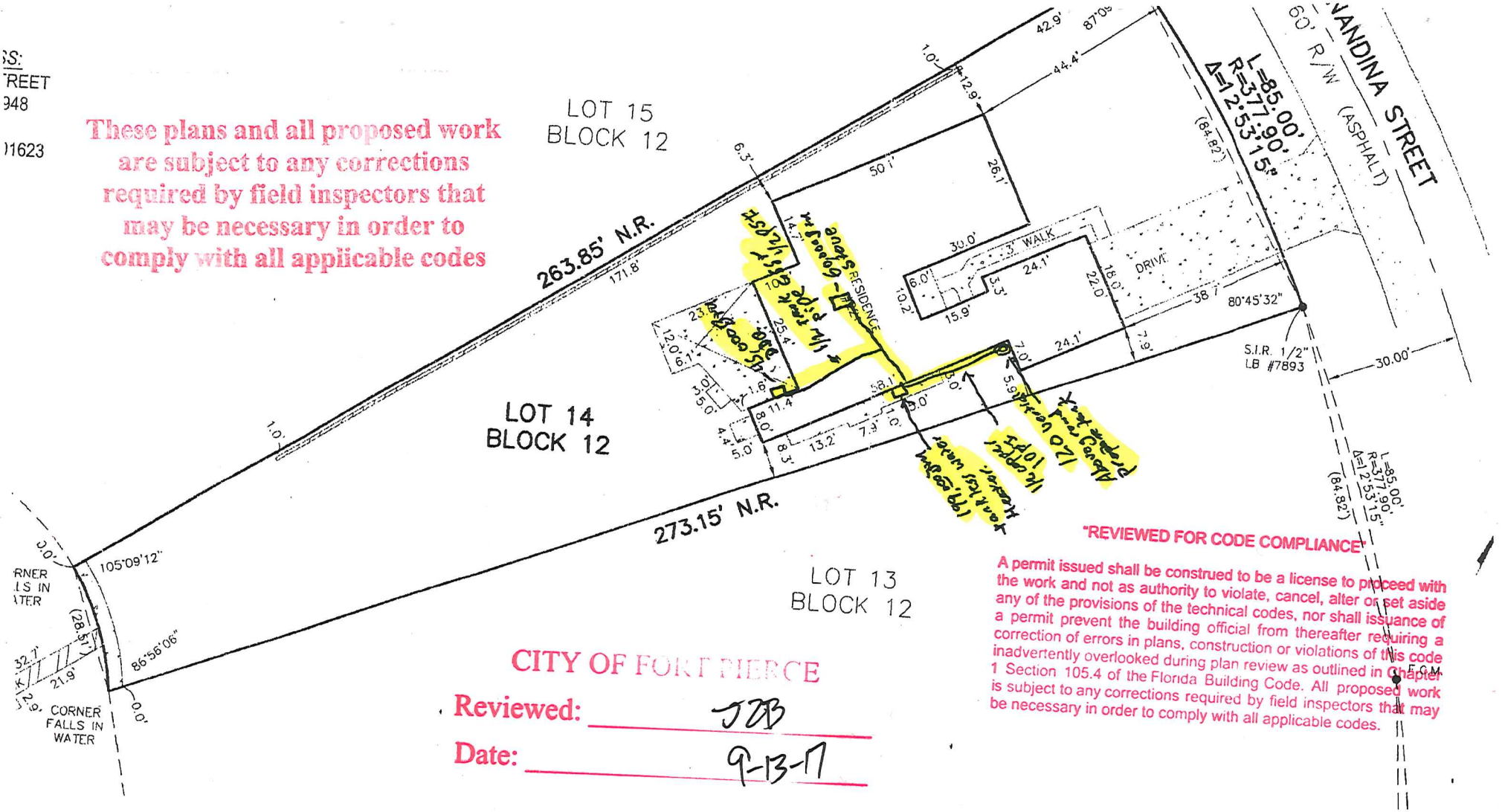
Need Debris

PF 100
PL 75
SC 463

Total Fees Due $ _____

Remarks _____

Reviewed by JZB Date 9-13-17 Final Check _____ Date _____



LEGAL DESCRIPTION:
LOT 14, BLOCK 12, OF REVISED MAP FORT PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

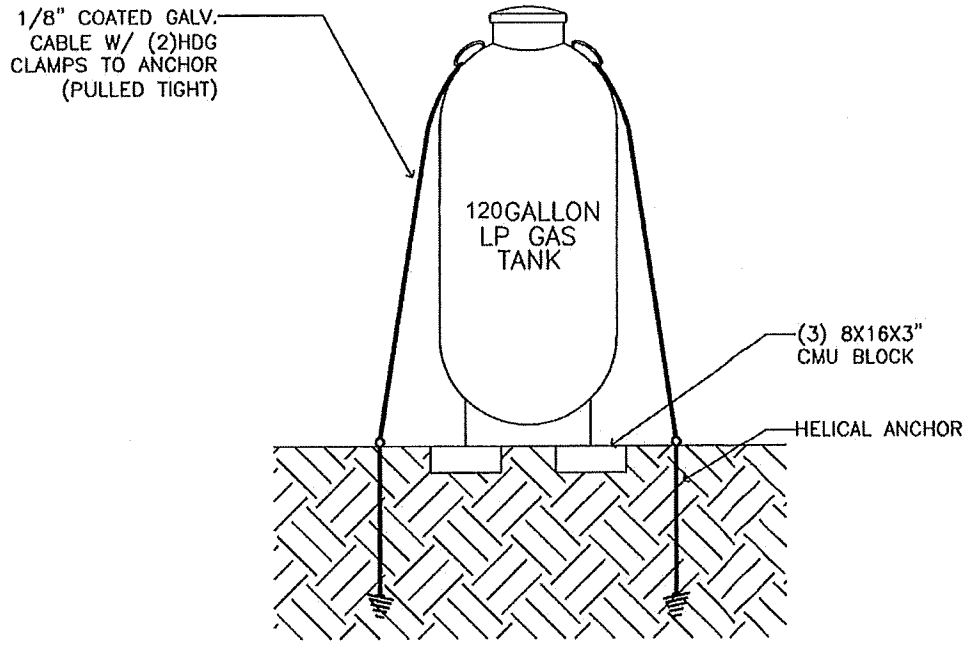
CERTIFIED TO:
F AND B PALACE, LLC; ST. LUCIE TITLE SERVICES, INC.; COMMONWEALTH LAND TITLE INSURANCE COMPANY

RS
BSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
TED

GENERAL NOTES:

6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
9) BEARINGS REFERENCED TO LINE NOTED AS B.R.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN [illegible]
IMPROVEMENTS AND/OR [illegible]

'AINAGE EASEMENT
'IVEWAY
XX.XX EXISTING ELEVA



GENERAL NOTES:

1. HELICAL ANCHORS SHALL HAVE AN ALLOWABLE PULL-OUT CAPACITY OF 400#. ANCHORS SHALL BE INSTALLED PER ANCHOR MANUFACTURER'S TO ACHIEVE STATED LOAD CAPACITY. CAPACITY VARIES WITH SOIL TYPE. VERIFY ANCHOR CAPACITY WITH SOIL TYPE ENCOUNTERED.
2. CHECK FOR UNDERGROUND UTILITIES PRIOR TO ANCHOR INSTALLATION
3. LOCATION OF TANK RELATIVE TO ADJACENT STRUCTURES AND FEATURES IS DEPENDENT UPON LOCAL CODES AND IS THE RESPONSIBILITY OF OTHERS.
4. THE TANK AS SHOWN HAS BEEN DESIGNED TO PREVENT FLOTATION, COLLAPSE, OR LATERAL MOVEMENT DURING THE BASE FLOOD EVENT.
5. WIND LOAD DESIGN CRITERIA

150 MPH ULT. EXPOSURE "D" GCpi N/A; Cf = 0.6

© COPYRIGHT 2017 – FARLEY ENGINEERING, LLC

PAGE	DATE:		
1 of 1	03-20-2017	AMERIGAS	FARLEY ENGINEERING LLC Consulting Engineer #40111 – CA28108 8800 N. U.S. #1, Suite #2 , Sebastian, Florida 32958 (772) 589.2296 fax

Table P-1B Propane

Maximum Capacity of TracPipe® CounterStrike® CSST in Thousands of BTU per House Propane Gas

(Based on a 1.52 Specific Gravity / 2520 BTU per cubic foot Gas)

Size	EHD	Length (feet)																													
		5	10	15	20	25	30	40	50	60	70	80	90	100	125	150	175	200	225	250	300	350	400	450	500	600	700	800	900	1000	1100	1200	1300	1400	1500
3/8"	15	190	138	114	100	89	82	71	65	59	55	54	52	49	46	41	38	33	30	27	24	22	19	17	17	16	16	14	14	13	13	13
1/2"	19	427	306	242	210	189	173	152	137	126	118	112	106	100	90	82	76	70	65	60	53	48	43	41	38	36	35	32	30	30	28	27	27
3/4"	25	1069	763	625	545	488	446	388	348	318	294	285	277	261	249	222	204	177	158	146	127	112	103	95	90	84	81	76	73	71	68	66
1"	31	2140	1529	1253	1092	979	894	778	698	638	590	572	555	524	499	445	409	355	317	293	255	225	207	191	180	169	162	152	144	138	130	125	120	116	111
1 1/4"	37	3469	2457	2022	1756	1574	1438	1249	1119	1023	948	917	888	838	796	712	652	567	507	464	402	361	329	306	287	271	256	245	234	225	217	211
1-1/2"	46	6394	4503	3688	3172	2804	2584	2294	2082	1923	1823	1574	1494	1406	1258	1125	1023	885	790	720	627	562	507	469	439	413	391	374	358	344	331	318
2"	62	13073	9259	7568	6558	5869	5361	4645	4158	3797	3516	3398	3290	3103	2945	2635	2407	2085	1867	1704	1477	1322	1206	1118	1047	986	936	893	855	822	792	765

Notes: EHD (Equivalent Hydraulic Diameter) A theoretical size which reflects the hydraulic performance of the tubing. It is not a true physical measure. This number is used to compare individual sizes between different manufactures.
The higher the EHD number the greater the flow capacity of the piping.

Table P-2 Propane Medium Pressure

Maximum Capacity of TracPipe CounterStrike CSST in Thousands of BTU per House Propane Gas

(Based on a 1.52 Specific Gravity / 2520 BTU per cubic foot Gas)

Size	EHD	Length (feet)																													
		5	10	15	20	25	30	40	50	60	70	80	90	100	125	150	175	200	225	250	300	350	400	450	500	600	700	800	900	1000	1100	1200	1300	1400	1500
3/8"	15	222	159	131	114	102	93	81	73	67	62	60	58	55	52	46	43	36	33	30	27	24	22	21	19	17	17	16	16	14	14	14
1/2"	19	491	353	290	254	228	209	182	164	150	140	135	130	123	116	106	97	83	76	70	62	56	51	48	46	43	40	38	36	35	33	32	30	30
3/4"	25	1192	850	698	606	545	497	432	388	355	329	318	309	291	277	249	226	198	177	161	141	127	116	106	100	95	90	85	82	79	76	73
1"	31	2512	1803	1480	1285	1156	1056	919	825	753	697	675	656	619	589	528	483	420	376	346	301	270	246	226	213	201	192	180	173	167	160	152	146	139	133	128	125
1 1/4"	37	3870	2753	2256	1959	1756	1605	1393	1249	1142	1058	1023	991	935	888	796	728	632	567	518	450	402	367	340	320	301	287	272	261	252	242	234
1-1/2"	46	6394	4503	3688	3172	2804	2584	2294	2082	1923	1823	1574	1494	1406	1258	1125	1023	885	790	720	627	562	507	469	439	413	391	374	358	344	331	318	307	297	287	278	270
2"	62	14609	10347	8456	7329	6558	5990	5192	4645	4243	3930	3797	3676	3467	3290	2945	2688	2331	2085	1905	1650	1477	1349	1249	1168	1102	1047	997	955	918	885	855	827	801	777	755	734	715

*Notes: Tables above include losses for four 90-degree bends and two end fittings. Tubing runs with larger numbers of bends and/or fittings shall be increased by the equivalent length of tubing to the following equation:
L=1.3n where L is the additional length of tubing and n is the number of additional fittings and/or bends.

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Table 15.1(f) Pipe Sizing Between First-Stage and Second-Stage Regulators: Outside Diameter Copper Tubing, Type K

	Gas:	Undiluted Propane			
	Inlet Pressure:	10.0 psi			
	Pressure Drop:	1.0 psi			
	Specific Gravity:	1.52			
Tubing Length (ft)	⅜ in. 0.305	½ in. 0.402	⅝ in. 0.527	¾ in. 0.652	⅞ in. 0.745
30	284	587	1193	2085	2959
40	243	502	1021	1785	2532
50	216	445	905	1582	2244
60	195	403	820	1433	2033
70	180	371	754	1319	1871
80	167	345	702	1227	1740
90	157	374	659	1151	1633
100	148	306	622	1087	1542
150	119	246	500	873	1239
200	102	210	428	747	1060
250	90	186	379	662	940
300	82	169	343	600	851
350	75	155	316	552	783
400	70	144	294	514	729
450	66	136	276	482	654
500	62	128	260	455	646
600	56	116	236	412	585
700	52	107	217	379	538
800	48	99	202	353	501
900	45	93	189	331	470
1000	43	88	179	313	444
1500	34	71	144	251	356
2000	29	60	123	215	305

Notes:
(1) Capacities are in 1000 Btu/hr.
(2) To convert to capacities at a gauge pressure of 5 psi setting with 10 percent (0.5 psi) pressure drop, multiply values by 0.606. To convert to capacities at a gauge pressure of 15 psi setting with 10 percent (1.5 psi) pressure drop, multiply values by 1.380.

Table 15.1(g) Copper Tube Sizing Between Second-Stage Regulator and Appliance: Outside Diameter Copper Tubing, Type K

	Gas:	Undiluted Propane			
	Inlet Pressure:	11 in. w.c.			
	Pressure Drop:	0.5 in.			
	Specific Gravity:	1.52			
Tubing Length (ft)	⅜ in. 0.305	½ in. 0.402	⅝ in. 0.527	¾ in. 0.652	⅞ in. 0.745
10	45	93	188	329	467
20	31	64	129	226	321
30	25	51	104	182	258
40	21	44	89	156	221
50	19	39	79	138	196
60	17	35	71	125	177
80	15	30	61	107	152
100	13	27	54	95	134
125	11	24	48	84	119
150	10	21	44	76	108
200	9	18	37	65	92
250	8	16	33	58	82
300	7	15	30	52	74
350	7	14	28	48	68
400	6	13	26	45	63

Note: Capacities are in 1000 Btu/hr.

City Commission Regular Meeting **12.a.**

Meeting Date: 11/06/2017

Re: Request for Waiver of Distance for a food truck ("Taqueria Tierra Caliente") at 171 Okeechobee Rd.

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approve a request for waiver of distance from Sec. 9-111(b)(1) submitted by Roman Cardenas to operate a food truck ("Taqueria Tierra Caliente") at 1710 Okeechobee Road, Fort Pierce.

SUMMARY:

On September 15, 2014, the City Commission approved Ordinance 14-019 establishing regulations for lunch trucks, hot dog carts, ice cream and other forms of mobile food establishments identified in Chapter 9 of the Code of Ordinances.

An application has been made by Roman Cardenas for a food truck ("Taqueria Tierra Caliente") to operate at 1710 Okeechobee Road. During review, the application was denied by the Planning staff as not meeting the criteria within the regulations for Chapter 9 Article IV - Vendors, Solicitors and Canvassers (attached). The item is relief from the distance criteria presented in the ordinance. Section 9-97 allows for sites to petition for a public hearing by the City Commission to grant a waiver from the distance requirement, similar to the waiver of distance for alcoholic beverage license.

RECOMMENDATION:

Approve the waiver of distance request for the Taqueria Tierra Caliente food truck to be located at 1710 Okeechobee Road.

ALTERNATIVES:

Deny or approve with conditions.

RESPONSIBLE STAFF:

Miriam Garcia, Deputy City Clerk

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Proof of Publication
Staff Report
Application Packet

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/31/2017 03:25 PM

Form Started By: Miriam Garcia
Started On: 10/11/2017 03:54 PM
Final Approval Date: 10/31/2017

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, Natalie Zollar, 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 FORT PIERCE/LEGALS	1786087	CITY OF FORT PIERCE NOTICE OF PUBLIC	

Pub Dates
October 22, 2017

Sworn to and subscribed before me this day of, October 23, 2017, by

Natalie Zollar, who is
Natalie Zollar
(X) personally known to me or
( ) who has produced _____ as identification.

Karol E Kangas

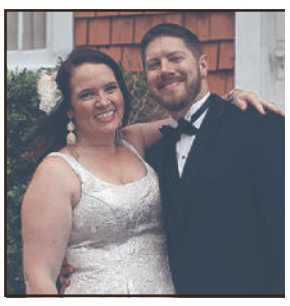
Karol Kangas **Notary Public**

KAROL E KANGAS
Notary Public - State of Florida
Commission # GG 126041
My Comm. Expires Jul 29, 2021
Bonded through National Notary Assn.

Milestones

To have your milestone published email us at TCNmilestones@tcpalm.com

HYDE - ROBERTS NUPTIALS

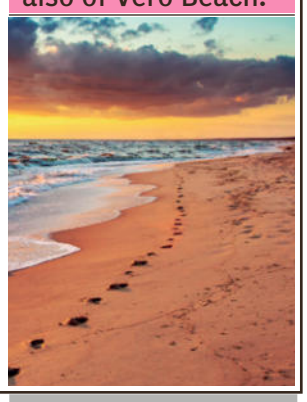


Megan Keely Hyde, daughter of Kathy Caporrino and Michael & Christine Hyde of Vero Beach, and Stephen Hunter Roberts, son of Randy and Sharon Roberts of Lake Mary, were married on October 7, 2017. In attendance were the bride and groom's grandparents, Mike and Joann Hyde, Sara Roberts, and Dorothy Sutton, as well as siblings Mary Hyde, Courtney Roberts, and Victoria Roberts. Lizette Hernandez officiated and following the ceremony, friends and family celebrated the joyous event at the Women's Club in Vero Beach. Megan and Hunter reside in Orlando where they own and operate The Social Cap, a new media

WELCOME! MARYN PAIGE RUMBERGER



Joe Rumberger and Megan Thomas, formerly of Vero Beach announce the birth of their daughter, Maryn Paige Rumberger, on September 18, 2017 in Altamonte Springs FL. Proud grandparents include former Vero Beach residents Michael and Mary Thomas of Winter Garden, and Dr. Jerry Rumberger DMD and Sharen Rumberger also of Vero Beach.



Miscellaneous Notice

Notice to Patients, Medical Practice Closing

The medical practice of **Thomas B. Johnson, MD** located at 1600 36th St., Vero Beach, FL 32960, Phone: 772-569-6112

Is closing practice on November 30, 2017, due to Dr Johnson leaving the clinical practice of medicine to pursue research opportunities. It has been a pleasure to serve you and Indian River over the past 28 years.

At your request, copies of the pertinent information from your record can be made available to the new physician of your choosing. If you wish to make a request regarding your patient record, please contact the office before the permanent closing date, as we shall need your written authorization to make your records available to another practitioner. After that day, you can direct your inquiry about the record directly to the new physician, and utilize their release.

Unpaid charges outstanding and other responsibilities to the office incurred during the usual, prior normal course of practice, remain due and payable to the 1600 36th Street office.

We will thank you in advance for your patience during this transition period, as well as your trust over these many years.

Pub: October 22, 29 and November 5, 2017
TCN 1791796

Public Notices

CITY OF FORT PIERCE NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22-143, 22-131, and 17-1 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041 (3)(a) and 163.3187 of Florida State Statutes, will on Monday, November 6th, 2017 and Monday, November 20th, 2017 hold Public Hearings on the enactment of the proposed ordinances on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meetings which begin at 6:30 p.m., to consider review and approval of the following:

1) AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING PROPERTY LOCATED GENERALLY AT 3530 S. US HIGHWAY 1 FROM PLANNED DEVELOPMENT, PD, TO GENERAL COMMERCIAL, C-3; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Application for Zoning Atlas Map Amendment. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 10/22/2017
TCN 1794168

CITY OF FORT PIERCE NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22-143 of the Code of Ordinances of the City of Fort Pierce, will on Monday, November 6th, 2017 hold Public Hearings 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) Application for Site Plan and Design Review, submitted by Property Owner, Smigiel Partners XIX Ltd, and Representative, Jason M. Gunther, P.E. of Thomas Engineering Group, to construct a 9,977 sq. ft. discount retail store, at 4008 Okeechobee Road, Fort Pierce, FL. The properties are zoned General Commercial (C-3) (Parcel IDs 2417-332-0009-000-9 & 2417-333-0001-000-6).
2) Application for a Conditional Use with No New Construction, submitted by Property Owner and Applicant, Crownman FL LLC to add the use of Bed and Breakfast to the existing, primary, structure located at 515 S. Indian River Drive, Fort Pierce, FL. The property is zoned C-1, Office Commercial Zone (Parcel ID 2401-810-0001-000-9).
3) Application for a Conditional Use with New Construction, submitted by Property Owner(s) Dockside View LLC, and Representative, Robert V. Schwerer, Esq., to complete a fifty-eight (58) slip marina at an existing hotel and restaurant facility located at 1136-1172 Seaway Drive, Fort Pierce, FL. The properties, and abutting aquatic area are zoned Tourist Commercial (C-5) & Aquatic Development Zone (A-2) respectively. (Parcel IDs 2401-501-0307-000-7, 2401-501-0306-000-0, 2401-501-0304-000-6, 2401-501-0303-000-9, 2401-501-0302-000-2, 2401-501-0286-000-3).
4) Application for a Conditional Use with No New Construction, submitted by Property Owner, Hamid Slimane, and Representative, Michael Seal of Architectonic Inc., to establish a thirty-three (33) bed Adult Congregate Living Facility (ACLF) for non-transient elderly care at 614 N 7th Street, Fort Pierce, FL. The property is zoned General Commercial (C-3). (Parcel ID 2403-712-0005-000-4).

All interested parties may appear at the meeting and be heard with respect to the Applications for Conditional Use. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 10/22/2017
TCN 1794021

CITY OF FORT PIERCE NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to the Sec. 9-97 of the Code of Ordinances of the City of Fort Pierce, will on Monday, November 6, 2017, hold a Public Hearing in the Fort Pierce City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida 34950, at their meeting which begins at 6:30 p.m., to consider the following:

Application submitted by Roman Cardenas to operate, Taqueria Tierra Caliente; a Mobile Food Truck at 1710 Okeechobee Road, Fort Pierce, Florida. Said use requires a waiver from Sec. 9-111(b)(1) to operate within 500 feet from a similar type business.

All interested parties may appear at the meeting and be heard with respect to the Application. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida or online at www.CityofFortPierce.com.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 10-22-17
TCN 1786087

Community Home Health Services is "open" and accepting Medicare patients in the following Counties:
- Martin
- St. Lucie
- Indian River
- Palm Beach
- Broward

(877) 225-1488
Pub: October 15 & 22, 2017
TCN 1787354

Request for Bids

BOARD OF COUNTY COMMISSIONERS ST. LUCIE COUNTY, FLORIDA

INVITATION TO BID

Sealed bids will be received at the Purchasing Department, 2300 Virginia Avenue, Fort Pierce, FL 34982, until **3:00 P.M.** local time on **November 21, 2017,** for the following:

Bid No. 18-009 SAN LUCIE PLAZA BASIN 2A CONSTRUCTION

A **MANDATORY** pre-bid conference will be held on **October 31, 2017 at 10:00 AM** at the Project Location; at 2601 Cherokee Ave., Fort Pierce, Florida 34946. At this time, the Engineer will be available to answer questions concerning the project requirements.

Bid documents may be obtained via the internet by using the County's website at **http://www.co.st-lucie.fl.us.** If you do not have internet access, you may obtain the documents by calling **DemandStar by Onvia at 800-711-1712** and request document number No. 18-009 or contact the Office of the Pur¬chasing Department at 2300 Virginia Avenue, Fort Pierce, Flori¬da, 34982, (772) 462 1700.

Bids may be mailed or hand delivered to the St Lucie County Purchas¬ing Department, 2300 Virginia Avenue, 2nd Floor Rm. 228, Fort Pierce, FL 34982. Any bids received after the above stated time will be returned to the bidder unopened.

All Bidders shall provide proof that they are State Certified or State Registered, and a State Registered License shall be based on the possession of a St. Lucie County Certificate of Competency. Specialty contractors shall be required to provide proof of having obtained a St. Lucie County Certificate of Competency. **Possession of either a State Certification or County Competency card must accompany the bid.** It is the responsibility of the bidder to confirm that they have all the proper licenses to perform the work. If the bidder has any uncertainty, they should submit their licenses to the Water Quality Division of St. Lucie County, telephone (772) 462-1707 for review prior to bidding.

The Board of County Commissioners reserves the right to waive any informalities or minor irregularities; reject any and all bids/proposals which are incomplete, conditional, obscure, or which contain additions not allowed for; accept or reject any proposal in whole or in part with or without cause; and accept the proposal which best serves the County.

For Bids, RFP's, Bid Results and other information visit the St. Lucie County Purchasing Web Site at **http://www.stlucieco.gov**

St. Lucie County is an Equal Opportunity/Affirmative Action Employer.

Board of County Commissioners
St. Lucie County, Florida

Pub: October 22, 2017
TCN 1792488

PUBLIC NOTICE
School District of Indian River County FL

SDIRC 03-0-2018/JC RFQ for Civil Engineering Services

The School District of Indian River County is accepting proposals from qualified Consultants to perform site, civil, surveying and other engineering consulting services for miscellaneous projects on an as-needed basis. Consultants submitting shall have a certificate of registration under Florida Statute Chapter 471 as a licensed engineering firm in the State of Florida preferably with experience of providing services for K – 12 public school programs.

The Request for Qualifications packet must be returned no later than 2:00 p.m. on November 7, 2017 and clearly marked: 03-0-2018/JC Engineering Services.

This RFQ packet can be downloaded from the Onvia DemandStar website at http://www.demandstar.com or by contacting Jeff Carver.

Procedures for selection shall conform to those requirements as stated in the Consultants Competitive Negotiations Act, Chapter 73.19, Laws of Florida and F.S. 287.055.

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Paper Hanging, Int/Ext/ Pressure Wash #2756,
32 years exp; IR County
(772) 321-7220

Painting Services

DON TIDEY REPAINTS
Quality Guaranteed
FREE Estimates
Lic SPO1831
772-485-2205 MC SL IR

EWS REFINISHING
Painting/Wall Covering/ Texture/ Pressure Wash/ Handyman Serv,
Free Est, LO6000064490
772-464-0290 SLC & IRC

QUALITY PAINTING BY KEN INC
25 years + in area
No job too small
WE DO IT ALL
Call 772-486-5976
SP01023 MC SL

STEVE ALLEN PAINTING
30 Years Quality Work
Lic # 18-2889 MC/SL
(772) 878-7866

Plumbing

PLUMBING SERVICE & REPAIR
QUALIFIED TRADESMAN - Free Est, Fair Prices & Fast Service
Call Bill at 772-203-0348

Pressure Washing

AAAAA AFFORDABLE PRESSURE CLEANING
Quality work at affordable prices. IR
Lic/Ins **(772) 501-3501**

Roofing

KUHNERT ROOFING
Indian River's Oldest Roofing Co!
Repairs, New Roofs, Guaranteed. Roofing is our ONLY Business
Lic# RC0018471 **(772)562-0883**

MTW ROOFING dba Thompsons Remodeling & Roofing Division
Installations and Repairs
Serving IR Co. **772-569-6517**

ROOF LEAKS SPECIALIST
35 Yrs Experience Free Estimates
call Mike, Warranty on all work,
772-571-5656

Roofing

ROOF LEAKS & REPAIRS
Villanova Construction
Same Day Service.
Work Guaranteed.
Call (772)828-8567

ROOF LEAKS? MISSING SHINGLES?
FREE roof inspections.
Call Roof Doctors now!
(772)208-8618 #CCC1326620/CGC1515093

THOMPSON'S ROOFING DIVISION
Provides expert service & warranty's on your repairs.
772-564-8008 - IR County
Lic#CCC1327801/Lic#CGC1510956

Tile Work

DENNIS KILEY TILE
Floors/bathrooms/repairs renovations/backsplash
20+ years' exp - Free Estimates
Call anytime **772-985-7598**

Tree Services

AFFORDABLE TREE
Service & Lot Clearing
Trimming, Stump Grinding, Removal; Lic/Ins
772-370-4567 IR SL MC

ANGEL TREE TRIMMING AND REMOVAL
Lic'd & Ins'd. Free Estimates.
Jupiter, Stuart, Port St. Lucie, Ft. Pierce 772-263-3946

J. KING'S SERVICES, INC.
Trimming & Removal. Bucket, Grapple trucks. Firewood
772-567-0245 or
Lic/Ins **772-473-8076** IR/SL

John Owens "I Do It All Tree Service"
Lic./Ins. Tree Trimming, Trash Hauling, Stump Grinding, Weeding by hand, etc. Call 772-634-9299 or 803-709-2478

TREE TRIMMING & REMOVAL LAWN & LANDSCAPE
No job too small. Martin/St. Lucie. Lic./Ins. 772-985-7794

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, PE, City Manager Honorable Mayor and City Commission
THROUGH:	Linda Cox, City Clerk
FROM:	Miriam Garcia, Deputy City Clerk
RE:	**Application for Waiver of Distance– Mobile Food Vendor** **Taqueria Tierra Caliente** **1710 Okeechobee Road**
DATE:	October 26, 2017

STAFF REPORT

Staff Analysis:

On September 15, 2014, the City Commission approved Ordinance 14-019 establishing regulations for lunch trucks, hot dog carts, ice cream and other forms of mobile food establishments identified in Chapter 9 of the Code of Ordinances. Section 9-111 (b) of the Code of Ordinances requires that mobile food establishments must be at least 500 feet from a similar type of business; at least 300 feet from a school, church, or any city or county park; and 1000 feet from any approved special event.

The proposed operating location is within 500 feet of the following similar type of businesses: “Guadalajara Mexican Restaurant”, “Circle K Gas Station" and “McDonald’s.”

Therefore, City Staff cannot issue a vendor permit unless City Commission grants a waiver to the distance requirements of Section 9-111.

The applicant is requesting the waiver based upon the presence of three (3) similar types of businesses that are located within 500 feet of the proposed site.

Similar to a waiver of distance for alcoholic beverage licenses, the Mobile Vendor ordinance provides for the City Commission to consider granting a waiver to the ordinance and issue of the vendor permit through the public hearing process.

The proposed site meets all other distance requirements of the ordinances (300 feet from a school or city/county park and 1000 feet from an approved special event).

The proposed site is located in the C-3, General Commercial Zoning District and has a Future Land Use Designation of GC, General Commercial. Therefore the site meets the commercial zoning location requirement of Section 9-76.

We mailed 47 notices to property owners and businesses within 500 feet of the proposed location.

Staff Recommendation:

Staff recommends the City Commission approve the requested waiver of distance request for the food truck as proposed.

Exhibit A –



THE SUNRISE CITY FORT PIERCE Florida

Waiver of Distance – Food Truck
1710 Okeechobee Road
Aerial/Distance Map

Taqueria Tierra Caliente

CITY OF FORT PIERCE

OFFICE OF THE CITY CLERK
100 N. US HWY 1
FORT PIERCE, FL 34950
772-467-3000

REQUEST FOR WAIVER OF DISTANCE

Property Address	1710 Okeechobee Road, 34950
Parcel ID #(s)	2409-712-0002-0001
Type of Vending Proposed	Taco food TRUCK

Property Owner(s)	Applicant
Leyla Mustafa	Cardenas, Roman
Mailing Address 1726 Okeechobee Rd Fort Pierce FL 34950	Mailing Address 680 SW Post terr PSL FL 34953
Phone # 772-812-0225	Phone # 954) 804-4319
E-mail Address Lacentral1726@yahoo.	E-mail Address CardenasRoman1@Bellsouth.net

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

X Leyla Mustafa
Property Owner's Signature

09/29/17
Date

STATE OF FLORIDA - COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 2nd day of October, 2017 by _____ who is personally known to me or has produced FL drivers license as identification.

_____
Signature of Notary

ORLANDO RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
(Seal)
My Comm. Expires
October 05, 2020
No. GG 36483

In accordance with Ordinance No. 9-97, any person who wishes to obtain a mobile vending permit that does not comply with Sec. 9-111(b) of this article must petition the city commission for a variance. The applicant is requesting a variance from the following:

- [X] 9-111(b)(1) – 500 feet from a similar type business
- [ ] 9-111(b)(2) – 300 feet from a school, church, or park
- [ ] 9-111(b)(1) – 1000 feet from an approved special event

Submit the following attachments:

- [✓] Site plan, to scale, showing all existing structures or significant features and proposed vending location.
- [ ] Map showing surrounding properties, which identifies the location of existing business or entity impacted by the variance.
- [✓] Photos or detailed description of proposed vending unit and type of service provided.
- [✓] $250 waiver of distance fee.

Supporting Narrative:

I would like to open the "taqueria tierra Caliente" at 1710 Okeechobee Rd 34950, because our principal mission is to serve our community, as well as, to add more jobs to our local community. I think this will be a great opportunity to open more jobs and to have a place for our families to go and enjoy a great food with quality, and that way we will be growing the economy in the City of Fort Pierce. I am sure this will be an asset to our city.

_____
Applicant Signature

9/29/17
Date

AFFIDAVIT

July 23, 2017

TO WHOM IT MAY CONCERN:

I, Leyla Mustafa, give Roman Cardenas, permission to park his food truck on my property located at 1710 Okeechobee Rd. Fort Pierce, FL 34950. Property Appraiser Parcel ID: 2409-712-0003-000-8. If you have any questions or concerns please feel free to contact me at 772-461-7515.

Thank you,

Leyla Mustafa

Leyla Mustafa

STATE OF FLORIDA

COUNTY OF ST LUCIE

Sworn to (or affirmed) and subscribed before me this 24th day of July, 2017 by Leyla S Mustafa.

Personally known _____ OR Produced Identification FLDL

Type of Identification Produced FLDL

Gissia Martinez

Public Notary

GISSIA C. MARTINEZ
Notary Public - State of Florida
My Comm. Expires Oct 24, 2017
Commission # FF 65994

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

Property Identification

Site Address: 1710 OKEECHOBEE RD
Sec/Town/Range: 09/35S/40E
Map ID: 24/09S
Zoning: C3

Parcel ID: 2409-712-0001-010-7
Account #: 22474
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Nazir Mustafa
Leyla Mustafa

1716 Okeechobee Rd
Fort Pierce, FL 34950



Legal Description

TUCKER TERRACE BLK 1 LOT 1-LESS N 5 FT- AND NLY 1/2 LOT 5 AND LOTS 6AND 7-LESS 30 FT RAD TURNOUT IN LOT 7- (OR 2528-1568)

Current Values

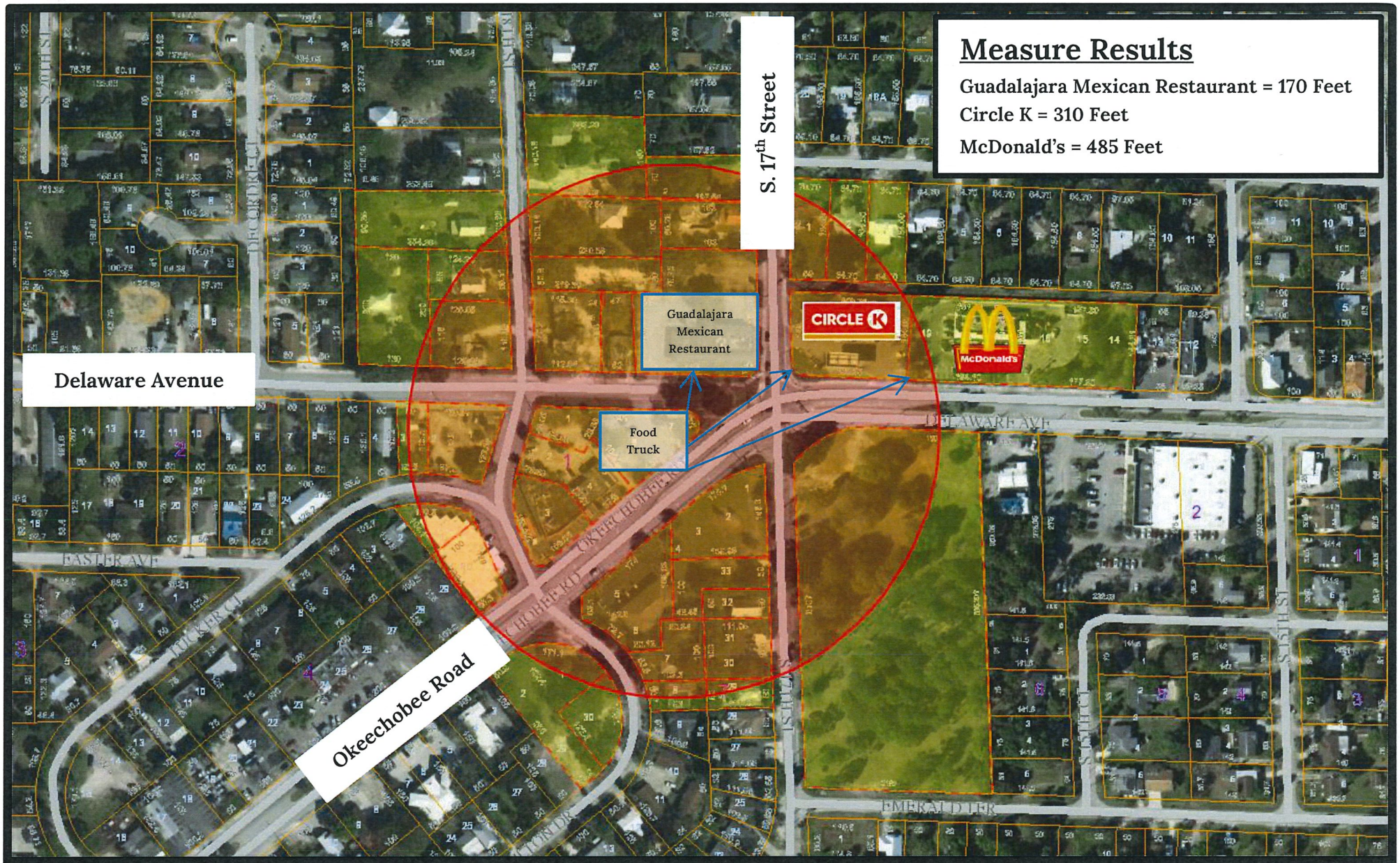
Just/Market Value:	$79,200
Assessed Value:	$79,200
Exemptions:	$0
Taxable Value:	$79,200

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.52
Land Size (SF):	22,638

This information is believed to be correct at this time but it is subject to change and is not warranted.
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THE SUNRISE CITY FORT PIERCE Florida

Waiver of Distance – Food Truck
1710 Okeechobee Road
Aerial/Distance Map

N W E S

CITY OF FORT PIERCE

OFFICE OF THE CITY CLERK
100 N. US HWY 1
FORT PIERCE, FL 34950
772-467-3065

RECEIVED
SEP 27 2017
FORT PIERCE PLANNING

SITE PLAN REVIEW

It is recommended that you have your site plan reviewed and approved by the Planning Department prior to submitting your application to the City Clerk's Office.

Business Name	Taquería Tierra Caliente, LLC
Owner Name	Cardenas, Roman
Vending location address RC	1710 Okeechobee Road, FP 34950
Mailing address (if different)	680 SW Port Terrace, PSL 34953
Phone #:	(954) 804-4319
Email Address:	CardenasRoman1@Bellsouth.net
Parcel ID #	2409-712-0002-000-1
Zoning Designation	C3
Vendor Type	Food Truck of Tacos
Nature of Business and type of food/goods to be sold	Tacos

CHECKLIST:

- ✓ Attach a site plan, survey or sketch (clearly drawn to scale) of the location you wish to place the vending unit.
- ✓ Note all significant features and auxiliary structures such as fences, sheds, etc.
- ✓ Identify all available parking, noting how many spots are required parking and how many spots are surplus parking. The vending unit may not occupy, infringe upon or utilize any required parking spots.
- ✓ Clearly mark where the vending unit is proposed to be placed.

APPROVED AS SUBMITTED:

_____ _____
Planning Department Representative Date

Comments/Conditions: _____

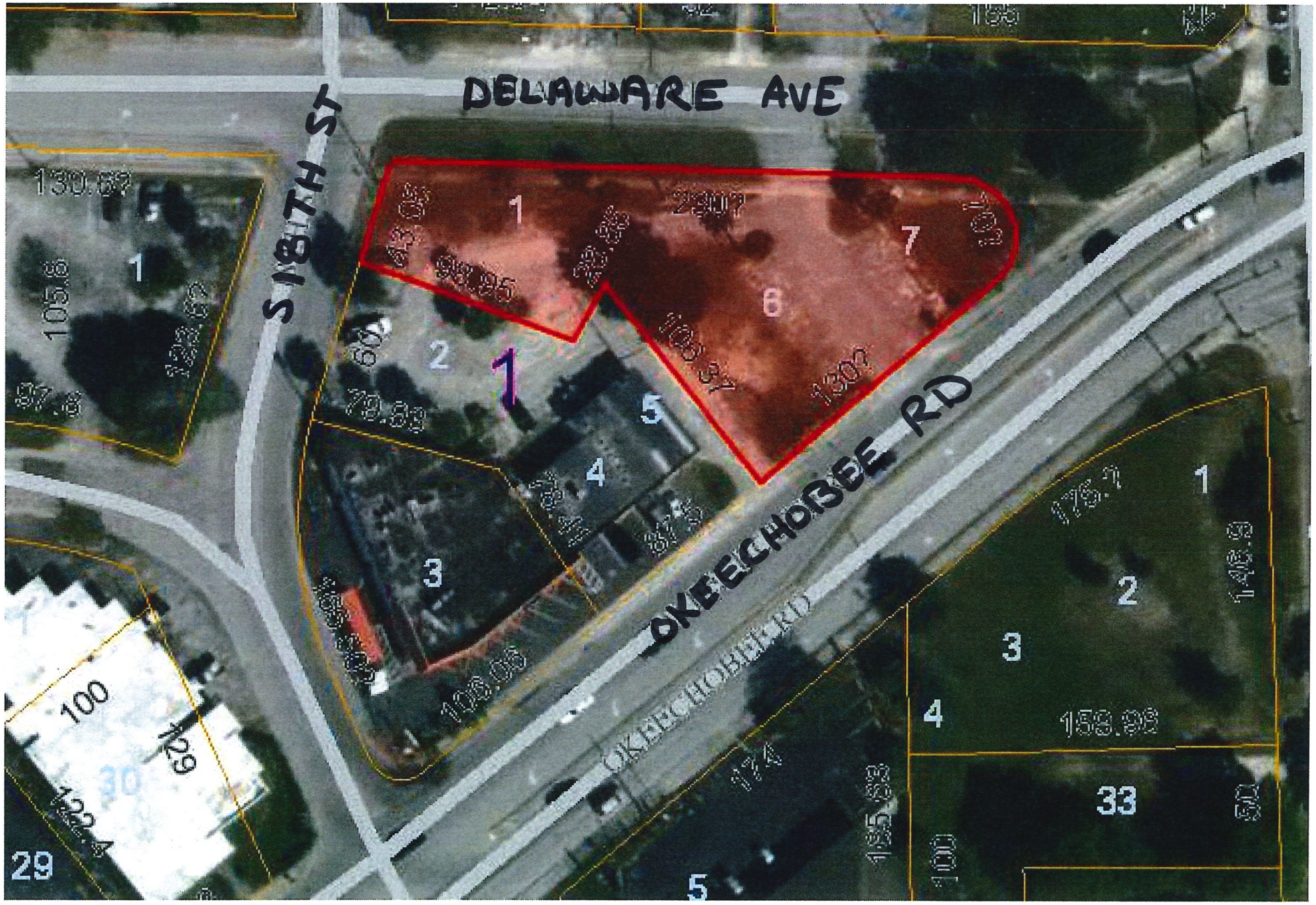
_____

✓ **DENIED AS SUBMITTED: (state reason for denial)**

WAIVER OF DISTANCE REQUIRED

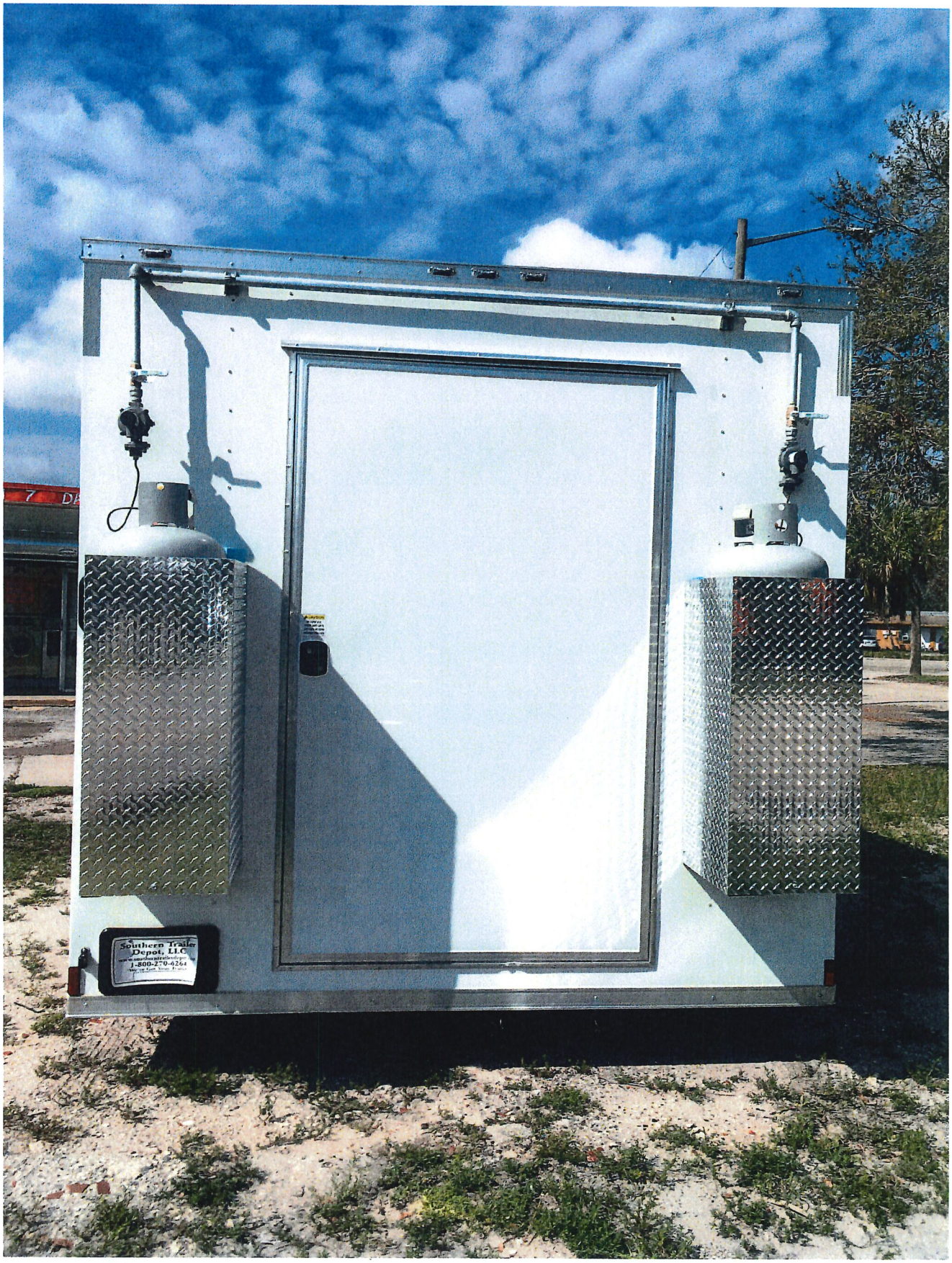
Jennifer Jenkins 9/28/2017
Planning Department Representative Date

Rev 6/16


DELAWARE AVE
S 18TH ST
OKEECHOBEE RD
OKEECHOBEE RD
130.52
105.6
94.95
100.94
130'
79.83
108.06
153.98
29
100
30
33
5


S. 18th St.
S. 18th St.
Delaware Ave
Delaware Ave.
Okeechobee Rd
Okeechobee Rd
S. 17th St.
akeechobee Rd
Additional Parking
1710 Okeechobee
Ft. Pierce
FL 34950
Taquería Tierra
Food Truck
Lavanderia
LR Central




Southern Trailer
Depot, LLC
1-800-270-4264





3:51:54 PM 10/11/2017

Licensee Details

Licensee Information

Name:	**CARDENAS ROMAN (Primary Name)**
	TAQUERIA TIERRA CALIENTE (DBA Name)
Main Address:	**680 SW POST TERR** **PORT ST LUCIE Florida 34953**
County:	**ST. LUCIE**
License Mailing:	**680 SW POST TERR** **PORT ST LUCIE FL 34953**
County:	**ST. LUCIE**
LicenseLocation:	**1726 OKEECHOBEE RD** **FORT PIERCE FL 34950**
County:	**ST. LUCIE**

License Information

License Type:	**Mobile Food Dispensing Vehicle**
Rank:	**Mobile MFDV**
License Number:	**MFD6650362**
Status:	**Current,Active**
Licensure Date:	**09/27/2017**
Expires:	**04/01/2018**

Special Qualifications	Qualification Effective
Plan Review	**08/14/2017**
St.Lucie APR	
Risk Level 2	**09/27/2017**

Alternate Names

View Related License Information
View License Complaint
View Recent Inspections

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records

City Commission Regular Meeting **12.b.**

Meeting Date: 11/06/2017

Re: Site Plan and Design Review - Dollar Tree - 4008 Okeechobee Road

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing (Waived) - Application for Site Plan and Design Review, submitted by Property Owner, Smigiel Partners XIX Ltd, and Representative, Jason M. Gunther, P.E. of Thomas Engineering Group, to construct a 9,977 sq. ft. discount retail store, at 4008 Okeechobee Road, Fort Pierce, FL. The properties are zoned General Commercial (C-3) (Parcel IDs 2417-332-0009-000-9 & 2417-333-0001-000-6).

SUMMARY:

- The applicant, Smigiel Partners XIX Ltd, is requesting the review and approval of a Site Plan & Design Review construct a 9,977 sq. ft. discount retail store. The subject property is 3.17 acres in size and is located within the General Commercial (C-3) zoning district.
- The proposed Dollar Tree site is proposed adjacent to Hartman Road, occupying approximately 1.67 acres of the site, allocating the remaining 1.31 acres to the east for subdivision and future commercial development.
- Vehicular access to the site is provided via full-access two-way driveway located on Hartman Road, opposite the existing driveway to the Orange Blossom Business Center and a two-way, right-in/right-out, driveway on Okeechobee Road. A total of fifty (50) parking spaces (two of which are handicapped-accessible), and a bicycle rack will be provided.
- The Planning Board, at their October 10th, 2017 meeting, voted unanimously to recommend approval with the conditions presented by staff.

RECOMMENDATION:

Approval with the following conditions:
1) The trees proposed within the eastern landscape buffer are installed within twelve (12) months of a Certificate of Occupancy (CO) issued for Dollar Tree or a final plat subdividing the property eliminating the tree requirement.
2) The final ground sign design is in compliance with City Code Section 22-59 (g) signs.
3) Future Development of the eastern parcel accommodates cross access to 3900 Okeechobee Road (Moonswiners BBQ).

ALTERNATIVES:

Approval with alternative conditions
Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee
Larry Hymowitz, Planning Specialist with FDOT

Fiscal Impact

OTHER INFORMATION:

Increased ad-valorem tax revenue upon completion.

Attachments

Staff Report
Site Aerial
Application & Support Documents
Color Elevations, Sign Plan, Floor Plan, and Design Review Documents
Site & Landscape Plan
Traffic Analysis
PB Minutes - Marked. Pages 5-6

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/01/2017 10:04 AM

Form Started By: Kori Benton
Started On: 10/20/2017 11:00 AM
Final Approval Date: 11/01/2017

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**
Dollar Tree
4008 Okeechobee Road

DATE: October 23, 2017

STAFF REPORT

Owner/Applicant:
Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454

Representative:
Jason M. Gunther, P.E.
Thomas Engineering Group
125 West Indiantown Road, Suite 206
Jupiter, FL 33458

Requested Action:
Approval of a Site Plan & associated Design Review to construct a 9,977 sq. ft. discount retail store.

Location:
4008 Okeechobee Road

Parcel IDs:
2417-332-0009-000-9 & 2417-333-0001-000-6

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:
3.17 acres

Utilities:
Located within the FPUA Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, 22-30, 22-58, and 22-59 of the City Code, the applicant is requesting the review and approval of a Site Plan & Design Review construct a 9,977 sq. ft. discount retail store. The subject property is 3.17 acres in size and is located within the General Commercial (C-3) zoning district.

Project Detail

The proposed Site Plan includes a 9,977 sq. ft. Dollar Tree retail store, support parking, lighting, landscaping, storm water, and pedestrian improvements.

The application includes 2 parcels of land totaling 3.17acres in size. The proposed Dollar Tree is proposed adjacent to Hartman Road, occupying approximately 1.67 acres of the site, allocating the remaining 1.31 acres to the east for subdivision and future commercial development.

Design

The proposed retail store represents a streamlined contemporary concept featuring vertically articulated parapets and horizontal façade schemes. The structure reaches a peak height of thirty feet and two and one-half inches (30'-2 ½"), at the main entrance, which is articulated with a double door entry, transom windows, canopy, and accentuated façade. Architectural enhancements are concentrated on the south and west elevations to enhance facades fronting Okeechobee and Hartman Roads. The building style is characterized by use of subtle building materials such as smooth stucco and traditional brick to follow similar building concepts in the surrounding area.

Site & Landscape Plan

Vehicular access to the site is provided via full-access two-way driveway located on Hartman Road, opposite the existing driveway to the Orange Blossom Business Center approximately 360 feet north of the nearest edge of pavement on Okeechobee Road, and a right-in/right-out driveway on Okeechobee Road. The presence of the raised median on Okeechobee Road will physically prevent left turn movements at the Okeechobee Rd. driveway.

A total of fifty (50) parking spaces (two of which are handicapped-accessible), and a bicycle rack will be provided. Shared access is planned between the Dollar Tree and future development on the eastern parcel, however the applicant has not provided a conceptual connection to Moonswiners further to the east. Staff recommends at the time of development on the eastern parcel said connection is coordinated between the property owners and completed pursuant to Comprehensive Plan *Objective 2.7* & Policy 2.7.2 which guides provision of cross access with adjacent properties.

Right-of-way (R.O.W.) sections for along Hartman Road Thirty-five (35) ft. and fifteen (15) ft. sections of right-of-way (R.O.W.) along Hartman Road are presented for dedication to St. Lucie County. A six (6) ft. wide sidewalk is proposed along the Hartman and Okeechobee Road, with an addition of benches to improve the streetscape and pedestrian corridor.

The presented site and landscape plan couples the preservation of several existing oak trees with landscaping and required shrubs for screening and buffering in accordance with Section 22-187 of the City Code. A total of 61 new trees and nearly 1,000 shrub plants will be planted to enhance the site. The applicant seeks to defer the installation of the easternmost landscape buffer, adjacent to Moonswiners, until the development of the eastern "out" parcel. Staff

encourages the planting and establishment of the required trees, with deferment of the property shrubs until future development.

Stormwater pretreatment will be provided in the form of a dry retention area located at the northern portion of the property. Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements.

Traffic

The traffic impact study provided by the applicant determined that a total of 422 additional daily trips will be generated by the proposed project. Of these trips, 38 AM peak hour and 68 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 adopted level of service (LOS) with the additional trips. The traffic engineer for the project has noted that traffic projections for the anticipated buildout of the Dollar Tree, and future development of the eastern parcel do not warrant exclusive left or right turn lanes at either of the proposed site access driveways. Staff anticipates further review and analysis at the time of site plan application for the east parcel to account for the future use, additional development, and the anticipated connection to Moonswiners BBQ.

Technical Review Committee

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

Planning Board

The Planning Board, at their October 10th, 2017 meeting, voted unanimously to recommend approval with the conditions presented by staff.

Staff Recommendation:

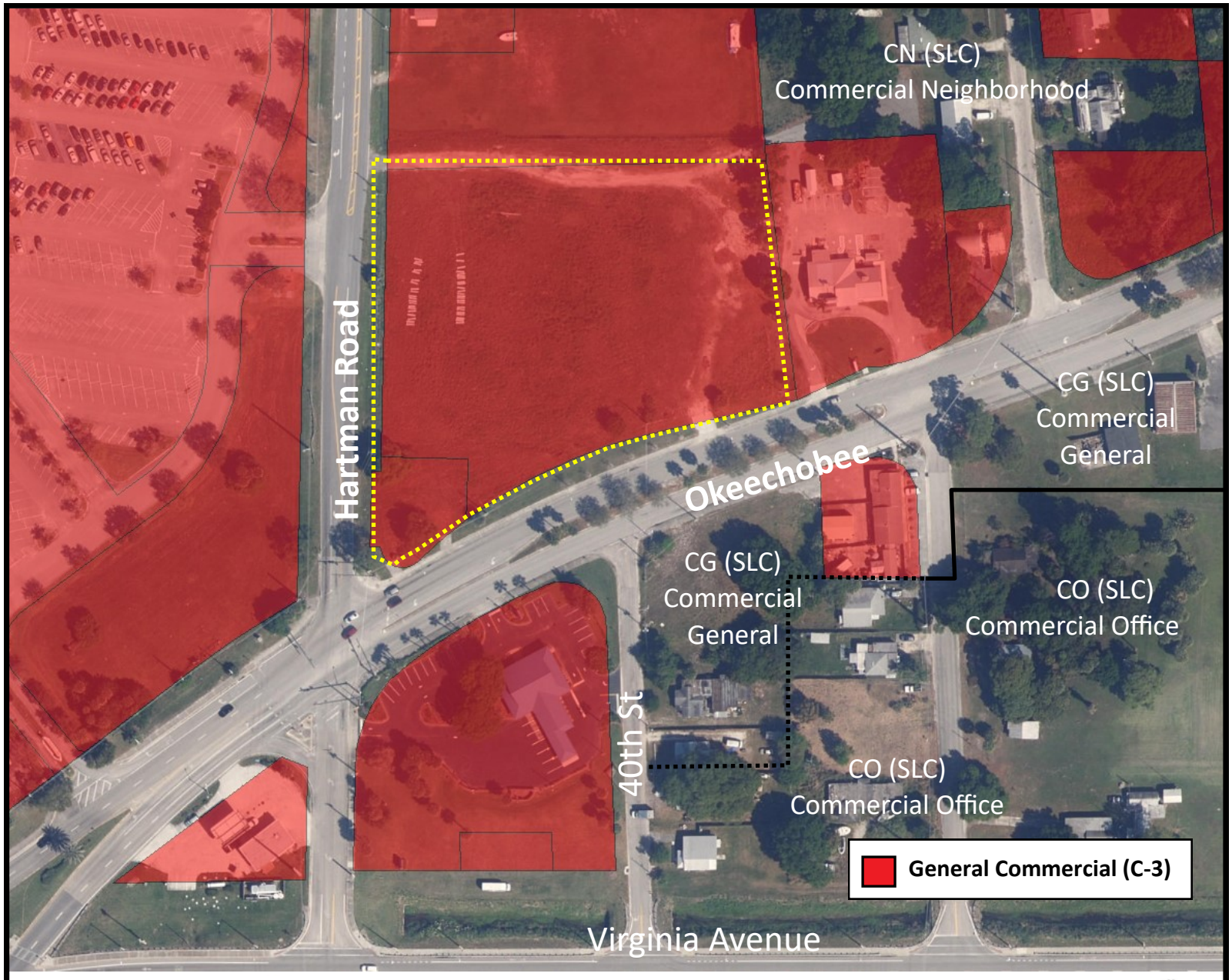
The proposed Site Plan and Design Review filing generally meet the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends **approval** with the following conditions:

1) The trees proposed within the eastern landscape buffer are installed within twelve (12) months of a Certificate of Occupancy (CO) issued for Dollar Tree or a final plat subdividing the property eliminating the tree requirement.
2) The final ground sign design is in compliance with City Code Section 22-59 (g) signs.
3) Future Development of the eastern parcel accommodates cross access to 3900 Okeechobee Road (Moonswiners BBQ).



THE SUNRISE CITY FORT PIERCE Florida

4008 Okeechobee Road - Site Aerial



THE SUNRISE CITY FORT PIERCE Florida

4008 Okeechobee Road—Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
JUL 01 2017
CITY OF FORT PIERCE
PLANNING DEPARTMENT

DEVELOPMENT REVIEW

Property address or Location TBD, Okeechobee Road

Parcel ID #(s) 2417-332-0009-000-9

Project description Proposed 9,977 SF Dollar Tree store on vacant parcel at the NEC of Okeechobee & Hartman.

Smigiel Partners XIX, Ltd.	Thomas Engineering Group - Darren Eyre, PE
Property Owner(s)	**Applicant/Representative, Title, Company**
PO Box 540669	4950 W. Kennedy Blvd.
Street Address	Street Address
Lake Worth FL 33454	Tampa FL 33609
City State Zip	City State Zip
561-968-3605 x 204	813 379-4100
Phone Number	Phone Number
gsmfi@aol.com ; smigieloffice@gmail.com	deyre@thomaseg.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 22 day of June, 20 17, by Gary Smigiel who is personally known to me or has produced _____ as identification.

Miranda Morales Seuss
Signature of Notary

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # GG 096191
My Comm. Expires May 30, 2021
Bonded through National Notary Assn.

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
❑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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

June 29, 2017

Dollar Tree – NEC of Hartman Road and Okeechobee Road

Statement of Intended Use

The property included in this application is currently 2 parcels of land totaling 3.17acres in size. It is proposed to develop a Dollar Tree in the proposed lot (property will be platted into two lots) adjacent to Hartman Road. This lot is approximately 1.67 acres in size. The remaining 1.31 ac eastern lot will remain undeveloped and is anticipated to be developed with a commercial use in the future. Please note, the discrepancy in the acreages above is due to a proposed right-of-way dedication to St. Lucie County to expand Hartman Road, this dedication varies in width along the frontage from 15 feet to 35 feet with an additional 20 foot chord at the intersection with Okeechobee Road.

The Dollar will be a 9,977sf store, consistent with typical retail design considerations, it is crucial for the storefront to face the highest travelled road (Okeechobee Road) and have parking positioned in close proximity to the store front for function and convenience; i.e. in front of the store. An access "loop is proposed from a right-in / right-out driveway along Okeechobee Road to a full access opening on Hartman Road. This configuration provides convenient and efficient access to the site from all directions. Parking requirements are met on site for customer, employee, ADA and bicycle uses. Convenient pedestrian access is proposed from both streets to the front door. 0In addition a proposed 6' concrete sidewalk will be installed along the frontage with Hartman Road where currently no sidewalk exists. Delivery and "back-of-house" type operations will be conducted in the rear (north) of the store which will limit visual impacts from the public right-of-ways to the greatest extent possible. Refuse will be kept out of view by dumpster enclosures also located in the northern portion of the site.

The northern portion of the lot will provide storm water retention via a dry retention pond. Consistent with city requirements this retention area is located in the rear of the site to allow landscape design considerations along the parking lot perimeters of Both Hartman and Okeechobee Roads.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2449661 OR BOOK 2029 PAGE 449
Recorded:07/28/04 13:55

This Document Prepared By and Return to:
Stephen Navaretta, Esq.
Navaretta & Navaretta, P.A.
1100 SW St. Lucie West Blvd.
Port St. Lucie, FL 34986

* Doc Assump: $ 0.00
* Doc.Tax 2003 : $ 5,110.00
* Int Tax : $ 0.00

Parcel ID Number: 2417-333-0001-000/6 &

Warranty Deed

This Indenture, Made this 22nd day of July , 2004 A.D., **Between** Charles N. Parisi, Individually and as Trustee under Declaration of Trust dated December 13, 1995 of the County of MARTIN State of Florida , **grantor,** and SMIGIEL PARTNERS XIX, LTD., a partnership existing under the laws of the State of Florida whose address is: 6534 Rock Creek Drive, Lake Worth, FL 33467

of the County of Palm Beach , State of Florida , **grantee.**

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

See Exhibit "A" attached hereto.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2003.

Said property is not the homestead of Grantor who resides in Tequesta, Florida.

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

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

Signed, sealed and delivered in our presence:

Charles N. Parisi, Individually and as Trustee under Declaration of Trust dated December 13, 1995

Laure Mosher
Printed Name: Laure Mosher
Witness

By: Charles N Parisi (Seal)
P.O. Address: 50 Beach Road, Ste. 201, Tequesta, Florida 33469

Noemi Golcher
Printed Name: Noemi Golcher
Witness

By: Charles N Parisi (Seal)
P.O. Address: 50 Beach Road, Ste. 201, Tequesta, Florida 33469

STATE OF Florida
COUNTY OF ~~MARTIN~~ Palm Beach

The foregoing instrument was acknowledged before me this 22nd day of July , 2004 by on behalf of said Florida trust by Charles N. Parisi

he is personally known to me or he has produced his Florida driver's license as identification.

Christina Scaglia Gabriel
Printed Name: Christina Scaglia Gabriel
Notary Public
My Commission Expires: My Commission DD092836 Expires May 14, 2006

PARISI

Laser Generated by © Display Systems, Inc., 2003 (863) 763-5555 Form FLWD-1

Exhibit "A"

Parcel 1

From the Southwest corner of Section 17, Township 35 South, Range 40 East, run North along the west side of said Section 17, 321.7 feet; thence North 51°16' East, 32.1 feet, to point of beginning; thence continue North 51° 16' East, along the Northwest right of way of Okeechobee Road (State Road No. 8), a distance of 128.07 feet to a stake; thence North 47.6 feet; thence South 88°34' West, 100 feet to a stake; thence South 125 feet to the Point of Beginning. St. Lucie County, Florida, LESS AND EXCEPT the rights of way for Okeechobee Road and Hartman Road, as they currently exist.

Parcel 2

From the intersection of the East right-of-way line of Hartman Road, said right-of-way line being 25 feet East of the West line of the SW 1/4 of SW 1/4 of Section 17, Township 35 South, Range 40 East, and the North right -of-way of State Road #8, said right-of-way line being 33 feet from the center line of said road measured at right angle thereto; run North along the East right-of-way line of Hartman Road 125 feet to Point of Beginning; thence continue North 347.1 feet; thence East parallel with the North line of said SW 1/4 of SW 1/4 of Section 17, 414.3 feet; thence South parallel with Totten Road 267.4 feet to the North right-of-way line of said road #8; thence Westerly along said right-of-way line a distance of 374.0 feet; thence North 47.6 feet; thence West 100.0 feet to Beginning.
LESS AND EXCEPTING THEREFROM the East 20 feet of the West 45 feet of the South 347.1 feet of the North 849.7 feet of the SW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East of the above described property for Hartman Road right-of-way as per Deed recorded in Official Records Book 40, page 560, of the of the Public Records of St. Lucie County, Florida.
ALSO LESS AND EXCEPTING THEREFROM all rights of way for public roads.

2016 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

SAINT LUCIE COUNTY TAXING AUTHORITIES

2016 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES

Parcel ID 2435-332-0009000-9

Parcel ID

Owners Name
Owners Address
Owners City, State, Zip

Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454-0669

DO NOT PAY - THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

DO NOT PAY - THIS IS NOT A BILL
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Account Number: 26514
Tax Code: 0022 Fort Pierce
Location: OKEECHOBEE RD
Legal Desc: 17 35 40 BEG 502.6 FT S AND 45 FT E OF NW COR OF SW 1/4 OF SW 1/4, TH E 394.3 FT, TH S 267.4 FT, TH WLY ON RD 374 FT, TH N

Account Number:
Tax Code: Municipality
Location: Site address
Legal Desc:

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	4.1273	1,898.97	3.8814	1,785.83	4.1077	1,889.95	September 8, 2016 6:00 PM
Jail,Law Enf	3.2699	1,504.48	3.0752	1,414.90	3.2838	1,510.88	2300 Virginia Ave 3rd Floor, Fort Pierce
Erosion Dist E	0.0925	42.56	0.0868	39.94	0.0925	42.56	(772) 462-1670
Mosquito Control	0.2413	111.02	0.2265	104.21	0.2164	99.57	
County Parks	0.2313	106.42	0.2172	99.93	0.2313	106.42	
County Transit	0.1269	58.39	0.1191	54.80	0.1269	58.39	
PUBLIC SCHOOLS							
By State Law	5.0350	2,316.60	4.6408	2,135.23	4.6790	2,152.81	September 13, 2016 5:05 PM
By Local Board	2.2480	1,034.30	2.0720	953.33	2.2480	1,034.30	4204 Okeechobee Rd, Fort Pierce
MUNICIPALITY							(772) 429-3970
Fort Pierce	6.9000	3,174.69	6.5867	3,030.54	6.9000	3,174.69	September 6, 2016 6:30 PM
WATER MANAGEMENT							100 North US Hwy 1, Fort Pierce
S FL Wtr Mgmt Dist	0.1459	67.13	0.1359	62.53	0.1359	62.53	(772) 467-3073
SFWMD-Okee Basin	0.1586	72.97	0.1477	67.96	0.1477	67.96	September 8, 2016 5:15 PM
Everglades Project	0.0506	23.28	0.0471	21.67	0.0471	21.67	3301 Gun Club Rd, W Palm Beach
INDEPENDENT DISTRICTS							(561) 686-8800
SLC Fire Dist	3.0000	1,380.30	2.8190	1,297.02	3.0000	1,380.30	September 7, 2016 5:01 PM
VOTER APPROVED DEBT SERVICE							5160 NW Milner Dr, Port Saint Lucie
FL Inland Nav Dist	0.0320	14.72	0.0299	13.76	0.0320	14.72	(772) 621-3400
							September 8, 2016 5:30 PM
Children`s Services	0.4765	219.24	0.4478	206.03	0.4765	219.24	340 Ocean Dr, Juno Beach
							(561) 627-8386
VOTER APPROVED DEBT SERVICE							September 7, 2016 5:15 PM
SLC Port Bond	0.0154	7.09	0.0000	0.00	0.0000	0.00	546 NW University Blvd 1st Fl, PSL
							(772) 408-7100
Total Property Taxes	$12,032.16		$11,287.68		$11,835.99		September 8, 2016 6:00 PM
							2300 Virginia Ave 3rd Floor, Fort Pierce
							(772) 462-1670

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Date and Time Location Contact Number

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**
This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

*NOTE: Amounts shown on this form DO NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
Fort Pierce Stormwater	Stormwater Mgmt 772-467-3774	8.70000	54.000	469.80
N Saint Lucie Wtr Mgmt	Drainage 772-461-5050, Minimum $25.00	3.02000	12.500	37.75
Total Non-Ad Valorem Assessment				
Total Non-Ad Valorem Assessment				$507.55

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

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WEB PRINT 6/29/2017 8:44:15 AM **WEB PRINT**

Page 1

DO NOT PAY - THIS IS NOT A BILL

Ken Pruitt, Property Appraiser

Parcel ID: 2417-332-0009-000-9

Tax Code: 0022 Fort Pierce
Location: OKEECHOBEE RD

Account Number: 26514
Legal Desc: 17 35 40 BEG 502.6 FT S AND 45 FT E OF NW COR OF SW 1/4 OF SW 1/4, TH E 394.3 FT, TH S 267.4 FT, TH WLY ON RD 374 FT, TH N

Property Valuation

Market Value	Last Year	This Year
Market Value	460,100	460,100

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	460,100	460,100	0	0	460,100	460,100
Public Schools	460,100	460,100	0	0	460,100	460,100
Municipality	460,100	460,100	0	0	460,100	460,100
Water Management	460,100	460,100	0	0	460,100	460,100
Independent Districts	460,100	460,100	0	0	460,100	460,100
Voter Approved Debt Service	460,100	460,100	0	0	460,100	460,100

Assessment Reductions	Applies to	Value

Exemptions*	Applies to	Last Year	This Year

*Where more than one value exists, county value or exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at:
2300 Virginia Ave Rm 121, Fort Pierce, FL 34982
or (772) 462-1021

If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser or online at www.paslc.org and must be filed
ON OR BEFORE
September 13, 2016
(Date)

Market Value: Market (also called "just") value is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

Assessed Value: Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions:
Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below:

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

Exemptions: Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable Value: Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

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2016 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

SAINT LUCIE COUNTY TAXING AUTHORITIES

2016 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES

Parcel ID 24-37-35S-00C2-0000-6

Parcel ID

Owners Name
Owners Address
Owners City, State, Zip

Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454

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Account Number: 26521
Tax Code: 0022 Fort Pierce
Location: 4008 OKEECHOBEE RD
Legal Desc: 17 35 40 FROM SW COR SEC RUN N 321.7 FT, TH NELY 97.13 FT FOR POB, TH NELY ALG OKEE RD 63.04 FT, TH N 47.6 FT, TH SWLY 100

Account Number:
Tax Code: Municipality
Location: Site address
Legal Desc:

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	4.1273	125.88	3.8814	118.38	4.1077	125.28	September 8, 2016 6:00 PM
Jail,Law Enf	3.2699	99.73	3.0752	93.79	3.2838	100.16	2300 Virginia Ave 3rd Floor, Fort Pierce
Erosion Dist E	0.0925	2.82	0.0868	2.65	0.0925	2.82	(772) 462-1670
Mosquito Control	0.2413	7.36	0.2265	6.91	0.2164	6.60	
County Parks	0.2313	7.06	0.2172	6.62	0.2313	7.05	
County Transit	0.1269	3.87	0.1191	3.63	0.1269	3.87	
PUBLIC SCHOOLS							
By State Law	5.0350	153.57	4.6408	141.54	4.6790	142.71	September 13, 2016 5:05 PM
By Local Board	2.2480	68.56	2.0720	63.20	2.2480	68.56	4204 Okeechobee Rd, Fort Pierce
MUNICIPALITY							(772) 429-3970
Fort Pierce	6.9000	210.45	6.5867	200.89	6.9000	210.45	September 6, 2016 6:30 PM
WATER MANAGEMENT							100 North US Hwy 1, Fort Pierce
S FL Wtr Mgmt Dist	0.1459	4.45	0.1359	4.14	0.1359	4.14	(772) 467-3073
SFWMD-Okee Basin	0.1586	4.84	0.1477	4.50	0.1477	4.50	September 8, 2016 5:15 PM
Everglades Project	0.0506	1.54	0.0471	1.44	0.0471	1.44	3301 Gun Club Rd, W Palm Beach
INDEPENDENT DISTRICTS							(561) 686-8800
SLC Fire Dist	3.0000	91.50	2.8190	85.98	3.0000	91.50	September 7, 2016 5:01 PM
VOTER APPROVED DEBT SERVICE							5160 NW Milner Dr, Port Saint Lucie
FL Inland Nav Dist	0.0320	0.98	0.0299	0.91	0.0320	0.98	(772) 621-3400
							September 8, 2016 5:30 PM
Children`s Services	0.4765	14.53	0.4478	13.66	0.4765	14.53	340 Ocean Dr, Juno Beach
							(561) 627-8386
VOTER APPROVED DEBT SERVICE							September 7, 2016 5:15 PM
SLC Port Bond	0.0154	0.47	0.0000	0.00	0.0000	0.00	546 NW University Blvd 1st Fl, PSL
							(772) 408-7100
Total Property Taxes	$797.60		$748.24		$784.59		September 8, 2016 6:00 PM
							2300 Virginia Ave 3rd Floor, Fort Pierce
							(772) 462-1670

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
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SLC General Fund	4.1273	125.88	3.8814	118.38	4.1077	125.28	September 8, 2016 6:00 PM
Jail,Law Enf	3.2699	99.73	3.0752	93.79	3.2838	100.16	2300 Virginia Ave 3rd Floor, Fort Pierce
Erosion Dist E	0.0925	2.82	0.0868	2.65	0.0925	2.82	(772) 462-1670
Mosquito Control	0.2413	7.36	0.2265	6.91	0.2164	6.60	
County Parks	0.2313	7.06	0.2172	6.62	0.2313	7.05	
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PUBLIC SCHOOLS							
By State Law	5.0350	153.57	4.6408	141.54	4.6790	142.71	September 13, 2016 5:05 PM
By Local Board	2.2480	68.56	2.0720	63.20	2.2480	68.56	4204 Okeechobee Rd, Fort Pierce
MUNICIPALITY							(772) 429-3970
Fort Pierce	6.9000	210.45	6.5867	200.89	6.9000	210.45	September 6, 2016 6:30 PM
WATER MANAGEMENT							100 North US Hwy 1, Fort Pierce
S FL Wtr Mgmt Dist	0.1459	4.45	0.1359	4.14	0.1359	4.14	(772) 467-3073
SFWMD-Okee Basin	0.1586	4.84	0.1477	4.50	0.1477	4.50	September 8, 2016 5:15 PM
Everglades Project	0.0506	1.54	0.0471	1.44	0.0471	1.44	3301 Gun Club Rd, W Palm Beach
INDEPENDENT DISTRICTS							(561) 686-8800
SLC Fire Dist	3.0000	91.50	2.8190	85.98	3.0000	91.50	September 7, 2016 5:01 PM
VOTER APPROVED DEBT SERVICE							5160 NW Milner Dr, Port Saint Lucie
FL Inland Nav Dist	0.0320	0.98	0.0299	0.91	0.0320	0.98	(772) 621-3400
							September 8, 2016 5:30 PM
Children`s Services	0.4765	14.53	0.4478	13.66	0.4765	14.53	340 Ocean Dr, Juno Beach
							(561) 627-8386
VOTER APPROVED DEBT SERVICE							September 7, 2016 5:15 PM
SLC Port Bond	0.0154	0.47	0.0000	0.00	0.0000	0.00	546 NW University Blvd 1st Fl, PSL
							(772) 408-7100
Total Property Taxes	$797.60		$748.24		$784.59		September 8, 2016 6:00 PM
							2300 Virginia Ave 3rd Floor, Fort Pierce
							(772) 462-1670

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**
This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**
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SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

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NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
	Purpose and Contact Number			

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
Fort Pierce Stormwater	Stormwater Mgmt 772-467-3774	1.00000	54.000	54.00
N Saint Lucie Wtr Mgmt	Drainage 772-461-5050, Minimum $25.00	0.20000	12.500	25.00
Total Non-Ad Valorem Assessment				
Total Non-Ad Valorem Assessment				$79.00

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

WEB PRINT 6/29/2017 8:42:57 AM **WEB PRINT**

Page 1

DO NOT PAY - THIS IS NOT A BILL

Ken Pruitt, Property Appraiser

Parcel ID: 2417-333-0001-000-6

Tax Code: 0022 Fort Pierce
Location: 4008 OKEECHOBEE RD

Account Number: 26521
Legal Desc: 17 35 40 FROM SW COR SEC RUN N 321.7 FT, TH NELY 97.13 FT FOR POB, TH NELY ALG OKEE RD 63.04 FT, TH N 47.6 FT, TH SWLY 100

Property Valuation

Market Value	Last Year	This Year
Market Value	30,500	30,500

Taxing Authority	Assessed Value Last Year	Assessed Value This Year	Exemptions Last Year	Exemptions This Year	Taxable Value Last Year	Taxable Value This Year
County	30,500	30,500	0	0	30,500	30,500
Public Schools	30,500	30,500	0	0	30,500	30,500
Municipality	30,500	30,500	0	0	30,500	30,500
Water Management	30,500	30,500	0	0	30,500	30,500
Independent Districts	30,500	30,500	0	0	30,500	30,500
Voter Approved Debt Service	30,500	30,500	0	0	30,500	30,500

Assessment Reductions	Applies to	Value

Exemptions*	Applies to	Last Year	This Year

*Where more than one value exists, county value or exemption will be indicated

*Where more than one value exists, county value or exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at:
2300 Virginia Ave Rm 121, Fort Pierce, FL 34982
or (772) 462-1021

If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser or online at www.paslc.org and must be filed
ON OR BEFORE
September 13, 2016
(Date)

Market Value: Market (also called "just") value is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

Assessed Value: Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions:
Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below:

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

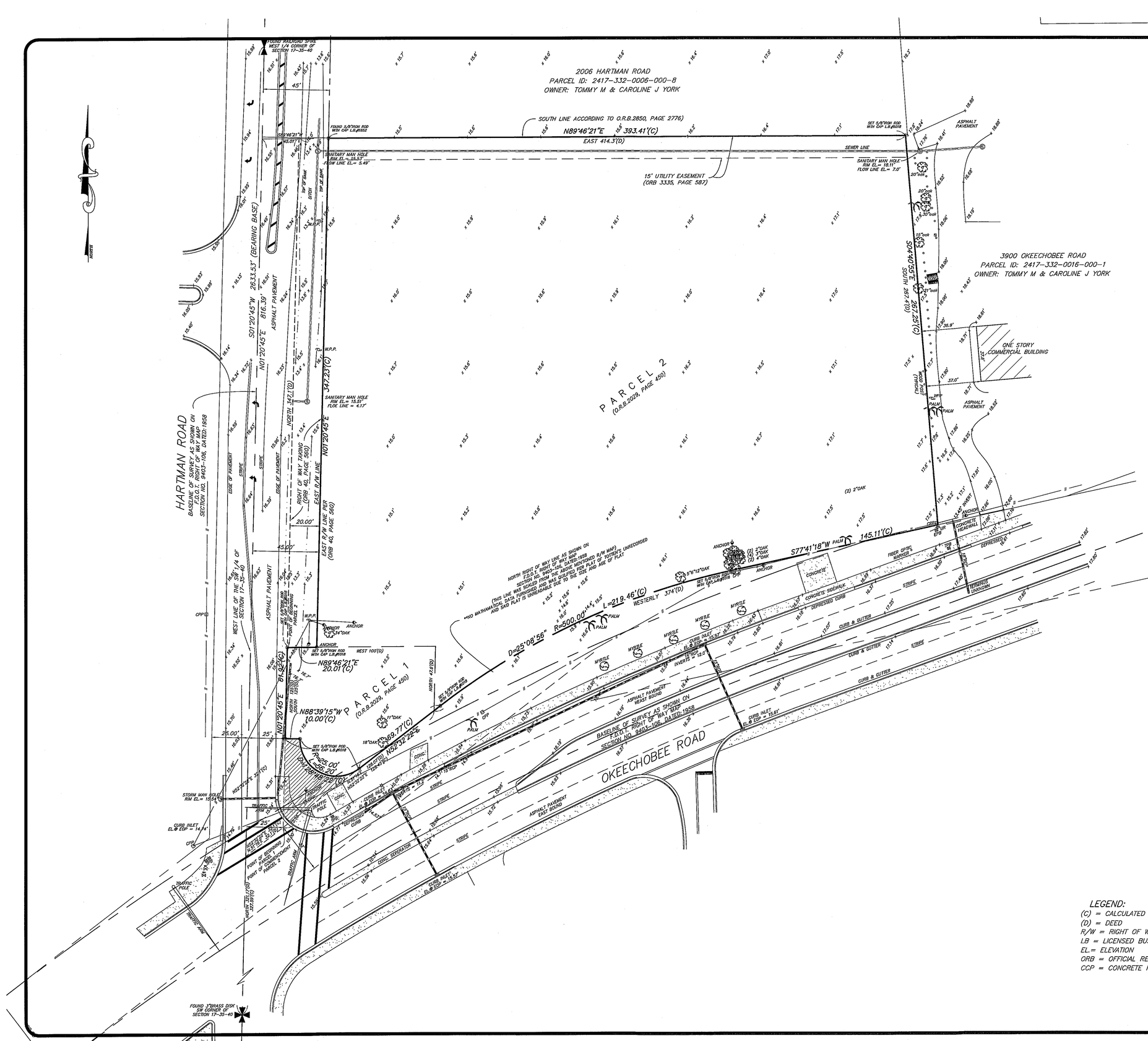
If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

Exemptions: Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable Value: Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

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BOUNDARY/TOPOGRAPHIC SURVEY
SECTION 17
TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST LUCIE COUNTY, FLORIDA.



LEGAL DESCRIPTION:

PARCEL 1:
FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN NORTH ALONG THE WEST SIDE OF SAID SECTION 17, A DISTANCE OF 321.17 FEET; THENCE RUN NORTH 51°16' EAST, A DISTANCE OF 32.1 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 51°16' EAST, ALONG THE NORTHWEST RIGHT-OF-WAY OF OKEECHOBEE ROAD (STATE ROAD NO. 8), A DISTANCE OF 128.07 FEET TO A STAKE; THENCE NORTH 47.6 FEET; THENCE SOUTH 88°34' WEST, 100 FEET TO A STAKE; THENCE SOUTH 125 FEET TO THE POINT OF BEGINNING, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHTS OF WAY FOR OKEECHOBEE ROAD AND HARTMAN ROAD, AS THEY CURRENTLY EXIST.

PARCEL 2:
FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HARTMAN ROAD, SAID RIGHT-OF-WAY LINE BEING 25 FEET EAST OF THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE NORTH RIGHT-OF-WAY OF STATE ROAD NO. 8, SAID RIGHT-OF-WAY LINE BEING 33 FEET FROM THE CENTER LINE OF SAID ROAD MEASURED AT RIGHT ANGLE THERETO; RUN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF HARTMAN ROAD 125 FEET TO POINT OF BEGINNING; THENCE CONTINUE NORTH 347.1 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SOUTHWEST ONE-QUARTER OF SECTION 17, 414.3 FEET; THENCE SOUTH PARALLEL WITH TOTTEN ROAD 267.4 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD NO. 8; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 374.0 FEET; THENCE NORTH 47.6 FEET; THEINCE WEST 100.0 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THEREFROM THE EAST 20 FEET OF THE WEST 45 FEET OF THE SOUTH 347.1 FEET OF THE NORTH 849.7 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST OF THE ABOVE DESCRIBED PROPERTY FOR HARTMAN ROAD RIGHT-OF-WAY AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 40, PAGE 560, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
ALSO LESS AND EXCEPTING THEREFROM ALL RIGHTS-OF-WAY FOR PUBLIC ROADS.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION

2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.

3. LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 17-12830, DATED: FEBRUARY 07, 2017 @ 8:00 A.M.
SCHEDULE B -- SECTION II
EXCEPTION #9 ORB 1736, PAGE 1781 - AFFECTS PROPERTY, UNPLOTTABLE
EXCEPTION #10 ORB 3335, PAGE 587 - AFFECTS PROPERTY, AS SHOWN ON SKETCH

4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S.01°20'45"W. ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 17-35-41

5. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
BENCHMARK USED: ST LUCIE COUNTY "VIR 3-22 HARRY" ELEVATIONS = 15.843

6. LEGAL DESCRIPTION FURNISHED BY CLIENT.

7. SITE AREA: 138,008.45 SQUARE FEET OR 3.17 ACRES MORE OR LESS.

8. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 12111C0186J, DATED: 2-16-2012

9. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.

10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE BASED ON PLAT, UNLESS OTHERWISE SHOWN.

12. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, IS NOT ADDRESSED BY THIS SURVEY.

13. THE EXPECTED USE OF THE SURVEY AND MAP ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD.

SURVEYOR'S CERTIFICATION:

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

LEGEND:
(C) = CALCULATED
(D) = DEED
R/W = RIGHT OF WAY
L.B = LICENSED BUSINESS
EL.= ELEVATION
ORB = OFFICIAL RECORDS BOOK
CCP = CONCRETE POWER POLE

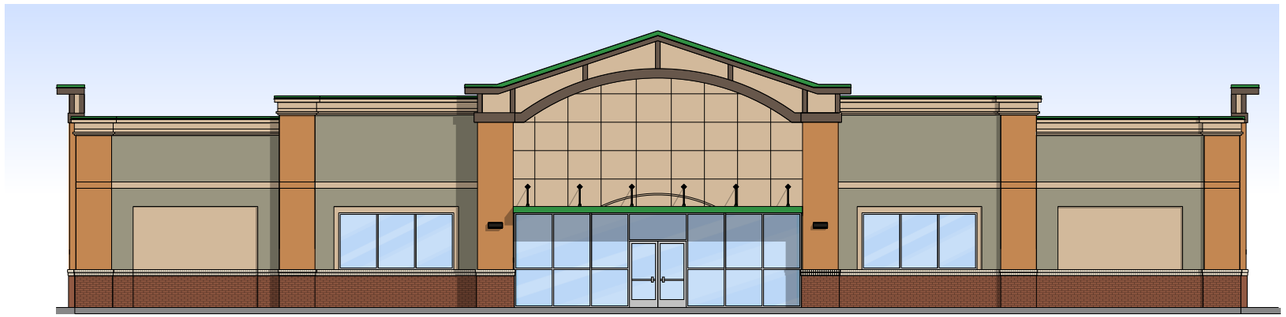
BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
L.B. #6018
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET	1 OF 1
DRAWN BY:	CDW
SCALE:	1" = 30'
FIELD WORK COMPLETED:	4-10-2017
FIELD BOOK:	SKETCH
JOB NO.	13982

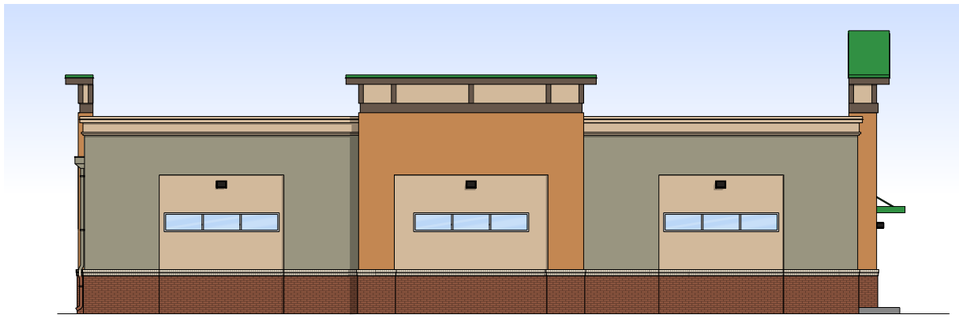
REVISIONS

DATE:	DESCRIPTION:	BY:

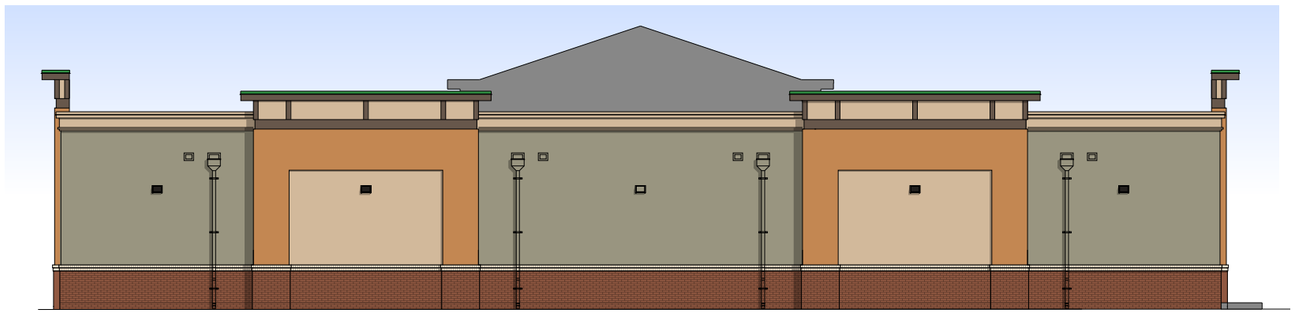
PREPARED FOR: DOLLAR TREE
XXXX OKEECHOBEE ROAD
FT PIERCE, ST LUCIE COUNTY, FLORIDA



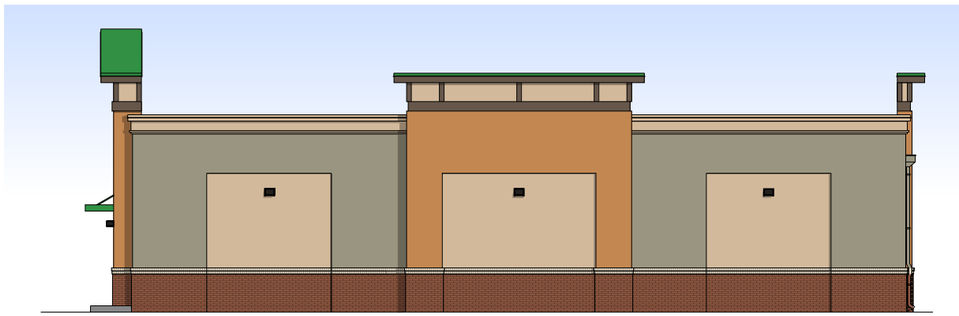
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

FORT PIERCE , FL

Dollar Tree - Okeechobee Rd Hartman (Fee Dev)

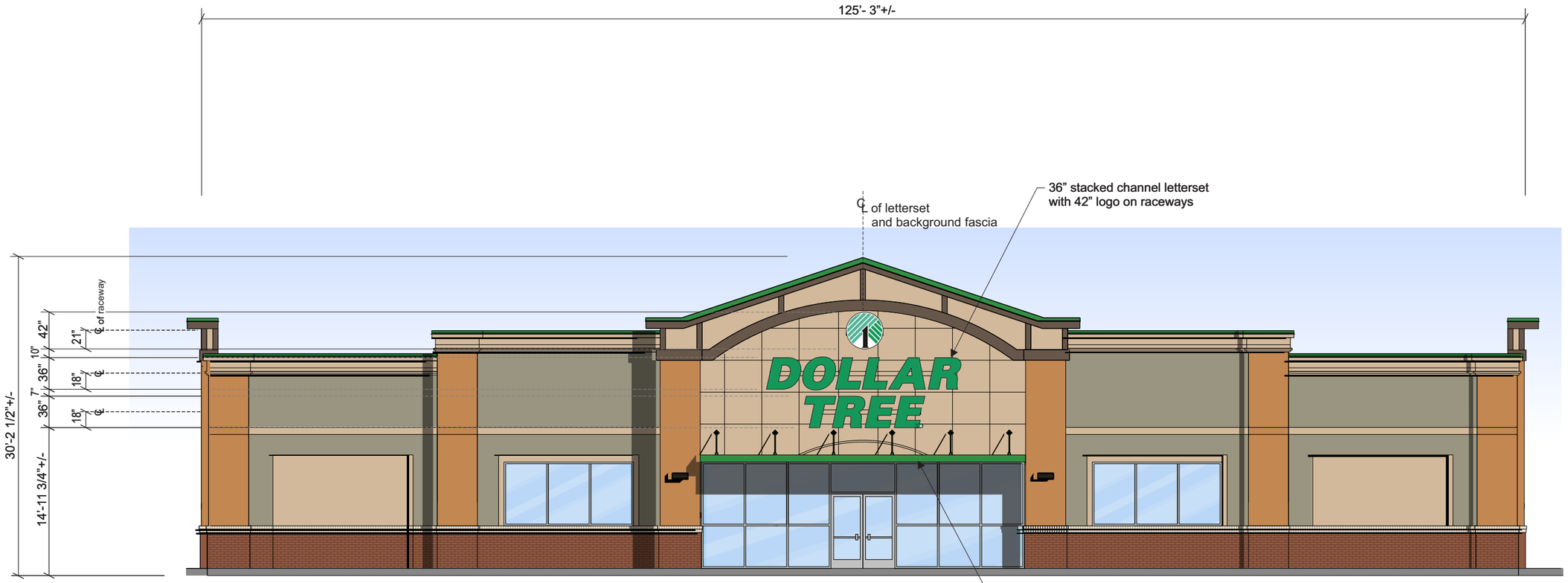
0' 4' 8' 16'

RRMM ARCHITECTS

Building Elevations

Allowable Square Footage for this Elevation: 526.05 sq ft
Square Footage of Proposed Sign: 185.00 sq ft

SIGNAGE ALLOWED



PROPOSED FRONT ELEVATION

Scale: 3/32"= 1'-0"

DOLLAR TREE

Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise &Resubmit

Name

Title Date

Declaration

Copyright © 2015 Allen Industries, Inc.

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Date / Description

07/06/17		Issue Date
07/08/17	1	Up Date
08/25/17	2	Up Date
08/25/17	3	Up Date
08/28/17	4	Up Date

Project Information

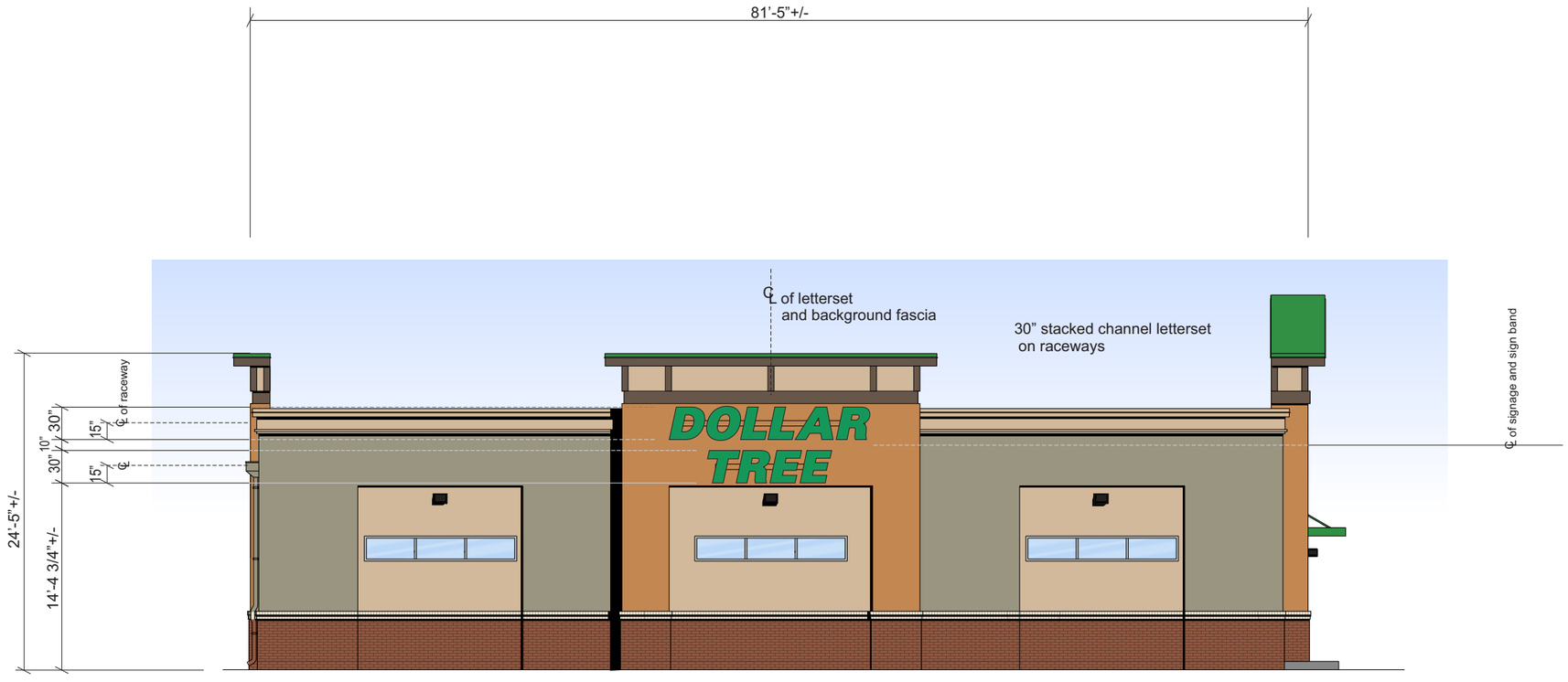
Client **Dollar Tree DT-C.323**
2591 McNeil Road
Fort Pierce, FL 34947
File **Fort Pierce, FL DT-C.323 R4**
Sales Design **MJ** PM **SD**

Allen Industries
Corporate Identity Programs
888-294-2007
www.allenindustries.com

Building Elevations

Allowable Square Footage for this Elevation:	397.99 sq ft
Square Footage of Proposed Sign:	89.93 sq ft

SIGNAGE ALLOWED



PROPOSED LEFT ELEVATION

Scale: 3/32"= 1'-0"

DOLLAR TREE

Client Review Status

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☐ Approved ☐ Approved as Noted ☐ Revise &Resubmit

Name

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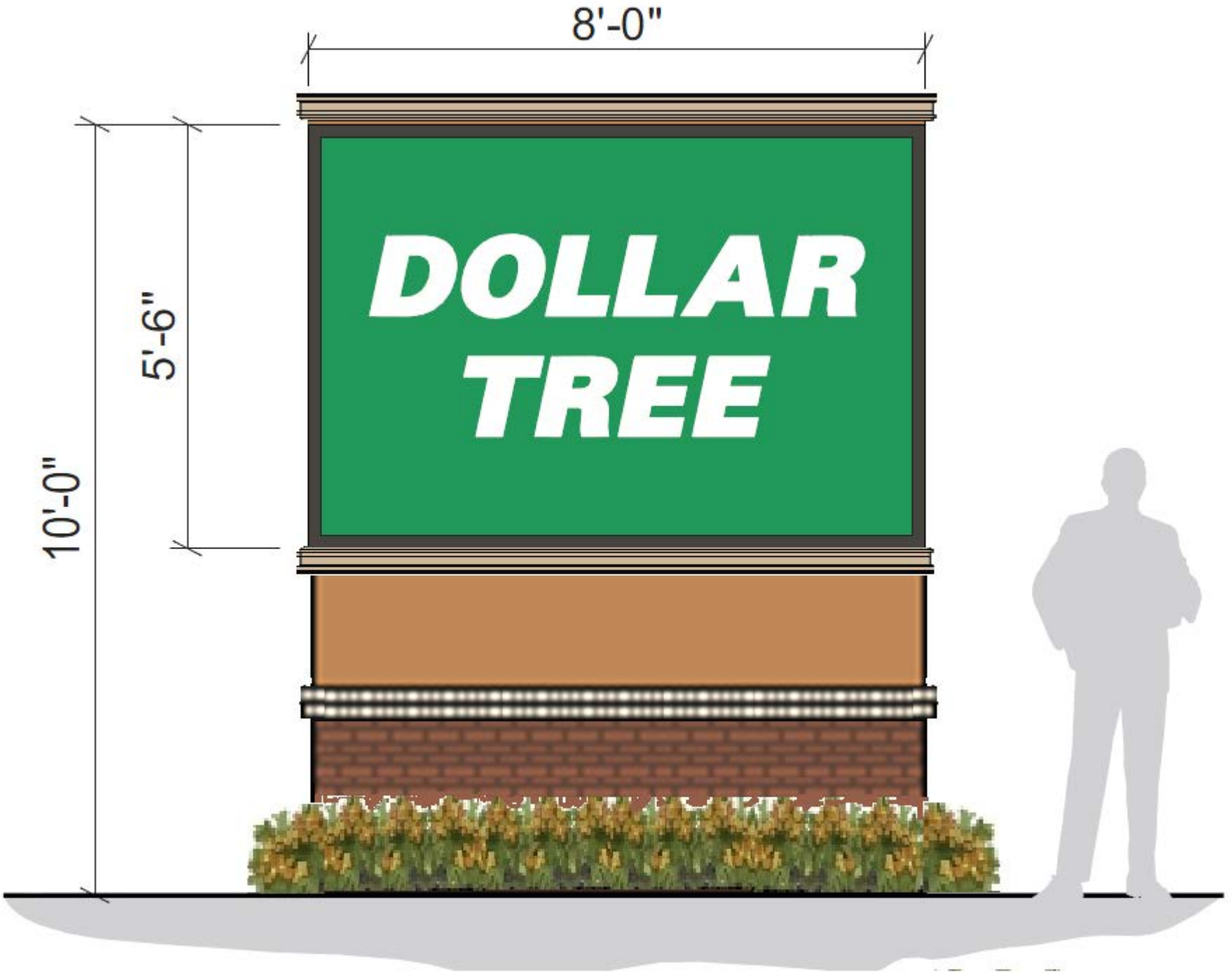
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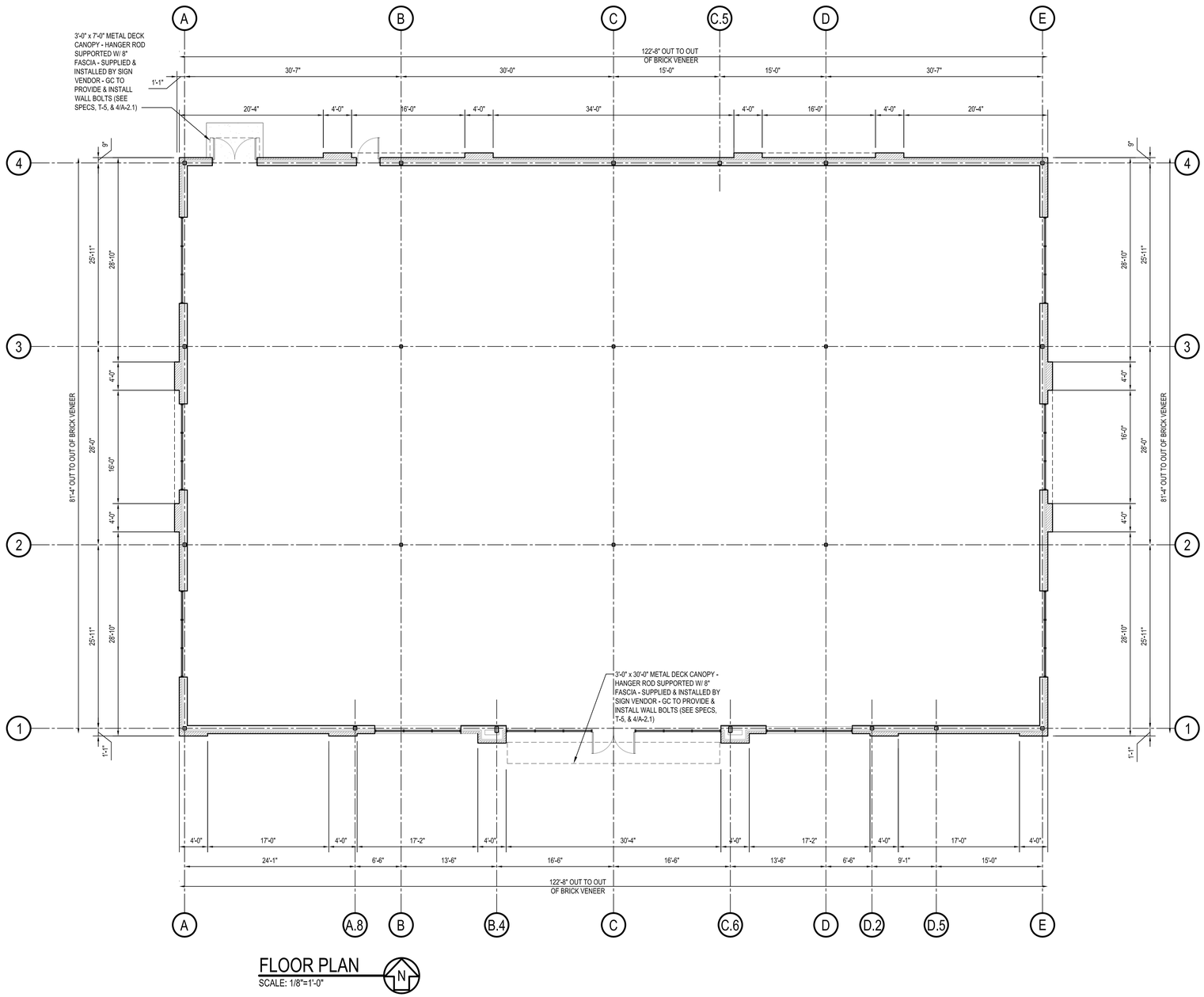
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Client **Dollar Tree DT-C.323**
2591 McNeil Road
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Sales Design **MJ** PM **SD**

Allen Industries
Corporate Identity Programs
888-294-2007
www.allenindustries.com



*Conceptual Monument Sign Style - Coordinated with Staff



FLOOR PLAN

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

3901 SPRING HILL AVENUE
MOBILE, ALABAMA 36608
(251) 344-7073 / FAX (251) 343-9179

REV.	DATE	DRN.	CHK.	DESCRIPTION
▲	X-X-X-	LGS		DOCUMENT CONTROL

X-X-X-

DOLLAR TREE

FORT PIERCE, FL.

FLOOR PLAN

PROJ. NO. 1605-79 | DWG. NO. A-1.0

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location: TBD, Okeechobee Road
Parcel ID #(s): 2417-332-0009-000-9
Project Description: Proposed 9,977 SF Dollar Tree Store on Vacant parcel at the NEC of Okeechobee and Hartman

Smigiel Partners XIX LTD	Thomas Engineering Group, LLC
Property Owner(s)	Applicant/Representative, Title, Company
Street Address: PO Box 540669	125 W Indiantown Rd Suite 206
City: Lake Worth	Street Address: Jupiter FL 33458
State Zip: FL 33454	City State Zip
Phone Number: 561-968-3605 X 2014	Phone Number: 561-203-7503
Email Address: gsmfi@aol.com	jgunther@thomaseg

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 7th day of July, 2017 by Gary Smigiel who is personally known to me or has produced _____ as identification.

Miranda Morales Seuss
Signature of Notary

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # GG 096191
My Comm. Expires May 30, 2021
Bonded through National Notary Assn.

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.


MAXIMUS


MAXIMUS


DaVita


DaVita



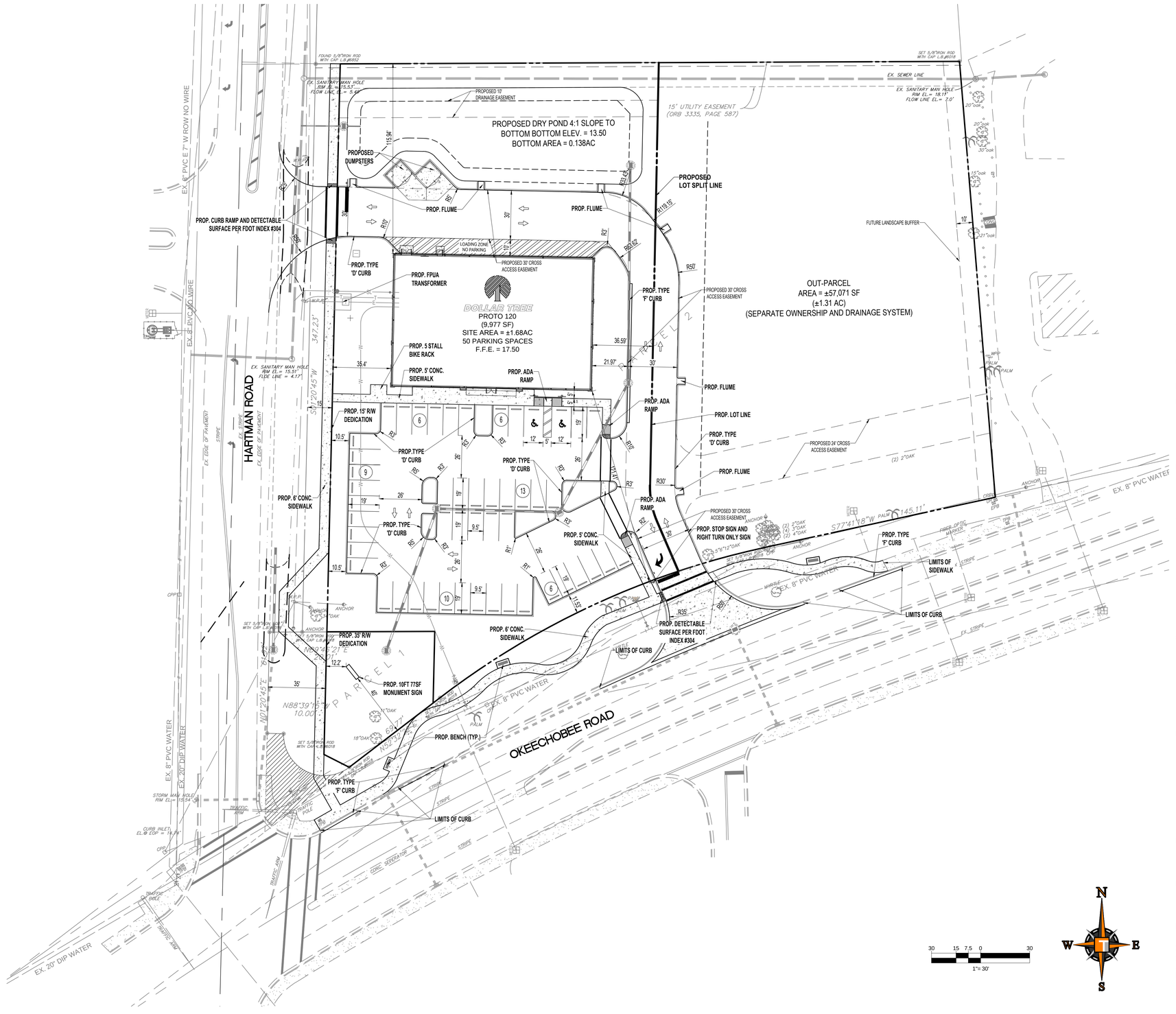


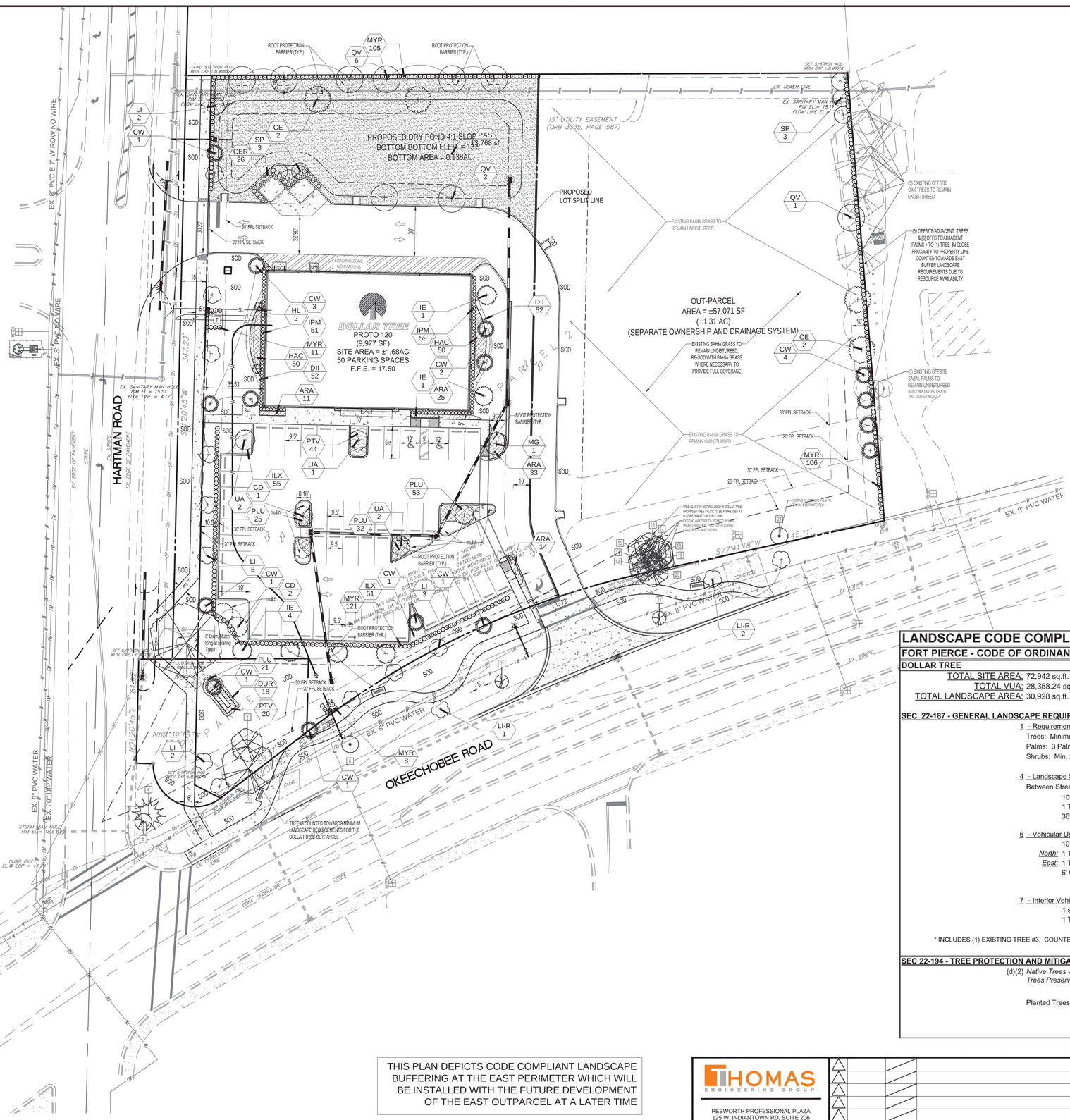

HARBOR
COMMUNITY BANK


HARBOR
COMMUNITY BANK






PROPOSED DRY POND 4:1 SLOPE TO
BOTTOM BOTTOM ELEV. = 13.50
BOTTOM AREA = 0.138AC
PROPOSED 15' DRAINAGE EASEMENT
15' UTILITY EASEMENT (ORB 3335, PAGE 587)
PROPOSED DUMPSTERS
PROPOSED LOT SPLIT LINE
PROP. FLUME
PROP. CURB RAMP AND DETECTABLE SURFACE PER FDOT INDEX #304
PROP. TYPE 'D' CURB
PROP. FPUA TRANSFORMER
LOADING ZONE NO PARKING
PROPOSED 30' CROSS ACCESS EASEMENT
DOLLAR TREE
PROTO 120
(9,977 SF)
SITE AREA = ±1.68AC
50 PARKING SPACES
F.F.E. = 17.50
OUT-PARCEL
AREA = ±57,071 SF
(±1.31 AC)
(SEPARATE OWNERSHIP AND DRAINAGE SYSTEM)
PROP. TYPE 'F' CURB
PROP. 5 STALL BIKE RACK
PROP. 5' CONC. SIDEWALK
PROP. ADA RAMP
PROP. LOT LINE
PROP. 15' R/W DEDICATION
PROP. 6' CONC. SIDEWALK
PROP. 35' R/W DEDICATION
PROP. 10FT 77SF MONUMENT SIGN
PROP. BENCH (TYP.)
PROP. STOP SIGN AND RIGHT TURN ONLY SIGN
PROP. DETECTABLE SURFACE PER FDOT INDEX #304
PROPOSED 24' CROSS ACCESS EASEMENT
FUTURE LANDSCAPE BUFFER
LIMITS OF SIDEWALK
LIMITS OF CURB
HARTMAN ROAD
OKEECHOBEE ROAD
EX. 8" PVC E 7" W ROW NO WIRE
EX. 8" PVC NO WIRE
EX. 8" PVC WATER
EX. 20" DIP WATER
EX. SANITARY MAN HOLE RIM EL.= 15.51' FLOW LINE EL.= 5.40'
EX. SANITARY MAN HOLE RIM EL.= 15.51' FLOW LINE = 4.17'
EX. SANITARY MAN HOLE RIM EL.= 18.11' FLOW LINE EL.= 7.0'
SET 5/8"IRON ROD WITH CAP L.B.#6015
FOUND 5/8"IRON ROD WITH CAP L.B.#6015
STORM MAN HOLE RIM EL.= 15.54'
CURB INLET, EL.@ EOF = 14.77'
EX. SEWER LINE
EX. 8" PVC WATER
FIBER OPTIC MARKERS
S77°41'18"W PALM 145.11'
S77°41'18"W PALM 145.11'
N13°14'21"E 21.21'
N88°39'15"W 10.00'
N01°20'45"E 69.77'
S01°20'45"W 342.23'
(2) 2"OAK
(4) 3"OAK
(2) 4"OAK
(2) 5"OAK
(2) 12"OAK
ANCHOR
PALM
CROSS
CPP
EX. STRIPE
EX. EDGE OF PAVEMENT
TRAFFIC POLE
TRAFFIC ARM
TRAFFIC CABLE
TRAFFIC BOX
CONC. SCREEN WALL
CPP
MBP
MBPP
MBPP
MBP



30 15 7.5 0 30
1"= 30'

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

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

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

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

ALL SOD SHALL BE ST.AUGUSTINE 'FLORITAM' SOLID SOD UNLESS OTHERWISE NOTED

LANDSCAPE CODE COMPLIANCE CHART

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

DOLLAR TREE

TOTAL SITE AREA: 72,942 sq.ft.
TOTAL VUA: 28,358.24 sq.ft.
TOTAL LANDSCAPE AREA: 30,928 sq.ft. (0.71 AC.) (42.4%)

SEC. 22-187 - GENERAL LANDSCAPE REQUIREMENTS

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

4 - Landscape Strips
Between Street R/O/W and VUA Use, Building and/or Retention Areas

	REQUIRED	PROVIDED
10' width minimum Landscape Strip	10'	**15'**
1 Tree/300 sq.ft. (629.22 lf x 10' = 6,292.2 sq.ft.)	21 TREES	**21 TREES**
36" ht. Continuous Visual Screen		
6 - Vehicular Use, Building, Retention/Detention Areas Adjacent to Other Property		
10' width minimum Landscape Strip		
North: 1 Tree/200 sq.ft. (194.66 lf x 10' = 1,946.6 sq.ft.)	10 TREES	**10 TREES**
East: 1 Tree/200 sq.ft. (267.25 lf x 10' = 2672.5 sq.ft.)	14 TREES	**14 TREES**
6' Continuous Visual Screen if abutting residentially zoned property, shall be planted to form a 3' or higher screen w/in 1 yr max.		***HEDGE***
7 - Interior Vehicular Use Areas		
1 sq.ft. of Interior Landscape Area/15 sq.ft. of VUA	1890.55 sq.ft.	***EXCEEDS***
1 Tree/100 sq.ft. of Required Interior Landscape Area	19 TREES	**19 TREES**
TOTAL	**64 TREES**	**64 TREES***

* INCLUDES (1) EXISTING TREE #3, COUNTED TOWARDS MIN. LANDSCAPE REQUIREMENTS FOR THE DOLLAR TREE SITE, (5) EXISTING OFFSITE/ADJACENT TREES & [3] EXISTING OFFSITE/ADJACENT PALMS EQ. TO (1) TREE IN CLOSE PROXIMITY TO PROPERTY LINES

SEC 22-194 - TREE PROTECTION AND MITIGATION: OVERALL SITE

(d)(2) *Native Trees with a DBH of 14" or greater Shall be Mitigated Inch:Inch* — **23" Removed**
Trees Preserved on-site, which exceed minimum code, count towards mitigation — **99" Preserved**
Deficit Inches: **0"**

Planted Trees in Excess of Code Count at 50% towards mitigation:
Trees Over Code Minimum: **0**
Total DBH over Code Minimum: **0"**
Total Mitigation Required: **0**

THIS PLAN DEPICTS CODE COMPLIANT LANDSCAPE BUFFERING AT THE EAST PERIMETER WHICH WILL BE INSTALLED WITH THE FUTURE DEVELOPMENT OF THE EAST OUTPARCEL AT A LATER TIME

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
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REV.	DATE	RJK	DESCRIPTION
			DOCUMENT CONTROL

RYAN J. KING EBRAHIMIAN
REGISTERED LANDSCAPE ARCHITECT
October 2, 2017
FLORIDA LICENSE No. 6667324
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

DOLLAR TREE

LANDSCAPE PLAN

PROJ. NO.
DWG. NO. **L-2**

Printed on Monday, October 02, 2017, 3:45 PM by Ryan King

TRAFFIC STUDY

Dollar Tree Development

Okeechobee Road at Hartman Road (NEC)
City of Fort Pierce, Florida

Prepared for:
CDA Holdings, LLC

Prepared By:
TRUCKIN TRAFFIC, LLC



Submitted To:
City of Fort Pierce

9/25/2017



September 25, 2017

Jane A. Caldera, P.E.
P.E. # 53116

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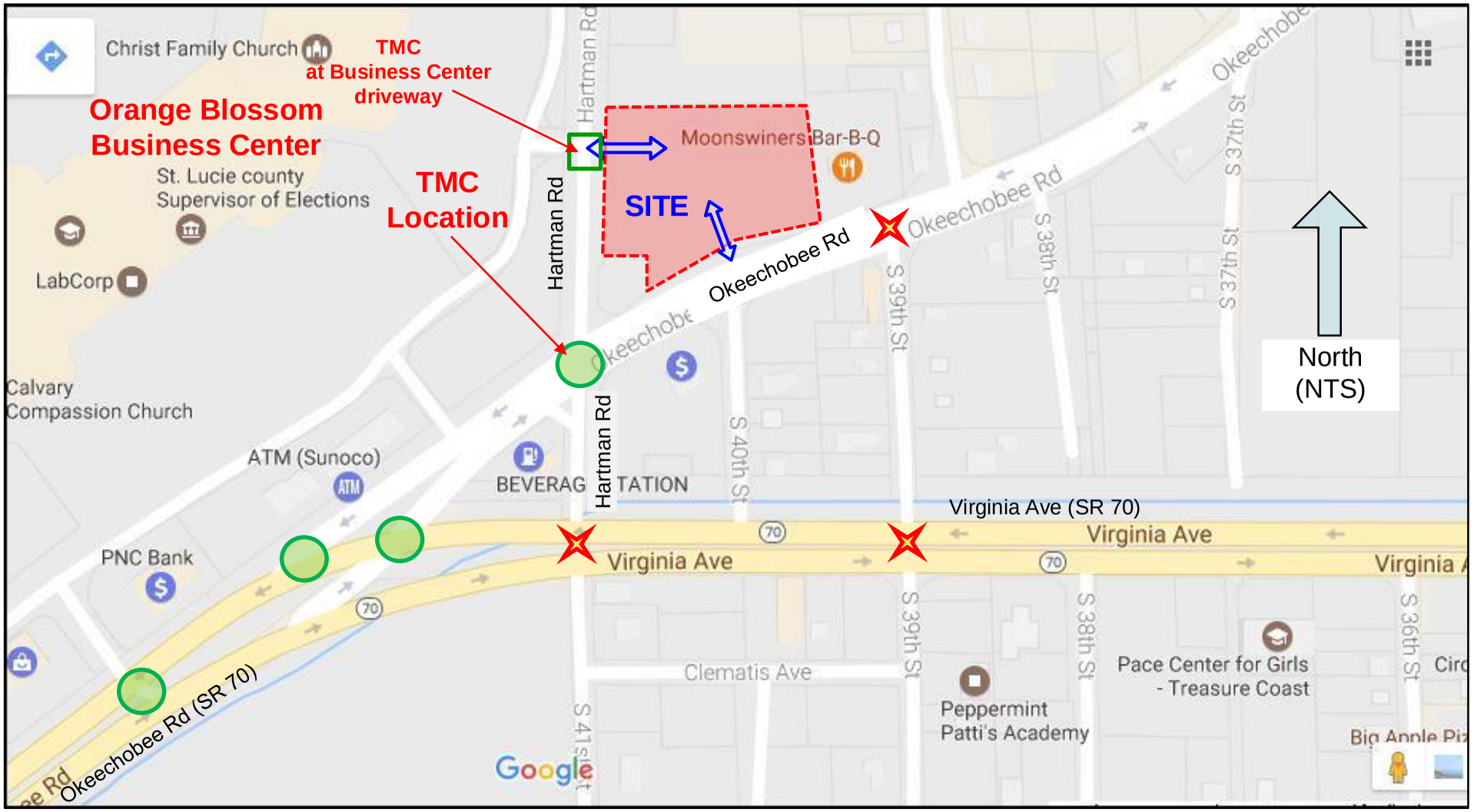
APPENDIX **20**

1. PROJECT LOCATION/DESCRIPTION

This Traffic Study has been prepared to support the Dollar Tree Development site plan approval. The site is located on the northeast corner of Okeechobee Road at Hartman Road. The Dollar Tree Store will have 9,977 SF of gross floor area on will be on a +/- 1.68 acre parcel. Adjacent parcel is +/- 1.31 acres and is planned to be developed in the future by a separate entity. For the purpose evaluating the turn lane requirements at the two site access driveways, a future outparcel development (Phase 2) will be assumed for the 1.31 acres outparcel. Since the future outparcel will be required to provide its' own stormwater retention area and its own parking, the same floor area ratio, as the Dollar Tree Store, will be used to estimate the size of the retail/commercial building on the future outparcel.

The site location and area roadway system is shown on Figure 1.

The methodology for this traffic study was reviewed and approved by City of Fort Pierce Planning Department. A copy of the approved methodology letter is contained in the Appendix.



Legend

- Signalized Intersection
- Full Median Opening
- Proposed Site Driveway

Figure 1
Site Location Map

Dollar Tree – Okeechobee Road at Hartman Road (NEC)

TRUCKIN TRAFFIC, LLC

2. PROJECT TRIP CHARACTERISTICS

Trip Generation

The Daily, AM and PM peak-hour trip generation estimates are based on the trip rates contained in the 9th Edition of the Institute of Transportation of Engineers (ITE) Trip Generation Manual. The ITE Trip Generation Handbook, 3rd Edition was used to estimate pass-by capture trips. Tables 1, 2, and 3 below contain the detailed trip generation calculations for the Daily, AM, and PM time periods.

TABLE 1
Daily Trip Generation Estimates

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USE												
Variety Store	814	SF	64.03	9,977	639	34%	217	109	109	422	211	211

TABLE 2
AM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USE												
Variety Store	814	SF	3.81	9,977	38	34%	13	8	5	25	16	10

TABLE 3
PM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USE												
Variety Store	814	SF	6.82	9,977	68	34%	23	11	12	45	22	23

Based on trip rates contained in the 9th Edition of the ITE Trip Generation Manual, the proposed development is anticipated to generate approximately 38 two-way trips and 68 two way trips during the AM and PM peak hours, respectively.

Site Access Plan

The site (both parcels) has approximately 370 feet of frontage along Okeechobee Road. A 22 foot concrete driveway apron exists, approximately 90 feet of the eastern property line. This driveway will be closed in connection with the development of the Dollar Tree Site. This site has approximately 347 feet of frontage along Hartman Road. No driveways exist along the site frontage on Hartman Road.

This development project is requesting two driveway connections, one to Okeechobee Road and one to Hartman Road. The requested driveways will provide access to both parcels. The requested driveway connections are described below:

DW # 1 on Okeechobee Road

This driveway connection will be located on Okeechobee Road approximately, 290 feet east of the nearest edge of pavement on Hartman Road. The existing concrete driveway apron to the east of the new driveway will be closed. This driveway is planned to operate as a right in/out driveway. The presence of the raised median on Okeechobee Road will physically prevent left turn movements at this driveway.

DW # 2 on Hartman Road

This driveway connection will be located on Hartman Road, approximately 360 feet north of the nearest edge of pavement on Okeechobee Road. This driveway will align opposite the existing driveway to the Orange Blossom Business Center. This driveway is planned to operate as a full access driveway.

The Site Access and Traffic Circulation Plan is shown on Figure 2.

Project Trip Distribution

The site traffic distribution was determined based on the existing travel patterns, the area roadway network and the location of the major employment hubs. The site traffic distribution for this project is displayed graphical on Figure 3.

The AM and PM peak hour site traffic assignment at the site access driveways and adjacent signalized intersection are shown graphically on Figure 4 and 5, respectively.

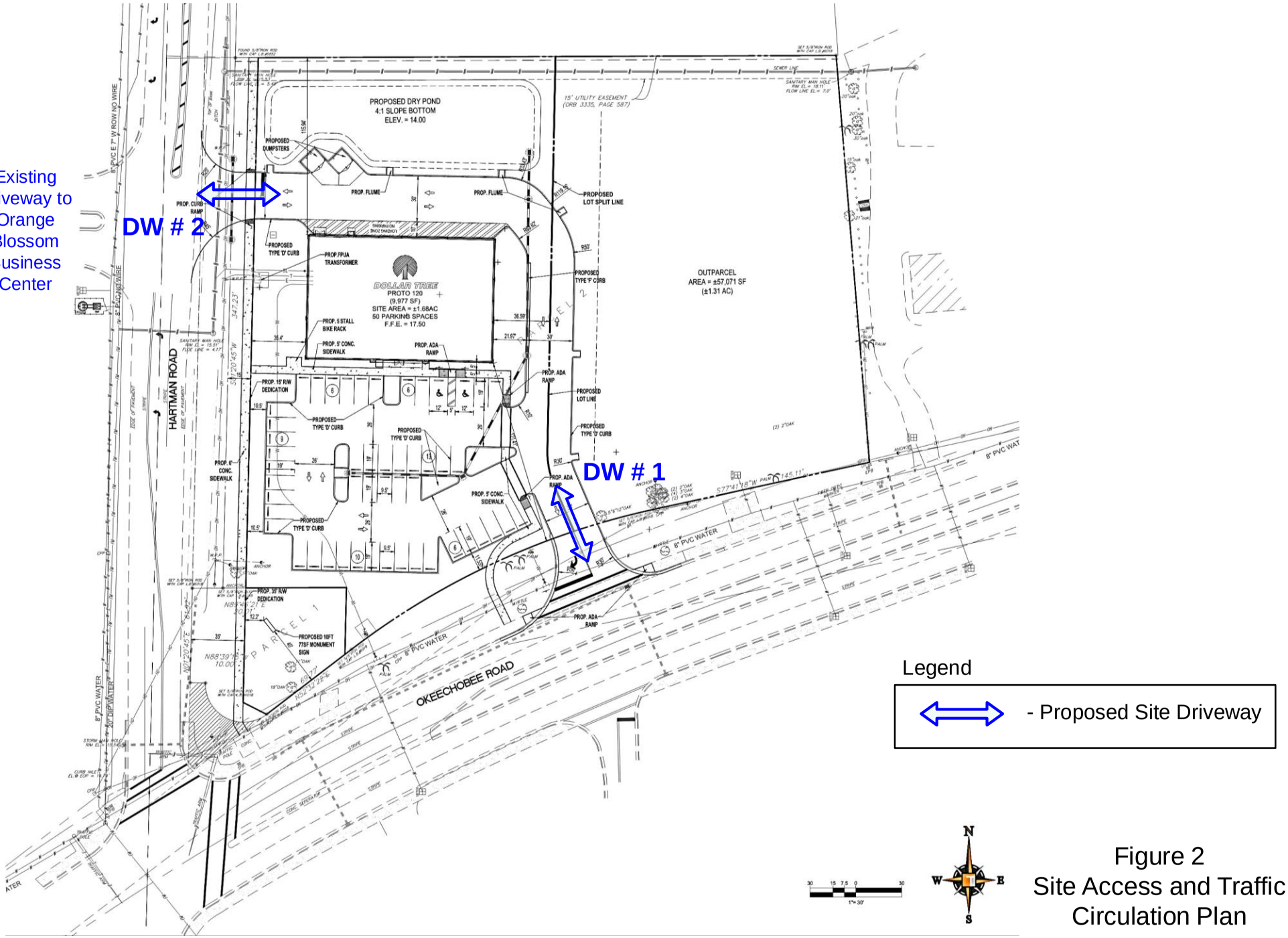
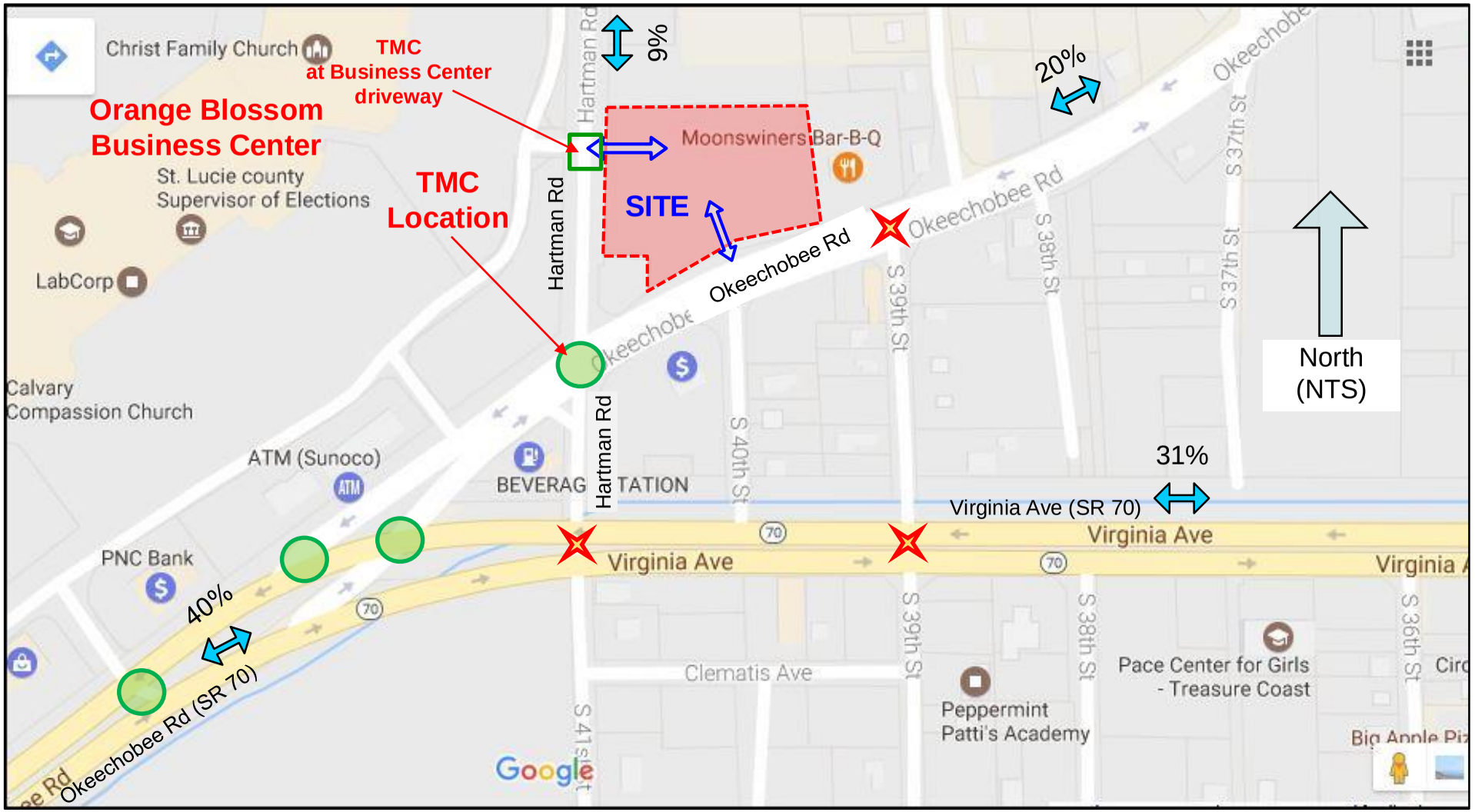


Figure 2
Site Access and Traffic Circulation Plan

Dollar Tree – Okeechobee Road at Hartman Road (NEC)

TRUCKIN TRAFFIC, LLC



Legend

- Signalized Intersection
- XX% - Percent Site Traffic (net-net)
- Full Median Opening
- Proposed Site Driveway

Figure 3
Site Traffic Distribution

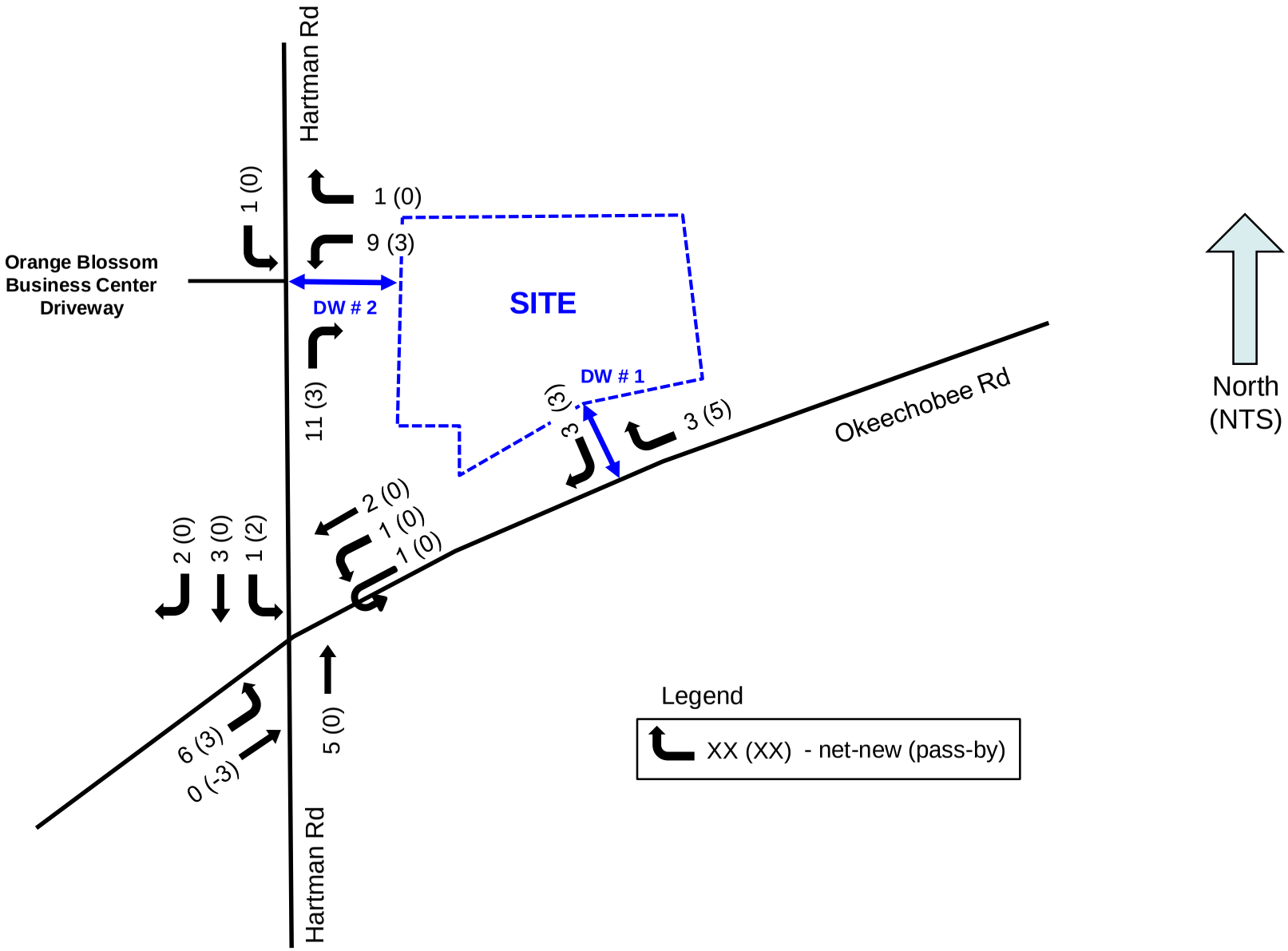


Figure 4
Site Traffic Assignment
(AM Peak-Hour)

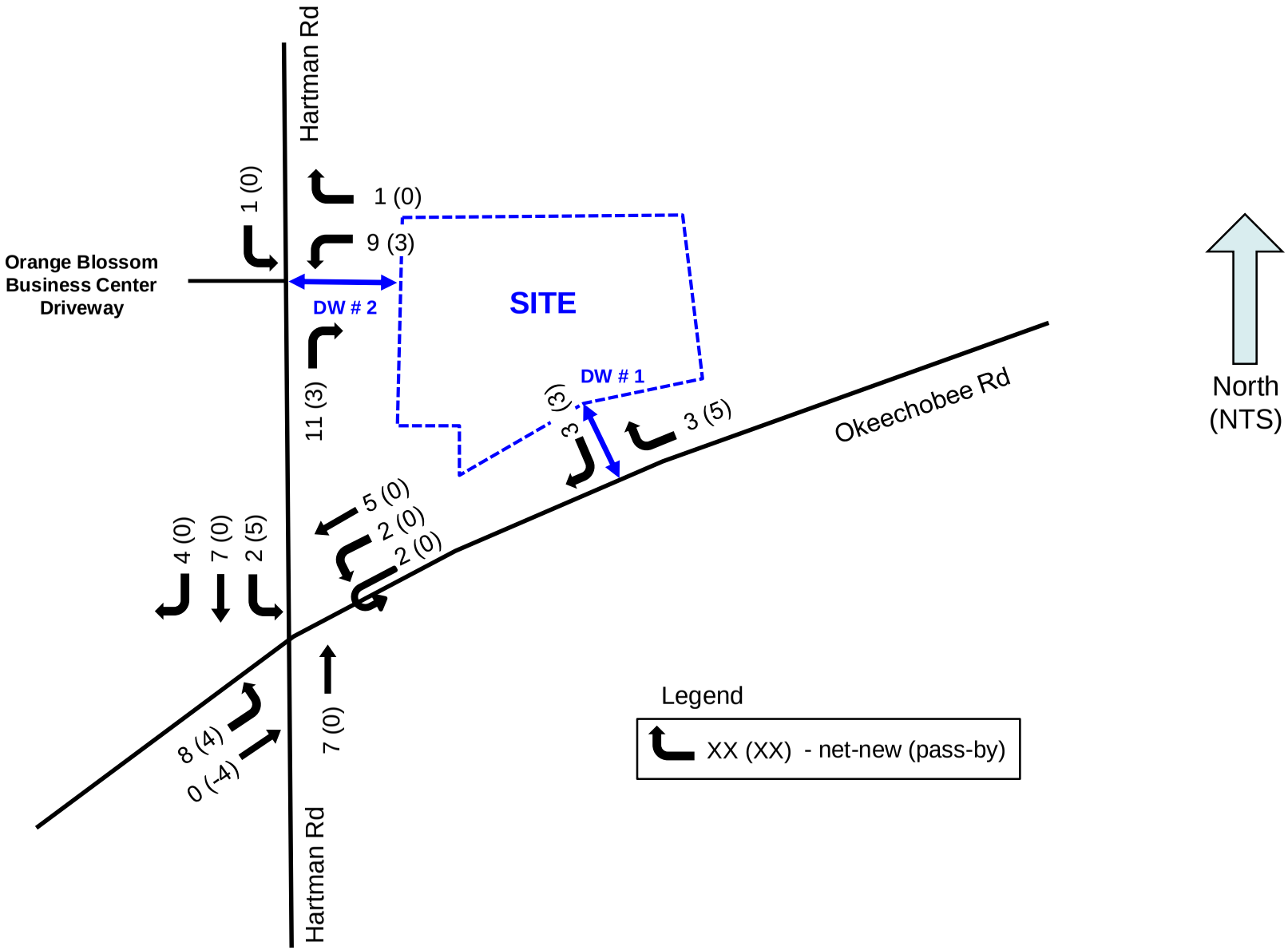


Figure 5
Site Traffic Assignment
(PM Peak-Hour)

3. EXISTING TRAFFIC CONDITIONS

New AM and PM peak period intersection turning movement counts (TMC) were conducted at the intersection of Okeechobee Road and Hartman Road and the intersection of Hartman Road at the driveway to the Orange Blossom Business Center. A copy of the new TMC's can be found in the Appendix.

The new peak hour TMC's were adjusted by factor of 1.12 to represent peak season conditions. The peak season factor was obtained from the Florida Department of Transportation (FDOT) 2016 Peak Season Factor Report for St Lucie. Figure 6 displays the AM and PM peak-hour, peak season, existing traffic volumes.

Table 4 below contains the roadway data used to evaluate the roadway level of service.

TABLE 4 - EXISTING ROADWAY LEVEL OF SERVICE (PM Peak-Hour)

Road Name	Limits	Station ID	Functional Class (1)	No. of Lanes	Speed Limit (MPH)	LOS STD (2)	2-Way PK-HR Capacity MSV (3)	2-Way PK-HR Volume (raw data)	2-Way PK-HR Volume (peak-season)	V/C Ratio at LOS Std
Okeechobee Road	Hartman Rd to Site DW # 1	689	Urban Minor Arterial	4D	35	D	2,628	908	1,017	0.39
Okeechobee Road	Site DW # 1 to 35th Street	689	Urban Minor Arterial	4D	35	D	2,628	908	1,017	0.39
Hartman Road	Okeechobee Rd to Site DW # 2	670	*roadway not listed*	2LU	35	D	1,197	426	477	0.40
Hartman Road	Site DW # 2 to Peterson Rd	670	*roadway not listed*	2LU	35	D	1,197	434	486	0.41

(1) St Lucie County Comprehensive Plan, Transportation Element, Map TRN-3

(2) St Lucie County Comprehensive Plan, Transportation Element, Table 2-4

(3) FDOT Generalized Peak-Hour Two-Way Maximum Service Volumes, Table 4 (2012) - with 10% reduction of non-state roadway

(4) Based on the new peak hour TMC's with an adjustment factor of 1.12 to represent peak season conditions.

As indicated in Table 4 above, the adjacent roadway links are currently operating at an acceptable level of service.

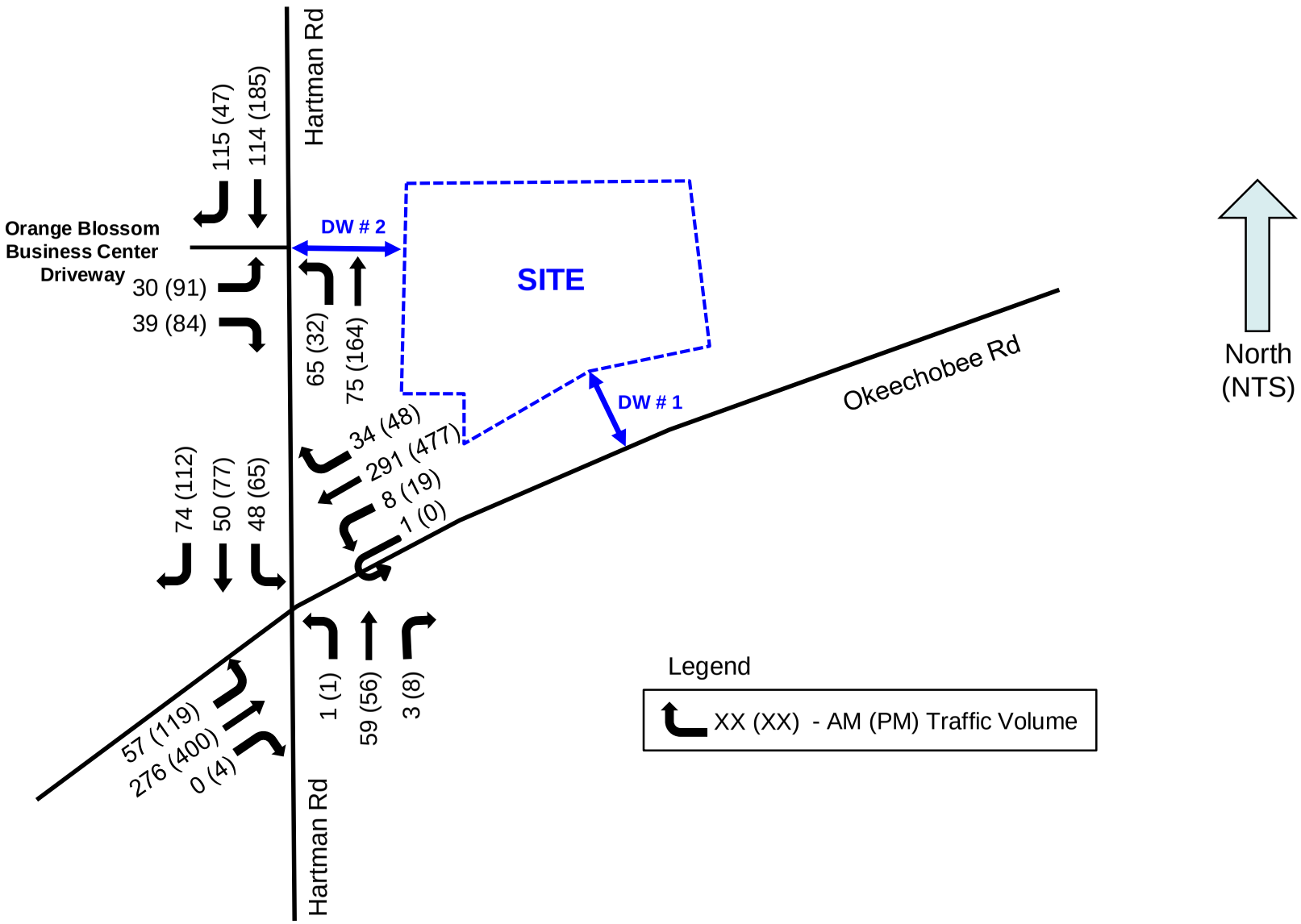


Figure 6
Existing Traffic Volumes
(Peak-Season)

The Highway Capacity Manual software was used to determine the existing Level of Service (LOS) for the two study intersections. The results of the intersection capacity analyses is summarized in Table 5.

Table 5
INTERSECTION CAPACITY ANALYSIS RESULTS (EXISTING CONDITIONS, PM PEAK-HOUR)

Unsignalized Intersection	Delay (secs./veh.)/ LOS NB LEFT	Delay (secs./veh.)/ LOS EB LEFT/RIGHT
Hartman Rd at Orange Blossom Business Ctr Driveway	1.3/A	13.4/B
Signalized Intersection	**Overal Delay (secs./veh.)**	**Overal LOS**
Okeechobee Rd at Hartman Rd	16.8	B

As indicated in Table 5 above, the two study intersection are currently operating at an acceptable level of service. The HCS reports are contained in the Appendix.

4. POST DEVELOPMENT CONDITIONS

The future traffic projections were developed by adding the site traffic to the existing peak-season traffic volumes. Figures 7 displays the PM peak-hour, peak season, Post Development Traffic Projections for the site access driveways and the adjacent signalized intersection. The detailed assigned spreadsheets for the two site driveways and adjacent signalized intersection are contained in the Appendix.

Table 6 below indicates that the adjacent roadway segments have adequate available capacity to accommodate the site traffic.

TABLE 6 - POST DEVELOPMENT ROADWAY LEVEL OF SERVICE (PM Peak-Hour, 2-way)

Road Name	Limits	Station ID	Functional Class (1)	No. of Lanes	Speed Limit (MPH)	LOS STD (2)	PK-HR Capacity MSV (3)	Ext Volume (peak-season)	Site Traffic Dist.	Net New Trips	Post Dev Volume (peak-season)	Post Dev. V/C Ratio
Okeechobee Road	Hartman Rd to Site DW # 1	689	Urban Minor Arterial	4D	35	D	2,628	1,017	27%	12	1,029	0.39
Okeechobee Road	Site DW # 1 to 35th Street	689	Urban Minor Arterial	4D	35	D	2,628	1,017	20%	9	1,026	0.39
Hartman Road	Okeechobee Rd to Site DW # 2	670	*roadway not listed*	2LU	35	D	1,197	477	62%	28	505	0.42
Hartman Road	Site DW # 2 to Peterson Rd	670	*roadway not listed*	2LU	35	D	1,197	486	9%	4	490	0.41

(1) St Lucie County Comprehensive Plan, Transportation Element, Map TRN-3

2-Way, Net-Net, PM Peak-Hour Trips = 45

(2) St Lucie County Comprehensive Plan, Transportation Element, Table 2-4

(3) FDOT Generalized Peak-Hour Two-Way Maximum Service Volumes, Table 4 (2012) - with 10% reduction of non-state roadway

(4) Based on the new peak hour TMC's with an adjustment factor of 1.12 to represent peak season conditions.

The Highway Capacity Manual software was used to determine the post development Level of Service (LOS) for the two site driveways and the adjacent signalized intersection. The results of the intersection capacity analyses is summarized in Table 7.

Table 7
INTERSECTION CAPACITY ANALYSIS RESULTS (POST DEVELOPMENT CONDITIONS, PM PEAK-HOUR)

Unsignalized Intersection	**Delay (secs./veh.)/ LOS NB LEFT**	**Delay (secs./veh.)/ LOS EB LEFT/RIGHT**	**Delay (secs./veh.)/ LOS SB LEFT/TH**	**Delay (secs./veh.)/ LOS WB LEFT/RIGHT**
Hartman Rd at Orange Blossom Business Ctr Driveway/DW # 2	1.2/A	13.9/B	0.1/A	9.9/B
Unsignalized Intersection	**Delay (secs./veh.)/ LOS SB RIGHT**	---	---	---
Okeechobee Rd at DW # 1	10.4/B	---	---	---
Signalized Intersection	**Overal Delay (secs./veh.)**	**Overal LOS**		
Okeechobee Rd at Hartman Rd	17.1	B		

As indicated in Table 7 above, the two site driveways and the adjacent signalized intersection are anticipated to continue to operate at an acceptable level of service. The HCS summary reports for the post development conditions are contained in the Appendix.

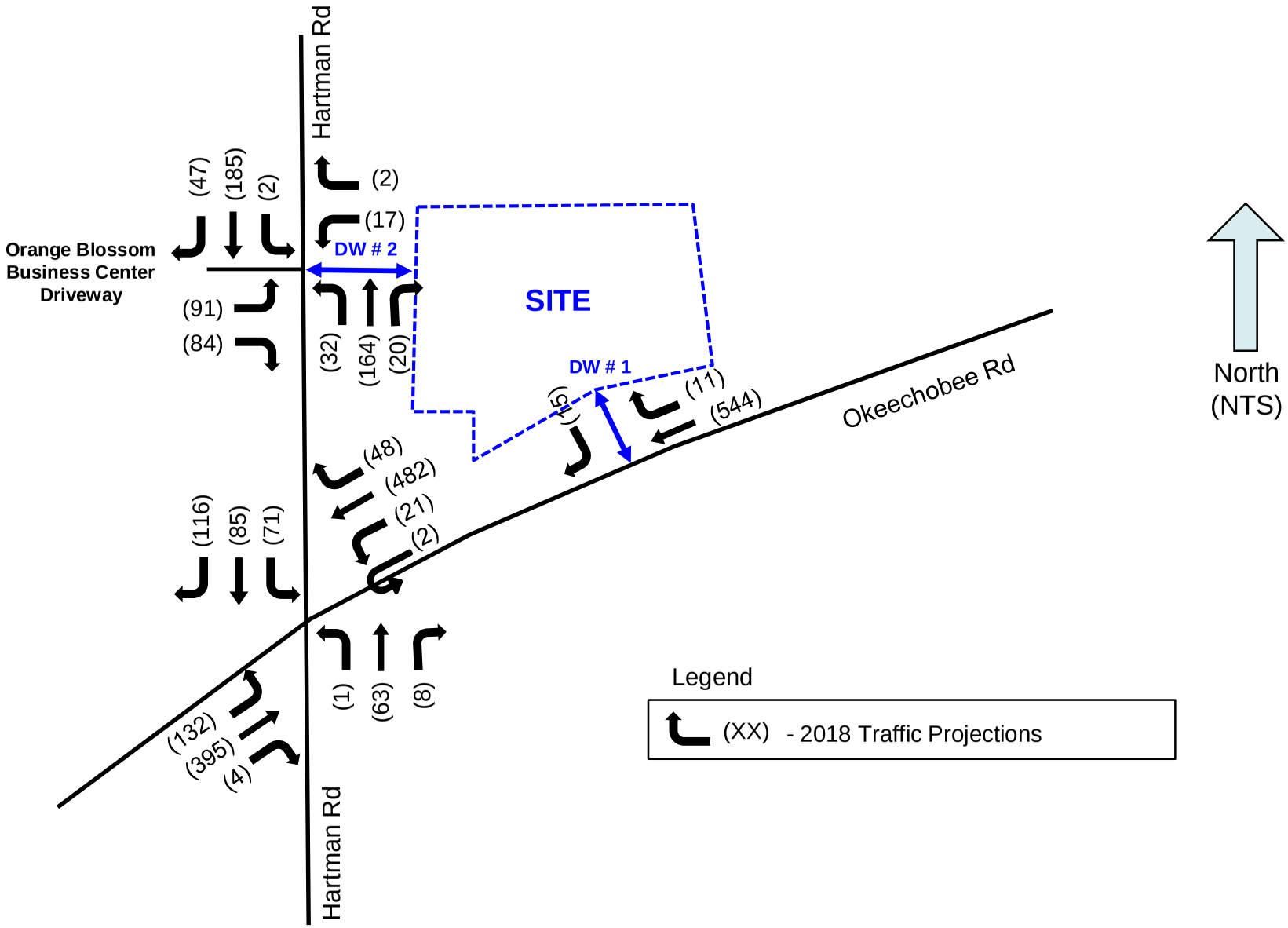


Figure 7
2018 Post Development Traffic Projections
(PM Peak-Hour, Peak-Season)

Turn Lane Evaluation at Site Access Driveways

In addition to the operational analyses at the site access driveways, the site access connections were evaluated to determine if turn lanes are required.

The Florida Department of Transportation's Driveway Handbook (March 2005), was utilized to determine the need for right turn lane(s) at the site access driveways. The National Cooperative Highway Research Program (NCHRP) Report 279 Intersection Channelization Design Guide, was utilized to determine the need for left turn lane(s) at the site access driveways. If required, the deceleration length shall be based on Index 301 of FDOT's Design Standards. The storage length shall be based on 95th percentile queue estimates provided by the software used in the level of service computation.

For the purpose evaluating the turn lane requirements at the two site access driveways, a future outparcel development (Phase 2) will be assumed for the 1.31 acres outparcel. The adjacent parcel is planned to be developed in the future by a separate entity. Since the future outparcel will be required to provide its' own stormwater retention area and its own parking, the same floor area ratio, as the Dollar Tree Store, will be used to estimate the size of the retail/commercial building on the future outparcel.

Tables 8 and 9 below contained the AM and PM peak-hour trip generation estimates for the both parcels.

TABLE 8
AM Peak Hour Trip Generation Estimates (Site Buildout)

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USES												
Variety Store	814	SF	3.81	9,977	38	34%	13	8	5	25	16	10
Fast-Food Restarunt with DT (future)	934	SF	45.42	4,000	182	50%	91	46	45	91	46	45
				Sub Total:	**220**		**104**	**54**	**49**	**116**	**62**	**54**

TABLE 9
PM Peak Hour Trip Generation Estimates (Site Buildout)

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USES												
Variety Store	814	SF	6.82	9,977	68	34%	23	11	12	45	22	23
Fast-Food Restarunt with DT (future)	934	SF	32.65	4,000	131	50%	66	34	31	66	34	31
				Sub Total:	**199**		**89**	**45**	**43**	**110**	**56**	**55**

The detailed assigned spreadsheets for the two site driveways based on the development (buildout) of both parcels are contained in the Appendix.

Right Turn Lane Evaluation

Based on the buildout traffic projections for both parcels, right turn lanes are not warranted at either site driveways. Tables 10 and 11 below provide the pertinent information uses for the right turn lane evaluations.

TABLE 10 - RIGHT TURN LANE EVALUATION (Site Driveway # 1 on Okeechobee Road)

Recommended Guidelines for Exclusive Right Turn Lanes to Unsignalized Driveway		
	Number of Right Turns per Hour (1)	
Westbound Right Turn Warrant Criteria	Low Range	High Range
Posted speed limit 45 mph or less	80	125
Posted speed limit over 45 mph	35	55
Posted Speed Limit (mph)	**35**	
Projected peak hour right turning movement (AM/PM)	**46 / 39**	
Major roadway vehicles per hour per lane	**167 / 272**	
Number of through lanes (WB)	**2**	
Entry Radius Size 50 feet or greater	**YES**	
Right Turn Lane Warranted?	**No**	

(1) FDOT Warrant Criteria per FDOT Driveway Information Guide, 2008, Exhibit 44

TABLE 11 - RIGHT TURN LANE EVALUATION (Site Driveway # 2 on Hartman Rd)

Recommended Guidelines for Exclusive Right Turn Lanes to Unsignalized Driveway		
	Number of Right Turns per Hour (1)	
Westbound Right Turn Warrant Criteria	Low Range	High Range
Posted speed limit 45 mph or less	80	125
Posted speed limit over 45 mph	35	55
Posted Speed Limit (mph)	**35**	
Projected peak hour right turning movement (AM/PM)	**65 / 57**	
Major roadway vehicles per hour per lane	**75 / 164**	
Number of through lanes (NB)	**1**	
Entry Radius Size 50 feet or greater	**YES**	
Right Turn Lane Warranted?	**No**	

(1) FDOT Warrant Criteria per FDOT Driveway Information Guide, 2008, Exhibit 44

The relevant pages from the FDOT Driveway Handbook (March 2005) are contained in the Appendix.

Left Turn Lane Warrant Evaluation

The site traffic volumes projected to make a left turn at the proposed site driveway on Hartman Road are shown below:

Hartman Rd at Site DW # 2
SB Left - 6 vph (AM)
SB Left - 5 vph (PM)

The Left Turn Lane Installation Guidelines report (*prepared by Kay Fitzpatrick a Research Engineer from the Texas Transportation Institute, which was present at the 2nd Urban Street Symposium Sponsored by Transportation Research Board, July, 2003*) recommends use of the interactive spreadsheet from the National Corporative Highway Research Program (NCHRP) Report 457. Specifically, Figure 2.5, A Guideline for Determining the Need for a Major-Road Left Turn Bay at a Two-Way Stop Controlled Intersection.

The interactive spreadsheet (Figure 2.5) contained in the Appendix of the NCHRP 457 Report allows the assumptions to be changed to match those at the intersection of interest or to reflect more recent research findings on critical gap, time to make left turn, and a time to clear (i.e. calibration constraint variables).

The input variables in Figure 2.5 from the NCHRP Report 457, were changed to match the anticipated traffic volumes for the site access driveway on Hartman Road. The calibration constraint variables in the interactive spreadsheet were left as is.

Exhibits 1 and 2 on the following pages show the results of left turn lane warrant evaluation based on the NCHRP Report 457, Figure 2.5.

As indicated in the charts contained within Exhibits 1 and 2, the $V_{(L)}$, $V_{(O)}$ and $V_{(A)}$ for this development falls into the no left turn treatment required section of the chart. Based on the NCHRP Guidelines, a left turn lane is not warranted at site driveway on Hartman Road.

Exhibit 1 — Hartman Rd at Site DW # 2 SB Left Turn Check (AM PEAK HOUR)

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	3%
Advancing volume (V_A), veh/h:	235
Opposing volume (V_O), veh/h:	140

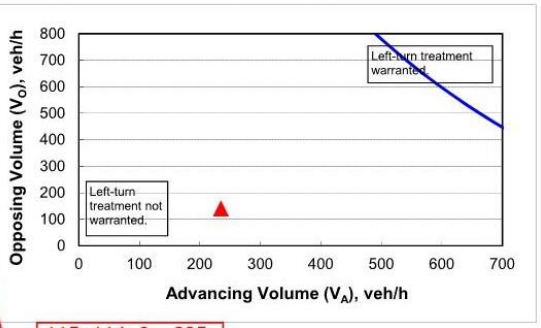
OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	980
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9

[6 / (115+114+6) = 0.026]



115+114+6 = 235

75+65 = 140

Exhibit 2 — Hartman Rd at Site DW # 2 SB Left Turn Check (PM PEAK HOUR)

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	237
Opposing volume (V_O), veh/h:	221

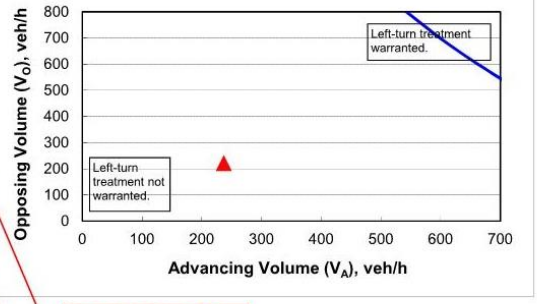
OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	990
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9

[5 / (47+185+5) = 0.021]



47+185+5 = 237

164+57 = 221

5. CONCLUSIONS

- The proposed development is anticipated to generate approximately 38 two-way trips during the AM peak hour and 68 two-way trips during the PM peak hour.

- The adjacent roadway segments have adequate available capacity to accommodate the site traffic.

- The future traffic conditions (post development) at the site access driveways are anticipated to operate at an acceptable level of service during the PM peak hour.

- The future traffic conditions (post development) at the adjacent signalized intersection are anticipated to operate at an acceptable level of service during the PM peak hour.

- The traffic projections for the anticipated buildout of the both parcels do not warrant exclusive left or right turn lanes at either of the proposed site access driveways.

- No safety or operational issues are anticipated to occur as a result of this development.

APPENDIX

TRUCKIN TRAFFIC, LLC
721 Gulf Boulevard, Suite 200
Indian Rocks Beach, Florida 33785
(727) 647-8196

August 11, 2017

Kori Benton, MPA
Senior Planner - Planning Department
Economic Development Team
City of Fort Pierce
100 N. U.S. Highway 1
Fort Pierce, Florida 34950

Reference: Dollar Tree Development
Okeechobee Road at Hartman Road (NEC)
Traffic Study Methodology Letter

Dear Kori,

This Traffic Impact Study Methodology letter has been prepared to document the procedures and assumptions for the Dollar Tree Development that is planned to be located on the northeast corner of Okeechobee Road and Hartman Road, in the City of Fort Pierce.

INTRODUCTION

The Dollar Tree Store will be located on the hard corner of the signalized intersection of Okeechobee Road and Hartman Road. The Dollar Tree Store will have 9,977 SF of gross floor area on will be on a +/- 1.68 acre parcel. Adjacent parcel is +/- 1.31 acres and is planned to be developed in the future by a separate entity. For the purpose evaluating the turn lane requirements at the two site access driveways, a future outparcel development (Phase 2) will be assumed for the 1.31 acres outparcel. Since the future outparcel will be required to provide its' own stormwater retention area and its own parking, the same floor area ratio, as the Dollar Tree Store, will be used to estaime the future size of the retail/commercial building on the future outparcel.

Figure 1 displays the site location and the area roadways.

ANALYSIS PERIOD/BUILDOUT YEAR

This study will include analysis of the PM peak-hour conditions. A one year buildout is proposed for the Dollar Tree Store, therefore the buildout year will be Year 2018 and no growth rate will be applied.

TRIP GENERATION

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition will be utilized to determine the trip generation for the proposed land-use(s). The ITE Trip Generation Handbook, 3rd Edition will used to estimate pass-by capture trips for each land-use(s). Tables 1, 2 and 3 show the detailed trip generation calculations for Daily, AM and PM peak-hours, respectively.

TABLE 1
Daily Trip Generation Estimates

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USE												
Variety Store	814	SF	64.03	9,977	639	34%	217	109	109	422	211	211

TABLE 2
AM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USE												
Variety Store	814	SF	3.81	9,977	38	34%	13	8	5	25	16	10

TABLE 3
PM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USE												
Variety Store	814	SF	6.82	9,977	68	34%	23	11	12	45	22	23

(1) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 9th Edition.
(2) The Pass-By Capture Rate was based on the recommended rates for shopping centers, per ITE Trip Generation Handbook, 3rd Edition.

The pass-by capture threshold of 10 of the total background traffic is shown below.

pass by 10% check	
14314	*2016 ADT Okeechobee, east of Hartman*
5859	*2016 ADT Hartman, north of Okee*
20,173	Adjacent Street ADT Total
2,017	10% of Adjacent Street ADT
217	daily 2-way pass by trips at 34%
ok 217 vpd is less than 2,017 vpd	

SITE ACCESS PLAN

The site (both parcels) has approximately 370 feet of frontage along Okeechobee Road. A 22 foot concrete driveway apron exists, approximately 90 feet of the eastern property line. This driveway will be closed in connection with the development of the Dollar Tree Site. This site has approximately 347 feet of frontage along Hartman Road. No driveways exist along the site frontage on Hartman Road.

This development project is requesting two driveway connections, one to Okeechobee Road and one to Hartman Road. The requested driveways will provide access to both parcels. The requested driveway connections are described below:

DW # 1 on Okeechobee Road
This driveway connection will be located on Okeechobee Road approximately, 290 feet east of the nearest edge of pavement on Hartman Road. The existing concrete driveway apron to the east of the new driveway will be closed. This driveway is planned to operate as a right in/out driveway. The presence of the raised median on Okeechobee Road will physically prevent left turn movements at this driveway.

DW # 2 on Hartman Road
This driveway connection will be located on Hartman Road, approximately 360 feet north of the nearest edge of pavement on Okeechobee Road. This driveway will align opposite the existing driveway to the Orange Blossom Business Center. This driveway is planned to operate as a full access driveway.

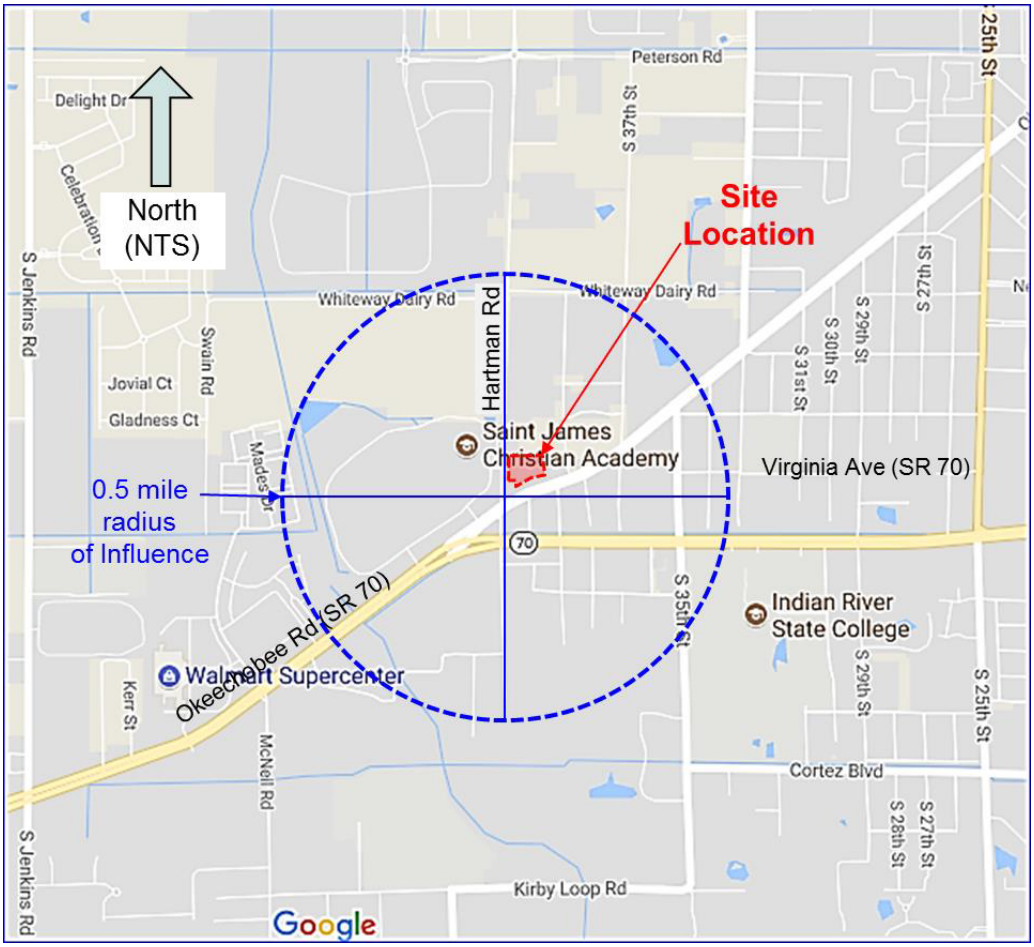
The Site Access and Traffic Circulation Plan is on Figure 2.

TRIP DISTRIBUTION AND ASSIGNMENT

The site traffic distribution was determined based on the existing travel patterns, the area roadway network and the location of the major employment hubs. The site traffic distribution for this project is displayed graphical on Figure 3.

DETERMINATION OF STUDY AREA

The St Lucie TPO Standardized Traffic Impact Study Methodology and Guidelines base the Area of Influence on the net-net daily trip generated by the development. The new-new daily trip estimate for the Dollar Tree development is 422 vpd, which requires a radius of influence 0.5 miles. The 0.5 miles radius of influence is shown on the street map below.



The percentage of PM peak-hour (two-way) net-newt site traffic, with respect to the maximum service volumes (MSV) of the area roadways within the 0.5 mile radius if influence, were evaluated to determine the study area. The table below shows the net-new two-way PM peak-hour site traffic as a percentage of two-way peak hour MVS at Level of Service "D".

DETERMINATION OF STUDY AREA (SEGMENTS WITH 0.5 MILE RADIUS OF INFLUENCE)

Road Name	Limits	Station ID	Functional Class (1)	No. of Lanes	Speed Limit (MPH)	LOS STD (2)	2-Way PK-HR Capacity MSV (3)	Site Traffic Dist.	Net New Trips (2-way)	Site Traffic as % of MSV at LOS STD	Significant Impact Threshold	Significant Impact
Okeechobee Rd/SR 70	McNeil Rd to Virginia Ave	940742	Urban Principal Arterial	6D	45	D	5,390	40%	18	0.3%	>= 5%	no
Okeechobee Road	Virginia Ave to Hartman Rd	688	Urban Minor Arterial	4D	35	D	2,628	40%	18	0.7%	>= 5%	no
Okeechobee Road	Hartman Rd to Site DW # 1	689	Urban Minor Arterial	4D	35	D	2,628	27%	12	0.5%	>= 1%	no
Okeechobee Road	Site DW # 1 to 35th Street	689	Urban Minor Arterial	4D	35	D	2,628	20%	9	0.3%	>= 1%	no
Hartman Road	Virginia Ave to Okeechobee Rd	670	*roadway not listed*	2LU	35	D	1,197	36%	16	1.3%	>= 5%	no
Hartman Road	**Okeechobee Rd to Site DW # 2**	**670**	***roadway not listed***	**2LU**	**35**	**D**	**1,197**	**62%**	**28**	**2.3%**	**>= 1%**	**yes**
Hartman Road	Site DW # 2 to Peterson Rd	670	*roadway not listed*	2LU	35	D	1,197	9%	4	0.3%	>= 1%	no
Virginia Ave/SR 70	Okeechobee Rd to Hartman Rd	940030	Urban Principal Arterial	6D	45	D	5,390	0%	0	0.0%	>= 5%	no
Virginia Ave/SR 70	Hartman Rd to 35th Street	940030	Urban Principal Arterial	6D	45	D	5,390	31%	14	0.3%	>= 5%	no

2-Way, Net-Net, PM Peak-Hour Trips = 45

(1) St Lucie County Comprehensive Plan, Transportation Element, Map TRN-3
(2) St Lucie County Comprehensive Plan, Transportation Element, Table 2-4
(3) FDOT Generalized Peak-Hour Two-Way Maximum Service Volumes, Table 4 (2012) - with 10% reduction of non-state roadway

As indicated in the table above, only one roadway segment within the radius of influence is significantly impacted by the proposed Dollar Tree development. The adjacent roadway segment of Hartman Road (between Okeechobee Road and Site DW # 2/Orange Blossom Business Center) exceeds the 1% threshold test for significant impact. Therefore, the intersections on each end of the impacted roadway segment will be included in the study area.

The study area will include the following intersections and roadway segments:

Study Intersections
1. Hartman Road at Okeechobee Road (signalized)
2. Hartman Road at Site DW # 2/Orange Blossom Business Center (unsignalized)
3. Okeechobee Road at Site DW # 1 (unsignalized)

Study Roadway Segments
4. Okeechobee Road ((Hartman Rd to 35th Street) ID # 689
5. Hartman Road (Okeechobee Rd to Peterson Road) ID # 670

EXISTING TRAFFIC CONDITIONS

New PM peak-hour turning movement counts will be conducted at the study intersections listed above. The latest FDOT peak season factor will be applied to the raw traffic data adjust to peak season conditions. The truck percent utilized in the intersection capacity analyses will be two percent.

Signalized intersection capacity analysis will be conducted for the adjacent signalized intersection and the two site access driveways based on the procedures contained in the Highway Capacity Manual. Roadway link volume to capacity analysis capacity (PM peak-hour, two-way) will be preformed of the 2 roadway segments identified above. The link analysis will be based on the results of the new PM peak-hour traffic counts and the latest version of the FDOT Generalized MSV Tables.

POST DEVELOPMENT TRAFFIC CONDITIONS

The post development future traffic projections will be determine by adding the site traffic to the existing peak-season traffic volumes. Signalized intersection capacity analysis will be conducted for the adjacent signalized intersection and the two site access driveways based on the procedures contained in the Highway Capacity Manual. Roadway link volume to capacity analysis capacity (PM peak-hour, two-way) will be preformed of the 2 roadway segments identified above. The link analysis will be based on the results of the new PM peak-hour traffic counts and the latest version of the FDOT Generalized MSV Tables.

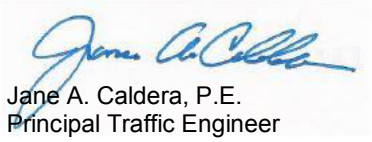
TURN LANE NEED AND LENGTH DETERMINATION

As mentioned in the Introduction section of this methodology letter, the traffic from the future outparcel development will be used to determine the need for exclusive turn lanes at the site access driveways.

The Florida Department of Transportation's Driveway Handbook (March 2005), will be utilized to determine the need for right turn lane(s) at the site access driveways. The National Cooperative Highway Research Program (NCHRP) Report 279 Intersection Channelization Design Guide, will be utilized to determine the need for left turn lane(s) at the site access driveways. If required, the deceleration length shall be based on Index 301 of FDOT's Design Standards. The storage length shall be based on 95th percentile queue estimates provided by the software used in the level of service computation.

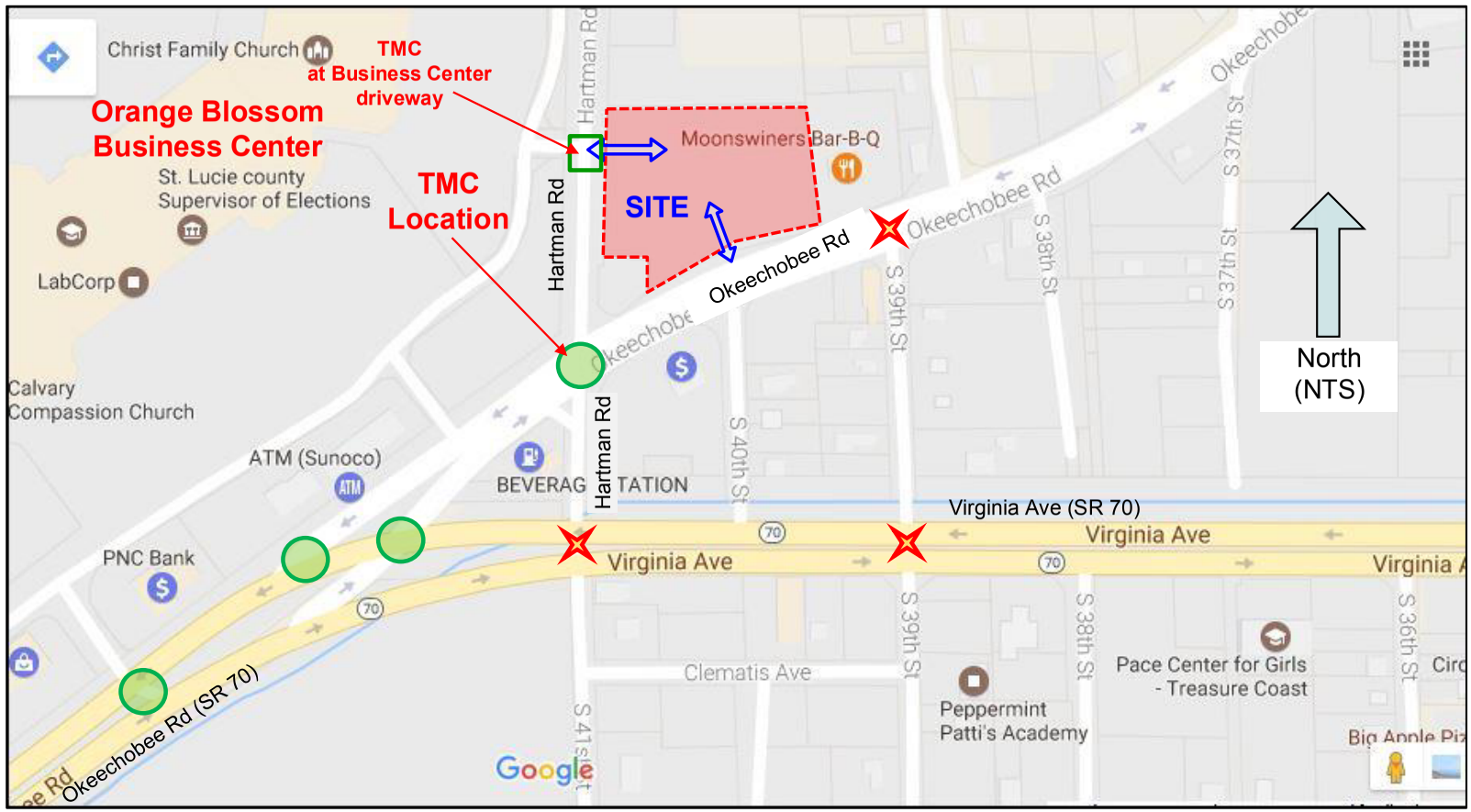
Please contact me if you have questions or comments regarding this letter.

Sincerely,
TRUCKIN TRAFFIC, LLC



Jane A. Caldera, P.E.
Principal Traffic Engineer

CC: Jason Gunther - Thomas Engineering Group
Richard Bushey - CDA Holdings, LLC



Legend

- Signalized Intersection
- Full Median Opening
- Proposed Site Driveway

Figure 1
Site Location Map

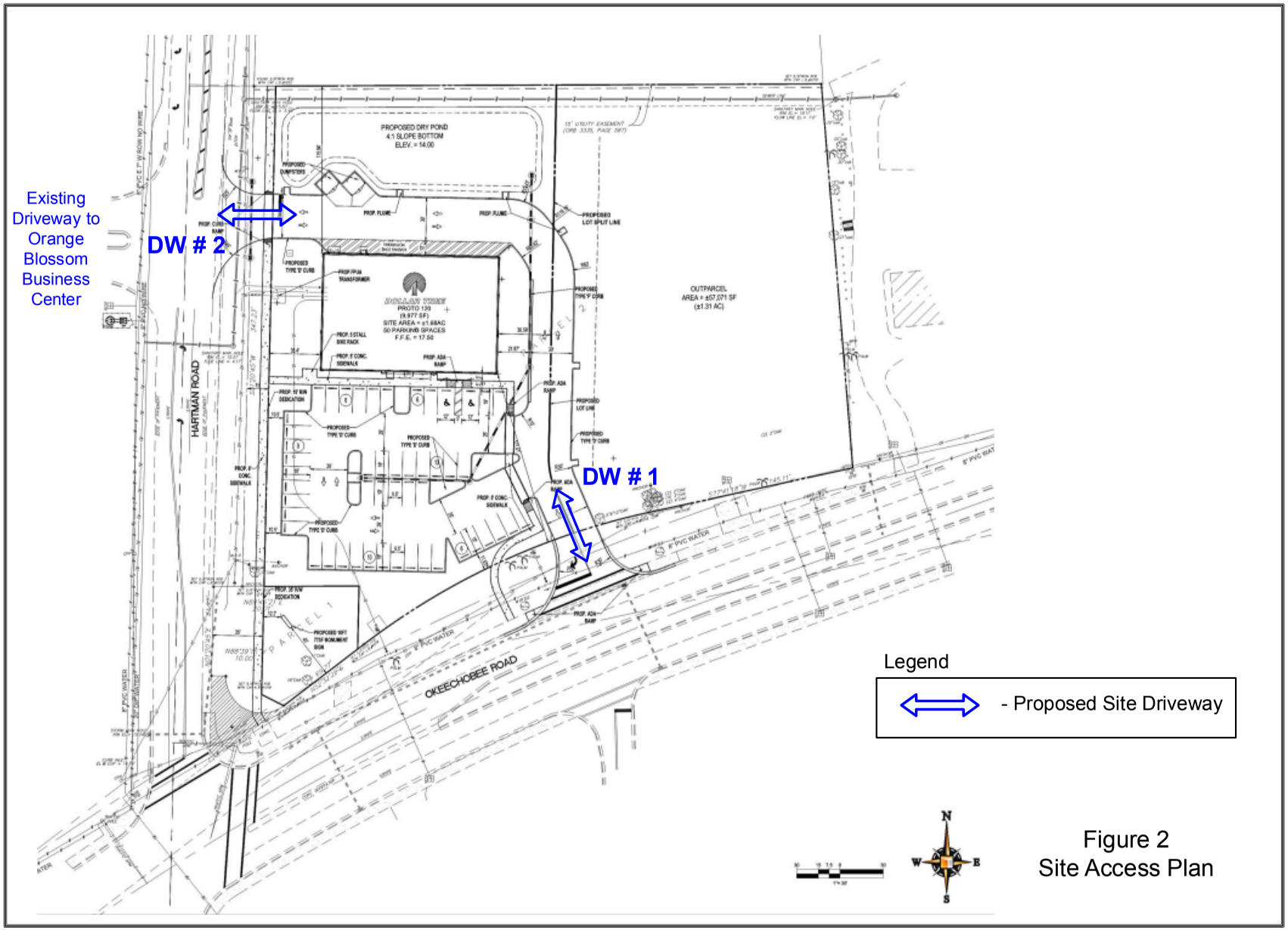
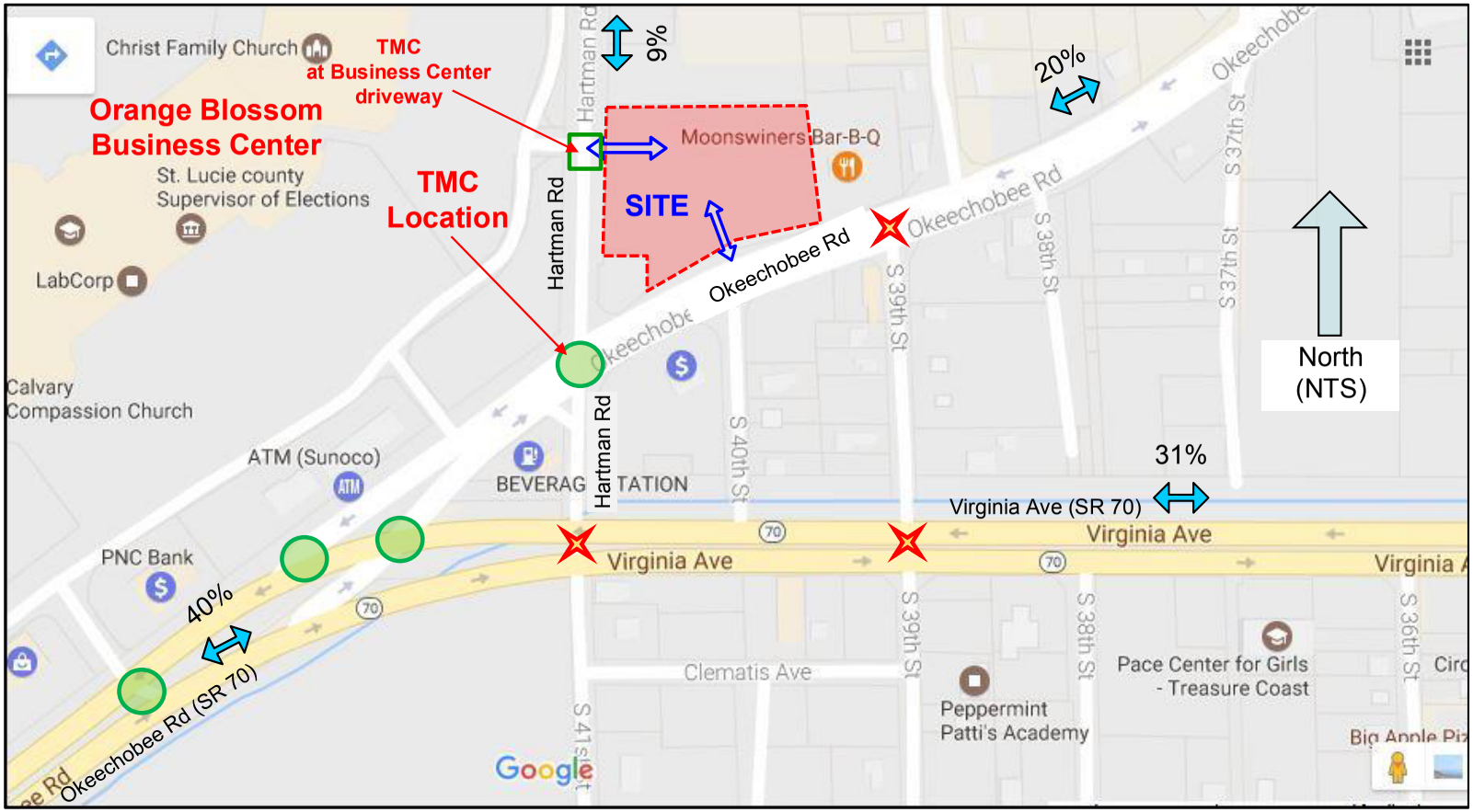


Figure 2
Site Access Plan

Dollar Tree – Okeechobee Road at Hartman Road (NEC)

TRUCKIN TRAFFIC, LLC



Legend

- Signalized Intersection
- Full Median Opening
- XX% - Percent Site Traffic (net-net)
- Proposed Site Driveway

Figure 3
Site Traffic Directional Distribution

Jane Caldera

From: Kori Benton <KBenton@City-FtPierce.Com>
Sent: Monday, August 21, 2017 8:56 AM
To: Jane Caldera
Subject: RE: Dollar Tree - Traffic Study (Methodology Letter)
Attachments: Okee at Hartman_new TMC.pdf; Hartman at Business Ctr Driveway_new TMC.pdf; FDOT peak season factor report St Lucie County 2016.pdf

Good morning,

Thank you for your patience. There's been no presented concern with use of the attached methodology for the proposed Traffic Analysis.

Thank you for your coordination with our team.

Best,
Kori

Kori Benton, MPA| Senior Planner | Planning Department
Economic Development Team
Phone: 772.467.3739 • Fax: 772.467.5808 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

From: "Jane Caldera" <janecaldera07@gmail.com>
To: "'Kori Benton'" <KBenton@City-FtPierce.Com>
Date: 08/14/2017 02:43 PM
Subject: RE: Dollar Tree - Traffic Study (Methodology Letter)

Kori,

I forgot that I had the new TMC's performed last month (on 7/8/17). I was trying to have the traffic study ready for Thomas's 1st submittal. I would like to use these TMC's and increase them by 1.12estaime peak season traffic conditions.

I have attached the new TMC's and the 2016 FDOT 2016 peak season factor category report for the this area for you review and consideration.

Please let me know if this is acceptable to the City.

Thanks, Jane

Regards,
Jane A. Caldera, P.E.
Truckin Traffic, LLC
Traffic Engineering / Transportation Planning
721 Gulf Boulevard, Suite 200
Indian Rocks Beach, Florida 33785
(727) 647-8196
Janecaldera07@gmail.com

From: Kori Benton [mailto:KBenton@City-FtPierce.Com]
Sent: Monday, August 14, 2017 1:15 PM
To: Jane Caldera <janecaldera07@gmail.com>
Cc: 'Eddie McDonald' <emcdonald@Thomaseg.com>; 'Jason M. Gunther' <jgunther@thomaseg.com>
Subject: RE: Dollar Tree - Traffic Study (Methodology Letter)

Good afternoon,

Thank you very much for the preparation and transmittal over to our team. We'll review and provide guidance accordingly. I hope to have a response by Thursday, or Friday at the latest.

Best,
Kori

Kori Benton, MPA| Senior Planner | Planning Department
Economic Development Team
Phone: 772.467.3739 • Fax: 772.467.5808 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

From: "Jane Caldera" <janecaldera07@gmail.com>
To: "'Kori Benton'" <KBenton@City-FtPierce.Com>
Cc: "'Jason M. Gunther'" <jgunther@thomaseg.com>, "'Eddie McDonald'" <emcdonald@Thomaseg.com>
Date: 08/14/2017 12:07 PM
Subject: RE: Dollar Tree - Traffic Study (Methodology Letter)

Kori,

Attached please find my methodology letter for the traffic study.
I am sending this letter to you directly, in hopes that I can get the methodology letter approved this week, so that I can get the required new traffic counts conducted next week.

A copy of the this letter will also be included the formal resubmittal that you will be receiving from Thomas Engineering.

Thanks, Jane

Regards,
Jane A. Caldera, P.E.
Truckin Traffic, LLC
Traffic Engineering / Transportation Planning
721 Gulf Boulevard, Suite 200
Indian Rocks Beach, Florida 33785
(727) 647-8196
Janecaldera07@gmail.com

From: Jane Caldera [mailto:janecaldera07@gmail.com]
Sent: Thursday, August 03, 2017 11:31 AM
To: 'Kori Benton' <KBenton@City-FtPierce.Com>
Cc: Jason M. Gunther <jgunther@thomaseg.com>; Eddie McDonald <emcdonald@Thomaseg.com>
Subject: RE: Dollar Tree - Traffic Study

Kori,

Thanks for sparking with me this morning regarding the traffic study.

Because there is a K-12 school located in the Orange Blossom Business Center (St James Christian Academy), which begins their new school year on August 21st, we will wait until August 22, 23, or 24 to perform the new traffic counts.

As we discussed, we will include the detailed traffic study methodology statement with our resubmit package. Then I will follow up with the completed traffic study the 1stweek in Sept.

The traffic study will look at the traffic impacts for both parcels (Dollar Tree + future outparcel).

I speak with Jason at Thomas about FDOT comments.

Please let me know if you have any questions.

Thanks, Jane

Regards,
Jane A. Caldera, P.E.
Truckin Traffic, LLC
Traffic Engineering / Transportation Planning
721 Gulf Boulevard, Suite 200
Indian Rocks Beach, Florida 33785
(727) 647-8196
Janecaldera07@gmail.com

From: Kori Benton [mailto:KBenton@City-FtPierce.Com]
Sent: Thursday, August 03, 2017 11:00 AM
To: JaneCaldera07@gmail.com
Subject: Dollar Tree

Larry:

I would recommend requiring the cross access agreement with the outparcel for the joint use driveway and most important closing all existing driveways along the entire frontage of the site on Okeechobee Road. The site plan shows the existing driveways but does not show the curb being restored. The outparcel driveway should be closed, it is too close to the main driveway. Also, I would ask why the driveway's outbound radius is so large.

Thank you,

Dalila Fernandez, PE

District Traffic Access Manager
Marlin Engineering, FDOT District 4
3400 West Commercial Blvd
Fort Lauderdale, FL 33309-3421
(954) 777-4363

Kori Benton, MPA| Senior Planner | Planning Department
Economic Development Team
Phone: 772.467.3739 • Fax: 772.467.5808 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey



Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. 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 immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

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Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. 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 immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

ITM Peak Hour Summary

Prepared by:

National Data & Surveying Services

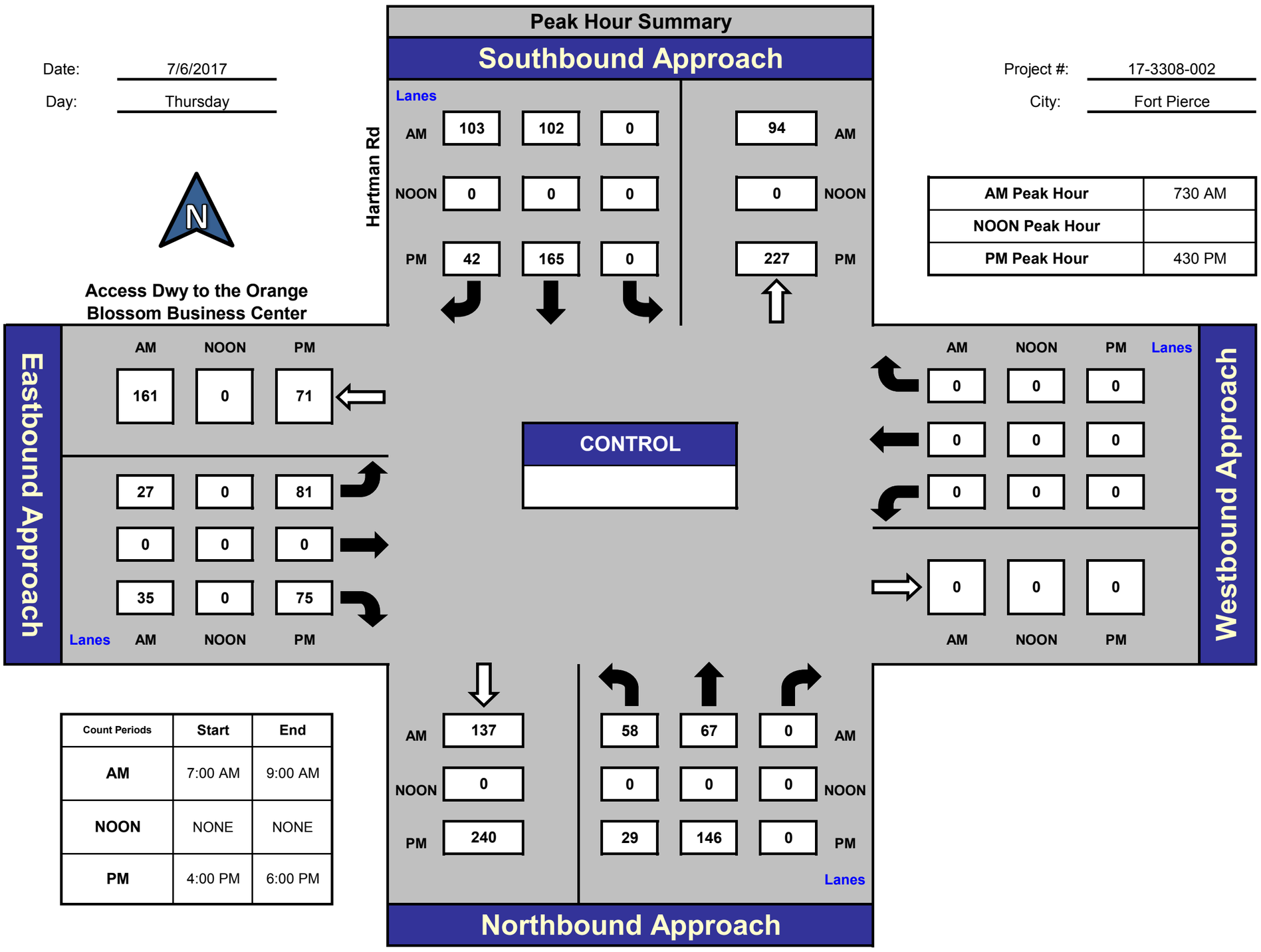
Hartman Rd and Access Dwy to the Orange Blossom Business Center , Fort Pierce

Date: 7/6/2017

Day: Thursday

Project #: 17-3308-002

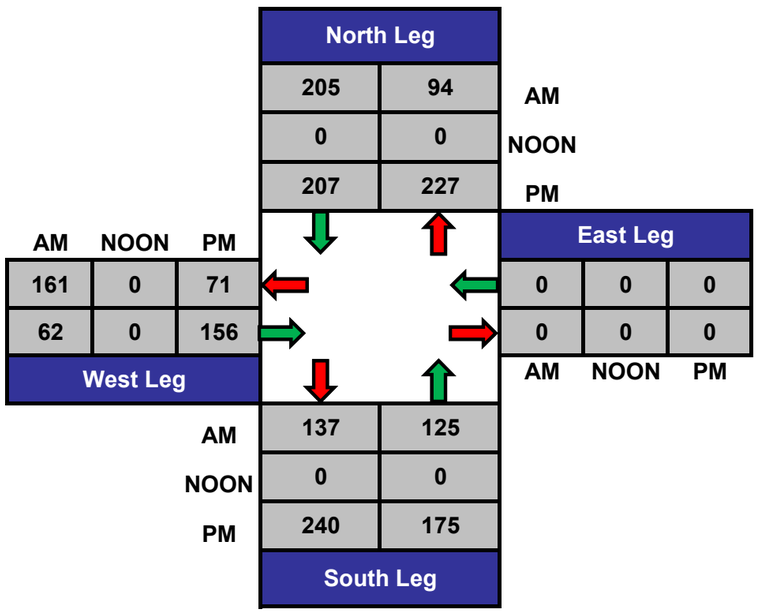
City: Fort Pierce



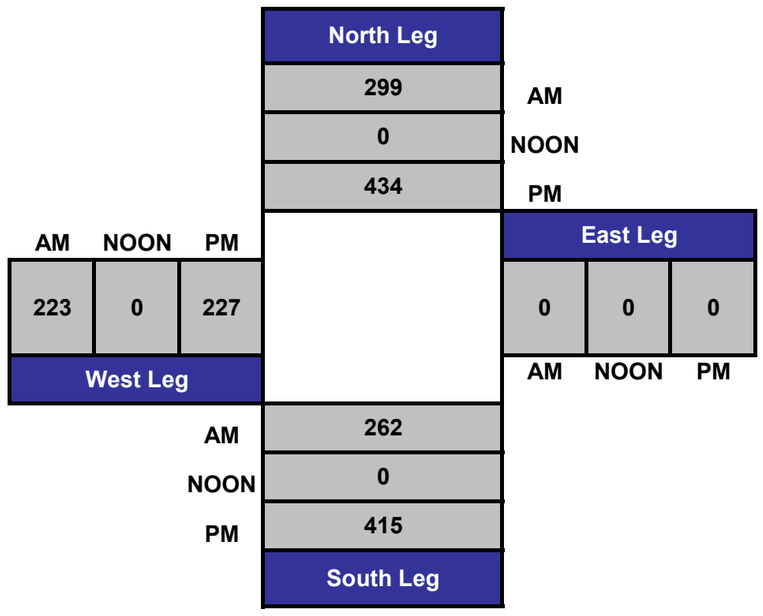
Count Periods	Start	End
AM	7:00 AM	9:00 AM
NOON	NONE	NONE
PM	4:00 PM	6:00 PM

AM Peak Hour	730 AM
NOON Peak Hour	
PM Peak Hour	430 PM

Total Ins & Outs



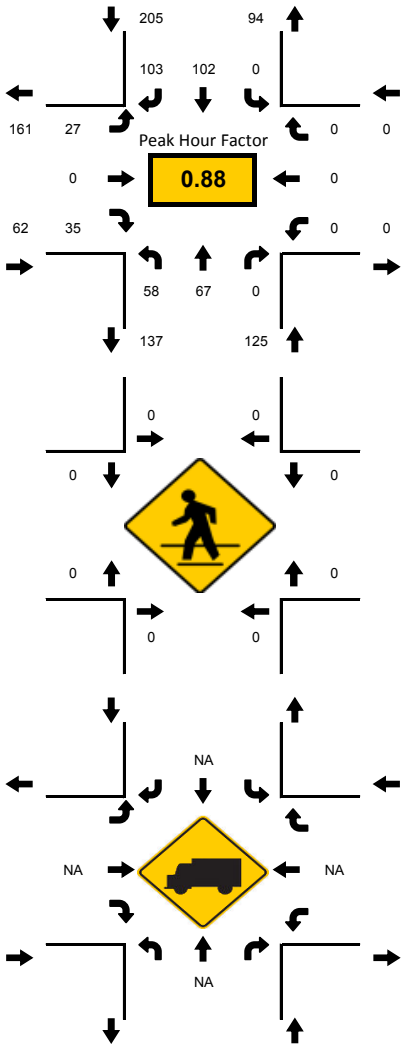
Total Volume Per Leg



LOCATION: Hartman Rd & Access Dwy to the Orange Blossom Business Center
CITY/STATE: Fort Pierce

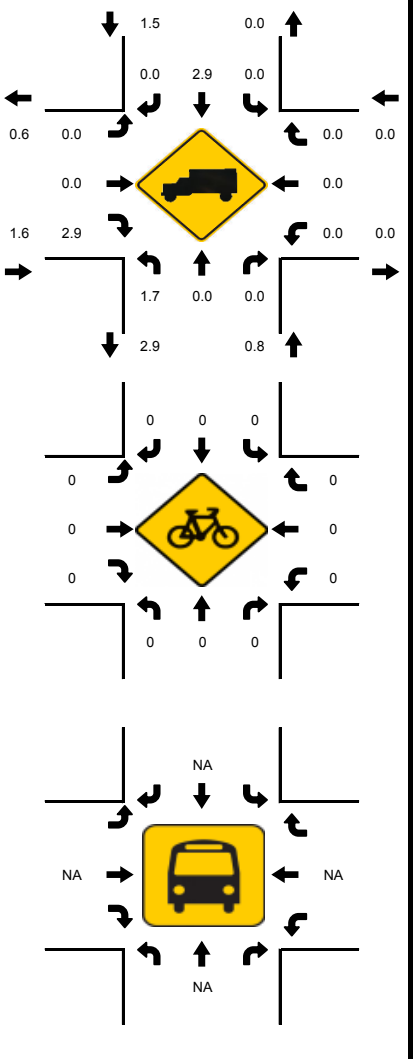
PROJECT ID: 17-3308-002
DATE: Thu, Jul 06, 2017

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



National Data & Surveying Services

IMAGE PLACEHOLDER



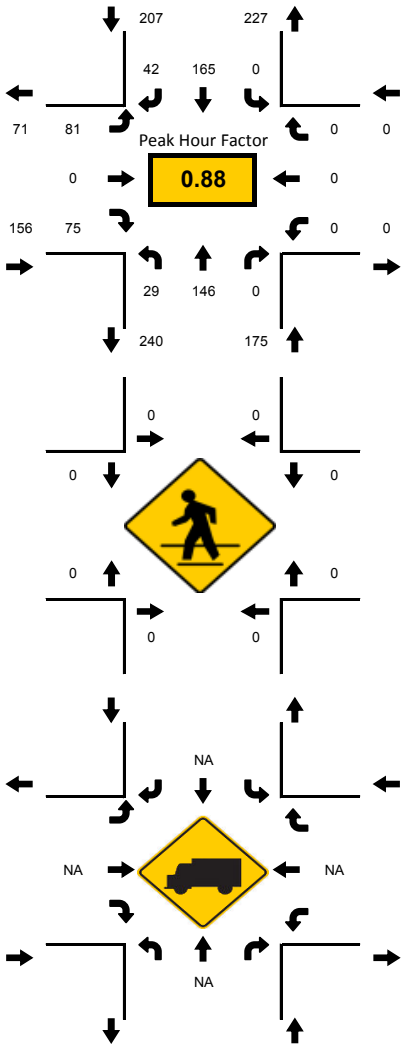
15-Min Count Period Beginning At	Hartman Rd Northbound					Hartman Rd Southbound					vy to the Orange Blossom Busin Eastbound					vy to the Orange Blossom Busin Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	7	19	0	0		0	21	10	0		2	0	3	0		0	0	0	0		62	338
07:15 AM	17	13	0	0		0	18	13	0		4	0	6	0		0	0	0	0		71	368
07:30 AM	14	13	0	0		0	23	25	0		9	0	10	0		0	0	0	0		94	392
07:45 AM	17	19	0	0		0	27	35	0		8	0	5	0		0	0	0	0		111	390
08:00 AM	12	21	0	0		0	22	21	0		6	0	10	0		0	0	0	0		92	389
08:15 AM	15	14	0	0		0	30	22	0		4	0	10	0		0	0	0	0		95	297
08:30 AM	14	21	0	0		0	23	16	0		7	0	11	0		0	0	0	0		92	202
08:45 AM	19	16	0	0		0	33	18	0		10	0	14	0		0	0	0	0		110	110

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	68	84	0	0		0	120	140	0		36	0	40	0		0	0	0	0		**488**
Heavy Trucks	4	0	0			0	8	0			0	0	4			0	0	0			**16**
Pedestrians		0					0					0					0				**0**
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			**0**
Railroad Stopped Buses																					

LOCATION: Hartman Rd & Access Dwy to the Orange Blossom Business Center
CITY/STATE: Fort Pierce

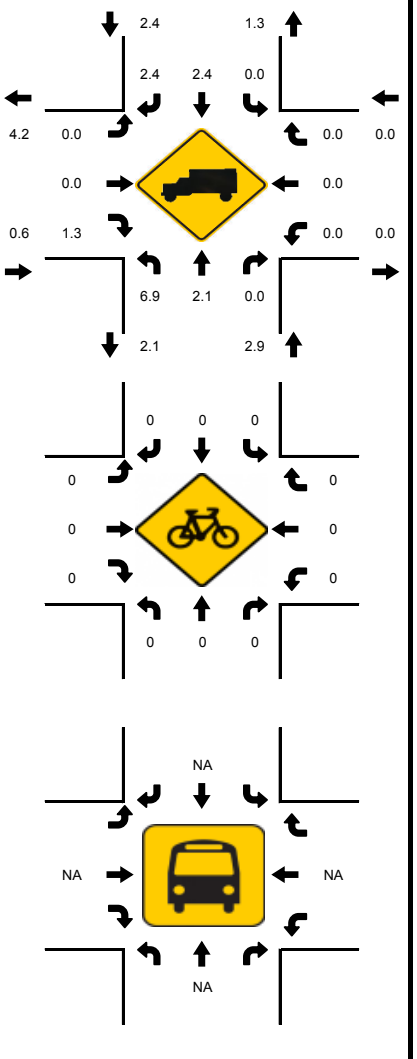
PROJECT ID: 17-3308-002
DATE: Thu, Jul 06, 2017

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



National Data & Surveying Services

IMAGE PLACEHOLDER



15-Min Count Period Beginning At	Hartman Rd Northbound					Hartman Rd Southbound					vy to the Orange Blossom Busin Eastbound					vy to the Orange Blossom Busin Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	42	0	0		0	34	9	0		18	0	17	0		0	0	0	0		120	495
04:15 PM	3	42	0	0		0	36	7	0		12	0	6	0		0	0	0	0		106	528
04:30 PM	6	34	0	0		0	40	15	0		31	0	23	0		0	0	0	0		149	538
04:45 PM	7	39	0	0		0	34	10	0		10	0	20	0		0	0	0	0		120	530
05:00 PM	9	40	0	0		0	46	8	0		28	0	22	0		0	0	0	0		153	526
05:15 PM	7	33	0	0		0	45	9	0		12	0	10	0		0	0	0	0		116	373
05:30 PM	10	53	0	0		0	35	15	0		13	0	15	0		0	0	0	0		141	257
05:45 PM	4	47	0	0		0	35	7	0		12	0	11	0		0	0	0	0		116	116

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	36	160	0	0		0	184	60	0		124	0	92	0		0	0	0	0		**656**
Heavy Trucks	8	4	0			0	8	4			0	0	4			0	0	0			**28**
Pedestrians		0					0					0					0				**0**
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			**0**
Railroad Stopped Buses																					

ITM Peak Hour Summary

Prepared by:

National Data & Surveying Services

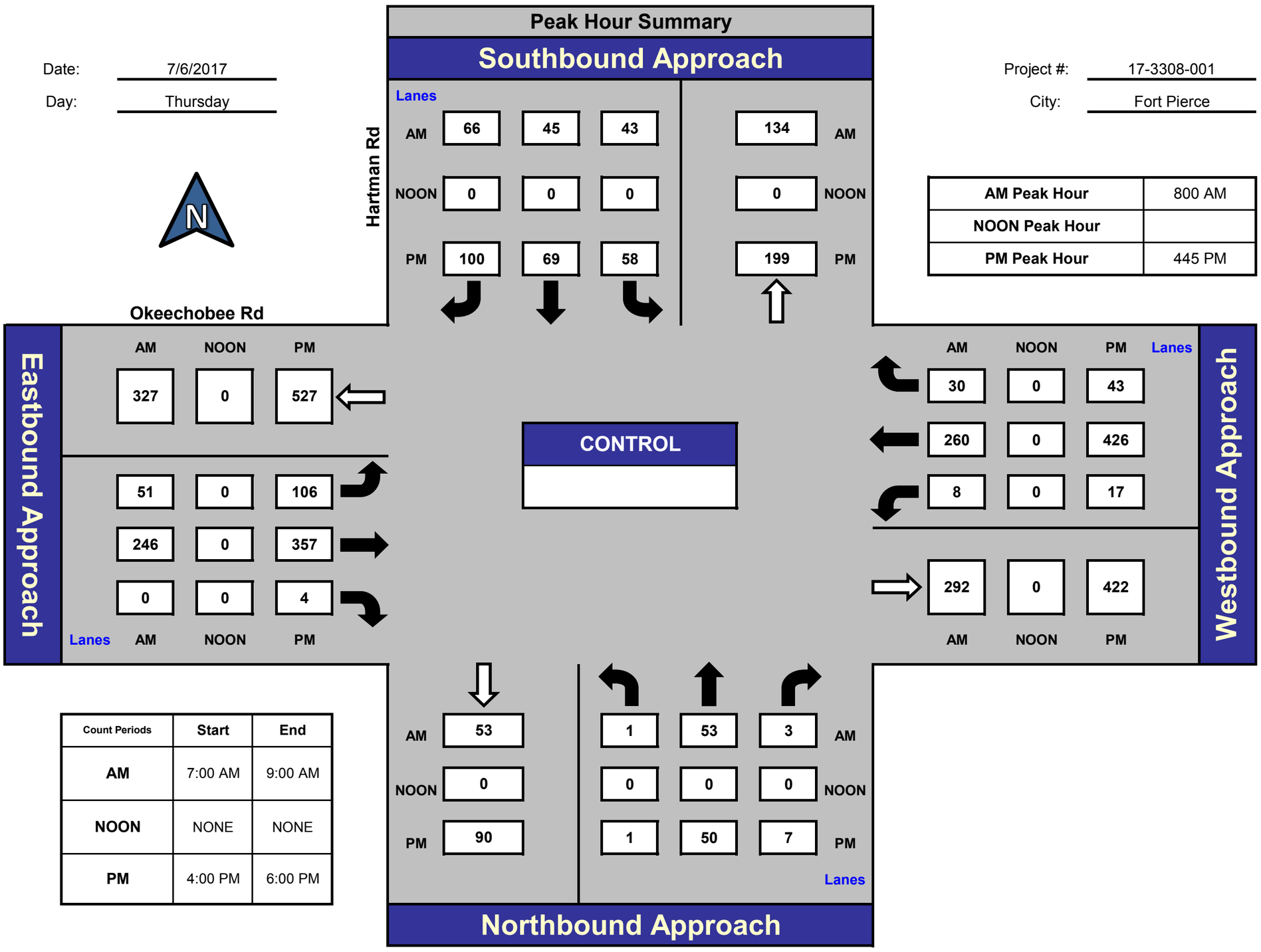
Hartman Rd and Okeechobee Rd , Fort Pierce

Date: 7/6/2017

Day: Thursday

Project #: 17-3308-001

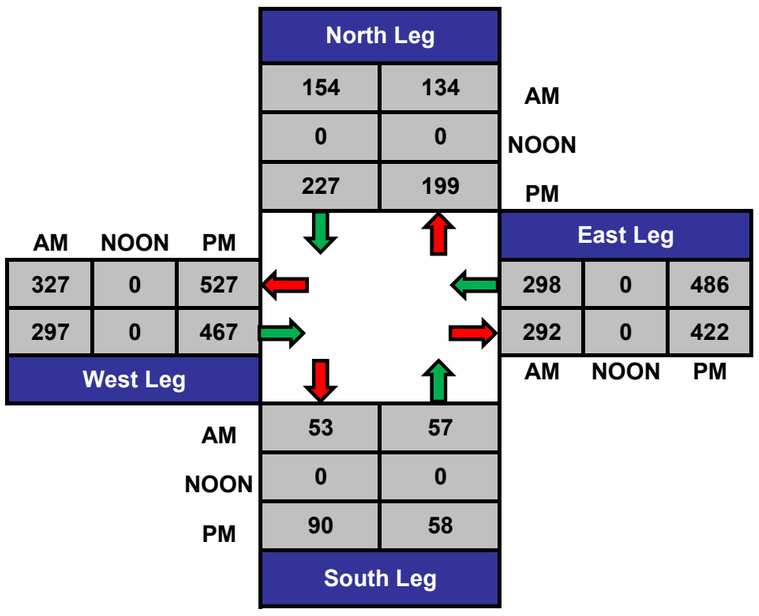
City: Fort Pierce



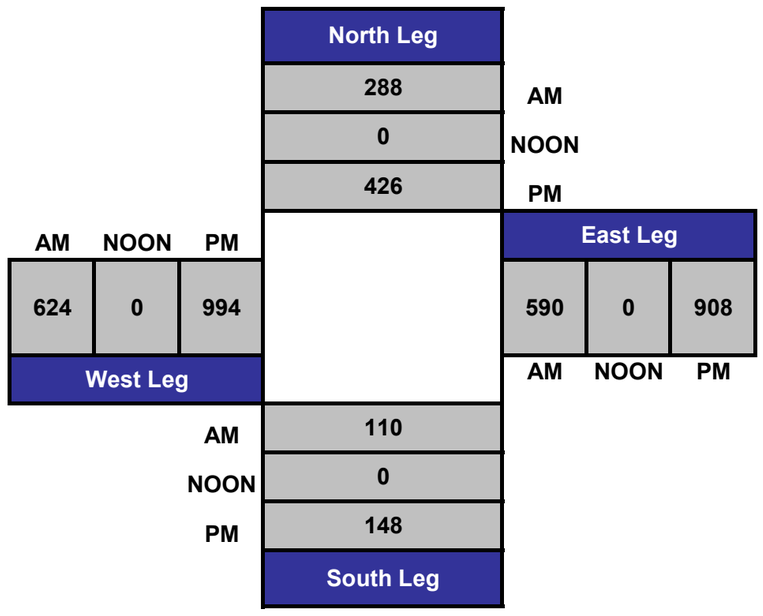
Count Periods	Start	End
AM	7:00 AM	9:00 AM
NOON	NONE	NONE
PM	4:00 PM	6:00 PM

AM Peak Hour	800 AM
NOON Peak Hour	
PM Peak Hour	445 PM

Total Ins & Outs



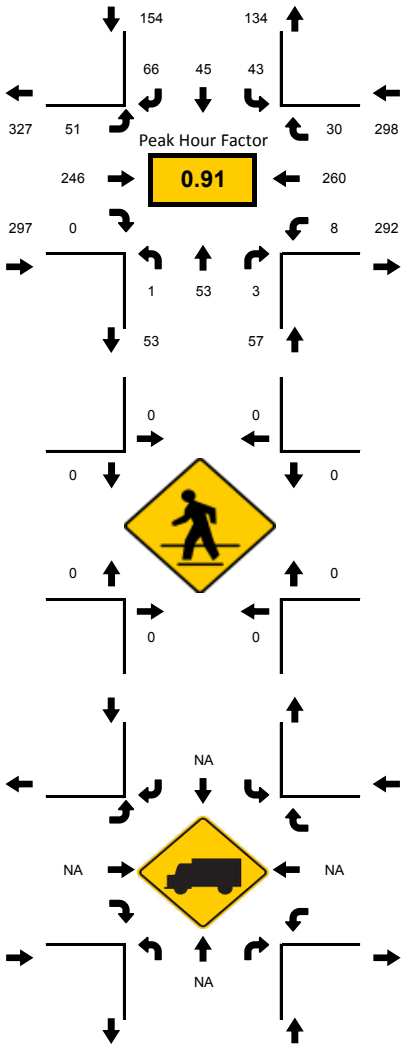
Total Volume Per Leg



LOCATION: Hartman Rd & Okeechobee Rd
CITY/STATE: Fort Pierce

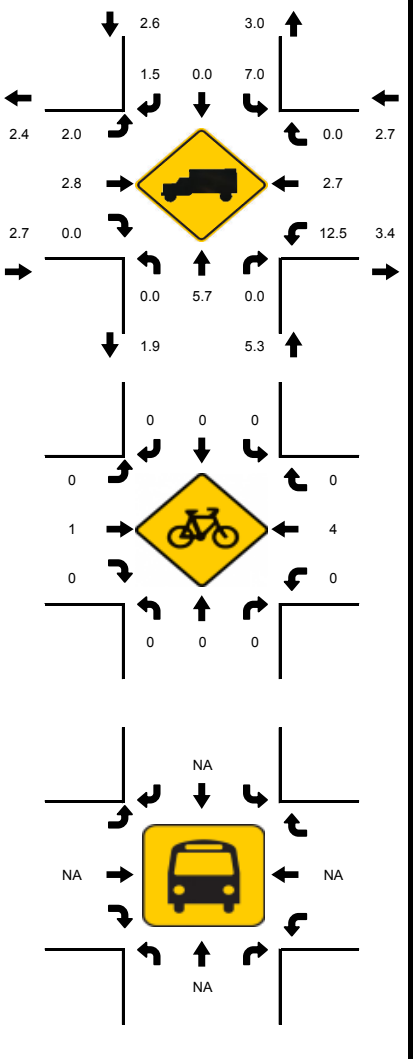
PROJECT ID: 17-3308-001
DATE: Thu, Jul 06, 2017

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM



National Data & Surveying Services

IMAGE PLACEHOLDER



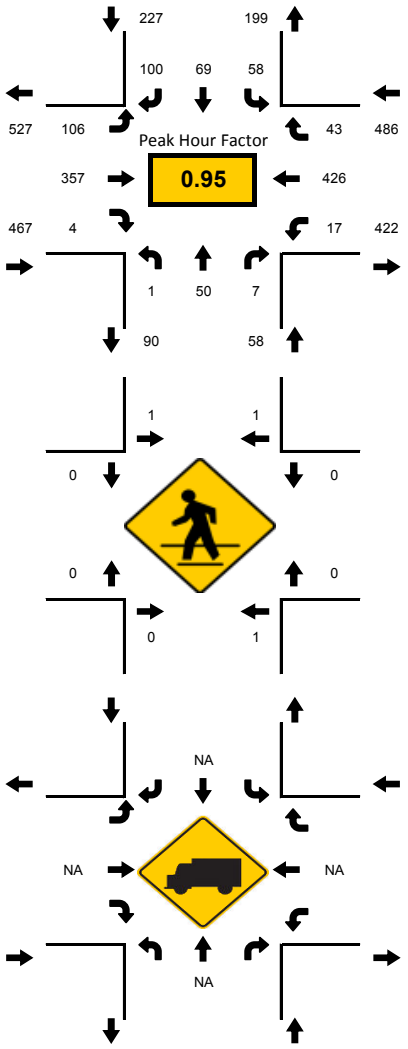
15-Min Count Period Beginning At	Hartman Rd Northbound					Hartman Rd Southbound					Okeechobee Rd Eastbound					Okeechobee Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	8	1	0		0	11	14	0		8	26	0	0		4	36	9	0		117	656
07:15 AM	0	12	0	0		4	13	8	0		12	61	0	0		3	51	7	0		171	720
07:30 AM	0	6	1	0		8	12	10	0		11	59	0	1		0	51	10	0		168	747
07:45 AM	3	18	0	0		12	9	13	0		9	69	0	0		1	57	9	0		200	785
08:00 AM	0	18	1	0		8	12	13	0		10	56	0	0		1	57	5	0		181	806
08:15 AM	0	12	0	0		8	9	21	0		10	74	0	0		1	55	8	0		198	625
08:30 AM	0	8	2	0		15	9	12	0		17	62	0	0		3	69	9	1		206	427
08:45 AM	1	15	0	0		12	15	20	0		14	54	0	0		3	79	8	0		221	221

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	4	72	8	0		60	60	84	0		68	296	0	0		12	316	36	4		**1016**
Heavy Trucks	0	8	0			8	0	4			4	12	0			4	16	0			**56**
Pedestrians		0					0					0					0				**0**
Bicycles	0	0	0			0	0	0			0	4	0			0	8	0			**12**
Railroad Stopped Buses																					

LOCATION: Hartman Rd & Okeechobee Rd
CITY/STATE: Fort Pierce

PROJECT ID: 17-3308-001
DATE: Thu, Jul 06, 2017

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



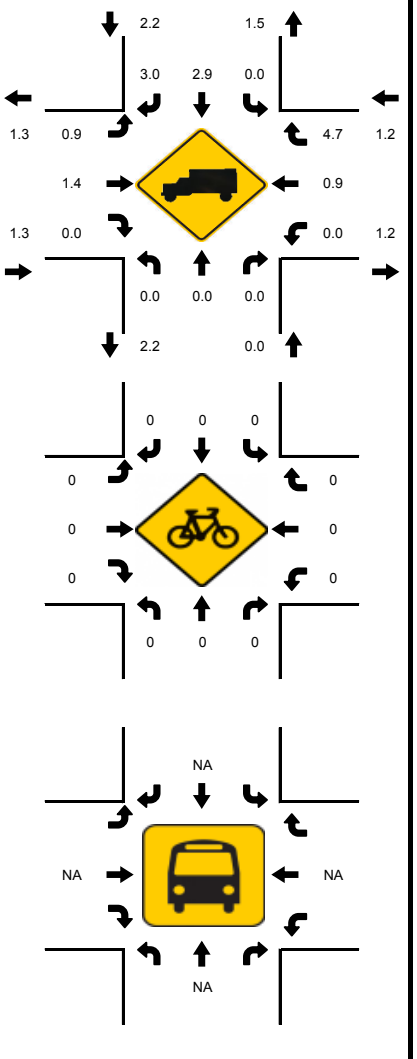


IMAGE PLACEHOLDER

15-Min Count Period Beginning At	Hartman Rd Northbound					Hartman Rd Southbound					Okeechobee Rd Eastbound					Okeechobee Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	5	0	0		14	17	19	0		34	69	0	0		0	102	6	0		266	1137
04:15 PM	0	8	1	0		7	13	23	0		30	103	0	0		4	82	8	1		279	1181
04:30 PM	2	13	3	0		21	10	31	0		19	67	1	1		9	105	4	2		285	1227
04:45 PM	0	7	2	0		15	14	24	0		30	92	1	0		6	106	10	0		307	1238
05:00 PM	0	14	2	0		19	22	25	0		24	77	2	0		7	109	9	0		310	1198
05:15 PM	1	12	2	0		12	18	30	0		22	102	1	0		2	113	10	0		325	888
05:30 PM	0	17	1	0		12	15	21	0		30	86	0	0		2	98	14	0		296	563
05:45 PM	0	13	0	0		15	14	15	0		34	88	0	0		3	78	7	1		267	267

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	4	68	8	0		76	88	120	0		120	408	8	0		28	452	56	0		**1436**
Heavy Trucks	0	0	0			0	4	4			4	8	0			0	8	4			**32**
Pedestrians		4					4					0					0				**8**
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			**0**
Railroad Stopped Buses																					

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2016 - 01/02/2016	0.97	1.02
2	01/03/2016 - 01/09/2016	0.99	1.04
3	01/10/2016 - 01/16/2016	1.00	1.05
4	01/17/2016 - 01/23/2016	0.99	1.04
* 5	01/24/2016 - 01/30/2016	0.97	1.02
* 6	01/31/2016 - 02/06/2016	0.96	1.01
* 7	02/07/2016 - 02/13/2016	0.94	0.99
* 8	02/14/2016 - 02/20/2016	0.93	0.98
* 9	02/21/2016 - 02/27/2016	0.93	0.98
*10	02/28/2016 - 03/05/2016	0.94	0.99
*11	03/06/2016 - 03/12/2016	0.94	0.99
*12	03/13/2016 - 03/19/2016	0.94	0.99
*13	03/20/2016 - 03/26/2016	0.95	1.00
*14	03/27/2016 - 04/02/2016	0.96	1.01
*15	04/03/2016 - 04/09/2016	0.96	1.01
*16	04/10/2016 - 04/16/2016	0.97	1.02
*17	04/17/2016 - 04/23/2016	0.98	1.03
18	04/24/2016 - 04/30/2016	1.00	1.05
19	05/01/2016 - 05/07/2016	1.01	1.06
20	05/08/2016 - 05/14/2016	1.03	1.08
21	05/15/2016 - 05/21/2016	1.04	1.09
22	05/22/2016 - 05/28/2016	1.04	1.09
23	05/29/2016 - 06/04/2016	1.05	1.11
24	06/05/2016 - 06/11/2016	1.05	1.11
25	06/12/2016 - 06/18/2016	1.05	1.11
26	06/19/2016 - 06/25/2016	1.05	1.11
27	06/26/2016 - 07/02/2016	1.06	1.12
28	07/03/2016 - 07/09/2016	1.06	1.12
29	07/10/2016 - 07/16/2016	1.06	1.12
30	07/17/2016 - 07/23/2016	1.06	1.12
31	07/24/2016 - 07/30/2016	1.05	1.11
32	07/31/2016 - 08/06/2016	1.05	1.11
33	08/07/2016 - 08/13/2016	1.04	1.09
34	08/14/2016 - 08/20/2016	1.04	1.09
35	08/21/2016 - 08/27/2016	1.04	1.09
36	08/28/2016 - 09/03/2016	1.05	1.11
37	09/04/2016 - 09/10/2016	1.05	1.11
38	09/11/2016 - 09/17/2016	1.05	1.11
39	09/18/2016 - 09/24/2016	1.04	1.09
40	09/25/2016 - 10/01/2016	1.02	1.07
41	10/02/2016 - 10/08/2016	1.01	1.06
42	10/09/2016 - 10/15/2016	0.99	1.04
43	10/16/2016 - 10/22/2016	0.99	1.04
44	10/23/2016 - 10/29/2016	0.99	1.04
45	10/30/2016 - 11/05/2016	1.00	1.05
46	11/06/2016 - 11/12/2016	1.00	1.05
47	11/13/2016 - 11/19/2016	1.00	1.05
48	11/20/2016 - 11/26/2016	0.99	1.04
49	11/27/2016 - 12/03/2016	0.99	1.04
50	12/04/2016 - 12/10/2016	0.98	1.03
51	12/11/2016 - 12/17/2016	0.97	1.02
52	12/18/2016 - 12/24/2016	0.99	1.04
53	12/25/2016 - 12/31/2016	1.00	1.05

* PEAK SEASON

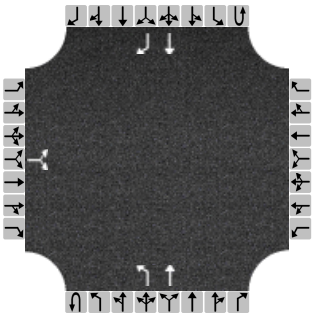
21-FEB-2017 10:54:35 830UPD 4_9401_PKSEASON.TXT

peak season adjustment factor for Okeechobee Rd at Hartman Rd (Dollar Tree project)

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	JAC	Intersection	Hartman Rd
Agency/Co.	Truckin Traffic, LLC	Jurisdiction	Fort Pierce
Date Performed	9/25/17	East/West Street	Orange Blossom Bus Ctr
Analysis Year	2017	North/South Street	Hartman Rd
Time Analyzed	EXISTING PM PEAK HOUR	Peak Hour Factor	0.88
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Dollar Tree Development		

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	1	1	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume (veh/h)		84		91						32	164				185	47
Percent Heavy Vehicles		2		2						2						
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

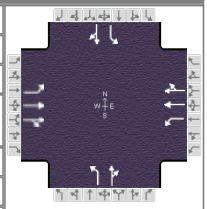
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			198							36						
Capacity			626							1300						
v/c Ratio			0.32							0.03						
95% Queue Length			1.4							0.1						
Control Delay (s/veh)			13.4							7.8						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	13.4								1.3							
Approach LOS	B								A							

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HCS 2010 Signalized Intersection Results Summary

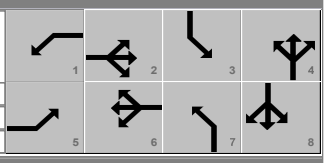
General Information				Intersection Information	
Agency	Truckin Traffic LLC			Duration, h	1.00
Analyst	JAC	Analysis Date	Sep 25, 2017	Area Type	Other
Jurisdiction	Fort Pierce	Time Period	PM PK-HR PK-SEASON	PHF	1.00
Urban Street	Okeechobee Road	Analysis Year	2017	Analysis Period	1> 7:00
Intersection	Hartman Road	File Name	Okee Hart EXT PM.xus		
Project Description	Dollar Tree Development				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	119	400	4	19	477	48	1	56	8	65	77	112

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	9.0	50.0	8.0	29.0	0.0	0.0						
Yellow	4.0	4.0	4.0	4.0	0.0	0.0						
Red	2.0	2.0	2.0	2.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	15.0	56.0	15.0	56.0	14.0	35.0	14.0	35.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	5.1		1.6		1.0	4.2	4.0	8.8
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.4	0.0	0.3
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.38		0.00		0.00	0.00	0.27	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	119	202	202	19	265	260	1	64		65	144	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1896	1810	1900	1862	1810	1874		1810	1807	
Queue Service Time (g_s), s	4.1	4.5	4.5	0.6	6.3	6.4	0.0	3.2		3.0	7.8	
Cycle Queue Clearance Time (g_c), s	4.1	4.5	4.5	0.6	6.3	6.4	0.0	3.2		3.0	7.8	
Green Ratio (*g/C*)	0.51	0.42	0.42	0.51	0.42	0.42	0.32	0.25		0.32	0.25	
Capacity (*c*), veh/h	557	808	806	610	808	791	439	469		507	452	
Volume-to-Capacity Ratio (*X*)	0.213	0.250	0.251	0.031	0.328	0.329	0.002	0.137		0.128	0.319	
Available Capacity (c_a), veh/h	557	808	806	610	808	791	439	469		507	452	
Back of Queue (*Q*), veh/ln (50 th percentile)	1.6	1.9	1.9	0.2	2.6	2.5	0.0	1.5		1.3	3.4	
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00	0.00	0.02	0.06	0.06	0.00	0.15		0.17	0.25	
Uniform Delay (d_1), s/veh	14.9	10.9	10.7	13.9	11.1	11.0	27.8	34.9		28.5	36.7	
Incremental Delay (d_2), s/veh	0.1	0.7	0.7	0.0	1.1	1.1	0.0	0.0		0.0	0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	15.0	11.6	11.5	13.9	12.2	12.1	27.8	35.0		28.5	36.8	
Level of Service (LOS)	B	B	B	B	B	B	C	C		C	D	
Approach Delay, s/veh / LOS	12.3	B		12.2	B		34.9	C		34.2	C	
Intersection Delay, s/veh / LOS	16.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.3	B	2.8	C	2.8	C
Bicycle LOS Score / LOS	0.9	A	0.9	A	0.6	A	0.8	A

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AM PEAK HOUR

Movement	Okeechobee Road at Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 AM PK - (Raw Data)	66	45	43	0	154	30	260	7	1	298	3	53	1	0	57	0	246	51	0	297	806
2017 AM Peak Season	74	50	48	0	172	34	291	8	1	334	3	59	1	0	64	0	276	57	0	333	903

Percent Distribution																					
Net-New	19%	out	31%	out	7%	out	0%		0%	20%	out	7%	out	7%	out	0%	31%	in	0%	0%		0%	0%	39%	in	0%		
Pass-By	0%		0%		40%	out	0%		0%	0%		0%		0%		0%	0%		0%	0%		0%	-40%	in	40%	in	0%		
Project Trips																					
Net-New	2		3		1		0		0	2		1		1			0	5	0	0		0	0	6		0		20
Pass-by	0		0		2		0		0	0		0		0			0	0	0	0		0	(3)	3		0		2
Total Post Dev. Traffic	76		53		51		0	180	34	293		9		2		337	3	64	1	0	69	0	272	66		0	339	924

Trip Generation			
Site Traffic	AM IN	AM OUT	TOT
Net-New	16	10	25
Pass-By	8	5	13

Peak Season Factor = 1.12

APPENDIX

PM PEAK HOUR

Movement	Okeechobee Road at Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 PM PK - (Raw Data)	100	69	58	0	227	43	426	17	0	486	7	50	1	0	58	4	357	106	0	467	1,238
2017 PM Peak Season	112	77	65	0	254	48	477	19	0	544	8	56	1	0	65	4	400	119	0	523	1,387
Percent Distribution																					
Net-New	19% out	31% out	7% out	0%		0%	20% out	7% out	7% out		0%	31% in	0%	0%		0%	0%	39% in	0%		
Pass-By	0%	0%	40% out	0%		0%	0%	0%	0%		0%	0%	0%	0%		0%	-40% in	40% in	0%		
Project Trips																					
Net-New	4	7	2	0		0	5	2	2		0	7	0	0		0	0	8	0		36
Pass-by	0	0	5	0		0	0	0	0		0	0	0	0		0	(4)	4	0		5
Total Post Dev. Traffic	116	85	71	0	272	48	482	21	2	552	8	63	1	0	72	4	395	132	0	531	1,428
Trip Generation																					
Site Traffic						PM IN	PM OUT	TOT													
Net-New						22	23	45													
Pass-By						11	12	23													
Peak Season Factor = 1.12																					

APPENDIX

AM PEAK HOUR

Movement	DW # 1 at Okeechobee Rd Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 AM PK - (Raw Data)	0	0	0	0	0	0	298	0	0	298	0	0	0	0	0	0	292	0	0	292	590
2017 AM Peak Season	0	0	0	0	0	0	334	0	0	334	0	0	0	0	0	0	327	0	0	327	661

Percent Distribution																					
Net-New	34% out	0%	0%	0%		21% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Pass-By	60% out	0%	0%	0%		60% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Project Trips																					
Net-New	3	0	0	0		3	0	0	0		0	0	0	0		0	0	0	0		7
Pass-by	3	0	0	0		5	0	0	0		0	0	0	0		0	0	0	0		8
Total Post Dev. Traffic	6	0	0	0	6	8	334	0	0	342	0	0	0	0	0	0	327	0	0	327	675
Trip Generation																					
Site Traffic						AM IN	AM OUT	TOT													
Net-New						16	10	25													
Pass-By						8	5	13													

Peak Season Factor = 1.12

PM PEAK HOUR

Movement	DW # 1 at Okeechobee Rd Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 PM PK - (Raw Data)	0	0	0	0	0	0	486	0	0	486	0	0	0	0	0	0	422	0	0	422	908
2017 PM Peak Season	0	0	0	0	0	0	544	0	0	544	0	0	0	0	0	0	473	0	0	473	1,017

Percent Distribution																					
Net-New	34% out	0%	0%	0%		21% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Pass-By	60% out	0%	0%	0%		60% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Project Trips																					
Net-New	8	0	0	0		5	0	0	0		0	0	0	0		0	0	0	0		12
Pass-by	7	0	0	0		7	0	0	0		0	0	0	0		0	0	0	0		14
Total Post Dev. Traffic	15	0	0	0	15	11	544	0	0	556	0	0	0	0	0	0	473	0	0	473	1,043
Trip Generation																					
Site Traffic						PM IN	PM OUT	TOT													
Net-New						22	23	45													
Pass-By						11	12	23													
Peak Season Factor = 1.12																					

APPENDIX

AM PEAK HOUR

Movement	DW # 2 / Orange Blossom Bus. Ctr / Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 AM PK - (Raw Data)	103	102	0	0	205	0	0	0	0	0	0	67	58	0	125	35	0	27	0	62	392
2017 AM Peak Season	115	114	0	0	230	0	0	0	0	0	0	75	65	0	140	39	0	30	0	69	439

Percent Distribution																					
Net-New	0%	0%	9%	in	0%	9%	out	0%	57%	out	0%	70%	in	0%	0%	0%	0%	0%	0%	0%	
Pass-By	0%	0%	0%		0%	0%		0%	40%	out	0%	40%	in	0%	0%	0%	0%	0%	0%	0%	
Project Trips																					
Net-New	0	0	1		0	1		0	9		0	11		0	0	0	0	0	0	0	22
Pass-by	0	0	0		0	0		0	3		0	3		0	0	0	0	0	0	0	6
Total Post Dev. Traffic	115	114	1		0	231	1		0	12	0	13	14		75	65	0	154	39	0	30	0	69	467
Trip Generation																					
Site Traffic							AM IN		AM OUT		TOT										
Net-New							16		10		25										
Pass-By							8		5		13										

Peak Season Factor = 1.12

APPENDIX

PM PEAK HOUR

Movement	DW # 2 / Orange Blossom Bus. Ctr / Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 PM PK - (Raw Data)	42	165	0	0	207	0	0	0	0	0	0	146	29	0	175	75	0	81	0	156	538
2017 PM Peak Season	47	185	0	0	232	0	0	0	0	0	0	164	32	0	196	84	0	91	0	175	603

Percent Distribution																					
Net-New	0%	0%	9%	in	0%	9%	out	0%	57%	out	0%	70%	in	0%	0%	0%	0%	0%	0%	0%	
Pass-By	0%	0%	0%		0%	0%		0%	40%	out	0%	40%	in	0%	0%	0%	0%	0%	0%	0%	
Project Trips																					
Net-New	0	0	2		0	2		0	12		0	15		0	0	0	0	0	0	0	31
Pass-by	0	0	0		0	0		0	4		0	4		0	0	0	0	0	0	0	9
Total Post Dev. Traffic	47	185	2		0	234	2		0	17	0	19	20	164	32	0	216	84	0	91	0	175	643
Trip Generation																					
Site Traffic							PM IN		PM OUT	TOT											
Net-New							22		23	45											
Pass-By							11		12	23											

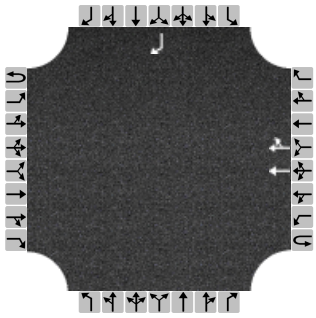
Peak Season Factor = 1.12

APPENDIX

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	JAC	Intersection	Okeechobee Rd
Agency/Co.	Truckin Traffic, LLC	Jurisdiction	Fort Pierce
Date Performed	9/25/17	East/West Street	Okeechobee Rd
Analysis Year	2018	North/South Street	Site DW # 1
Time Analyzed	POST DEV PROJ - PM PK HR	Peak Hour Factor	0.88
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Dollar Tree Development		

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	0		0	0	0		0	0	1
Configuration							T	TR								R
Volume (veh/h)							544	11								15
Percent Heavy Vehicles																3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

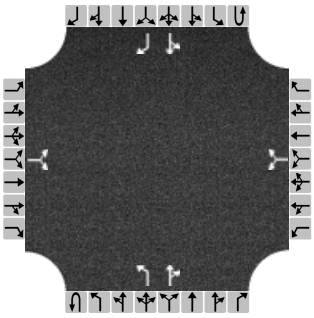
Flow Rate (veh/h)																17
Capacity																678
v/c Ratio																0.03
95% Queue Length																0.1
Control Delay (s/veh)																10.4
Level of Service (LOS)																B
Approach Delay (s/veh)													10.4			
Approach LOS													B			

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HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	JAC	Intersection	Hartman Rd
Agency/Co.	Truckin Traffic, LLC	Jurisdiction	Fort Pierce
Date Performed	9/25/17	East/West Street	Orange Blossom Bus Ctr
Analysis Year	2018	North/South Street	Hartman Rd
Time Analyzed	POST DEV PROJ - PM PK HR	Peak Hour Factor	0.88
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Dollar Tree Development		

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	1	1	0	0	0	1	1
Configuration			LR				LR			L		TR		LT		R
Volume (veh/h)		084		91		2		17		32	164	20		2	185	47
Percent Heavy Vehicles		2		2		2		2		2				1		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

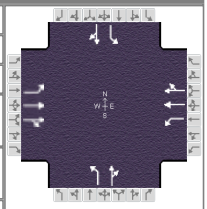
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			198				21			36				212		
Capacity			603				759			1300				1367		
v/c Ratio			0.33				0.03			0.03				0.16		
95% Queue Length			1.4				0.1			0.1				0.0		
Control Delay (s/veh)			13.9				9.9			7.8				7.6		
Level of Service (LOS)			B				A			A				A		
Approach Delay (s/veh)	13.9				9.9				1.2				0.1			
Approach LOS	B				A				A				A			

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HCS 2010 Signalized Intersection Results Summary

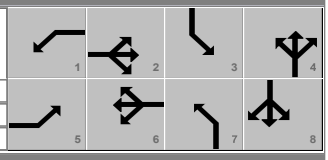
General Information				Intersection Information	
Agency	Truckin Traffic LLC			Duration, h	1.00
Analyst	JAC	Analysis Date	Sep 25, 2017	Area Type	Other
Jurisdiction	Fort Pierce	Time Period	PM PK-HR PK-SEASON	PHF	1.00
Urban Street	Okeechobee Road	Analysis Year	2018 Post Dev Projections	Analysis Period	1> 7:00
Intersection	Hartman Road	File Name	Okee Hart post PM.xus		
Project Description	Dollar Tree Development				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	132	395	4	23	482	48	1	63	8	71	85	116

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	9.0	50.0	8.0	29.0	0.0	0.0						
Yellow	4.0	4.0	4.0	4.0	0.0	0.0						
Red	2.0	2.0	2.0	2.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	15.0	56.0	15.0	56.0	14.0	35.0	14.0	35.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	5.6		1.7		1.0	4.5	4.3	9.5
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.4	0.0	0.4
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.72		0.00		0.00	0.00	0.43	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	132	200	199	23	267	263	1	71		71	156	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1896	1810	1900	1863	1810	1877		1810	1809	
Queue Service Time (g_s), s	4.6	4.5	4.5	0.7	6.4	6.5	0.0	3.5		3.3	8.5	
Cycle Queue Clearance Time (g_c), s	4.6	4.5	4.5	0.7	6.4	6.5	0.0	3.5		3.3	8.5	
Green Ratio (*g/C*)	0.51	0.42	0.42	0.51	0.42	0.42	0.32	0.25		0.32	0.25	
Capacity (*c*), veh/h	555	808	806	612	808	792	429	469		501	452	
Volume-to-Capacity Ratio (*X*)	0.238	0.247	0.247	0.038	0.331	0.332	0.002	0.151		0.142	0.345	
Available Capacity (c_a), veh/h	555	808	806	612	808	792	429	469		501	452	
Back of Queue (*Q*), veh/ln (50 th percentile)	1.8	1.9	1.9	0.3	2.6	2.6	0.0	1.6		1.4	3.8	
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00	0.00	0.03	0.07	0.06	0.00	0.16		0.18	0.27	
Uniform Delay (d_1), s/veh	15.0	10.9	10.7	14.0	11.2	11.0	27.8	35.1		28.6	36.9	
Incremental Delay (d_2), s/veh	0.1	0.7	0.7	0.0	1.1	1.1	0.0	0.1		0.0	0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	15.1	11.6	11.4	14.0	12.3	12.1	27.8	35.1		28.6	37.1	
Level of Service (LOS)	B	B	B	B	B	B	C	D		C	D	
Approach Delay, s/veh / LOS	12.4	B		12.3	B		35.0	D		34.5	C	
Intersection Delay, s/veh / LOS	17.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.3	B	2.8	C	2.8	C
Bicycle LOS Score / LOS	0.9	A	0.9	A	0.6	A	0.9	A

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AM PEAK HOUR

Movement	DW # 1 at Okeechobee Rd Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 AM PK - (Raw Data)	0	0	0	0	0	0	298	0	0	298	0	0	0	0	0	0	292	0	0	292	590
2017 AM Peak Season	0	0	0	0	0	0	334	0	0	334	0	0	0	0	0	0	327	0	0	327	661

Percent Distribution																					
Net-New	34% out	0%	0%	0%		21% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Pass-By	60% out	0%	0%	0%		60% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Project Trips																					
Net-New	18	0	0	0		13	0	0	0		0	0	0	0		0	0	0	0		31
Pass-by	30	0	0	0		33	0	0	0		0	0	0	0		0	0	0	0		62
Total Post Dev. Traffic	48	0	0	0	48	46	334	0	0	379	0	0	0	0	0	0	327	0	0	327	755
Trip Generation																					
Site Traffic						AM IN	AM OUT	TOT													
Net-New						62	54	116	TRIP GEN for BOTH PARCELS												
Pass-By						54	49	104													
Peak Season Factor = 1.12																					

APPENDIX

PM PEAK HOUR

Movement	DW # 1 at Okeechobee Rd Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 PM PK - (Raw Data)	0	0	0	0	0	0	486	0	0	486	0	0	0	0	0	0	422	0	0	422	908
2017 PM Peak Season	0	0	0	0	0	0	544	0	0	544	0	0	0	0	0	0	473	0	0	473	1,017

Percent Distribution																					
Net-New	34% out	0%	0%	0%		21% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Pass-By	60% out	0%	0%	0%		60% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Project Trips																					
Net-New	19	0	0	0		12	0	0	0		0	0	0	0		0	0	0	0		30
Pass-by	26	0	0	0		27	0	0	0		0	0	0	0		0	0	0	0		53
Total Post Dev. Traffic	45	0	0	0	45	39	544	0	0	583	0	0	0	0	0	0	473	0	0	473	1,100
Trip Generation																					
Site Traffic						PM IN	PM OUT	TOT													
Net-New						56	55	110	TRIP GEN for BOTH PARCELS												
Pass-By						45	43	89													
Peak Season Factor = 1.12																					

APPENDIX

AM PEAK HOUR

Movement	DW # 2 / Orange Blossom Bus. Ctr / Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 AM PK - (Raw Data)	103	102	0	0	205	0	0	0	0	0	0	67	58	0	125	35	0	27	0	62	392
2017 AM Peak Season	115	114	0	0	230	0	0	0	0	0	0	75	65	0	140	39	0	30	0	69	439

Percent Distribution																					
Net-New	0%	0%	9%	in	0%	9%	out	0%	57%	out	0%	70%	in	0%	0%	0%	0%	0%	0%	0%	
Pass-By	0%	0%	0%		0%	0%		0%	40%	out	0%	40%	in	0%	0%	0%	0%	0%	0%	0%	
Project Trips																					
Net-New	0	0	6		0	5		0	35		0	43		0	0	0	0	0	0	0	89
Pass-by	0	0	0		0	0		0	22		0	22		0	0	0	0	0	0	0	44
Total Post Dev. Traffic	115	114	6		0	235	5	0	57		0	62	65	75	65	0	205	39	0	30	0	69	572
Trip Generation																					
Site Traffic							AM IN		AM OUT		TOT										
Net-New							62		54		116										
Pass-By							54		49		104										

TRIP GEN for BOTH PARCELS

Peak Season Factor = 1.12

APPENDIX

PM PEAK HOUR

Movement	DW # 2 / Orange Blossom Bus. Ctr / Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 PM PK - (Raw Data)	42	165	0	0	207	0	0	0	0	0	0	146	29	0	175	75	0	81	0	156	538
2017 PM Peak Season	47	185	0	0	232	0	0	0	0	0	0	164	32	0	196	84	0	91	0	175	603

Percent Distribution																					
Net-New	0%	0%	9%	in	0%	9%	out	0%	57%	out	0%	70%	in	0%	0%	0%	0%	0%	0%	0%	
Pass-By	0%	0%	0%		0%	0%		0%	40%	out	0%	40%	in	0%	0%	0%	0%	0%	0%	0%	
Project Trips																					
Net-New	0	0	5		0	5		0	32		0	39		0	0	0	0	0	0	0	81
Pass-by	0	0	0		0	0		0	18		0	18		0	0	0	0	0	0	0	36
Total Post Dev. Traffic	47	185	5		0	237	5		0	50	0	55	57	164	32	0	253	84	0	91	0	175	719
Trip Generation																					
Site Traffic							PM IN		PM OUT		TOT										
Net-New							56		55		110	TRIP GEN for BOTH PARCELS									
Pass-By							45		43		89										
Peak Season Factor = 1.12																					

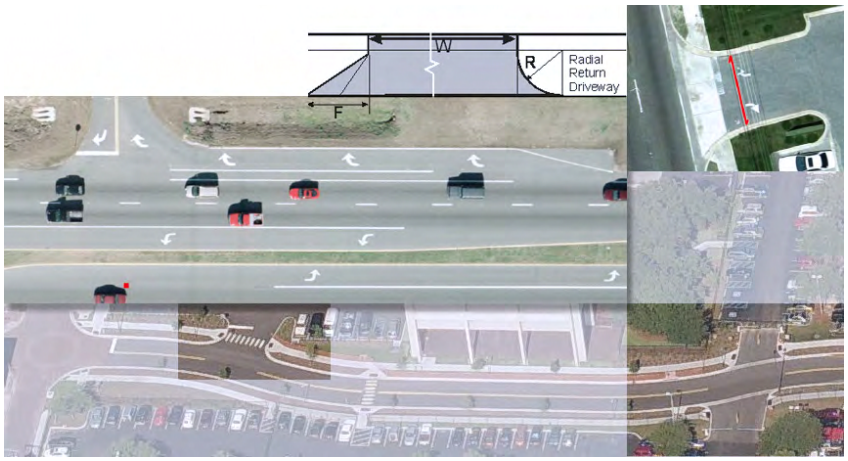
APPENDIX

Driveway Information Guide

FLORIDA DEPARTMENT OF TRANSPORTATION 2008

The purpose of this document is to guide the professional through the existing rules, standards and current accepted practice. The background behind the guidelines is also provided.

Unless stated otherwise or referenced, this is not a set of Department Standards but is a comprehensive guide to assist the professional in making better decisions for driveway placement and design.



Florida Department of Transportation
Systems Planning Office
605 Suwannee St. - Station 19
Tallahassee, Florida 32399
850-414-4900

www.dot.state.fl.us/planning

7.2

WHEN SHOULD WE BUILD RIGHT TURN LANES?

Exhibit 44
Recommended Guidelines for Exclusive Right Turn Lanes to Unsignalized* Driveway

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	**80-125** (see note 1)
Over 45 mph	**35-55** (see note 2)

*May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

1. The lower threshold of 80 right turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).

2. The lower threshold of 35 right turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).

***Note*:** A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.

Note on Traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Frank Creyaufmiller**; **John George**; **Marcia Baker**; **Brian Paul**; **Bob Burdge**, **Chairman**

Absent: **Tim O'Connell**; **Michael Broderick**

Staff Present: Rebecca Grohall, Planning Director
Kori Benton, Senior Planner
Vennis Gilmore, Planning Analyst
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

Motion was made by John George, and seconded by Marcia Baker to approve the absences of Mr. O'Connell and Mr. Broderick.

AYE: **John George**, **Marcia Baker**, **Brian Paul**, **Frank Creyaufmiller**, **Chairman Bob Burdge**

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE

Mr. Paul was made a regular voting member for the meeting.

6. APPROVAL OF MINUTES

a. Minutes from the September 28, 2017 meeting

Approval of minutes deferred to next Planning Board meeting.

7. NEW BUSINESS

a. **Zoning Text Amendment - Designation of Overlay Districts South Beach Overlay - 601 Seaway Drive**

Mr. Benton gave an overview of the application and answered questions from the Board on the Waste Water Treatment Plant's relationship to the South Beach Overlay District, development plans and reuse of the property, continuity of the property, property meeting amendment standards, Comprehensive Plan review date, height consideration, size of the property versus Waste Water Treatment Plant, density of Harbour Isle, Conditional Use and mixed use buildings.

Ms. Baker disclosed she had met with the applicant. Chairman Burdge disclosed he had met with the applicant and also spoke to the applicant on a different date. Both Mr. George and Mr. Paul disclosed they had spoken with the applicant.

James H. McCarty Jr., Applicant Representative, disagreed with the conditions of the staff report and stated the Charrette findings were adopted but not put into place. Mr. McCarty also stated Ordinance 15-05, rezoning 601 Seaway Drive to C-5 Tourist Commercial, is ambiguous and according to the ordinance the South Beach Overlay was removed. Mr. McCarty stated the applicant wants the full C-5 zoning classification.

Harold Smythe, Owner Representative, stated the staff report was negative and the Charrette report documentation showed the property was never supposed to be in the South Beach Overlay district.

Ashton De Peyster, Owner, stated a company called Aqualia wants to buy the property along with the Waste Water Treatment Plant. Mr. De Peyster stated they can meet the three basic amendment standards. He stated his company is laying the ground work and making it attractive for a development partner. Mr. De Peyster answered questions from the Board on selling the property and developmental time due to environmental issues. Mr. De Peyster stated If you pass the text amendment, it will be one more thing a future developer will not have to do.

Carole Mushier, President of the South Beach Association, spoke against the text amendment. She stated she was at every single South Beach overlay meeting and the property was never considered not to be part of the overlay. Ms. Mushier went on to say that the Waste Water Treatment Plant property was never considered to be part of the overly because the city did not own the property and it was a strange use to be putting in a overlay. Ms. Mushier expressed it was never mentioned at the meetings that the rezoning to C-5 from R-3 removed the property from the South Beach overlay. Ms. Mushier also stated at no time did the Charrette report suggest that greater height and density be considered for the subject property but does mention it in relation to potential resort hotels on the Wastewater Treatment Plant property. Ms. Mushier explained the Charrette report says that 2-3 story and an occasional 4 story muti-family residential and townhouses line the remainder of the streets on the subject property and that hotels in the Charrette report are not on the subject site only on the Wastewater Treatment Plant property.

Bob Benton, Former Mayor, spoke against the text amendment. He stated he initiated most of the Charrettes in the city from 1996 and the city needed the support of the South Beach Association to finalize a referendum that was passed in the 80's for 4 stories-45 feet high. Mr. Benton said it took many years and the South Beach Overlay to legislate it. Mr. Benton said

the reality of moving the Waste Water Treatment Plant is on the back of the tax payers and rate payers until development in the Western part of the county grows, and the city has a better relationship with the county to have a joint venture. When the overlay was created Mr. Benton said it was basically the will of the people. Mr. Benton said that Mr. DePeytser came to see him after the hurricanes in 2004 with plans to build a 17 story building and he wanted to get density rights from his riparian rights. Mr. Benton stated he told him you can put boats there but you cannot add people to raise your density and this is not allowed in the state of Florida.

Steve Jaroski, Resident and Board President of Harbour Isle West, spoke against the text amendment and answered questions from the Board. He said he came to Ft. Pierce to escape the growth that is occurring to the south and the atmosphere in Fort Pierce is very important to him. Mr. Jaroski stated there are over 800 units in Harbour Isle that pay taxes, which makes a big contribution to the city. Mr. Jaroski asked the Board to not change the character of the island by putting up large buildings.

Walter Anderson, Resident of Harbour Isle West, spoke against the text amendment. He stated the owner of Causeway Cove never said they were going to build a hotel on the subject site.

Ms. Baker stated she cherishes the relative quiet way of life and she does not like a congested and crowded atmosphere. Ms. Baker also said that it is dangerous to have the development of the type Mr. De Peyster is referring to, because hurricane evacuations would be a nightmare and consideration has to be given that there will be increased evacuations as years go on,between global warming, sea rises and increased hurricanes.

Motion was made by Marcia Baker, and seconded by Frank Creyaufmiller to deny the text amendment as presented.

AYE: **Frank Creyaufmiller, Marcia Baker**
NAY: **Brian Paul, John George, Bob Burdge**
The motion failed to pass.

Chairman Burdge stated ithe text amendment would go to City Commission as a denial of the motion on the table. Ms. Grohall, stated she is not a attorney, but the motion to deny, failed to pass and an alternate motion is in order. Chairman Burdge said he will move the motion forward and let the City Commission decide.

Ms. Baker stated you need to have an alternate motion. Chairman Burdge said the motion was made and denied and it stands as it sits. Ms. Baker withdrew her motion. Mr. George stated as a point of order the Chair should ask for another motion to be made and if no one responds then the motion on the floor stands.

Ms. Grohall indicated that since the motion failed to pass, the Board can make an alternate motion.

Chairman Burdge passed the gavel.

Motion was made by Chairman Bob Burdge, and seconded by Brian Paul to approve the text amendment.

AYE: **Brian Paul, John George, Marcia Baker, Chairman Bob Burdge**
NAY: **Frank Creyaufmiller**
Passed

Chairman Burdge stated the first original motion was the motion that should have stood.

b. **Zoning Atlas Map Amendment - TLCD Properties LLC – 3530 S. US Highway 1**

Mr. Creagan gave an overview of the application.

Ian Osking, Applicant Representative, said the rezoning will make the property more marketable.

Motion was made by John George, **and seconded by Marcia Baker to approve with staff recommendations.**

AYE: **Frank Creyaufmiller**, **John George**, **Marcia Baker**, **Brian Paul**, **Chairman Bob Burdge**

Passed

c. **Conditional Use with No New Construction - Crownman FL LLC Residence - 515 S. Indian River Drive**

Mr. Gilmore gave an overview of the application and answered questions from the Board on where the manager will reside and if anyone is living in building two.

Kris Einstein, Applicant, provided additional information and answered questions from the Board regarding breakfast options.

Motion was made by John George, **and seconded by Marcia Baker to approve with recommendations.**

AYE: **John George**, **Marcia Baker**, **Brian Paul**, **Frank Creyaufmiller**, **Chairman Bob Burdge**

Passed

d. **Conditional Use with New Construction - Dockside View Marina - 1136-1172 Seaway Drive**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the current status of the vacant lot being used for auxiliary parking.

Mr. Creyaufmiller disclosed he went on a site visit and had a discussion with the applicant.

Rob Schwerer, Applicant Representative stated he has no problems with staff's conditions. Mr. Schwerer explained this is phase one of a multi-phase project and the parking across the street is not essential to this project and is being looked at totally separate. Mr. Schwerer stated they have phase two plans, which is going to be a reconstruction of a hotel/motel facility in the center with underground parking and the parcels across will be adjoined.

Motion was made by Frank Creyaufmiller, **and seconded by Marcia Baker to approve with staff recommendations.**

AYE: **Marcia Baker**, **Brian Paul**, **Frank Creyaufmiller**, **John George**, **Chairman Bob Burdge**

Passed

e. **Conditional Use with No New Construction - Slimane Adult Congregate Living Facility (ACLF) - 614 N. 7th Street**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the rationale and look of the crosswalk. Mr. Benton explained that staff is looking at providing safe access and tie into the existing sidewalk facilities provided within the city.

Mike Menard, Architectonic, provided additional information and answered questions from the Board. Mr. Menard stated he has no problems with the cross walk and they are creating more pedestrian space in the back with a landscape garden area for the residents.

Motion was made by John George, and seconded by Marcia Baker to approve with the following six recommendations.

1) The floor plan is adjusted or the two (2) eastern most bedrooms are eliminated to ensure the ACLF use does not occupy a portion of the building located within twenty (20) feet of the right-of-way as restricted by City Code Section 22-87;
2) The site improvements include a safe and efficient sidewalk linkage shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way, pursuant to City Code Section 22-62 (b) & (d)(2). This shall include at least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way;
3) The applicant integrate designated outdoor space for occupants on-site;
4) The applicant permits and completes a crosswalk at the 6th Street side of the establishment to provide safe pedestrian connectively from the site to the adjacent McDonald's café and restaurant to the east;
5) A signed and sealed survey is provided with any site work permits to complete the improvements proposed; and
6) The applicant establishes a emergency management plan, consistent with Agency for Health Care Administration (AHCA) and Florida Department of Elder Affairs Rule 59AER17-1, to include protocols for the facility and patients which includes the acquisition and installation of a sufficient generator equipped to ensure ambient temperatures will be maintained at 80 degrees or less for a period of a minimum of ninety-six (96) hours in the event of the loss of electrical power, storage and safe maintenance of sufficient fuel to operate said generator(s) is provided, and a contract for services necessary to maintain and test the equipment and its functions to ensure the safe and sufficient operation of the generator system.

AYE: **Brian Paul**, **Frank Creyaufmiller**, **John George**, **Marcia Baker**, **Chairman Bob Burdge**

Passed

f. **Site Plan & Design Review - Dollar Tree - 4008 Okeechobee Road**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the positioning of the building and the landscape buffer.

Jason Gunther, Applicant Representative from Thomas Engineering, provided additional information on the site layout. Mr. Gunther said If the landscape buffer is going to be resolved by subdividing the property then his objections go away.

After the vote Chairman Burdge asked Mr. Gunther to ask the developer to maintain the landscaping due to landscape maintenance issues with other Dollar stores.

Motion was made by Frank Creyaufmiller, and seconded by Marcia Baker to approve the project with the conditions listed below:

1) The trees proposed within the eastern landscape buffer are installed within twelve (12) months of a Certificate of Occupancy (CO) issued for Dollar Tree or a final plat subdividing the property eliminating the tree requirement.
2) The applicant incorporates an additional 2-4 trees, or appropriate landscaping in scale with the façade, to frame the western elevation in compliance with Chapter 22-59 – Design Review.
3) The final ground sign design is in compliance with City Code Section 22-59 (g) signs.
4) Future Development of the eastern parcel accommodates cross access to 3900 Okeechobee Road (Moonswiners BBQ).

AYE: **Frank Creyaufmiller**, **John George**, **Marcia Baker**, **Brian Paul**, **Chairman Bob Burdge**

Passed

8. BOARD COMMENTS

Mr. George stated he believes in development and he does not want to stop development within Fort Pierce. He said he would like to see something on the 601 Seaway Drive property and keep the process moving.

Chairman Burdge agreed with getting something built on the property, moving it forward, working with staff on height concerns and making sure the applicant come backs to the Planning Board and City Commission so they can not automatically get super structures without anyone telling them they can't do it or under certain conditions.

Mr. George asked the status of the noise issue with Dogs and Cats Forever. Ms. Grohall provided an update explaining a successful meeting was held with the applicants and residences addressing the residences concerns.

Mr. George asked why the Board does not have an attorney. Ms. Grohall stated the attorney informed the City Commission that he would not be representing the Planning Board any longer.

Chairman Burdge asked the Board if they desire to have legal representation. The Board stated it would be helpful. Chairman Burdge said the Board could go for outside council but the city would have to determine where the funds would come from.

The Board discussed the voting motion process on the Zoning Text Amendment for 601 Seaway Drive.

Mr. George asked if the legal department said anything about the new Planning Board procedures. Ms. Grohall stated that the legal department has no reviewed the procedures. Mr. George stated he wants to keep a point of order.

9. ADJOURNMENT

City Commission Regular Meeting **12.c.**

Meeting Date: 11/06/2017

Re: Conditional Use with No New Construction - Crownman FL LLC Bed & Breakfast - 515 S. Indian River Drive

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing (Waived) - Review and approval of an application for a Conditional Use with No New Construction, submitted by Property Owner and Applicant, Crownman FL LLC to add the use of Bed and Breakfast to the existing primary structure, at 515 S. Indian River Drive, Fort Pierce, FL. The property is zoned C-1, Office Commercial Zone (Parcel ID 2401-810-0001-000-9).

SUMMARY:

- The applicant is requesting the review and approval of a Conditional Use with No New Construction to add a Bed and Breakfast Use to the existing primary structure.
- The subject site currently has two (2) buildings on the property. One (1) primary structure and one (1) ancillary structure.
- The existing buildings have a total gross area of 4,383 sq. ft.
- The subject property is zoned Office Commercial Zone (C-1) with a future land use of Central Business District (CBD).

RECOMMENDATION:

The requested Conditional Use with No New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends City Commission approve the requested Conditional Use with No New Construction for the proposed Bed and Breakfast use within Office Commercial Zone (C-1).

ALTERNATIVES:

- Approval with alternative conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Planning Analyst

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Director

Fiscal Impact

OTHER INFORMATION:

The application has the potential to increase tourism tax base due to its transient nature as a Bed and Breakfast.

Attachments

Staff Report
Zoning & Aerial Maps
Application & Property Record Card
Survey
Proposed Floor Plan
Parking Site Plan
TRC Comments
Planning Board Minutes

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/01/2017 09:59 AM

Form Started By: Vennis Gilmore
Started On: 10/16/2017 05:34 PM
Final Approval Date: 11/01/2017

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 with No New Construction**
Crownman FL LLC Residence
515 S. Indian River Drive

DATE: October 16, 2017

STAFF REPORT

Owner(s): Crownman FL LLC
10380 SW Village Center Drive #310
Port St. Lucie, FL. 34987

Applicant: Kris Einstein
207 ½ Orange Avenue, Suite K
Fort Pierce, FL. 34950

Applicant's Request: Approval of a Conditional Use with No New Construction for a Bed and Breakfast

Location: 515 S. Indian River Drive

Parcel ID: 2410-810-0001-000-9

Current Zoning: Office Commercial Zone (C-1)

Future Land Use: Central Business District (CBD)

Surrounding Zoning:

North	East	South	West
C-1	River/A-2	C-1	C-1

Site Size: .54 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 with No New Construction to allow for a Bed and Breakfast. The applicant is seeking to convert the main building to a Bed and Breakfast with four (4) bedrooms and one bathroom. There is a second building on that property that was originally built for storage and to be ancillary to the office that occupied the main building. The applicant has indicated that structure now contains a living room, dining room, kitchen, two bedrooms and one & half bathrooms. None of these renovations were legally done through a building permit, and as such, there is no authorization for human occupancy within the smaller building.

The subject property is zoned Office Commercial Zone (C-1) with a future land use of Central Business District (CBD).

The property is located east of S. 2nd Street, just north of Easter Avenue off of Indian River Drive. The subject property is surrounded by single- family and multi-family residences to the south, vacant land to the north and west and the Indian River to the east. The property features a driveway entrance and parking in the rear from S. 2nd Street and a pedestrian sidewalk connection from Indian River Drive. The site currently has seven (7) existing parking spaces that will need to be re-striped. * Motels, hotels, and resort hotels; such as bed and breakfasts are required 1.1 parking spaces for each unit less than 500 square feet and 1.6 spaces for each unit 500 square feet or larger. If there are accessory uses provided therein, additional off-street parking shall be provided for those accessory uses at the rate of 50 per cent of the requirements for such uses as provided in subsections thereof.

a) Please install one (1) handicap space per City Code Section 22-60 Off-Street Parking and Loading;
b) Please install a bicycle rack for guests per City Code Section 22-60 Off-Street Parking and Loading;
c) Please re-stripe the existing seven (7) provided parking spaces to meet City Code required dimensions of at least nine- and one-half (9 ½) feet wide (except required spaces for the handicapped shall be at least twelve (12) feet wide and nineteen (19) feet deep and have a minimum vertical clearance of at least nine (9) feet.
d) Required off-street parking spaces for the handicapped shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place. They shall also be located so that the handicapped shall have accessibility to a curb ramp or curb cut to allow direct access to the main building, if there are buildings, and so that the users will not be compelled to wheel behind parked vehicles.
e) Please provide vertical accessibility and a handicapped accessible route to Indian River Drive.
f) Off-street Parking for commercial uses are required lighting with a minimum average of two (2) foot-candles; Please provide verification of two (2) foot-candles.

The dock is located within the adjacent parcel to the north; in which the applicant also owns. The owner would be required to do a unity of title of both properties to utilize the aforementioned dock as part of this application. This property recently applied for and received a conditional use approval as a single family residence but has not yet actively sought permits to restore this building into a residential unit.

The subject property is also within the River's Edge District; a City of Fort Pierce Historic District. This designation may require the applicant to go before the Historic Preservation Board for a Certificate of Appropriateness; if exterior renovations are needed for ADA Compliance.

Zoning & Land Use

The subject site is located within the Office Commercial Zone (C-1) district which is primarily intended for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts. The site has a land use designation of Central Business District (CBD).

The CBD designation provides for mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation. The applicant has not as of yet demonstrated how they will comply with this comprehensive plan requirement.

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 residential aspects that are generally appropriate for single-family, neighborhood commercial, and low-density environments.

The authorization of a Conditional Use with No New Construction for a Bed and Breakfast at 515 S. Indian River Dr. will provide an opportunity for consistency with current surrounding property uses as the use does not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood. The Planning Board is encouraged to consider City Code Section 22-22. – Allowed Uses. City Code Section 22-22 *Allowed Uses subsections (c) and (e)* state that the use of Bed and Breakfast may be permitted as a conditional use if approved in a public hearing by the city commission.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with No New Construction with regards requirements of the City Code. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing by the Planning Board.

Planning Board Recommendation

The Planning Board, at their October 10th, 2017 meeting voted unanimously in favor to recommend approval of the requested Conditional Use.

Staff Recommendation

The requested Conditional Use with No New Construction 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*** with the following **conditions**:

1) Comply with City Code Section 22-60. Off-street Parking and Loading (c) Design Standards, d) Commercial Uses & (j) Lighting. **Please provide the lighting plan and the parking plan.**

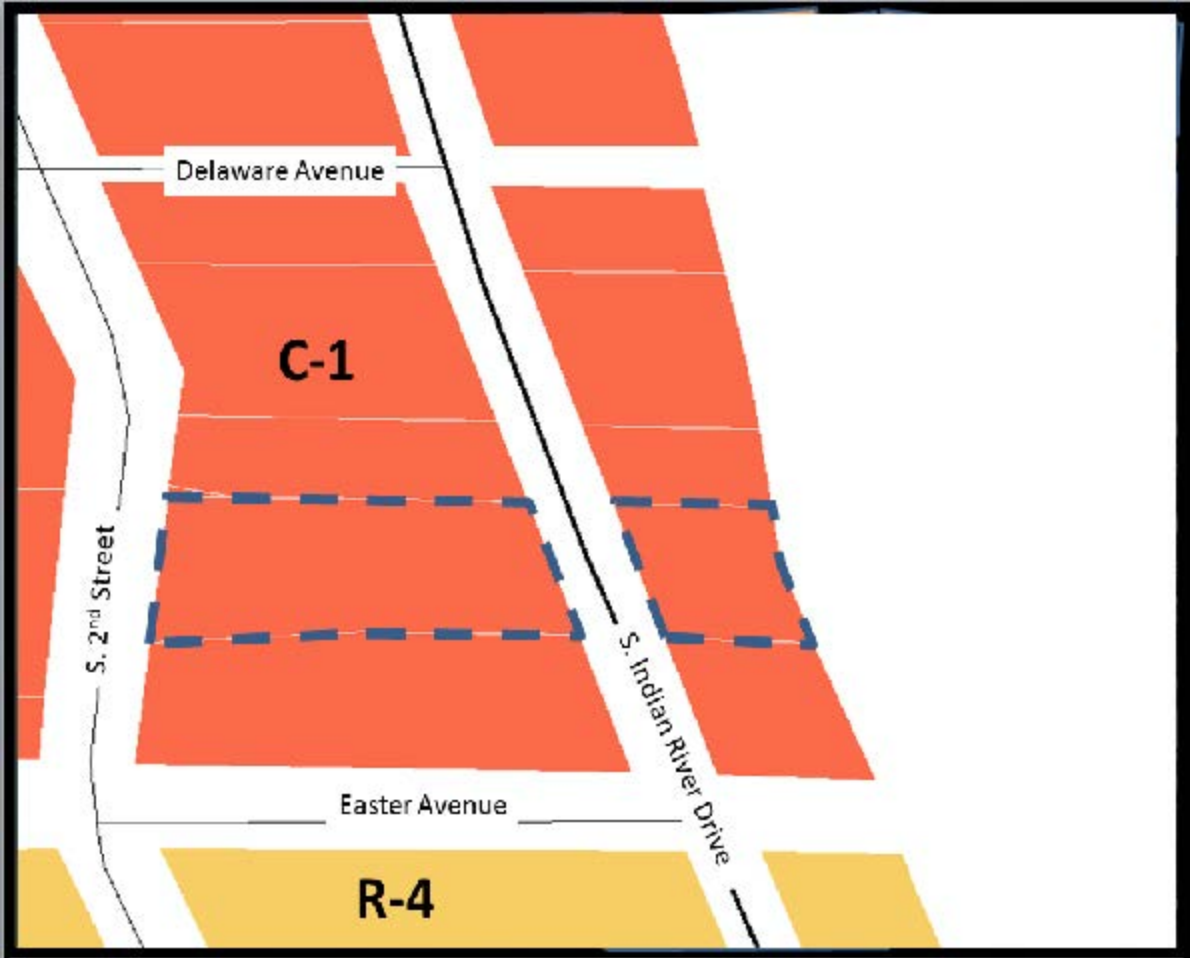
2) Demonstrate compliance with Florida regulations for bed and breakfasts. **Identify the meal services being provided and hours of operation**. For example, if the establishment conducts food handling or preparation beyond the scope of prepackaged food products, fresh whole fruits, cereal in individual packages, or bulk milk, juice or coffee, the facility must also meet the minimum requirements for a public food service establishment and be separately licensed for this activity.

3) The applicant identifies the maximum occupancy of the building, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units.

4) Registration of the property manager(s) accessible at all times, to resolve complaints or violations of City Code;

5) Provide a guide booklets for renters regarding local rules and public service resources to minimize conflicts;, these are available from the Code Enforcement department of the City.

6) The applicant files for and obtains a City of Fort Pierce, County, and State Business Tax Licenses within fourteen (14) days of Conditional Use approval.



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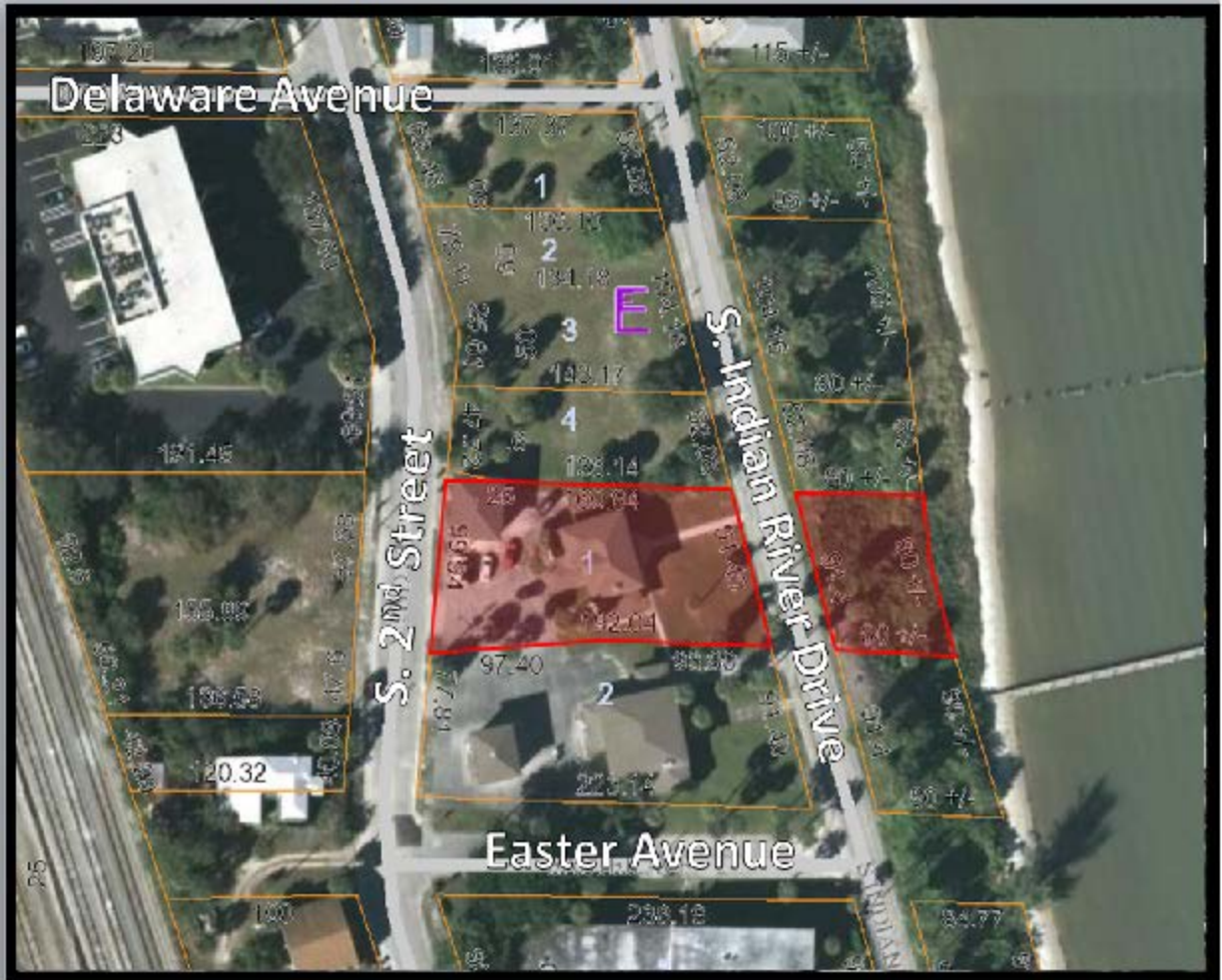
Crownman FL LLC Residence

Conditional Use w/ No New Construction

515 S. Indian River Drive

THE SUNRISE CITY FORT PIERCE Florida

C-1 = **R-4** =



Crownman FL LLC Residence

Conditional Use w/ No New Construction

515 South Indian River Drive

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THE SUNRISE CITY
FORT PIERCE
Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
AUG 29 2017
CITY OF FORT PIERCE
PLANNING & ZONING

Conditional Use – No New Construction

Property address or Location 515 S Indin River Drive, Fort Pierce, FL 34950 & 512 South Second Street, Fort Pierce, FL 34950

Parcel ID #(s) 2410-810-0001-0009

Project description Change use from Single Family Long Term Rental to Bed & Brekfast

Crownmn FL LLC	Kris Einstein
Property Owner(s)	Applicant/Representative, Title, Company
10380 SW Village Center Drive	207 1/2 Orange Ave, Suite K
Street Address	Street Address
Port St Lucie FL 34987	Fort Pierce FL 34950
City State Zip	City State Zip
302-228-9929	404-502-0086
Phone Number	Phone Number
kettlekat@aol.com	kris@entertainair.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.*

Walter Brett Cheryl Brett

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 21 day of August, 2017, by Walter Brett & Cheryl Brett who is personally known to me or has produced _____ as identification.

Signature of Notary

CHRISTOPHER D. GARDNER
Commission # FF 207895
Expires May 8, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

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 4,383 sq ft Parking Spaces: Approx. 6

Bldg. #1 = 2,877 sq ft. Bldg. #2 - 1,506 sq ft.

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

North	South	East	West
Vacant	Single Family	Indian River	Vacant

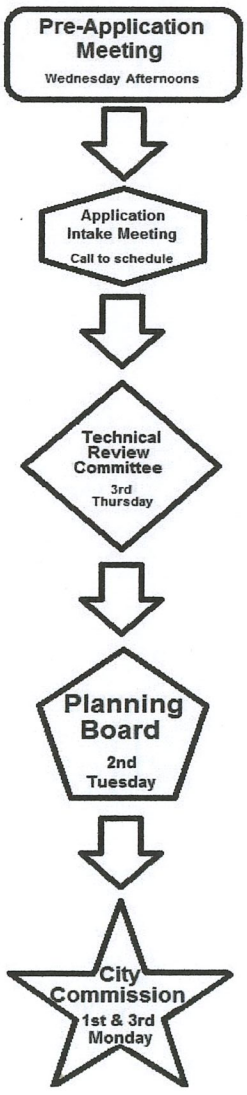
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



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

Property Identification

Site Address:	515 S INDIAN RIVER DR
Parcel ID:	2410-810-0001-000-9
Account #:	23903
Map ID:	24/10H
Use Type:	1700
Zoning:	C1
City/County:	Fort Pierce

Ownership

CROWNMAN FL LLC
10380 SW Village Center DR # 310
Port St Lucie, FL 34987-1931

Legal Description

ANDREWS AND RICHARDS S/D THAT PARTOF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LIOF LOT 2, RUN NELY 95.7 FT TO SD N LI, TH W ALG SD N LI TO E LI OFS 2 ST, TH S TO POB (MAP 24/10H) (1) (OR 3943-2583)



Current Values

Just/Market Value:	$291,300
Assessed Value:	$15,400
Exemptions:	$0
Taxable Value:	$15,400

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

Total Areas

Finished/Under Air (SF):	4,304
Gross Area (SF):	4,383
Land Size (acres):	0.54
Land Size (SF):	23,490

Sale History

Date:	Dec 14, 2016
Book/Page:	3943 / 2583
Sale Code:	0205
Deed:	WD
Grantor:	Kraaz and Kraaz Finance LLC
Price:	$800,000
Date:	Sep 4, 2014
Book/Page:	3669 / 0906
Sale Code:	0205
Deed:	WD
Grantor:	Weaver,Steven M
Price:	$320,000
Date:	Jul 19, 2013
Book/Page:	3546 / 2272
Sale Code:	0205
Deed:	WD
Grantor:	MMG Holdings LLC,
Price:	$200,000
Date:	Nov 17, 2003
Book/Page:	1848 / 0865
Sale Code:	XX00
Deed:	WD
Grantor:	Brennan (TR),John T
Price:	$370,000
Date:	Dec 31, 2001
Book/Page:	1474 / 0684
Sale Code:	XX03
Deed:	WD
Grantor:	Brennan,John T
Price:	$370,000
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	$0

Building Information (1 of 2)

Finished Area: 2,816 SF

Gross Total Area: 2,877 SF

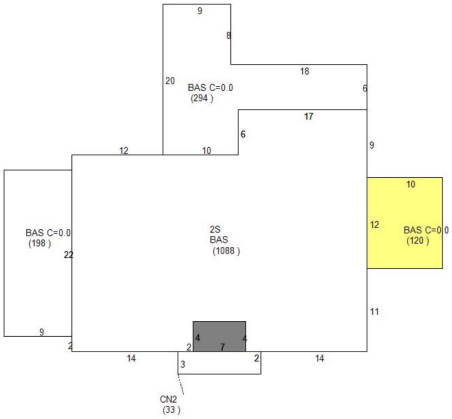
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: LROF	Year Built: 1900	Frame:
Grade: Y_C-	Effective Year: 1960	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 2	Secondary Wall:

Interior Data

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





Building Information (2 of 2)

Finished Area: 1,488 SF

Gross Total Area: 1,506 SF

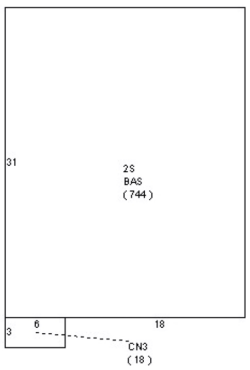
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: LROF	Year Built: 1920	Frame:
Grade: Y_D	Effective Year: 1960	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 0	Secondary Wall:

Interior Data

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





Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$76,700
Land:	$214,600
Just/Market:	$291,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$275,900
Assessed:	$15,400
Exemption(s):	$0
Taxable:	$15,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

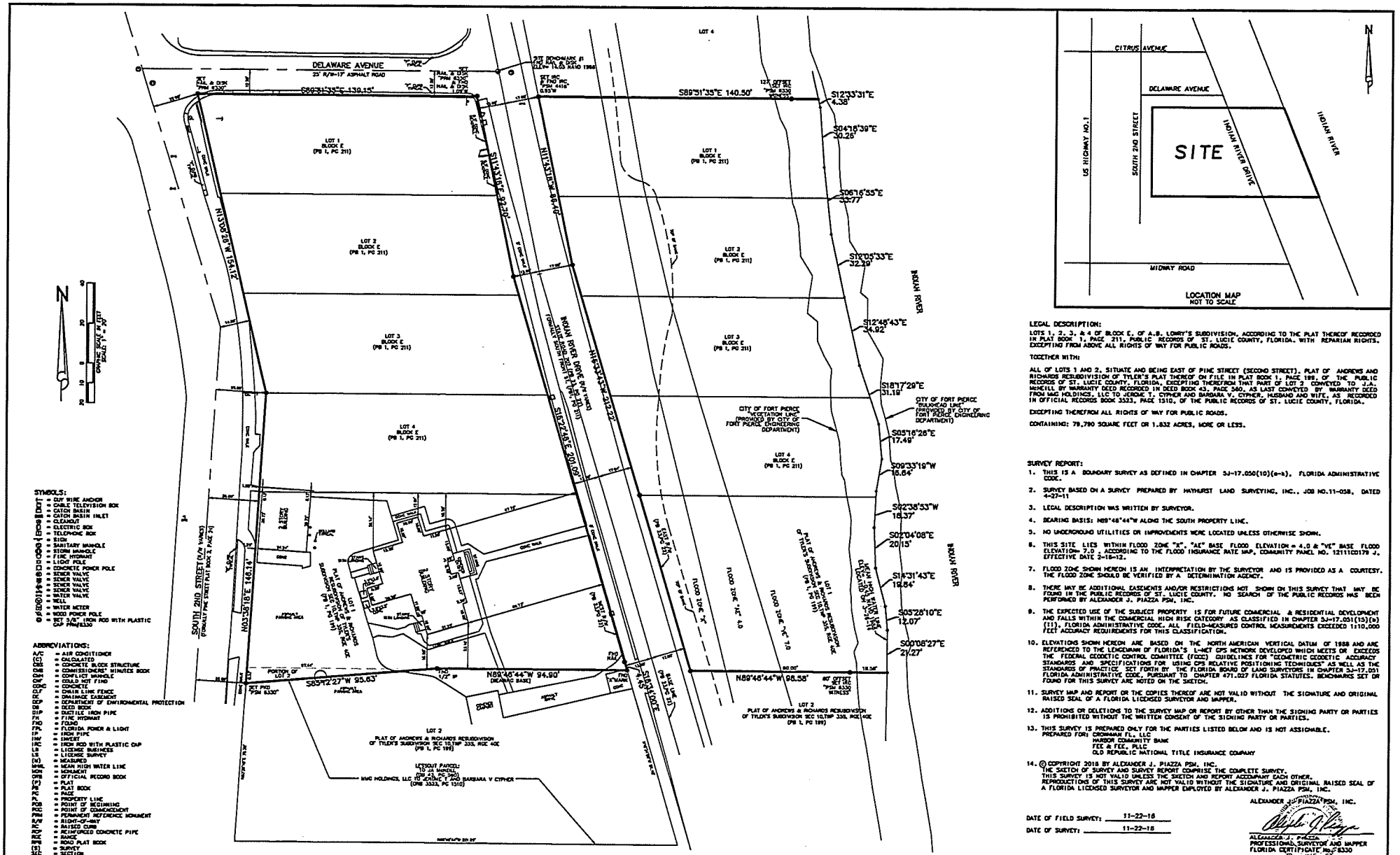
Start Year	AssessCode	Units	Description	Amount
2006	0041	4.6	Fort Pierce Stormwater Charge	$248.40

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

Permits

Number:	F00-000394
Issue Date:	Mar 27, 2000
Description:	Roof
Amount:	$8,700
Fee:	$0
Number:	F94-000209
Issue Date:	Mar 1, 1994
Description:	Alterations/Remodeling
Amount:	$60,000
Fee:	$60,000
Number:	F94-00209A
Issue Date:	Mar 22, 1994
Description:	Heat and Air Conditioning
Amount:	$4,800
Fee:	$4,800
Number:	MC2004198
Issue Date:	Jul 12, 2004
Description:	Air Conditioning Only
Amount:	$1,461
Fee:	$75
Number:	DK20057
Issue Date:	Jan 14, 2005
Description:	Dock
Amount:	$20,000
Fee:	$325
Number:	BP13-1899
Issue Date:	May 16, 2013
Description:	Alterations/Remodeling
Amount:	$1,500
Fee:	$329
Number:	BP13-2100
Issue Date:	Jun 18, 2013
Description:	Roof
Amount:	$1,400
Fee:	$79
Number:	BP13-3052
Issue Date:	Oct 14, 2013
Description:	Patio
Amount:	$200
Fee:	$79
Number:	BP13-1899
Issue Date:	Jan 23, 2014
Description:	Alterations/Remodeling
Amount:	$1,800
Fee:	$129
Number:	BP13-2100
Issue Date:	Jan 27, 2014
Description:	Re Roof Permit
Amount:	$1,400
Fee:	$129
Number:	BP14-0608
Issue Date:	Mar 10, 2014
Description:	Alterations/Remodeling
Amount:	$1,900
Fee:	$80
Number:	BP14-2597
Issue Date:	Oct 14, 2014
Description:	Electric
Amount:	$500
Fee:	$155
Number:	BP15-0257
Issue Date:	Feb 12, 2015
Description:	Plumbing
Amount:	$1,800
Fee:	$162
Number:	BP14-2597
Issue Date:	Dec 14, 2016
Description:	Electric



LEGAL DESCRIPTION:

LOTS 1, 2, 3, & 4 OF BLOCK E, OF A.B. LORRY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 211, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. WITH REPARIAN RIGHTS. EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

TOGETHER WITH:

ALL OF LOTS 1 AND 2, SITUATE AND BEING EAST OF PINE STREET (SECOND STREET), PLAT OF ANDREWS AND RICHARDS RESUBDIVISION OF TYLER'S PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 199, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM THAT PART OF LOT 2 CONVEYED TO J.A. McNEILL BY WARRANTY DEED RECORDED IN DEED BOOK 43, PAGE 560, AS LAST CONVEYED BY WARRANTY DEED FROM MMC HOLDINGS, LLC TO JEROME T. CYPHER AND BARBARA V. CYPHER, HUSBAND AND WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 3323, PAGE 1310, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING: 79,790 SQUARE FEET OR 1.832 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON A SURVEY PREPARED BY HAYHURST LAND SURVEYING, INC., JOB NO.11-058, DATED 4-27-11
3. LEGAL DESCRIPTION WAS WRITTEN BY SURVEYOR.
4. BEARING BASIS: N89°48'44"W ALONG THE SOUTH PROPERTY LINE.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", "AE" BASE FLOOD ELEVATION = 4.0 & "VE" BASE FLOOD ELEVATION= 7.0 ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J, EFFECTIVE DATE 2-18-12.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR FUTURE COMMERCIAL & RESIDENTIAL DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(13)(b)(1), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LEICA/NAM 12 GEOID MODEL. LAKE CPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
11. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
PREPARED FOR: CROWNMAN FL, LLC
HARBOR COMMUNITY BANK
FEC & FEC, PLLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
14. © COPYRIGHT 2018 BY ALEXANDER J. PIAZZA PSM, INC.
THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 11-22-18

DATE OF SURVEY: 11-22-18

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY

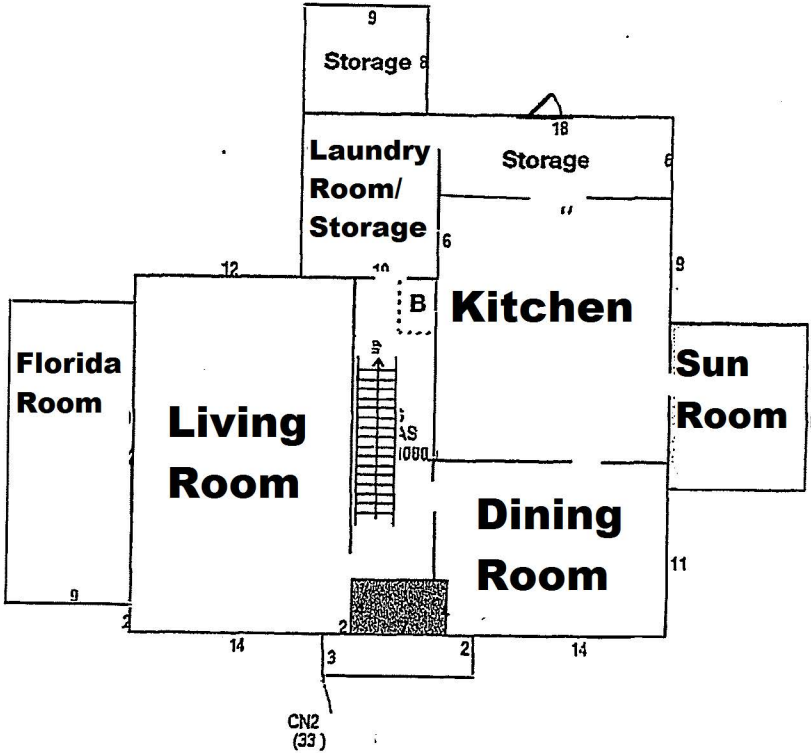
500, 507, 509 & 515 SOUTH INDIAN RIVER DRIVE

AS PREPARED FOR

CROWNMAN FL, LLC

CAD	K:\REALTIME\IRDRIVE\DWG\18-2730.DWG				
REF	K:\				
FLD	CJM / AJP	FB.	PG.	JOB	18-2730
DFT	CJM			DATE	11-22-18
CKD	AJP	SHEET 1 OF 1		DWG	D-742

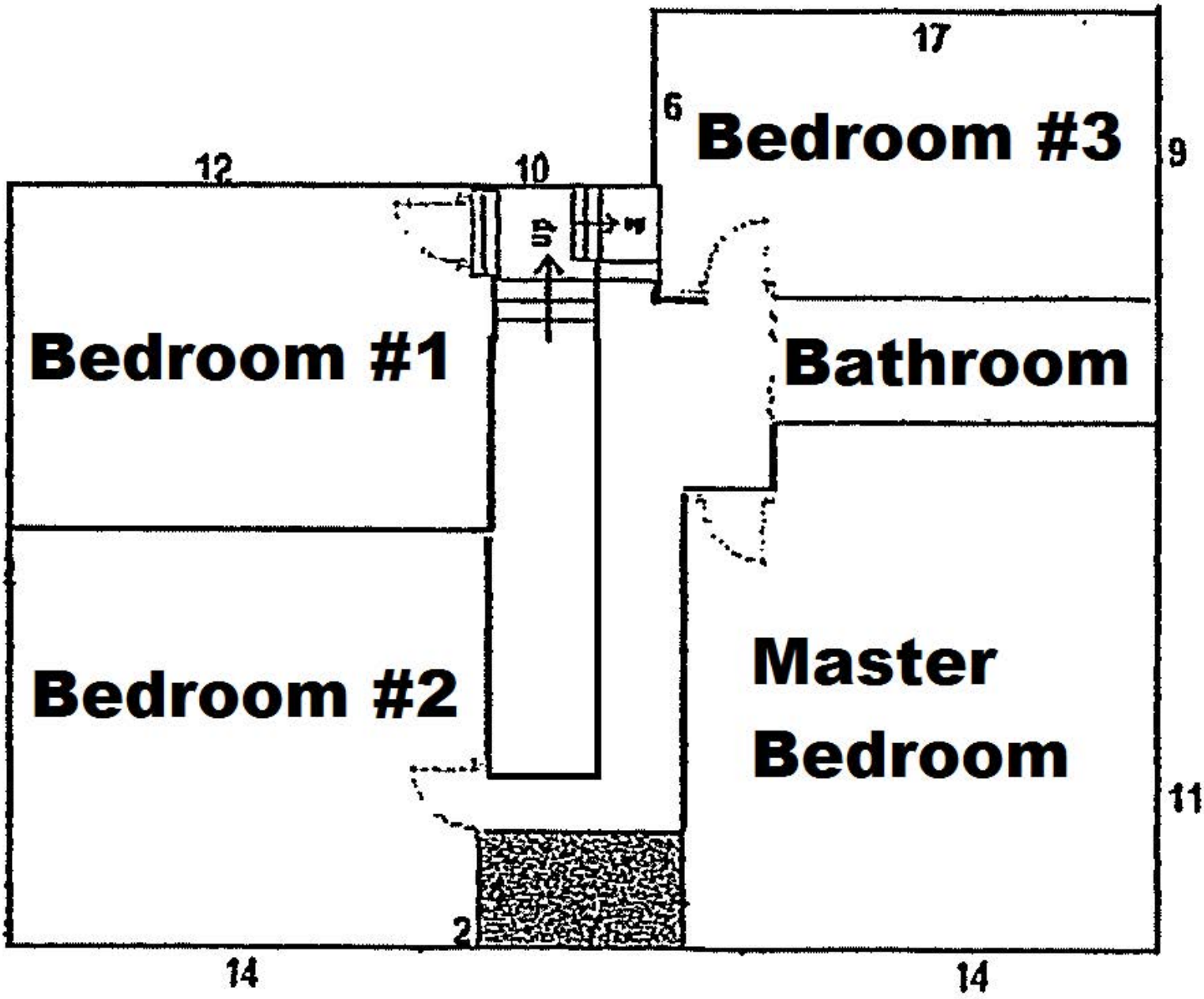
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Building #1

1st Floor

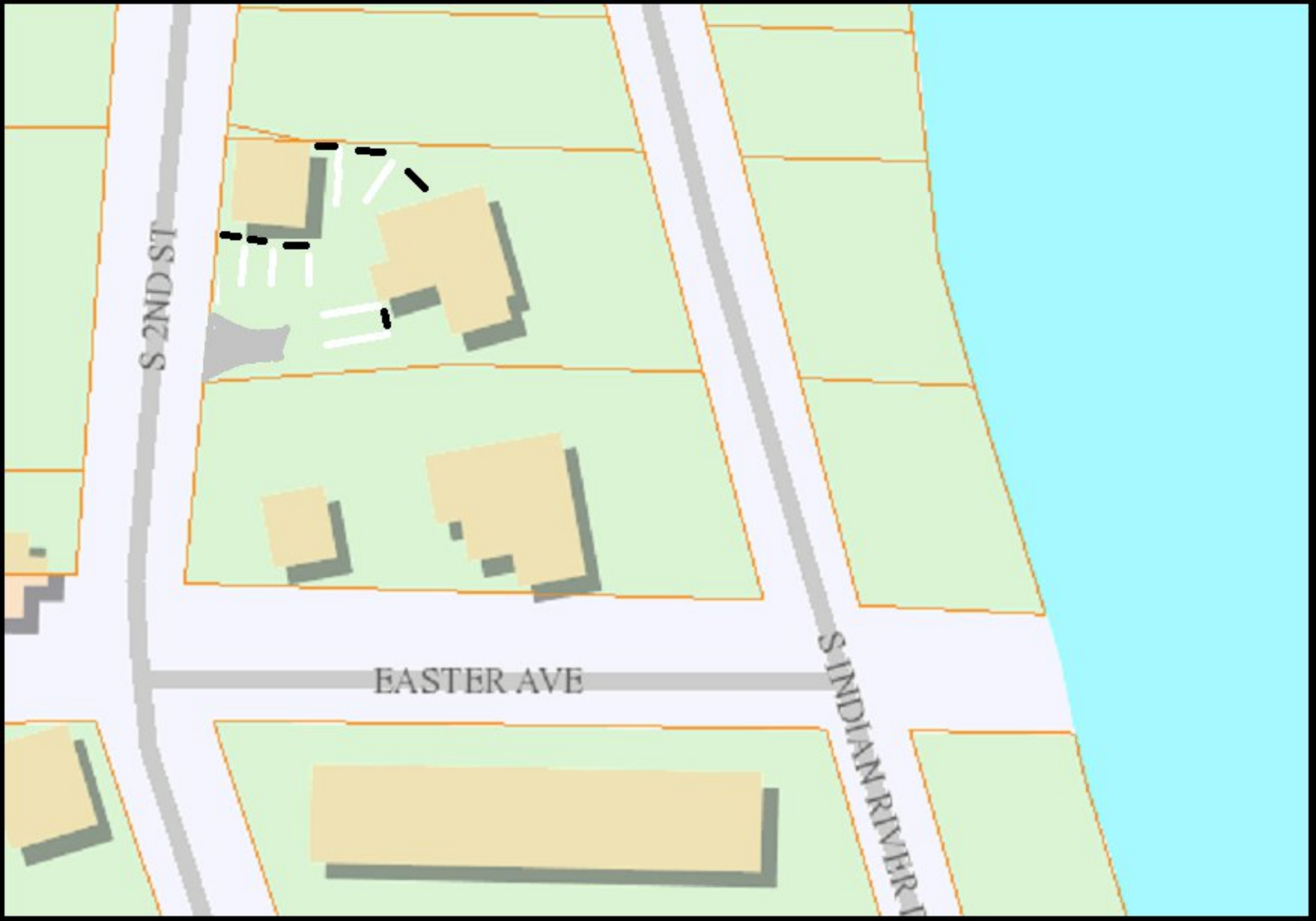
(Facing S. Indian River Dr.)



Building #1

2nd Floor

(Facing S. Indian River Dr.)



N
W E
S

515 S. Indian Rive Drive
Conditional Use with No New Construction

Parking Site Plan

(7) Spaces

FORT PIERCE, FL
THE SUNRISE CITY

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Kris Einstein
207 Orange Avenue, Suite K
Fort Pierce, FL. 34950

Re: Brett Residence – Conditional Use (Bed & Breakfast)

Dear Ms. Kris Einstein,

The following are comments from the Planning Department's review of the application for a Conditional Use application for a Bed and Breakfast in the C-1, Office Commercial Zone (Please Provide a Written Response to all responsible Departments):

1) Per City Code Section 22-62. Sidewalks (b)

Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when the following event occurs:

(4)

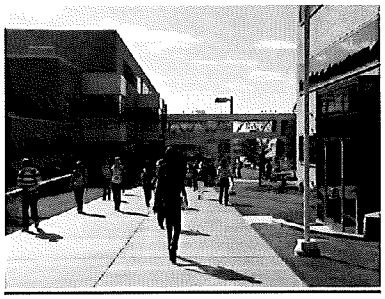
Plans submitted for site plan, conditional use, PD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.

(d) *Where required:* Sidewalks and sidewalk linkages shall be installed in the following areas:

Example of sidewalks along property boundaries

(2)

Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way.

		
Example of connectivity to parking lot	Example of connectivity to the street	Example of connectivity between buildings

As stated by City Code Section 22-62; Sidewalks linkages are required. Please provide clarification of the timeline for installation.

Please provide a response with information for the proposed Sidewalk Linkages that are required.

2) Per City Code Section 22-60. Off-street Parking and Loading (d) Commercial Uses

(b) Motels, hotels, and resort hotels; such as bed and breakfasts are required 1.1 *parking* spaces for each unit less than 500 square feet and 1.6 spaces for each unit 500 square feet or larger. If there are accessory uses provided therein, additional off-street *parking* shall be provided for those accessory uses at the rate of 50 per cent of the requirements for such uses as provided in subsections thereof.

Please install one (1) handicap space per City Code Section 22-60 Off-Street Parking and Loading;

Please install a bicycle rack (two (2) - space minimum) for guests per City Code Section 22-60 Off-Street Parking and Loading;

Please provide the proper documentation stating the available and/or not available parking spaces and square footage for all bed and breakfast units.

Please provide a parking layout of where all parking spaces; including handicap accessible spaces.

3) 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;

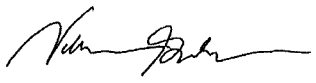
4) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;

5) Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;

6) The applicant files for and obtains a City of Fort Pierce Business Tax License within fourteen (14) days of Conditional Use approval.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,



Vennis Gilmore
Planning Analyst

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official

RE : 515 S. Indian River Drive – Brett Residence CU with No New Constr.

DATE : September 21, 2017

The proposed may trigger the following requirements:

1. ADA Parking accessibility
2. Accessible route to Indian River Drive
3. Vertical Accessibility
4. Fire sprinklers and alarms
5. Possible Historic Designation

PT/km

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planning Analyst

FROM : John R. Andrews, P.E., City Engineer JRA

RE : Brett Residence Conditional Use
515 South Indian River Drive
TRC No. 17-04000008

DATE : September 21, 2017

This is to advise you that we have completed the review of the following documents as received by this office on September 13, 2017:

- [x] Conditional Use Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [ ] Approval of Site Plan
- [x] Approval of Conditional Use
- [ ] 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 conditions of approval

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\B\Brett Residence\Conditional Use\Submittal #2\CU Approval Memo - 092117.docx

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Frank Creyaufmiller**; **John George**; **Marcia Baker**; **Brian Paul**; **Bob Burdge**, **Chairman**

Absent: **Tim O'Connell**; **Michael Broderick**

Staff Present: Rebecca Grohall, Planning Director
Kori Benton, Senior Planner
Vennis Gilmore, Planning Analyst
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

Motion was made by John George, and seconded by Marcia Baker to approve the absences of Mr. O'Connell and Mr. Broderick.

AYE: **John George**, **Marcia Baker**, **Brian Paul**, **Frank Creyaufmiller**, **Chairman Bob Burdge**

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE

Mr. Paul was made a regular voting member for the meeting.

6. APPROVAL OF MINUTES

a. Minutes from the September 28, 2017 meeting

Approval of minutes deferred to next Planning Board meeting.

7. NEW BUSINESS

a. **Zoning Text Amendment - Designation of Overlay Districts South Beach Overlay - 601 Seaway Drive**

Mr. Benton gave an overview of the application and answered questions from the Board on the Waste Water Treatment Plant's relationship to the South Beach Overlay District, development plans and reuse of the property, continuity of the property, property meeting amendment standards, Comprehensive Plan review date, height consideration, size of the property versus Waste Water Treatment Plant, density of Harbour Isle, Conditional Use and mixed use buildings.

Ms. Baker disclosed she had met with the applicant. Chairman Burdge disclosed he had met with the applicant and also spoke to the applicant on a different date. Both Mr. George and Mr. Paul disclosed they had spoken with the applicant.

James H. McCarty Jr., Applicant Representative, disagreed with the conditions of the staff report and stated the Charrette findings were adopted but not put into place. Mr. McCarty also stated Ordinance 15-05, rezoning 601 Seaway Drive to C-5 Tourist Commercial, is ambiguous and according to the ordinance the South Beach Overlay was removed. Mr. McCarty stated the applicant wants the full C-5 zoning classification.

Harold Smythe, Owner Representative, stated the staff report was negative and the Charrette report documentation showed the property was never supposed to be in the South Beach Overlay district.

Ashton De Peyster, Owner, stated a company called Aqualia wants to buy the property along with the Waste Water Treatment Plant. Mr. De Peyster stated they can meet the three basic amendment standards. He stated his company is laying the ground work and making it attractive for a development partner. Mr. De Peyster answered questions from the Board on selling the property and developmental time due to environmental issues. Mr. De Peyster stated If you pass the text amendment, it will be one more thing a future developer will not have to do.

Carole Mushier, President of the South Beach Association, spoke against the text amendment. She stated she was at every single South Beach overlay meeting and the property was never considered not to be part of the overlay. Ms. Mushier went on to say that the Waste Water Treatment Plant property was never considered to be part of the overly because the city did not own the property and it was a strange use to be putting in a overlay. Ms. Mushier expressed it was never mentioned at the meetings that the rezoning to C-5 from R-3 removed the property from the South Beach overlay. Ms. Mushier also stated at no time did the Charrette report suggest that greater height and density be considered for the subject property but does mention it in relation to potential resort hotels on the Wastewater Treatment Plant property. Ms. Mushier explained the Charrette report says that 2-3 story and an occasional 4 story muti-family residential and townhouses line the remainder of the streets on the subject property and that hotels in the Charrette report are not on the subject site only on the Wastewater Treatment Plant property.

Bob Benton, Former Mayor, spoke against the text amendment. He stated he initiated most of the Charrettes in the city from 1996 and the city needed the support of the South Beach Association to finalize a referendum that was passed in the 80's for 4 stories-45 feet high. Mr. Benton said it took many years and the South Beach Overlay to legislate it. Mr. Benton said

the reality of moving the Waste Water Treatment Plant is on the back of the tax payers and rate payers until development in the Western part of the county grows, and the city has a better relationship with the county to have a joint venture. When the overlay was created Mr. Benton said it was basically the will of the people. Mr. Benton said that Mr. DePeytser came to see him after the hurricanes in 2004 with plans to build a 17 story building and he wanted to get density rights from his riparian rights. Mr. Benton stated he told him you can put boats there but you cannot add people to raise your density and this is not allowed in the state of Florida.

Steve Jaroski, Resident and Board President of Harbour Isle West, spoke against the text amendment and answered questions from the Board. He said he came to Ft. Pierce to escape the growth that is occurring to the south and the atmosphere in Fort Pierce is very important to him. Mr. Jaroski stated there are over 800 units in Harbour Isle that pay taxes, which makes a big contribution to the city. Mr. Jaroski asked the Board to not change the character of the island by putting up large buildings.

Walter Anderson, Resident of Harbour Isle West, spoke against the text amendment. He stated the owner of Causeway Cove never said they were going to build a hotel on the subject site.

Ms. Baker stated she cherishes the relative quiet way of life and she does not like a congested and crowded atmosphere. Ms. Baker also said that it is dangerous to have the development of the type Mr. De Peyster is referring to, because hurricane evacuations would be a nightmare and consideration has to be given that there will be increased evacuations as years go on,between global warming, sea rises and increased hurricanes.

Motion was made by Marcia Baker, and seconded by Frank Creyaufmiller to deny the text amendment as presented.

AYE: **Frank Creyaufmiller, Marcia Baker**
NAY: **Brian Paul, John George, Bob Burdge**
The motion failed to pass.

Chairman Burdge stated ithe text amendment would go to City Commission as a denial of the motion on the table. Ms. Grohall, stated she is not a attorney, but the motion to deny, failed to pass and an alternate motion is in order. Chairman Burdge said he will move the motion forward and let the City Commission decide.

Ms. Baker stated you need to have an alternate motion. Chairman Burdge said the motion was made and denied and it stands as it sits. Ms. Baker withdrew her motion. Mr. George stated as a point of order the Chair should ask for another motion to be made and if no one responds then the motion on the floor stands.

Ms. Grohall indicated that since the motion failed to pass, the Board can make an alternate motion.

Chairman Burdge passed the gavel.

Motion was made by Chairman Bob Burdge, and seconded by Brian Paul to approve the text amendment.

AYE: **Brian Paul, John George, Marcia Baker, Chairman Bob Burdge**
NAY: **Frank Creyaufmiller**
Passed

Chairman Burdge stated the first original motion was the motion that should have stood.

b. **Zoning Atlas Map Amendment - TLCD Properties LLC – 3530 S. US Highway 1**

Mr. Creagan gave an overview of the application.

Ian Osking, Applicant Representative, said the rezoning will make the property more marketable.

Motion was made by John George, **and seconded by Marcia Baker to approve with staff recommendations.**

AYE: **Frank Creyaufmiller**, **John George**, **Marcia Baker**, **Brian Paul**, **Chairman Bob Burdge**

Passed

c. **Conditional Use with No New Construction - Crownman FL LLC Residence - 515 S. Indian River Drive**

Mr. Gilmore gave an overview of the application and answered questions from the Board on where the manager will reside and if anyone is living in building two.

Kris Einstein, Applicant, provided additional information and answered questions from the Board regarding breakfast options.

Motion was made by John George, **and seconded by Marcia Baker to approve with recommendations.**

AYE: **John George**, **Marcia Baker**, **Brian Paul**, **Frank Creyaufmiller**, **Chairman Bob Burdge**

Passed

d. **Conditional Use with New Construction - Dockside View Marina - 1136-1172 Seaway Drive**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the current status of the vacant lot being used for auxiliary parking.

Mr. Creyaufmiller disclosed he went on a site visit and had a discussion with the applicant.

Rob Schwerer, Applicant Representative stated he has no problems with staff's conditions. Mr. Schwerer explained this is phase one of a multi-phase project and the parking across the street is not essential to this project and is being looked at totally separate. Mr. Schwerer stated they have phase two plans, which is going to be a reconstruction of a hotel/motel facility in the center with underground parking and the parcels across will be adjoined.

Motion was made by Frank Creyaufmiller, **and seconded by Marcia Baker to approve with staff recommendations.**

AYE: **Marcia Baker**, **Brian Paul**, **Frank Creyaufmiller**, **John George**, **Chairman Bob Burdge**

Passed

e. **Conditional Use with No New Construction - Slimane Adult Congregate Living Facility (ACLF) - 614 N. 7th Street**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the rationale and look of the crosswalk. Mr. Benton explained that staff is looking at providing safe access and tie into the existing sidewalk facilities provided within the city.

Mike Menard, Architectonic, provided additional information and answered questions from the Board. Mr. Menard stated he has no problems with the cross walk and they are creating more pedestrian space in the back with a landscape garden area for the residents.

Motion was made by John George, **and seconded by Marcia Baker to approve with the following six recommendations.**

1) The floor plan is adjusted or the two (2) eastern most bedrooms are eliminated to ensure the ACLF use does not occupy a portion of the building located within twenty (20) feet of the right-of-way as restricted by City Code Section 22-87;
2) The site improvements include a safe and efficient sidewalk linkage shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way, pursuant to City Code Section 22-62 (b) & (d)(2). This shall include at least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way;
3) The applicant integrate designated outdoor space for occupants on-site;
4) The applicant permits and completes a crosswalk at the 6th Street side of the establishment to provide safe pedestrian connectively from the site to the adjacent McDonald's café and restaurant to the east;
5) A signed and sealed survey is provided with any site work permits to complete the improvements proposed; and
6) The applicant establishes a emergency management plan, consistent with Agency for Health Care Administration (AHCA) and Florida Department of Elder Affairs Rule 59AER17-1, to include protocols for the facility and patients which includes the acquisition and installation of a sufficient generator equipped to ensure ambient temperatures will be maintained at 80 degrees or less for a period of a minimum of ninety-six (96) hours in the event of the loss of electrical power, storage and safe maintenance of sufficient fuel to operate said generator(s) is provided, and a contract for services necessary to maintain and test the equipment and its functions to ensure the safe and sufficient operation of the generator system.

AYE: **Brian Paul**, **Frank Creyaufmiller**, **John George**, **Marcia Baker**, **Chairman Bob Burdge**

Passed

f. **Site Plan & Design Review - Dollar Tree - 4008 Okeechobee Road**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the positioning of the building and the landscape buffer.

Jason Gunther, Applicant Representative from Thomas Engineering, provided additional information on the site layout. Mr. Gunther said If the landscape buffer is going to be resolved by subdividing the property then his objections go away.

After the vote Chairman Burdge asked Mr. Gunther to ask the developer to maintain the landscaping due to landscape maintenance issues with other Dollar stores.

Motion was made by Frank Creyaufmiller, and seconded by Marcia Baker to approve the project with the conditions listed below:

1) The trees proposed within the eastern landscape buffer are installed within twelve (12) months of a Certificate of Occupancy (CO) issued for Dollar Tree or a final plat subdividing the property eliminating the tree requirement.
2) The applicant incorporates an additional 2-4 trees, or appropriate landscaping in scale with the façade, to frame the western elevation in compliance with Chapter 22-59 – Design Review.
3) The final ground sign design is in compliance with City Code Section 22-59 (g) signs.
4) Future Development of the eastern parcel accommodates cross access to 3900 Okeechobee Road (Moonswiners BBQ).

AYE: **Frank Creyaufmiller**, **John George**, **Marcia Baker**, **Brian Paul**, **Chairman Bob Burdge**

Passed

8. BOARD COMMENTS

Mr. George stated he believes in development and he does not want to stop development within Fort Pierce. He said he would like to see something on the 601 Seaway Drive property and keep the process moving.

Chairman Burdge agreed with getting something built on the property, moving it forward, working with staff on height concerns and making sure the applicant come backs to the Planning Board and City Commission so they can not automatically get super structures without anyone telling them they can't do it or under certain conditions.

Mr. George asked the status of the noise issue with Dogs and Cats Forever. Ms. Grohall provided an update explaining a successful meeting was held with the applicants and residences addressing the residences concerns.

Mr. George asked why the Board does not have an attorney. Ms. Grohall stated the attorney informed the City Commission that he would not be representing the Planning Board any longer.

Chairman Burdge asked the Board if they desire to have legal representation. The Board stated it would be helpful. Chairman Burdge said the Board could go for outside council but the city would have to determine where the funds would come from.

The Board discussed the voting motion process on the Zoning Text Amendment for 601 Seaway Drive.

Mr. George asked if the legal department said anything about the new Planning Board procedures. Ms. Grohall stated that the legal department has no reviewed the procedures. Mr. George stated he wants to keep a point of order.

9. ADJOURNMENT

City Commission Regular Meeting **12.d.**

Meeting Date: 11/06/2017

Re: Dogs & Cats Forever - 4600 Selvitz Road

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing (Waived) - Ordinance No. 17-033 - An ordinance rezoning property located at 4600 Selvitz Road, Dogs and Cats Forever. FIRST READING

SUMMARY:

- The subject site was annexed into the City of Fort Pierce in 2012. However, due to a scrivener's error; the site's zoning and future land use were never changed to fit the City of Fort Pierce's comprehensive development plan. At the time of the site's annexation there was no compatible zoning district. Given the existing use and the current zoning designation of the site, the site is considered to be nonconforming with regard to use.
- The applicant is requesting the approval of a Future Land Use Map Amendment from RS, Residential Suburban to INST, Institutional and a Zoning Atlas Amendment (Rezoning) from AR-1, Agricultural Residential to PD, Planned Development.

  At the request of adjacent neighbors, the Applicant has agreed to install a six foot high wall to buffer the residential properties to the east. The residents, at a meeting specifically to address this issue, agreed this would satisfy their concerns.

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 that the City Commission, **approve** the proposed amendments.

ALTERNATIVES:

- Approval with conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Planning Analyst

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Director

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

17-033
Staff Report
Application - Zoning Atlas Admendment
Application - Future Land Use Map Amendment
Project Narrative
Deed
Property Record Card
Site Aerial
Zoning & FLU Maps
Location Map
Survey
Site Plan
Landscape Plan
TRC Comments
Planning Board Minutes
Proof of Publication
Signed Attendance List

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/01/2017 09:58 AM

Form Started By: Vennis Gilmore
Started On: 10/16/2017 05:29 PM
Final Approval Date: 11/01/2017

ORDINANCE NO. 17-033

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING PROPERTY** GENERALLY LOCATED AT **4600 SELVITZ ROAD** FROM COUNTY AR-1, AGRICULTURAL RESIDENTIAL, ZONING CLASSIFICATION AND CITY RL, LOW DENSITY RESIDENTIAL, FUTURE LAND-USE CLASSIFICATION, TO CITY PD, PLANNED DEVELOPMENT, ZONING CLASSIFICATION AND CITY INST, INSTITUTIONAL, FUTURE LAND-USE CLASSIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 2, 2013, Ordinance No. L-304 was approved for annexing property located at 4199 and 4600 Selvitz Road; and

WHEREAS, the zoning and future land-use classification for 4600 Selvitz Road (Parcel ID 2432-333-0001-000-3) in said Ordinance No. L-304 retained a County AR-1, Agricultural Residential 1 du/ac, zoning classification and was assigned a City RL, Low Density Residential, future land-use classification ; and

WHEREAS, the owner/applicant seeks rezoning of the subject property; and

WHEREAS, it is proper to rezone the property from County AR-1, Agricultural Residential 1 du/ac, zoning classification, and City RL, Low Density Residential, future land-use classification to City PD, Planned Development, zoning classification and City INST, Institutional, future land-use classification;

WHEREAS, proposed zoning atlas map amendment (rezoning) is consistent with City Code 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their September 28th, 2017 meeting voted unanimously to recommend approval of the request; and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISION OF THE CITY OF FORT PIERCE, FLORIDA AS FOLLOWS:

SECTION 1. From and after the effective date hereof, the following described property is hereby rezoned as follows:

A. Parcel ID: 2432-333-0001-000-3: 32 35 40 SW 1/4 OF SW 1/4 OF SW 1/4- LESS RD R/W AND LESS ADDL RD R/W IN OR 3079-9- (8.48 AC) (OR 3046-54)

and further depicted on Exhibit “A”, attached hereto and incorporated herein, shall be and the same is hereby rezoned from County AR-1, Agricultural Residential 1 du/ac, zoning classification and City RL, Low Density Residential, future land-use classification, to City PD, Planned Development, zoning classification, and City INST, Institutional, future land-use classification; said property being located at 4600 Selvitz Road in Fort Pierce, Florida.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof in conflict herewith are and the same shall be repealed

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____

James M. Messer
City Attorney

STATE OF FLORIDA

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. 17-033 was duly advertised in accordance with Section 171.044(2) of the Florida Statues in the St. Lucie News Tribune on October 22, 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 November 6, 2017; and was duly introduced, read by title only and passed on second and final reading on November 20, 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 20th day of November 2017.

_____

Linda Hudson
Mayor Commissioner

ATTEST:

_____

Linda W. Cox
City Clerk

(CITY SEAL)

Exhibit 1


SELVITZ RD
SELVITZ ROAD
2432-333-0001-000-3
(8.48 Acres)
DEVINE ROAD
DUNN RD
DUNN ROAD
73
74
N
W
E
S

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 Future Land Use and Zoning Map Amendments**
Dogs & Cats Forever
4600 Selvitz Road

DATE: October 18, 2017

STAFF REPORT

Owner(s):
Dogs & Cats Forever
4600 Selvitz Road
Port St. Lucie, FL. 34981

Applicant:
Atlantic Civil Engineering, Inc.
774 W. Midway Road
Fort Pierce, FL. 34982

Applicant's Request:
Approval of a Future Land Use Map Amendment from RS, Residential Suburban to INST, Institutional and a Zoning Atlas Map Amendment (Rezoning) from AR-1, Agricultural Residential to PD, Planned Development in order to reflect the existing use of the site.

Location:
4600 Selvitz Road

Parcel ID:
2432-333-0001-000-3

Current Future Land Use:
Residential Suburban (RS)

Proposed Future Land Use:
Institutional (INST)

Current Zoning:
Agricultural Residential (AR-1)

Proposed Zoning:
Planned Development (PD)

Surrounding FLU & Zoning:

North	East	South	West
INST/OS1	RS/AR-1	RS/AR-1	P-F/INST

Site Size:
8.48 acres

Utilities: FPUA

Staff Analysis:

Request

The applicant is requesting the approval of a Future Land Use Map Amendment from RS, Residential Suburban to INST, Institutional and a Zoning Atlas Amendment (Rezoning) from AR-1, Agricultural Residential to PD, Planned Development.

The subject use has been operational since 2010. The no-kill animal shelter currently consists of one (1) building (9,106 sq. ft.), 23 parking spaces, and 2 storage sheds. The applicant is proposing to add an additional 20, 974 square feet which is reflected in future planned-development site plan.

Table 1 demonstrates pertinent existing and proposed data for the subject site.

Table 1: Existing and Proposed Site Data

	Existing	**Proposed**
Zoning	AR-1	PD – Planned Development
Future Land Use (FLU)	RS	INST - Institutional
Land Use Objective	The Residential Suburban (RS) land use category is intended to act as a transitional area between the agricultural areas and the more intense residential areas in the eastern portion of the County. This category is found predominantly along the western edge of the urban form, but is also appropriate for areas of special environmental concern such as along the North Fork of the St. Lucie River and the Indian River Lagoon. The RS designation is intended for large lot, single-family detached residential dwellings, at a density of one to two units per gross acre. These areas are not required to be served with central utilities; however when at all practical, service connections should be required.	The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions and government offices. A maximum of 1.0 FAR is permitted.
Land Use Breakdown	N/A	N/A

History

The subject site was annexed into the City of Fort Pierce in 2012. However, due to a scrivener's error; the site's zoning and future land use were never changed to fit the City of Fort Pierce's comprehensive development plan. At the time of the site's annexation there was no compatible zoning district. Given the existing use and the current zoning designation of the site, the site is considered to be nonconforming with regard to use. Per Article VII of the City Code, the site would be allowed more flexibility for growth and expansion if it were re-zone to (PD) Planned Development. The (PD) Planned Development District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendments:

(1)The amendments are consistent with the comprehensive plan;

(2)The amendments 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 amendments will promote and protect the public health, safety and general welfare.

The proposed amendments are consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the Zoning designation of the site. Furthermore, the amendments 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 amendments promote and protect the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Technical Review Committee

All affected departments have reviewed the proposed Future Land Use Map Amendment and Zoning Atlas (re-zoning) Map Amendment with regards requirements of the City Code. No significant impacts to public facilities are immediately expected by the proposed amendment. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing by the Planning Board.

Planning Board Recommendation

The Planning Board, at their September 28th, 2017 meeting voted unanimously in favor to recommend approval of the requested Future Land Use and Zoning Atlas Amendment.

The Planning Board, at their September 28th, 2017 meeting also voted unanimously in favor to recommend approval of the requested Planned Development with the understanding the applicant is going to work out the noise issues with the residents of the neighborhood.

Staff, Atlantic Civic Engineering and concerned adjacent neighbors; organized and scheduled a meeting to discuss a sound barrier. Every interested party decided on October 3, 2017 as the date to meet and discuss a sound barrier. There were 11 individuals in attendance. The applicant and neighbors came to an agreement that the each would support the building of a six (6) foot high stucco and painted-concrete wall along the eastern property line with some additional wrapping on the northern and southern ends of the Planned Development of Dogs and Cats Forever. An exact copy of the attendance sign-in list is available to view; as well as a typed version. The applicant has agreed to build a six (6) foot high stucco and painted – concrete wall along the eastern property line with some wrapping at the northern and southern sides. A site plan with the concrete wall as a sound barrier is provided for viewing.

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 that the City Commission, **approve** the proposed amendments.

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:

- [X] Warranty Deed & Legal Description
- [X] St. Lucie County Property Record Card
- [X] 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.
- [X] Current Survey
- [ ] Environmental Study
- [ ] Traffic Impact Report
- [ ] *** Capacity Analysis-Separate Form
- [ ] Drainage Analysis
- [ ] Historical Report
- [ ] 1 CD of all documents submitted in PDF
- [X] Other Site Plan

1. Property Address/Location: 4600 Selvitz Road, Fort Pierce, FL 34981
2. Property Tax ID(s): 2432-333-0001-000-3
3. Total Acreage: 8.48
4. Existing Future Land Use Designation: RS
5. Existing Zoning Classification: AR-1
6. Proposed Zoning Classification: P.D.
7. Other applications being submitted concurrent with this application, if any: Land use change, Site Plan

8. Describe the existing uses, improvements and structures on the amendment lands: Existing no-kill animal shelter

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: To initiate a zoning change to accommodate existing and future facilities consistent with the land development regulations of the City of Fort Pierce.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	INST	INST	I
South	RS-1	I	AR-1
East	RS	RL	AR-1
West	INST/VACANT	I	I-CO

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RS	AR-1	0 Residential; 9,106 sq. ft. animal shelter	8.48	X
Proposed	Institutional	P.D.	0 Residential; 10, 124 sq. ft. additional	8.48	N/A

II. Public Facilities Information: N/A; existing no-kill animal shelter

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

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

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

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

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

Impact	No additional stormwater runoff or discharge is anticipated.

III. Transportation Analysis

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

12. Name of Owner(s): Dogs & Cats Forever
Mailing Address: 4600 Selvitz Road
City Fort Pierce State FL Zip 34981
Phone # 772.485.4458
E-mail: Marseph@aol.com

13. Name of Applicant: Keri Burgess/Dogs & Cats Forever
Mailing Address: 4600 Selvitz Road
City Fort Pierce State FL Zip 34981
Phone # 772.489.5454 Fax #
E-mail: Marseph@aol.com

14. Name of Representative: Richard Laventure/Atlantic Civil Engineering, Inc.
Mailing Address: 774 W. Midway Road
City Fort Pierce State FL Zip 34982
Phone # 772.398.1520 Fax # 772.398.1521
E-mail: gatorrr@msn.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☑ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Vicki R. Parker 8/1/17
Applicant's Signature Date

4600 Selvitz Road, Fort Pierce	FL	34981
Address	State	Zip

772.489.5454		Marseph@aol.com
Phone	Fax	E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature 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.

KERI BURGESS/DOGS & CATS FOREVER 772-489-5454

Property Owner's Name (Please Print) Phone

4600 Selvitz Rd. Fort Pierce, FL

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 1 day of AUGUST, 2017, by KERI BURGESS who is personally known to me or has produced _____ as identification.

Elizabeth Goodlunis

Signature of Notary (seal)

ELIZABETH GOODLUNIS
Notary Public - State of Florida
My Comm. Expires Jan 30, 2018
Commission # FF 087982

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

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 Site Plan

1. Property Address/Location: 4600 Selvitz Road, Fort Pierce, FL 34981
2. Property Tax ID(s): 2432-333-0001-000-3
3. Total Acreage: 8.48 AC
4. Existing Future Land Use Designation: RS
5. Existing Zoning Classification: AR-1
6. Proposed Zoning Classification: P.D. Dogs & Cats Forever
7. Other applications being submitted concurrent with this application, if any: Re-zoning; site plan
8. Describe the existing uses, improvements and structures on the amendment lands: Current no-kill animal shelter.
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: To facilitate harmony between existing and future use of the property and the land development regulations of the City of Fort Pierce.

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	INST	INST	I
South	RS-1	I	AR-1
East	RS	RL	AR-1
West	INST/VACANT	I	I-CO

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RS	AR-1	0 Residential; 9,106 sq. ft. animal shelter	8.48	X
Proposed	Institutional	P.D.	0 Residential; 10,124 sq. additional	8.48	N/A X

II. Public Facilities Information: N/A; existing No-Kill Animal Shelter

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

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

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

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

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

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

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	**No additional stormwater runoff or discharge is anticipated**

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

12. Name of Owner(s): Dogs & Cats Forever
Mailing Address: 4600 Selvitz Road
City Fort Pierce State FL Zip 34981
Phone # 772.485.4458
E-mail: Marseph@aol.com

13. Name of Applicant: Keri Burgess/Dogs & Cats Forever
Mailing Address: 4600 Selvitz Road
City Fort Pierce State FL Zip 34981
Phone # 772.489.5454 Fax #
E-mail: Marseph@aol.com

14. Name of Representative: Richard Laventure/ Atlantic Civil Engineering, Inc.
Mailing Address: 774 W. Midway Road
City Fort Pierce State FL Zip 34982
Phone # 772.398.1520 Fax # 772.398.1521
E-mail: gatorrr@msn.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☑ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature

Date 8.1.17

4600 Selvitz Road, Fort Pierce
Address

State FL 34981 Zip

772.489.5454 Fax Marseph@aol.com
Phone 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.

KERI BURGESS / DOGS & CATS FOREVER 772-489-5454
Property Owner's Name (Please Print) Phone

4600 SELVITZ RD. FORT PIERCE, FL
Address State Zip

Property Owner's Signature 8.1.17 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 1 day of AUGUST, 2017, by KERI BURGESS who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

ELIZABETH GOODLUNIS
Notary Public - State of Florida
My Comm. Expires Jan 30, 2018
Commission # FF 087982

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No:_____ Receipt No:_____

TRC Review:_____ Planning Board Review:_____ City Commission:_____

Ordinance No:_____ Date Approved:_____

ATLANTIC
CIVIL ENGINEERING

774 W. MIDWAY RD., FORT PIERCE, FL 34982
P: 772.398.1520 F: 772.398.1521
E: GATORRR@MSN.COM
CONSULTING ENGINEERS

PROJECT NARRATIVE

Rebecca Grohall
Planning Manager
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

RE: Dogs & Cats Forever
Our Reference Number: 2016.0034

Dear Ms. Grohall:

Dogs & Cats Forever is an existing no-kill animal shelter located at 4600 Selvitz Road, situated on 8.5 acres of land lying just north of Midway Road, within the City of Fort Pierce. The facility comprises 9,100 square feet and has been operational since 2010. We propose to add 10,124 square feet which is reflected in our attached site plan. Elevations of the proposed buildings are included with our application attached hereto.

The intent of our site plan, zoning and land use amendment application is to provide flexible development options (for existing and proposed improvements) by utilizing the Planned Development zoning district. Proposed uses within the site will include kennels, veterinary science and storage building(s), all relative to the operation of Dogs & Cats Forever. It is also our goal to amend the current RS land use designation to the more appropriate land use of Institutional. P.D. zoning and Institutional land use will afford this site the flexibility to maintain and expand their operations. These designations will also create harmony with the goals, objectives and policies of the City's comprehensive plan relative to density, traffic, open space and stormwater management. The ultimate justification for approval of our petition lies in the fact that the site has functioned in harmony with its' neighbors for over 7 years, while providing an invaluable community service.

We propose to maintain at least 20% open space with generous building setbacks buffering this site from surrounding sites. We anticipate zero negative impacts to off-site traffic, on-site environmental components and no increase in stormwater discharges.

Per Planned Development Guidelines, development parameters including permitted uses; applicable setbacks; allowable building area; off-street parking; landscaping, irrigation and signage standards have been provided for.

Thank you for your consideration and the warm reception the City of Fort Pierce has afforded us since our annexation in 2012. Should you have any questions, please do not hesitate to contact me directly.

Respectfully,

Richard C. Laventure
President

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3293638 OR BOOK 3046 PAGE 54, Recorded 12/24/2008 at 12:43 PM
Doc Tax: $3493.00

Prepared by:

Affordable Title Agency, LLC
3300 PGA Boulevard, Gardens Plaza, Suite 500
Palm Beach Gardens, Florida 33410

File Number: 08-681

General Warranty Deed

Made this November 3rd, 2008 A.D. By **Joseph K. Lopez, a married man**, whose post office address is: 2376 "C" Road, Loxahatchee, FL 33470, hereinafter called the grantor, to **Dogs and Cats Forever, Inc. a Florida non-profit corporation**, whose post office address is: 2012 Laurel Oak Lane, Palm City, FL 34990, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($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 Saint Lucie County, Florida, viz:

The Southwest ¼ of the Southwest ¼ of the Southwest ¼ of Section 32, Township 35 South, Range 40 East, excepting therefrom all rights of way of public roads and drainage canals, and the East 20 feet of the West 50 feet of the Southwest ¼ of the Southwest ¼ of the Southwest ¼ less the South 46 feet, in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **2432-333-0001-000-3**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2008.

Prepared by:

Affordable Title Agency, LLC
3300 PGA Boulevard, Gardens Plaza, Suite 500
Palm Beach Gardens, Florida 33410

File Number: 08-681

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:

Witness Printed Name Amarilys J Garcia

Witness Printed Name Tiana Balchan

Joseph K. Lopez (Seal)
Address: 2376 "C" Road, Loxahatchee, FL 33470

State of Fla

County of Palm Beach

The foregoing instrument was acknowledged before me this 3rd day of ~~November~~ December, 2008, by Joseph K. Lopez, a married man, who is personally known to me or who has produced drivers License as identification.

Notary Public

Print Name: Amarilys J Garcia

My Commission Expires: 2-22-2011

AMARILYS J. GARCIA
Notary Public - State of Florida
My Commission Expires Feb 22, 2011
Commission # DD 643314
Bonded Through National Notary Assn.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

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

Property Identification

Site Address: 4600 SELVITZ RD
Parcel ID: 2432-333-0001-000-3
Account #: 33001
Sec/Town/Range: 32/35S/40E
Map ID: 24/31N
Zoning: AR-1
Use Type: 7500
Jurisdiction: Fort Pierce

Ownership

Dogs and Cats Forever Inc
PO Box 880043
Port St Lucie, FL 34988

Legal Description

32 35 40 SW 1/4 OF SW 1/4 OF SW 1/4-LESS RD R/W AND LESS ADDL RD R/W IN OR 3079-9-(8.48 AC) (OR 3046-54)

Current Values

Just/Market:	$725,400	Assessed:	$725,400	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$725,400	Taxable:	$0	2016	$725,400	$725,400	$725,400	$0
				2015	$510,900	$510,900	$510,900	$0
				2014	$510,400	$510,400	$510,400	$0

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-03-2008	3046 / 0054	XX00	WD	Lopez,Joseph	$499,000
08-18-2003	1786 / 2112	XX04	WD	Gottlieb, Leon	$100
08-18-2003	1786 / 2110	XX04	WD	Gottlieb,Martin	$200,000

Primary Building Information

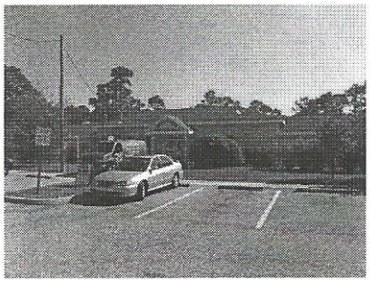
Finished Area of this building: 8,402 SF
Gross Area of this building: 9,737 SF

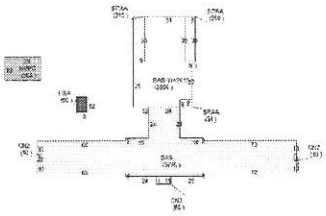
Exterior Data

View:
Roof Cover: Dim Shingle
Roof Structure: Hip
Building Type: LROF
Year Built: 2010
Frame:
Grade: Y_C
Effective Year: 2010
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):	8,402
Gross Area (SF):	9,737
Land Size (acres):	8.48
Land Size (SF):	369,389
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	2	2010
CEMENT CURB	1	346	2010
ASP2 LOW	1	9380	2010
CONCRETE LOW	1	4080	2010
CBSWall6"Blk	1	48	2010
Alumn Fen 4'	1	107	2011
CBSWall6"Blk	1	50	2011
COM POOL AVG	1	160	2011
POOL DK-AVG	1	504	2011
CHAINLINK 6'	1	1542	2011
CHAINLINK 4'	1	128	2011
CHAINLINK 6'	1	150	2014

This information is believed to be correct at this time but it is subject to change and is not warranted.
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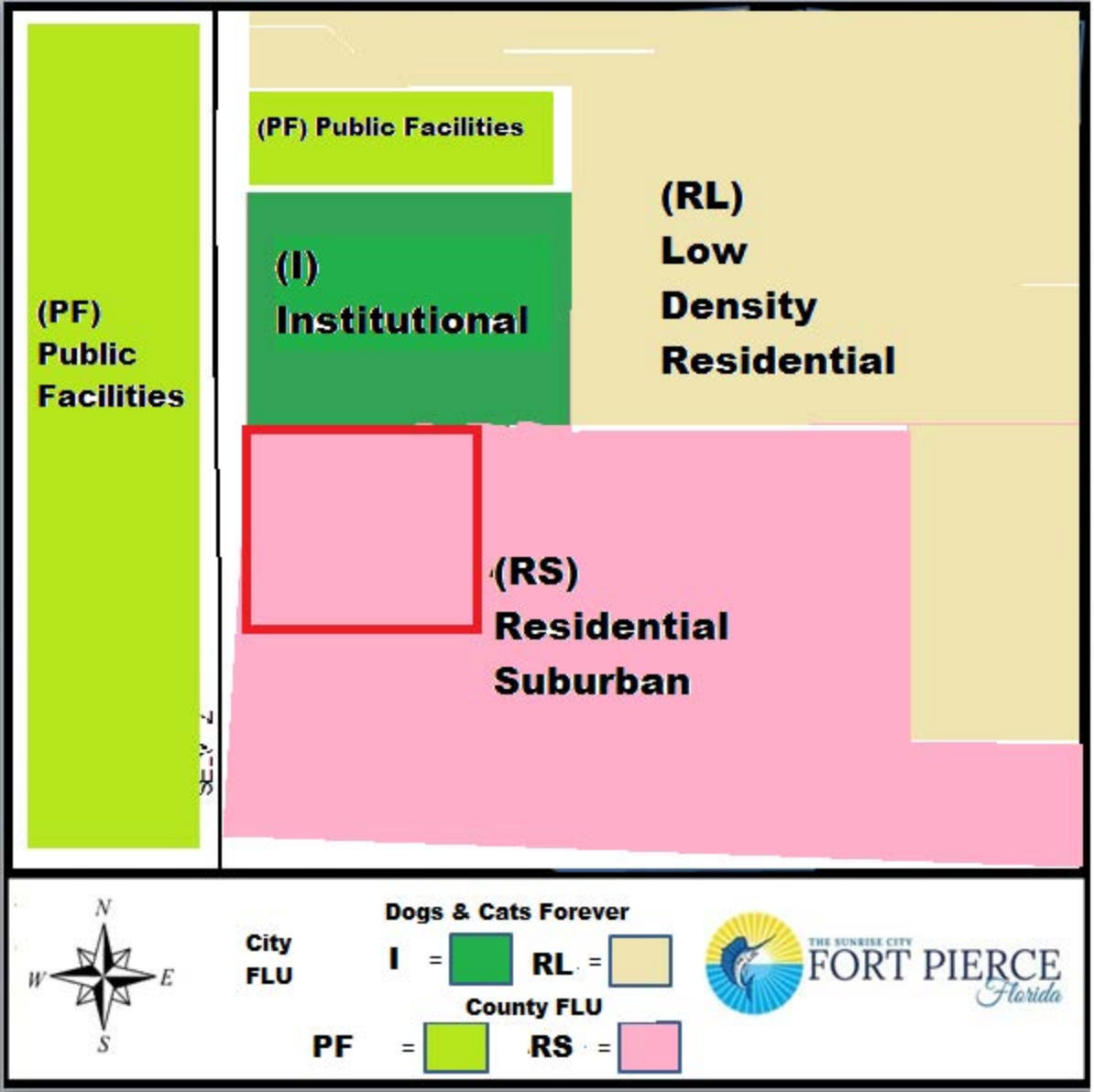
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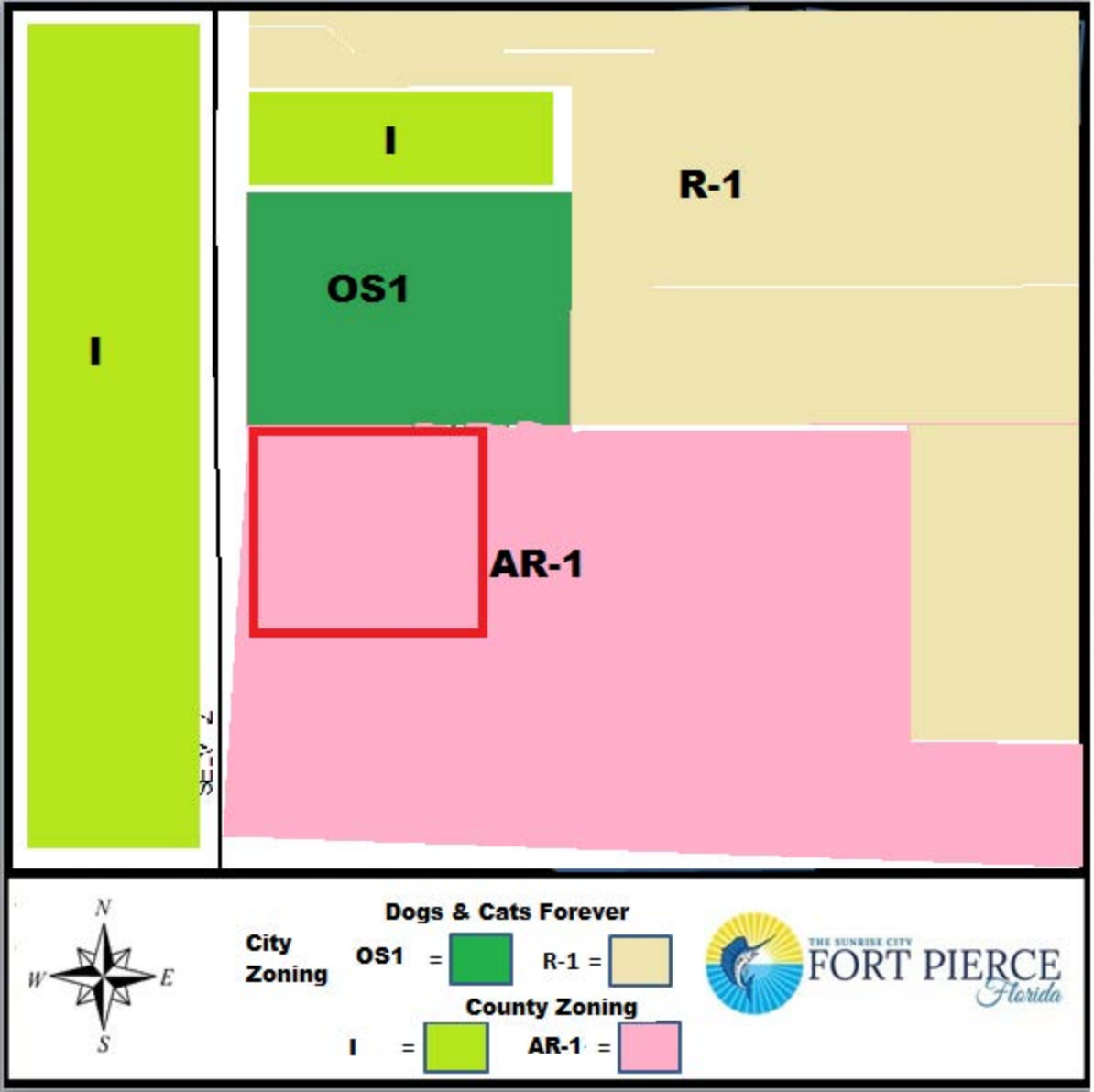
Dogs & Cats Forever

SITE AERIAL

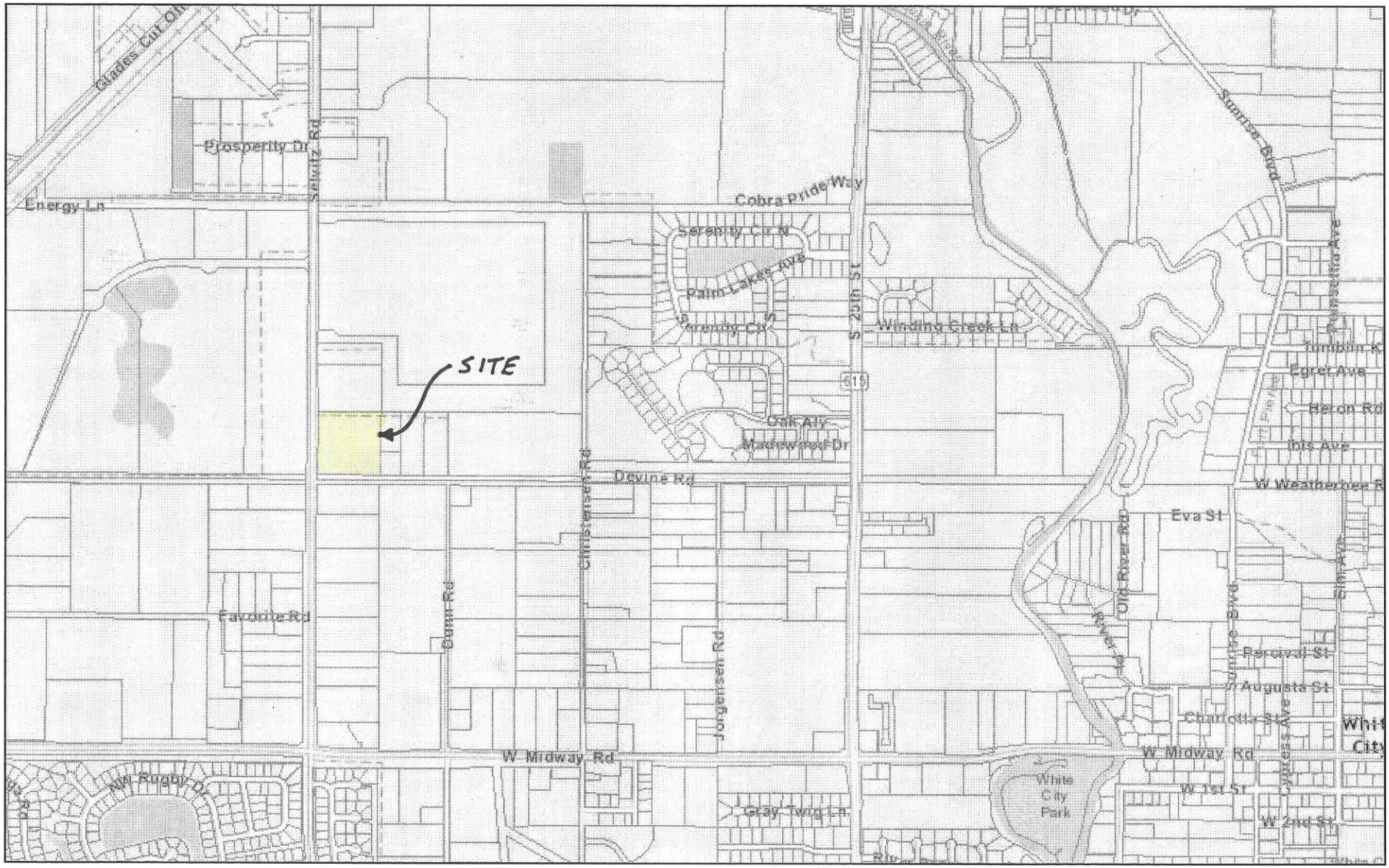
4600 Selvitz Road

THE SUNRISE CITY
FORT PIERCE
Florida


(PF) Public Facilities
(I) Institutional
(RL) Low Density Residential
(PF) Public Facilities
(RS) Residential Suburban
N
W
E
S
Dogs & Cats Forever
City FLU
I =
RL =
County FLU
PF =
RS =
THE SUNRISE CITY
FORT PIERCE
Florida


I
I
R-1
OS1
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AR-1
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Dogs & Cats Forever
City Zoning
OS1 =
R-1 =
County Zoning
I =
AR-1 =
THE SUNRISE CITY
FORT PIERCE
Florida

Michelle Franklin, CFA - Saint Lucie County Property Appraiser



August 1, 2017

1:18,056

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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

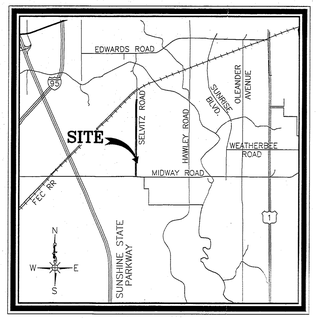
LEGEND

- Δ = CURVE CENTRAL ANGLE
- R = CURVE RADIUS
- L = CURVE LENGTH
- EL = ELEVATION
- (C) = CALCULATED
- (D) = DEED
- FND = FOUND
- ⦿ = BELLSOUTH PEDESTAL
- TOB = TOP OF BANK
- IR = 5/8" IRON ROD
- FPL = FLORIDA POWER AND LIGHT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- LB = LICENSED BUSINESS
- P.B. = PLAT BOOK
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- CM = CONCRETE MONUMENT
- ○ = FOUND #5 IR & CAP LB4286
- ▨ = ELECTRICAL BOX
- CONC = CONCRETE
- ⊠ = CURB INLET
- ☼ = LIGHT POLE
- IRC = 5/8" IRON ROD & CAP
- C.M. = CONCRETE MONUMENT
- WM = WATER MAIN
- = WOOD POWER POLE W/ GUY WIRE
- OHU = OVERHEAD UTILITIES
- ℄ = CENTERLINE
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- ▨ = CABLE BOX
- Ⓓ = DRAINAGE MANHOLE
- Ⓢ = SANITARY MANHOLE
- ⋈ = WATER VALVE
- ⊠ = CATCH BASIN
- SV = SANITARY VALVE
- Ⓦ = EXISTING WELL
- —X— = 6' CHAIN LINK FENCE
- —O— = 4' ALUMINUM FENCE
- FFE = FINISH FLOOR ELEVATION
- FND = FOUND
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- ALUM = ALUMINUM
- INV. = INVERT
- NGVD 29 = NATIONAL GEODETIC VERTICAL DATUM 1929
- NSLRWCD = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
- —W— = WATER SERVICE
- —S— = SEWER SERVICE
- = FIRE HYDRANT
- 18" = OAK TREE (AND SIZE)
- 13" = PINE TREE (AND SIZE)
- 13" = PALM TREE (AND SIZE)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



LOCATION MAP

NOT TO SCALE

SURVEY NOTES

1. THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
2. DESCRIPTION PROVIDED BY CLIENT AND/OR THEIR AGENT.
3. THE LAST DATE OF FIELD WORK WAS APRIL 4, 2017. (GPS)
4. UNDERGROUND IMPROVEMENTS AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD BEARING NORTH 00°04'38" EAST, AS MONUMENTED. ALL BEARINGS ARE RELATIVE THERETO.
6. PROPERTY LIES IN FLOOD ZONE X, PER FLOOD MAP 12111C0170 J, DATED 2-16-12.
7. PROPERTY CONTAINS 8.48 ACRES, MORE OR LESS.
8. OWNERSHIP OF FENCES IS UNKNOWN.
9. ANCILLARY (INTERIOR) DITCHES NOT SHOWN FOR CLARITY.
10. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, SETBACKS, RESERVATIONS AND RIGHT-OF-WAYS APPEARING IN THE PUBLIC RECORDS.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

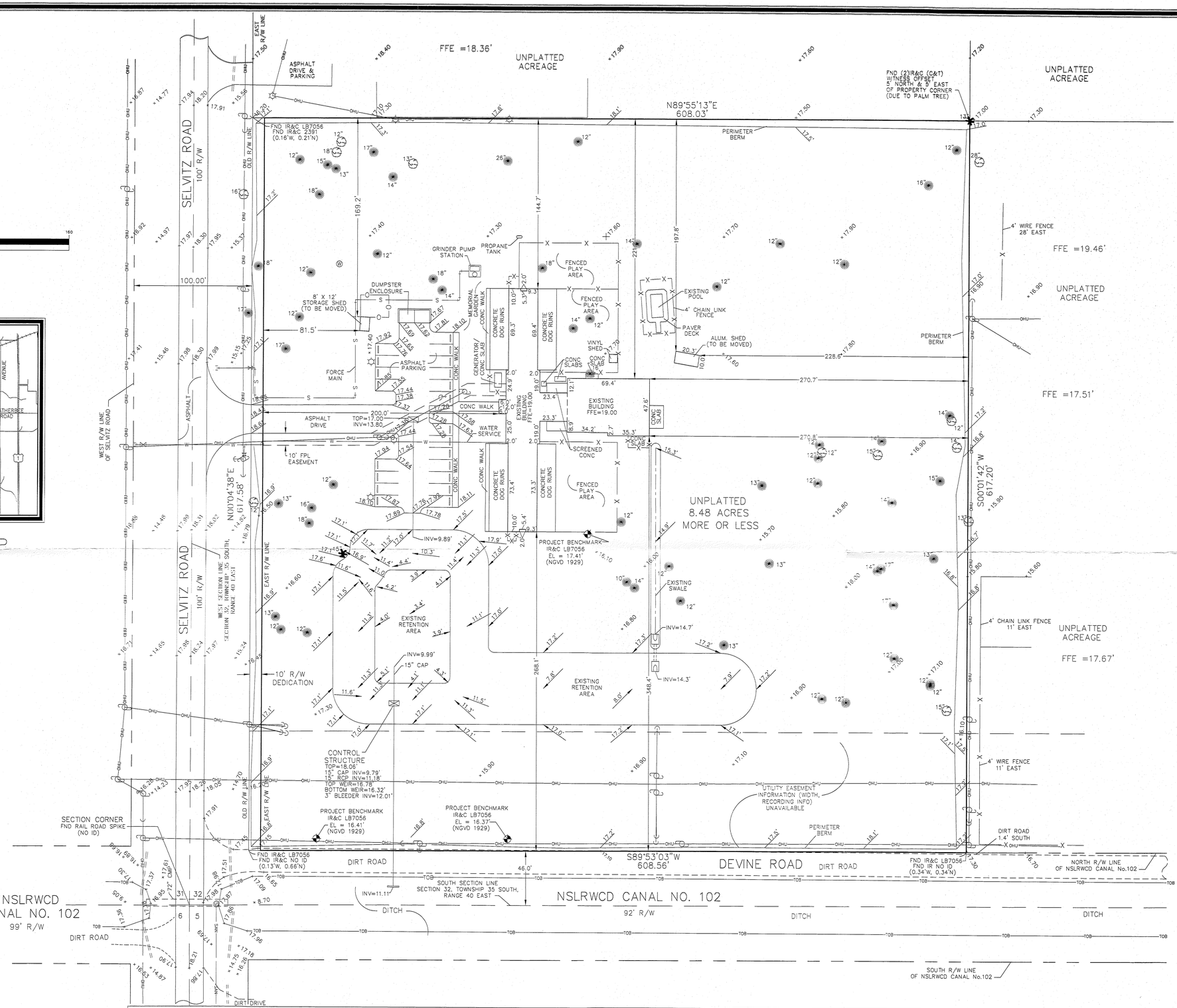
DESCRIPTION

THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST. EXCEPTING THEREFROM ALL RIGHTS-OF-WAY OF PUBLIC ROADS AND DRAINAGE CANALS, AND THE EAST 20 FEET OF THE WEST 50 FEET OF THE SW 1/4 OF THE SW 1/4 LESS THE SOUTH 46 FEET, IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST AS RECORDED IN O.R. BOOK 222, PAGE 49, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

DOGS AND CATS FOREVER, INC., A FLORIDA NON-PROFIT CORPORATION

RICHARD C. LAVENTURE — DATE 8/2/17
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209



BOUNDARY, TOPOGRAPHIC & TREE SURVEY

PREPARED FOR

DOGS AND CATS FOREVER

- REVISIONS -	BY	DATE
FINAL SURVEY + ADD CERTIFICATIONS	MWH	12/20/10
REVISE PROPOSED SHED (TO 8' X 12')	JOE M	1/24/11
UPDATE SURVEY	MWH	9/06/12
UPDATE SURVEY	JOE M	5/05/14
FORMBOARD SURVEY	JOE M	11/04/14
UPDATE SURVEY	MWH	4/10/17

	BY	DATE
FIELD	GMc	7/25/08
CALCS.	RCL	7/24/08
DRAWN	JPH	7/29/08
CHECKED	RCL	7/30/08
FILE REF. 05.0581	FIELD BK/PG 08-202,54, GPS & NOTES	

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
CIVIL ENGINEERING COORDINATION
774 W. MIDWAY ROAD
FORT PIERCE, FLORIDA 34982
(772) 398-6430 PHONE (772) 398-6426 FAX
LB 7056

DATE: 7-28-08
HORIZ. SCALE: 1"=40'
VERT. SCALE: N/A
JOB No. 08.1067
SHEET 1 OF 1

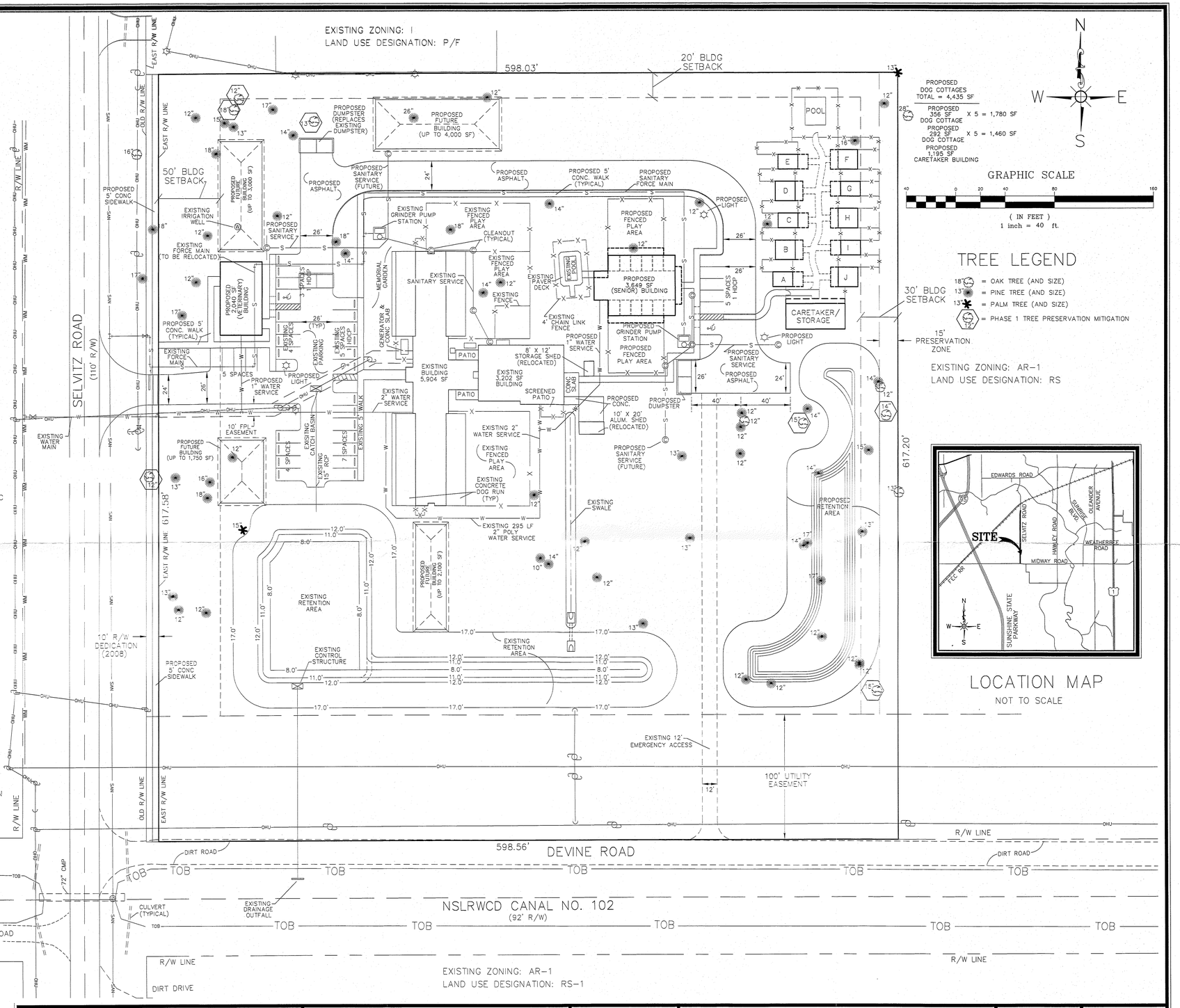
PROPOSED SITE DATA (PHASE 2)

COMPONENT	ACRES	SQ FT.	% OF SITE
EXISTING BUILDING	0.21	9,106	2.5
PROPOSED BUILDING	0.23	10,124	2.7
EXISTING PAVING	0.27	11,595	3.1
PROPOSED PAVING	0.46	20,193	5.5
EXISTING MISCELLANEOUS	0.15	6,334	1.7
PROPOSED MISCELLANEOUS	0.13	5,491	1.5
LAKE	0.78	34,000	9.2
PROPOSED LAKE (EXPANSION)	0.52	22,477	6.1
IMPERVIOUS	2.74	119,320	32.3 (ABOVE TOTAL)
OPEN SPACE	5.74	250,060	67.7
TOTAL SITE AREA	8.48	369,380	100.0

GENERAL NOTES

1. PROJECT NAME: DOGS AND CATS FOREVER PHASE 3
2. LOCATION: SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST FORT PIERCE, FLORIDA
3. OWNER: DOGS AND CATS FOREVER 4600 SELVITZ ROAD FORT PIERCE, FLORIDA 34981
4. APPLICANT: DOGS AND CATS FOREVER 4600 SELVITZ ROAD FORT PIERCE, FLORIDA 34986
5. ENGINEER: ATLANTIC CIVIL ENGINEERING, INC. 774 W. MIDWAY ROAD FORT PIERCE, FLORIDA 34982 PHONE: (772) 398-1520
6. SURVEYOR: LAVENTURE & ASSOCIATES, INC. 774 W. MIDWAY ROAD FORT PIERCE, FLORIDA 34982 PHONE: (772) 398-6430
7. DESCRIPTION: THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST. EXCEPTING THEREFROM ALL RIGHTS-OF-WAY OF PUBLIC ROADS AND DRAINAGE CANALS, AND THE EAST 20 FEET OF THE WEST 50 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 LESS THE SOUTH 45 FEET, IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST AS RECORDED IN O.R. BOOK 222, PAGE 49, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
8. PARCEL ID NO: 2432-333-0001-000-3
9. TYPE OF PROJECT: ANIMAL SHELTER
10. PROJECT SIZE: 369,380 SQ FT. (8.48 ACRES) GROSS AREA
11. BUILDING SIZE: 10,124 SQ FT. (0.23 ACRES) (PROPOSED ADDITION) 2.7%
12. FUTURE LAND USE: RS (RESIDENTIAL SINGLE FAMILY) (PROPOSED = INSTITUTIONAL)
13. EXISTING ZONING: AR-1 (AGRICULTURAL RESIDENTIAL/ST. LUCIE COUNTY) (PROPOSED P.D.)
14. FLOOD ZONE: ZONE X
15. PARKING: REQUIRED 7 SPACES PROVIDED 14 SPACES
16. DEVELOPMENT SCHEDULE: BEGIN CONSTRUCTION: DECEMBER 2017 CONSTRUCTION TO BE COMPLETED: 270 DAYS
17. UTILITY SERVICE: WATER SERVICE FORT PIERCE UTILITIES AUTHORITY SEWER SERVICE FORT PIERCE UTILITIES AUTHORITY
18. SITE DRAINAGE: THE STORMWATER MANAGEMENT SYSTEM WILL CONSIST OF ADDITIONAL DETENTION WITH AN EXISTING OUTFALL TO THE NSLRWCD CANAL NO. 102 AND WILL BE DESIGNED PER CITY OF FORT PIERCE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA.

EXISTING ZONING: I
LAND USE DESIGNATION: P/F



PROPOSED DOG COTTAGES TOTAL = 4,435 SF
PROPOSED 356 SF DOG COTTAGE X 5 = 1,780 SF
PROPOSED 292 SF DOG COTTAGE X 5 = 1,460 SF
PROPOSED 1,195 SF CARETAKER BUILDING

N
W E
S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

TREE LEGEND

18" = OAK TREE (AND SIZE)
13" = PINE TREE (AND SIZE)
13" = PALM TREE (AND SIZE)
12 = PHASE 1 TREE PRESERVATION MITIGATION

30' BLDG SETBACK
15' PRESERVATION ZONE

EXISTING ZONING: AR-1
LAND USE DESIGNATION: RS

LOCATION MAP

NOT TO SCALE

SITE PLAN

DOGS AND CATS FOREVER
PROPOSED ADDITIONS

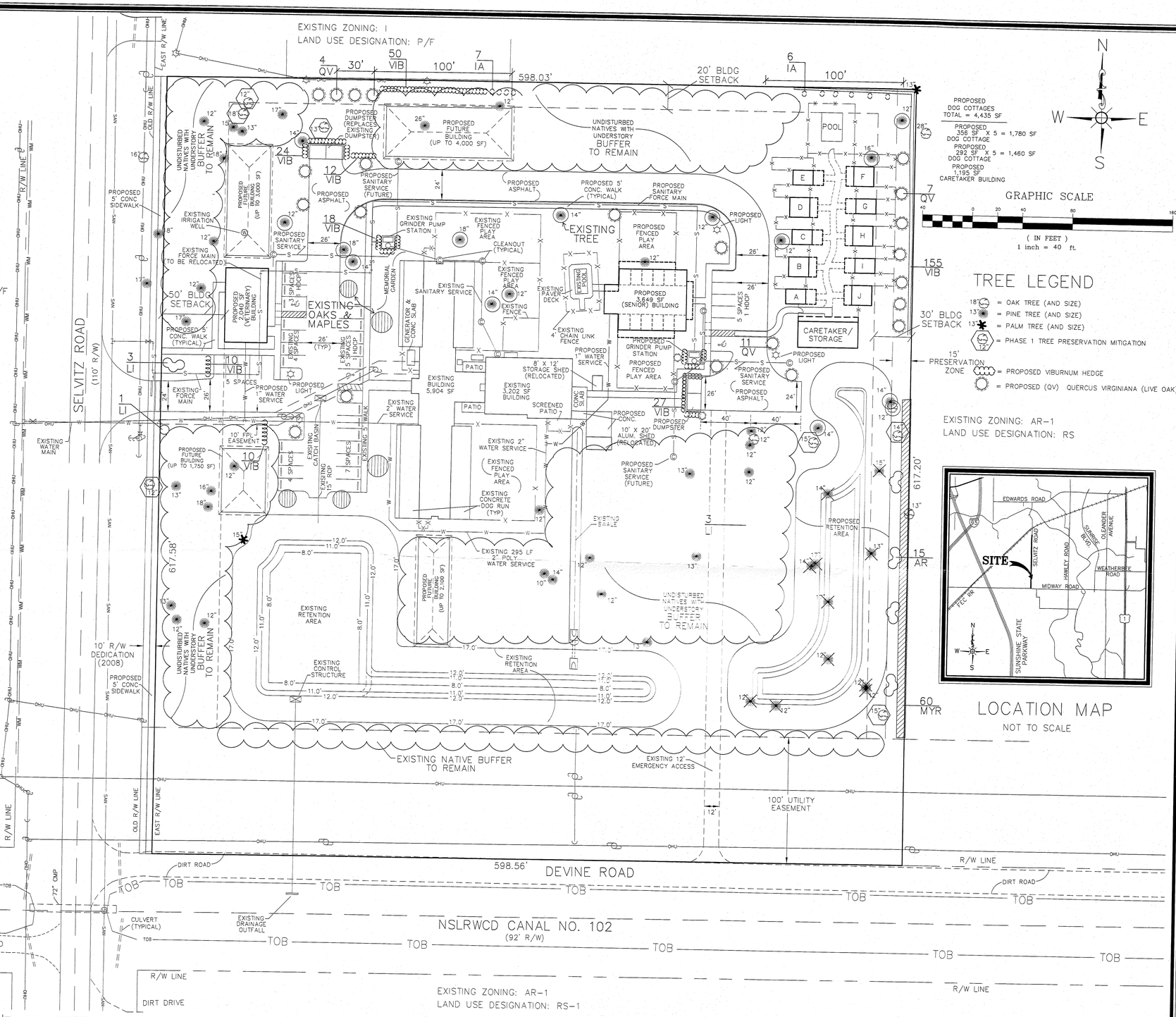
- REVISIONS -	BY	DATE

	BY	DATE
DRAWN	MWH	9/30/13
DESIGNED	JOE M	9/26/13
CHECKED	RCL	5/02/14
QA/QC	RML	5/05/14
SURVEY REF. 08.1067	DRAWING NAME 2012-0034 CONCEPT.DWG	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
774 W. MIDWAY ROAD
FORT PIERCE, FLORIDA 34982
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #27744

DATE: 6/22/17
HORIZ SCALE: 1"=40'
VERT SCALE: N/A

JOB No. 2012-0034
SHEET 1 OF 1



CITY OF FORT PIERCE LANDSCAPE REQUIREMENTS

Vehicular Use Area adjacent to Property Line
80 l.f. x 10 = 800/200 = 4 trees
Vehicular Use Area adjacent to Right-of-Way
70 l.f. x 10 = 700/200 = 4 trees
Stormwater Area adjacent to Property Line
300 l.f. x 10 = 3,000/200 = 15 trees
Buildings Adjacent to Property Line
390 l.f. x 10 = 3,900/200 = 20 trees
Interior Vehicular Use Area
Total VUA Existing and Proposed =
31,788 s.f./15 = 2,119.2 required interior landscape area
2,119.2 x .50 deduction for preserving interior trees above 14" (10 trees) = 1,059.6 required landscape area/100 = 11 trees

Mitigation for Native Trees over 14" = 0 trees required due to on-site preservation in perimeter areas to count as equivalent replacement trees.
Total Trees Required = 54

Plant List

15	AR - Acer rubrum	Red Maple	45 gal. or BB	12' ht. 2.5" min.cal.
13	IA - Ilex 'attenuata'	East Palatka Holly	45 gal. or BB	12' ht, 2.5" min.cal.
4	LI - Lagerstroemia indica	Lavender Crape Myrtle	45 gal. or BB	12' mlt.
22	QV - Quercus virginiana	Live Oak	45 gal. or BB	12' ht, 2.5 " min cal.
60	MYR Myrica cerifera	Wax Myrtle	30 gal. or BB	6' ht., mlt
256	VIB Viburnum obovatum	Walter's Viburnum	Container	24" ht. minimum

LANDSCAPE NOTES

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease sand insects at the time of installation.
2. Trees shall be a minimum of (12) feet in height and have a caliper of two and one-half (2 ½) inches at four and one half (4 ½) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting. 25% of all shrubs shall be Florida native.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. all landscaping within vehicular use areas shall be protected by a six inch non-mountable curb.
10. All existing native vegetation found on the site and is not in direct conflict with the proposed building or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material will be placed around the staked out locations of existing native vegetation.
11. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed vegetation.
12. Existing understory shall be maintained in areas of undisturbed native vegetation.
13. All Category 1 exotic plant species will be eradicated from the site.
14. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

GREG BOGGS DATE
FLORIDA LANDSCAPE ARCHITECT # LA0000901

PRELIMINARY LANDSCAPE PLAN

DOGS AND CATS FOREVER
PROPOSED ADDITIONS

- REVISIONS -	BY	DATE
REVISE PER CITY OF FP TRC COMMENTS	JOE M	9/1/17

	BY	DATE
DRAWN	MWH	9/30/13
DESIGNED	JOE M	9/26/13
CHECKED	RCL	5/02/14
QA/QC	RML	5/05/14
SURVEY REF. 08.1067	DRAWING NAME 2016-0034 CONCEPT.DWG	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
774 W. MIDWAY ROAD
FORT PIERCE, FLORIDA 34982
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #27744

DATE: 8/2/17
HORIZ SCALE: 1"=40'
VERT SCALE: N/A

JOB No. 2012-0034
SHEET 1 OF 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

August 16, 2017

Richard Laventure, PE
Laventure & Zeiss Engineering, Inc.
774 W. Midway Road
Fort Pierce, FL 34982
P: (772) 398.1520
F: (772) 398.1521

Re: **Technical Review – Dogs & Cats Forever**
Planned Development (ZAA, Development Plan, & FLUMA)
4600 Selvitz Road

Dear Mr. Laventure, PE,

The following are technical review comments from the Planning Department's review of the application for ***Planned Development.***

1) Pursuant to City Code Section Sec. 22-187. - General landscaping requirements.
(4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:
a. The strip shall be at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;
b. The landscape strip shall **include an average of at least one tree for each three hundred (300) square feet of required landscaped area.** The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and **shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.**
- There are two minor areas at the west end of the vehicular use area which should be planted with a hedge/shrubs to screen the use area from the ROW.

2) Pursuant to City Code Section 22-187 (7) Interior vehicular use areas. The development plan shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

-**Please integrate tree/landscape plantings within the various landscape areas within or immediately adjacent to the Parking Areas to provide consistency with these requirements.** When native trees are preserved *within* the parking areas, a reduction in the required area may be considered.

3)

4) Pursuant to City Code Section 22-60 (j) (1) a. the applicant or property owner shall affirm, or enhance, parking lot lighting at the minimum requirements of a minimum average of one (a) footcandles; prior to each CO.

5) Pursuant to the Concurrency request, and City Code Section 22-218, please provide traffic statements, via ITE trip generation manuals, for the various phases of development proposed, to present the anticipated trips from the expansion to the operation.

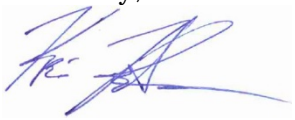
6)

General Notes:

- Please consider a stop bar/sign for the south bound drive aisle, east of the proposed Vet building.
- Are all of the trees within the scope of the "Proposed Rentention Area" planned for removal? Is it possible to preserved several of these trees?
- Please provide a detailed list of any trees over 12" that will be removed with the development plan, further identifying preservation for trees over 14", which have not been utilized for mitigation previously.

The development plan, or supplemental documents shall respond to or include the required components noted, and please provide written responses to each comment in order to expedite advancement to the Planning Board. If you have any inquiries or concerns, please let me know. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Senior Planner

CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, August 17, 2017 at 10:00 a.m. in the Fort Pierce City Hall Commission Chambers, 100 North U.S. Highway 1.

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Minutes**

   a. Minutes from the July 20, 2017 meeting

5. **New Business:**

   a. Planned Development & Zoning Atlas Amendment - Dogs & Cats Forever - 4600 Selvitz Road - (Vennis Gilmore)
      - W/WW Engineering: Approved
      - Electric & Gas Engineering: Approved

   b. Conditional Use - Mike's Arcade - 2732 S. US Highway 1 - (Kori Benton)
      - W/WW Engineering: Approved
      - Electric & Gas Engineering: Approved

   c. Minor Amendment to Site Plan & Conditional Use - Causeway Cove Marina & RV - 601 Seaway Drive - (Kori Benton)
      - W/WW Engineering: Approved
      - Electric & Gas Engineering: No objection. Approved as noted.

   d. Minor Amendment to Site Plan & Design Review - Sunrise VW - 5359 S. US Highway 1 - (Kori Benton)
      - W/WW Engineering: Approved
      - Electric & Gas Engineering: Approved

   e. Site Plan - Tropic Supply - 903 S. Market Road - (Vennis Gilmore)
      - W/WW Engineering: Not approved - Existing water meter shall be relocated to location of Proposed Fire Service. This will require on-site plumbing to be done for connection to new location of water meter. Also need to show how the 6" water main is to be constructed across South Market Road. Fire Hydrant is required to be so many feet to your FDC

connect per Fire District. On the proposed 6" line 2 gate valves are not required; the tapping valve will serve as the isolation valve for the service. Also a check valve will be need to be added to plans on the proposed 2" force main service at the property line. Final approve will be based on full engineering submittal as required by FPUA and review fees paid.

- Electric & Gas Engineering: Approved

f. Waiver of Distance - Backyard Pub - 658 N. 2nd Street - (Brandon Creagan)

- W/WW Engineering: No objection to Waiver of distance
- Electric & Gas Engineering; No objection to Waiver of distance

6. **Public Comments**

7. **Staff Comments**

8. **Adjournment**

Project: **DOGS AND CATS FOREVER**

Subject: Review Comments
To: Vennis Gilmore
From: Rod Reed, County Surveyor
PW-Engineering Division
Date August 17, 2017

SURVEY:

No comments

Please provide a written response to all 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

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE SPECIAL MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON THURSDAY, SEPTEMBER 28, 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: **Marcia Baker**; **Brian Paul**; **John George**; **Frank Creyaufmiller**; **Bob Burdge**; **Michael Broderick**

Absent: **Caroline Sessions**; **Tim O'Connell**

Staff Present: Rebecca Grohall, Planning Director
Kori Benton, Senior Planner
Vennis Gilmore, Planning Analyst
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

Ms. Sessions and Mr. O'Connell called in with reasonable excuses for not attending.

Motion was made by John George, and seconded by Michael Broderick to approve the absences of Ms. Sessions and Mr. O'Connell.

AYE: **Brian Paul**, **John George**, **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**, **Marcia Baker**

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE

Mr. Paul was made a regular voting member.

6. APPROVAL OF MINUTES

a. Minutes from the August 8, 2017 meeting

Motion was made by John George, and seconded by Marcia Baker to approve the minutes from the August 8, 2017 meeting.

AYE: **John George**, **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**, **Marcia Baker**, **Brian Paul**

Passed

7. NEW BUSINESS

a. **Voluntary Annexation - Celebration Pointe - 5501 Peterson Road**

Mr. Creagan gave an overview of the project and answered questions from the Board regarding flooding and the annexation process. Mr. George stated he knows the owner of Celebration Pointe and they have talked but he has no financial interest in the project. No one spoke for or against the project.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**, **Marcia Baker**, **Brian Paul**, **John George**

Passed

b. **HEARING OF THE LOCAL PLANNING AGENCY**
Zoning Atlas Amendment, Future Land Use Amendment - Dogs & Cats Forever - 4600 Selvitz Road

NEW BUSINESS
Planned Development - Dogs & Cats Forever - 4600 Selvitz Road

Mr. Burdge asked Ms. Grohall to explain the duties and responsibilities for the Local Planning Agency.

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

Ms. Grohall answered questions from the Board regarding the scriveners error, zoning, maximum wall height, noise ordinances, code compliance issues, adjacent zoning and Institutional Future Land Use.

The Board discussed coordinating a meeting with the Devine Road residences and the applicant to work out noise issues prior to the City Commission meeting.

Richard Laventure, Applicant Representative from Atlantic Civil Engineering, provided additional information and answered questions from the Board on landscape buffers and sound deadening. Michael Jacquin, General Contractor, provided additional information on the facility, vegetation and funding.

Harold Johns, Don Schooley, Michelle Calandro and Linda Johns, neighbors of Dogs and Cats Forever, spoke against the additional noise that will be caused from the barking dogs.

Motion was made by Marcia Baker, and seconded by John George to approve the Future Land Use and Zoning Atlas Amendment.

AYE: **Bob Burdge**, **Michael Broderick**, **Marcia Baker**, **Brian Paul**, **John George**, **Frank Creyaufmiller**

Passed

Motion was made by Marcia Baker, and seconded by John George to approve the Planned Development with the understanding the applicant is going to work out the noise issues with the residences before the City Commission meeting.

AYE: **Michael Broderick**, **Marcia Baker**, **Brian Paul**, **John George**, **Frank Creyaufmiller**, **Bob Burdge**

Passed

c. **Conditional Use - Mike's Arcade - 2732 S. US Highway 1**

Mr. Benton gave an overview of the application. Mike Mirando, Owner, provided additional information and stated he was not aware of any new regulations. Hoyt Murphy spoke in favor of the application.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation of approval with the condition that the landscaping and lighting are completed prior to final inspection for Zoning approval.

AYE: **Michael Broderick**, **Marcia Baker**, **Brian Paul**, **John George**, **Frank Creyaufmiller**, **Bob Burdge**

Passed

d. **Site Plan & Design Review - Tropic Supply - 903 S. Market Avenue**

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

Mr. Broderick commented that the addition is a welcomed addition.

Charles Delvecchio, Owner of Tropic Supply, provided additional information and spoke highly of the city and the Planning Department.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation of approval of the requests as presented.

AYE: **Brian Paul**, **John George**, **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**, **Marcia Baker**

Passed

e. **Waiver of Distance - The Twisted Tike formerly The Backyard Pub - 658 N. 2nd Street**

Mr. Creagan gave an overview of the application and answered questions from the Board regarding parking and joint use of the property. Mr. Creagan stated the name of business has been changed to The Twisted Tiki.

Kevin and Connie Degolier, Owners, provided additional information and answered questions

from the Board.

Motion was made by John George, and seconded by Michael Broderick to forward a recommendation to the City Commission for approval of the requested Waiver of Distance for a 4COP Alcoholic Beverage License for the proposed establishment with the following conditions:

1. A Crime Prevention Through Environment Design (CPTED) survey must be conducted by the City of Fort Pierce Police Department before the grand opening of the establishment.

2. Before the grand opening, the site must be in compliance with City Code 22-187, General Landscaping Requirements. This would include a 10 foot landscape strip between streets right-of-way and the vehicular use area.

3. A copy of the Shared Parking Agreement between Captain's Galley & The Backyard Pub should be provided to the City Planning & Engineering Departments. This must be provided when the applicant applies for a business tax license.

4. The two concrete driveway aprons constructed as part of the North 2nd Street Roadway project shall extend 10' into the property to aid in the reduction of sediment tracking into the right-of-way of Indian River Drive and North 2nd Street. This must be constructed by the owner/applicant prior to the grand opening.

5. Provide stop signs and stop bars at the North Indian River Drive and North 2nd Street driveways prior to the grand opening.

AYE: **Marcia Baker**, **Brian Paul**, **John George**, **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**

Passed

9. **ELECTION OF CHAIR AND VICE-CHAIR**

Mr. Burdge stated the secretary position was not listed. Ms. Grohall explained the secretary's role is fulfilled by a paid staff member. Ms. Grohall went on to say that the rules and regulations were stricken by the City Commission so new standards of operation for the Board will be drafted. Mr. Burdge said the code states the Board has to elect a secretary but the secretary does not have to be a Board Member. Ms. Grohall stated the Board can abstain from voting for a secretary until the city attorney can weigh in on the matter.

Mr. Burdge handed out new procedures for the Board to discuss since the City Commission did away with the Planning Board rules. Mr. Burdge stated if the procedures are adopted, Ms. Rosenthal could become secretary of the Board and she would be a non-voting member and custodian of the Board records.

Mr. Broderick expressed he would like the city attorney's input on the new Board procedures and a staff member being appointed secretary to the Board as a non-voting member.

Mr. Creyaufmiller asked for clarification on what the City Commission said regarding the reconfiguration of the Planning Board and allowing Planning Department staff to be actively involved in helping to assemble rules and administrate the Board when needed.

Ms. Grohall stated one of the goals of the City Attorney was to return the Planning Director back into being the key contact for the Planning Board. She stated the secretarial position can

be a simple code proposal that would remove the secretary from the Planning Board discussion. Ms. Grohall stated she is uncomfortable without the city attorney reviewing the Board procedures.

Board discussion ensued.

Motion was made by Marcia Baker, **and seconded by John George to nominate Bob Burdge as Chair.**

AYE: **Brian Paul**, **John George**, **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**, **Marcia Baker**

Passed

Motion was made by Frank Creyaufmiller, **and seconded by John George to nominate Frank Creyaufmiller as Vice-Chair.**

AYE: **John George**, **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**, **Marcia Baker**, **Brian Paul**

Passed

Motion was made by Marcia Baker, **and seconded by John George to approve the new Planning Board procedures and appoint Ms. Rosenthal as secretary.**

AYE: **John George**, **Bob Burdge**, **Marcia Baker**, **Brian Paul**

NAY: **Frank Creyaufmiller**, **Michael Broderick**

Passed

10. BOARD COMMENTS

11. ADJOURNMENT

CITY OF FORT PIERCE PLANNING BOARD PROCEDURES

1. The City of Fort Pierce Planning Board will meet the second Tuesday in each month at 6:00 pm in the Fort Pierce City Hall Commission Chambers.

2. Additional meetings may be held at any time upon the call of the chairman or upon request of the Mayor-Commission, following at least twenty-four (24) hours notice to each member of the Board.

3. The Board at its first regular meeting in September of each year shall elect a chairman, vice-chairman, and a secretary.

4. The duties and powers of the officers of the Planning Board shall be as follows:

a. Chairman:
(1) Preside at all meetings of the Board.
(2) Call special meetings of the Board in accordance with these procedures.
(3) Sign documents of the Board.
(4) See that all actions of the Board are properly taken.

b. Vice-Chairman:
(1) During the absence, disability, or disqualification of the chairman, the vice-chairman shall exercise or perform all the duties and be subject to all the responsibilities of the chairman.

c. Secretary:
(1) The secretary shall be custodian of the records and that person need not be a member of the board, provided that if not a member of the board, they shall not be entitled to vote.

5. A majority of the members of the Board entitled to vote shall constitute a quorum for the transaction of business. All recommendations from the Board for either approval or disapproval of any agenda item shall be by a majority vote of the members of the Board entitled to vote.

6. Robert's Rules of Order are hereby adopted for the government of the Board in all cases not otherwise provided for in these procedures.

7. Procedures may be amended at any meeting by a vote of the majority of the entire membership of the Board, provided five days' notice has been given to each member of the Board.

8. The following order will normally be observed; however, it may be rearranged by the chairman for individual items if necessary for the expeditious conduct of the business:
a. Pledge of Allegiance
b. Roll Call
c. Consideration of Absences
d. Certification of Alternate Member voting status
e. Approval of Minutes
f. Annexations
g. Ordinance amendments
h. Comprehensive Plan amendments
i. Re-zonings
j. Conditional Uses
k. Site Plans
l. Other Business
m. Board Comments

9. Procedures for discussion. The following procedure will normally be observed:
a. Committee and staff presents report and makes recommendation
b. The Board may ask questions regarding the committee or staff report.
c. Proponents of the agenda item make presentation.
d. Opponents make presentation.
e. Applicant makes rebuttal of any point not previously covered.
f. Board asks any questions it may have of the proponents, opponents, or staff and then take a vote.

10. Deadline for consideration of non-agenda items:
No non-agenda item shall be taken after 10:00 pm, except that the chairman may waive this rule at his discretion.

11. Designation of voting order: Voting to be by verbal vote; and the order of voting is to be rotated each vote, except that the chairman shall vote last.

12. Each member, including alternate, of the Planning Board who has knowledge of the fact that he will not be able to attend a scheduled meeting of the Planning Board shall notify the Planning Department at City Hall at the earliest possible opportunity, and in any event, prior to 12:00 pm the date of the meeting. An explanation for the absence shall be provided. The Planning Director shall notify the chairman of the Board in the event that projected absences will produce the lack of a quorum. In case of absences, the alternate will be the first to fill absence. If a quorum is not met, then ex officio members will be contacted to fill absences. Upon their selection by the Chairman, alternate and ex officio members will have full voting privileges and count toward quorum requirements as long as the total sum of the resident appointees and participating alternate and ex officio members does not exceed seven (7).

13. The chairman shall be an ex-officio member of all committees, with voice but no vote.

14. In the event any office of the Board becomes vacant before the September meeting, a special election to fill the vacancy shall be held at the next meeting following the date the office became vacant, with the term of such office to end at the time of the September meeting.

15. Any decision or recommendation of the Planning Board may be rescinded or reconsidered at or during the same meeting the decision was taken or the recommendation was made. If, for good cause, the Board wishes thereafter to reconsider or rescind a measure, it may at any time recommends to the City Commission that it be given leave to reconsider as appropriate any earlier recommendation.

Adopted 9/~~12~~18/2017

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, Natalie Zollar, 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 #
435246 - CITY OF FORT PIERCE	1788906	FLUMA	

Pub Dates
October 22, 2017

Sworn to and subscribed before me this day of, October 23, 2017, by

Natalie Zollar, who is
Natalie Zollar
(X) personally known to me or
( ) who has produced _____ as identification.

Karol E Kangas
Karol Kangas **Notary Public**

KAROL E KANGAS
Notary Public - State of Florida
Commission # GG 126041
My Comm. Expires Jul 29, 2021
Bonded through National Notary Assn.

NATION

Bannon calls George W. Bush's presidency 'destructive'

ELIZA COLLINS
USA TODAY

Steve Bannon is no fan of former President George W. Bush.

"There has not been a more destructive presidency than George Bush's," Bannon said Friday night during a speech to the California Republican Party, according to CNN.

Bannon, who was forced out of his post as senior adviser to President Donald Trump this summer, was reacting to a speech Bush gave on Thursday. Bush never mentioned Trump by name, but the speech was a clear rebuke of the current president. Former President Barack Obama had a similar message during two speeches that same day.

"We've seen nationalism distorted into nativism," Bush said in his speech for the Bush Institute's Spirit of Liberty event in New York. "Bigotry seems emboldened. Our politics seems more vulnerable to conspiracy theories and outright fabrication."

"It was clear he didn't understand anything he was talking about," Bannon said Friday, according to CNN. Bush "has no earthly idea of whether he's coming or going … just like it was when he was president of the United States."

While they are members of the same party, Bannon and Bush have little in common on policy issues. Bannon helped elect Trump on a nationalistic, anti-immigration platform while Bush advocated for a global foreign policy and was pro-immigration.

Since leaving the White House and returning to his position as executive chairman of Breitbart, Bannon has been leading an all-out war against the establishment in both parties. Bannon and his allies have signaled support for a slate of anti-establishment, pro-Trump candidates running against incumbent lawmakers in both parties.

Bannon has vowed that anyone who has criticized Trump, such as Arizona Republican Sen. Jeff Flake, should be a target in the 2018 primaries. But he also has no patience for lawmakers who haven't denounced Trump's critics either.



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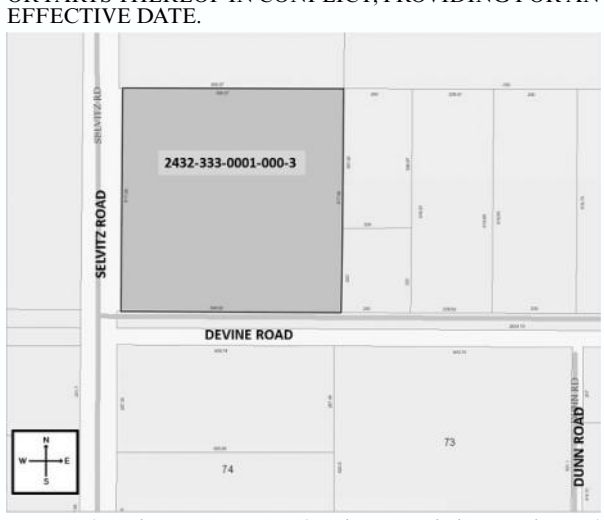
PUBLIC NOTICE
CITY OF FORT PIERCE
NOTICE OF PROPOSED ORDINANCE

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3187 & 166.041 F.S., and Sec. 22-143 of the City Code of Ordinances, the City Commission of the City of Fort Pierce will hold a public hearing for the first reading of the enactment of one (1) proposed ordinance on Monday, November 6th, 2017 at 6:30 P.M., and a second reading of the enactment of one (1) proposed ordinance on Monday, November 20th, 2017 at 6:30 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida. The public hearing will be on an application submitted by the property owners, Dogs and Cats Forever for a Future Land Use Map Amendment for one (1) parcel of land to change the future land use designation from RS, Residential Suburban to INST, Institutional. The property owners, Dogs and Cats Forever have also applied for a Zoning Atlas Amendment for one (1) parcel of land to change the zoning from AR-1, Agricultural Residential to PD, Planned Development. The parcel is located at the northeast corner of Selvitz Road and Devine Road, or approximately 4600 Selvitz Road. The legal description of the parcel is as follows:
32 35 40 SW 1/4 OF SW 1/4 OF SW 1/4-LESS RD R/W AND LESS ADDL RD R/W IN OR 3079-9- (8.48 AC) (OR 3046-54)

Said ordinance entitled:

ORDINANCE NO. 17-033

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING ORDINANCE NO. L-304; IN ORDER TO CORRECT SCRIVENER'S ERROR IN THE ASSIGNMENT OF ZONING AND FUTURE LAND-USE CLASSIFICATION TO PROPERTY ANNEXED BY SAID ORDINANCE;** ASSIGNING THE CORRECT ZONING AND FUTURE LAND-USE CLASSIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.



Interested parties may appear at the City Commission meeting and be heard with respect to the proposed amendments. A copy of the proposed amendments will be made available for inspection by the public at the City of Fort Pierce Planning Department, City Hall, 100 North US Highway 1.

Any person seeking to appeal the decision of the City Commission of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

Dated this 12th day of October 2017.

Linda Cox, MBA, City Clerk
City of Fort Pierce, Florida
Vennis Gilmore, Planning Analyst

October 22, 2017 TCN-1788906

MEDICARE EDUCATIONAL

Seminar of Treasure Coast

Our Medicare Educational Seminars have helped hundreds of people to get knowledge and confidence necessary to choose a Medicare option. This FREE seminar will educate you on available plans in our area and teach you to understand the differences between **Medicare Part A & B, Medicare Supplement plans, Medicare Advantage plans, Prescription Drug Plans – Part D, and much more.**

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- **"I attended a different seminar before, but yours was a lot better, more clear."** *(Michael L. from Port St. Lucie)*
- **"Great information – Thank you!"** *(Jennifer F. from Stuart)*
- **"Wonderful seminar. Very informative, answered all my questions."** *(Pat D. from Jensen Beach)*
- **"Very helpful!"** *(B. J. from Port St. Lucie)*
- **"Excellent very informative!"** *(Michael C. from Port St. Lucie)*

Upcoming Seminars

PORT ST. LUCIE COMMUNITY CENTER
2195 SE Airoso Blvd, Port St Lucie, FL 34984
Oct 24 / 5:30-6:30pm • Nov.28 / 5:30-6:30pm

THE NEXUS AT STUART
850 NW Federal Hwy., Stuart, FL 34994
Oct 25 / 5:30-6:30pm • Nov 15 / 5:30-6:30pm

BLAKE LIBRARY
2351 SE Monterey Rd., Stuart, FL 34996
Nov. 6 / 10:30-11:30am

MORNINGSIDE BRANCH LIBRARY
2410 SE Morningside Blvd., Port St Lucie, FL 34952
Nov. 9 / 10-11am

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Oct. 3 2017

Dog to Cats Forever
(Devine Road Neighborhood)
Attendance List

1. Harold Flom
2. Linda L. Johnson
3. Dan Schwartz
4. Rebecca Grohall (COFP)
5. RICHARD LAVENTURE (ATLANTIC ENGINEERING)
6. Michelle Calandro
7. Keith Bund
8. Gracie Calandro
10. Vennis Gilmore (COFP)
11.
12. Jared Medina (Contractor Rep)

City Commission Regular Meeting **12.e.**

Meeting Date: 11/06/2017

Re: Ordinance 17-034 - Zoning Atlas Map Amendment - 3530 S. US Hwy 1

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing (Waived) - Ordinance 17-034 Amending the Zoning Atlas of the City of Fort Pierce to rezone property located at 3530 S. US Hwy 1 from Planned Development (PD) to General Commercial Zone (C-3) FIRST READING

SUMMARY:

- The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning), for 4.04 acres of property. Currently the property is zoned PD, Planned Development and the applicant would like the rezone the property to C-3, General Commercial.
- The rezoning to C-3, General Commercial would make the property compatible with its Future Land-Use of GC, General Commercial and compatible with surrounding parcels along the US 1 corridor.
- A total of 20 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of October 24, 2017, 0 responses have been received. An update will be provided to the City Commission at the public hearing.
- The Planning Board, at their October 10, 2017 meeting, voted unanimously to recommend approval of the request.

RECOMMENDATION:

Approve

ALTERNATIVES:

Deny

RESPONSIBLE STAFF:

Brandon Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

17-034

Planning Staff Report

Aerial Map
Application for Zoning Atlas Map Amendment
Boundary Survey
Proof of Past Rezoning
Zoning Map
TRC Comments

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/01/2017 10:05 AM

Form Started By: Brandon Creagan
Started On: 10/17/2017 08:49 AM
Final Approval Date: 11/01/2017

ORDINANCE NO. 17-034

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING** PROERTY LOCATED AT **3530 S. US HWY 1** FROM PD, PLANNED DEVELOPMENT, TO C-3, GENERAL COMMERCIAL; 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 3530 S. US Hwy 1 within the City of Fort Pierce, Florida, representing 4.04 acres of land; and

WHEREAS, On August 22, 1989, the subject property was annexed into the City of Fort Pierce and given a C-3, General Commercial zoning designation along with a GC, General Commercial Future Land-Use designation; and

WHEREAS, On November 20, 1989, the subject property was rezoned from C-3, General Commercial to PD, Planned Development; and

WHEREAS, the owner/applicant seeks rezoning of the subject property located at 3530 S. US Hwy 1 from PD, Planned Development to C-3, General Commercial; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their October 10th, 2017 meeting, voted unanimously to recommend approval of the request; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

A. **Parcel ID: 2434-121-0001-000-8:** 34 35 40 N 1/2 OF N 1/2 OF N 1/2OF NW 1/4 OF NE 1/4-LESS RD R/W-(4.81 AC) (OR 3726-2390)

and further depicted on Exhibit "A", attached hereto and incorporated herein, shall be and the same is hereby rezoned from PD, Planned Development to C-3, General Commercial; said property being located at 3530 S. US Hwy 1 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 ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and 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. 17-034 was duly advertised by title only in the St. Lucie News Tribune on Sunday, October 22nd, 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 November 6th, 2017; and was duly introduced, read by title only, and passed on second and final reading November 20th, 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 20th day of November, 2017.

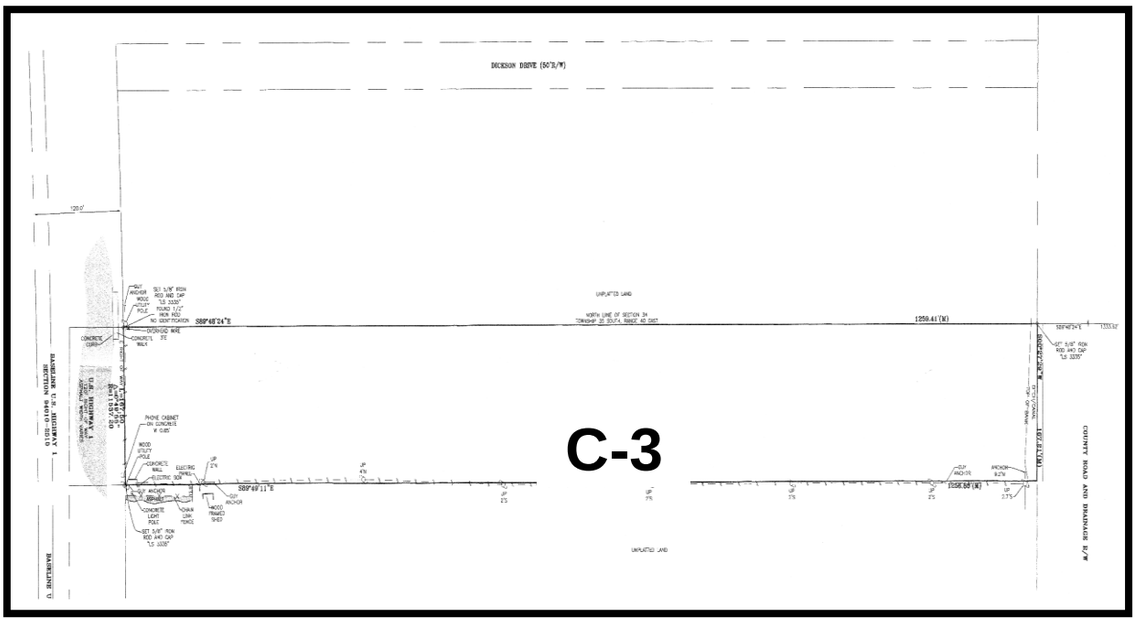
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Sketch & Legal Description
Parcel ID: 2434-121-0001-000-8



Parcel ID: 2434-121-0001-000-8: 34 35 40 N 1/2 OF N 1/2 OF N 1/2OF NW 1/4 OF NE 1/4-LESS RD R/W-(4.81 AC) (OR 3726-2390)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Zoning Atlas Map Amendment – General Commercial (C-3)**
3530 S. US 1

DATE: October 24, 2017

STAFF REPORT

Applicant/Property Owner: TLCD Properties LLC (Charles Smith)
401 N Peppertree Drive
Vero Beach, FL 32963

Representative: Ian Osking
P.O. Box 1270
Fort Pierce, FL 32962

Requested Action: Recommendation of Approval for a request to rezone the property from PD, Planned Development to C-3, General Commercial.

Site Location: 3530 S. US 1

Parcel ID: 2434-121-0001-000-8

Existing Use: Vacant

Parcel Size: 4.04 Acres

Current Zoning: PD, Planned Development

Future Land-Use GC, General Commercial

Proposed Zoning: C-3, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	PD	C-3	I1

Staff Analysis:

The applicant is requesting the approval of a Zoning Atlas Map Amendment (Rezoning), for a 4.04 acre property located at 3530 S. US 1. Currently the property is zoned PD, Planned Development and the applicant would like to rezone the property to C-3, General Commercial. The parcel is currently vacant and shares the south property line with Manatee Mobile Home Park. All remaining abutting parcels to the north and east are also vacant. The eastern abutting parcel is St. Lucie County right-of-way. Currently there are no plans to develop the parcel. The applicant wants to rezone the parcel so that it is marketable to developers and so that it is compatible with its Future Land-Use of GC, General Commercial and compatible with surrounding parcels. The applicant is looking to sell the parcel if the request for rezoning is approved by the City Commission.

History:

The parcel was annexed under Ordinance I-337 into the City of Fort Pierce on August 22, 1989. The parcel was given a C-3, General Commercial Zoning designation and a GC, General Commercial Future Land-Use designation. The parcel was then rezoned under Ordinance I-353 from C-3, General Commercial to PD, Planned Development on November 20, 1989. The property was rezoned to PD to be included in the Plantation Palms residential development. The parcel was to serve as access to the main development site because it offered direct access to US highway 1.

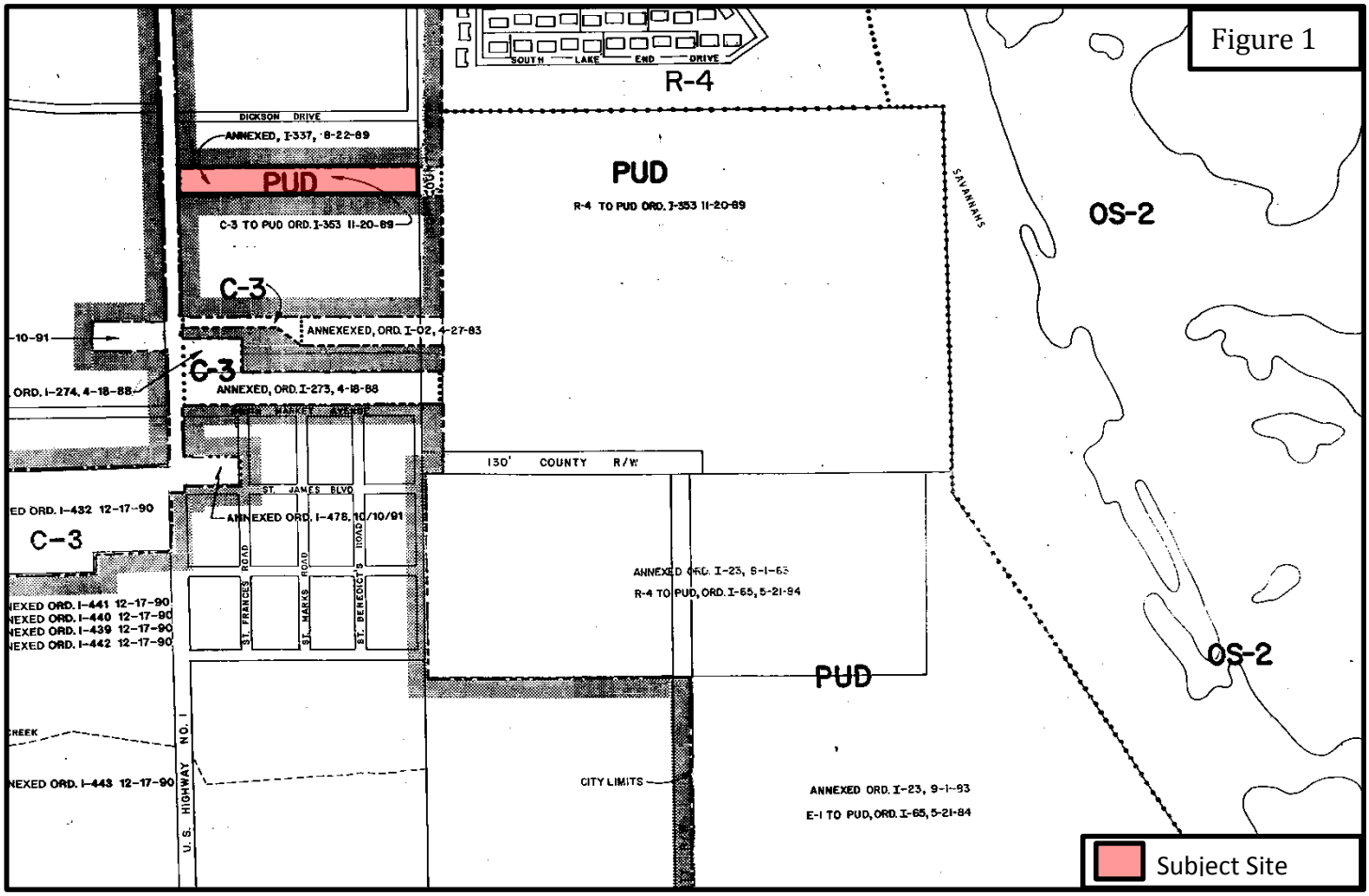


Figure 1 represents sheet number 13 of the City of Fort Pierce Zoning Atlas. This Zoning Atlas shows the Ordinance number and date for when the parcel was annexed into the city. The document also provided an Ordinance number and date for when the parcel was rezoned from C-3, General Commercial to PD, Planned Development.

Proposed Amendments & District Comparison:

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 & Future Land-Use

	Existing	Proposed
Zoning	PD	C-3
Future Land-Use (FLU)	GC	GC
Non – Residential Maximum Floor Area Ratio (FAR) Permitted	1.0	1.0
Maximum Lot Coverage	Determined by Site Plan in Accordance with the Future Land-Use (Must Maintain at Least 20% Open Space)	60%
Maximum Height	Determined by Site Plan in Accordance with the Future Land-Use	65 ft.
Residential Density Allowance	15 du/ac * Residential uses may comprise up to 20% of the total floor area of the General Commercial Future Land-Use designation.	15 du/ac * Residential uses may comprise up to 20% of the total floor area of the General Commercial Future Land-Use designation.

As proposed the applicant is requesting to rezone the property to C-3, General Commercial so that it can become compatible with its Future Land-Use of GC, General Commercial. The Future Land-Use will not be changing.

Table 2 demonstrates use type data for the existing and proposed zoning designations for the subject site.

Table 2: Existing and Proposed Site Data

	Existing	Proposed
Zoning	**PD**	**C-3**
Purpose	The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the	The 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. Compared to the C-4 zone, 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

	same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.	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 in the District	The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts	• Vertical Mixed Use Building • Government Facilities • Park & Open Space • Bus Shelter • Restaurants & Bars • Coffee Shops • Theater • Administrative, Professional, General, & Medical Offices • Medical & Dental Clinics • Television & Radio Stations • Grocery & Liquor Stores • Bed & Breakfast • Hotel & Motels • Art Gallery • Pet Stores • Pawn Shop • Automobile Sales & Rental • Boat Sales & Rental • Vehicle Repair, Limited
Conditional Uses in the District	All PD uses require approval by the Fort Pierce City Commission	• Multi-Dwelling Building • Group Living • Day Care Center • College or University • Elementary, Middle or High School • Hospitals • Nursing Homes • Arcade Amusement Center • Recreational Vehicle Park • Animal Care Facilities & Service • Self-Service Storage • Vehicle Repair – General • Vehicle Storage • Warehouse & Freight

The zoning designation amendment would shift any future proposed development from the PD use, which can include a broad scope of uses with a City Commission approved site plan, to a commercial use that is regulated by City Code 22-22, Allowed Uses, City Code 22-31, General Commercial Zone, and Chapter 1 of the Future Land-Use Element in the Comprehensive Plan. The C-3, General Commercial zoning district allows for some uses to be permitted, where formal applications may not need to be submitted for development. It also provides the opportunity a Conditional Use to be applied for when a use may or may not be compatible with the surrounding uses. Any Conditional Use in the C-3, General Commercial zoning district will require approval by the Fort Pierce City Commission.

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 seeks to bring the property into conformity with its Future Land-Use of GC, General Commercial and with other parcels along the US 1 corridor. The request for the proposed amendment is compatible with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The US 1 Corridor is a major thoroughfare through the city and in that corridor sits many of the major commercial developments in the city. Rezoning this parcel back to C-3, General Commercial would help to continue the commercial growth along that corridor.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for Zoning Atlas Map Amendment 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.

Public Notification:

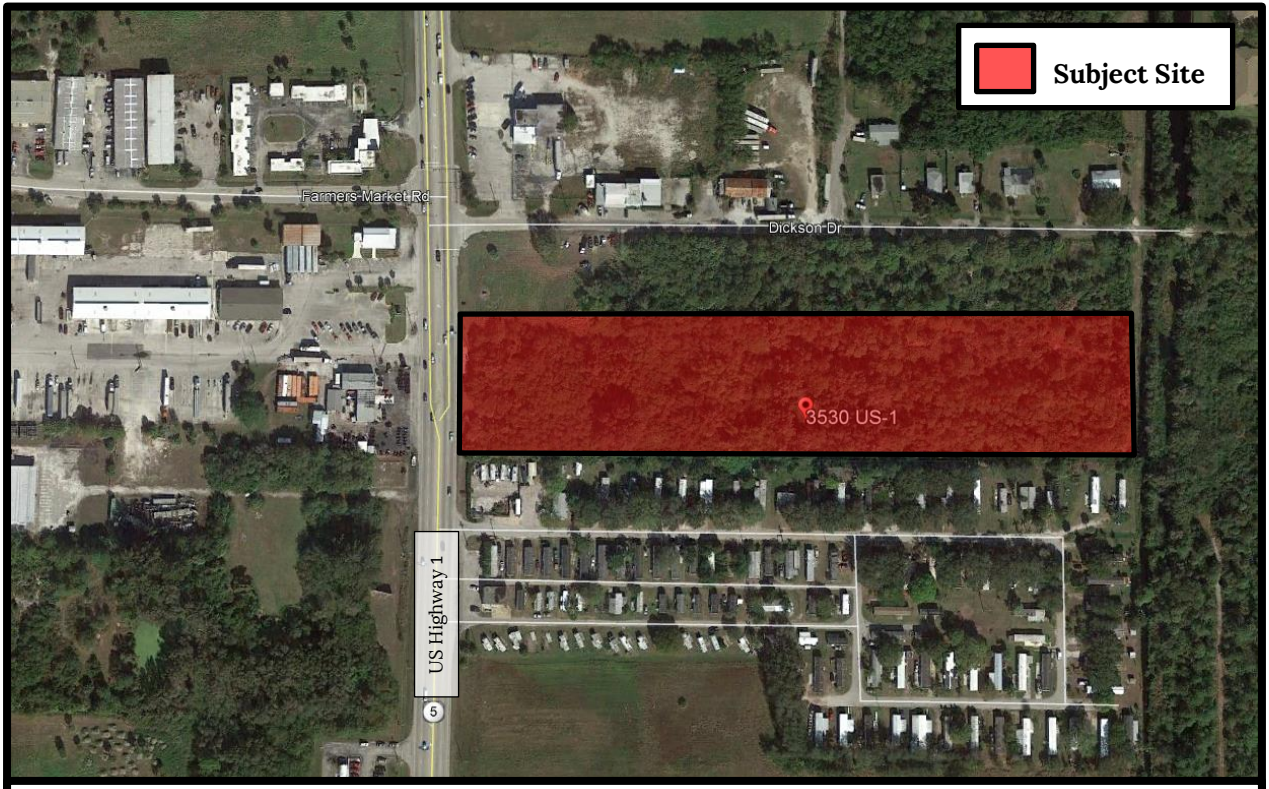
20 notification letters have been mailed out to owners of property within 500 feet of the proposed rezoning. As of October 24, 2017 no letters have been received in favor of or in opposition to the request. An update will be given at the City Commission meeting on November 6, 2017.

Planning Board:

At their meeting on October 10, 2017 the Planning Board voted 5-0 to recommend approval to the City Commission for the request to rezone the property from PD, Planned Development to C-3, General Commercial.

Staff Recommendation:

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **approve** this requested rezoning.



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment
3530 S. US 1
Aerial Map

N
W E
S

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: 3530 S US Hwy 1, Fort Pierce, FL 34982
2. Property Tax ID(s): 2434-121-0001-000-8
3. Total Acreage: 4.04
4. Existing Future Land Use Designation: GC General Commercial
5. Existing Zoning Classification: PD Planned Development
6. Proposed Zoning Classification: GC General Commercial
7. Other applications being submitted concurrent with this application, if any: no

8. Describe the existing uses, improvements and structures on the amendment lands: None, the land is vacant.

9. Are there any identified or possible historical structures on the amendment lands? None.

10. The reason for making this request: This request is being made so that the property can be zoned in accordance with the future land use classification and to make the property more marketable.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC, Commercial	C3, General Commercial
South	Mobile Home Park	GC, General Commercial	C3, General Commercial
East	Vacant	RM, Medium Density Resid.	PD, Planned Development
West	Vehicle Sales Facility	I, Industrial	I1, Light Industrial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC General Commercial	PD Planned Development	Not Applicable	4.04	N/A
Proposed	GC General Commercial	GC General Commercial	105,590 SF	4.04	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 0
Proposed Zoning	Total gallons per day 13,199
Change in Demand	**Total gallons per day** 13,199

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 0
Proposed Zoning	Total gallons per day 10,559
Change in Demand	**Total gallons per day** 10,559

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	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

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	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning Enrollment Demand	N/A	N/A
Proposed Zoning Enrollment Demand	N/A	N/A
Change in Demand	N/A	N/A

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	0 yards
Proposed Zoning	6 yards
Change in Demand	6 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	The development will require the implementation of a storm water system compliant with City of Ft. Pierce and South Florida Water Management District codes. As such, the development requires retention of the storm water on-site and will not increase storm water impacts over the current conditions.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	0 VPD	0 VPD
Proposed Zoning	4,509 VPD	101 VPH/392 VPH
Change in Demand	Trips 4,509 VPD	Trips 101 VPH/392 VPH
Impact to Capacity	US 1 2016 AADT= 27,899 (LOS C): Increase for Demand AADT= 32,408 (LOS C) NO IMPACT	

12. Name of Owner(s): TLCD Properties, LLC
Mailing Address: 401 N Peppertree Drive
City Vero Beach State FL Zip 32963
Phone # (772) 563-6074
E-mail: flresolution@aol.com

13. Name of Applicant: Charles Smith
Mailing Address: 4114 Oakmont Ct
City Vero Beach State FL Zip 32967
Phone # (772) 563-6074 Fax #
E-mail: flresolution@aol.com

14. Name of Representative: Ian E. Osking
Mailing Address: P.O. Box 1270
City Fort Pierce State FL Zip 32962
Phone # (772) 464-8200 Fax # (772) 464-2566
E-mail: iosking@neillgriffin.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☑ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 8-29-17 Date

4114 Oakmont Ct, Vero Beach	FL	32967
Address	State	Zip

(772) 563-6074		flresolution@aol.com
Phone	Fax	E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature 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.

Charles Smith,	(772) 563-6074
Property Owner's Name (Please Print)	Phone

401 N Peppertree Drive, Vero Beach	FL	32963
Address	State	Zip

Charles Smith 8-29-17

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 29th day of August, 2017, by Charles Smith who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

IAN E. OSKING
Commission # FF 931517
Expires October 27, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

Re: Zoning Atlas Map Amendment- Statement of need for proposed future land use map amendment.

To whom it may concern,

As you are aware, TLCD Properties, LLC, through its Manager, Charles Smith (the "Applicant"), has filed has submitted an application for Zoning Atlas Map Amendment (the "Amendment") concerning the property located at 3530 S. US Hwy 1, Fort Pierce, FL 34982 (the "Property").

To be clear, this Amendment will not change the future land use designation of the Property. This Amendment is sought to make the Property conform with the pre-existing land use designation of GC General Commercial.

The approval of this Amendment is needed to bring this Property into conformity with its pre-existing future land use designation and to make the property conform to the Comprehensive Plan. Amending the Zoning Atlas to designate the Property as GC General Commercial will help to complete the City's future land use Goal 1 of maintaining and protecting the City's traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets and nature resources. (See City of Fort Pierce Comprehensive Plan page 1-1). Also, it should be noted that a land use designation of GC General Commercial ("GC") would make the property align with the land use designations of those properties to immediate the North and South. The parcel to the East of the Property is currently vacant and is zoned RM, Medium Density Residential.

Within a ½ mile radius of the Property there are approximately 40 properties that have a future land use designation of GC Commercial. The documents attached hereto as Exhibit "A" include the description, location, and identification of the various property that are located with ½ mile of the Property and have a future land use designation of GC Commercial.

Essentially, the Amendment pertains to a parcel that is located on the US 1 corridor and in an area that is already zoned and has a future land use designation of GC General Commercial. The Applicant is seeking to have the Property zoned to conform to the pre-existing future land use designation and to the Property conform to the neighboring properties. Ultimately, the Applicant wishes to see the Property put to use, but its current zoning designation prevents this from happening. A zoning designation of GC General Commercial will increase the value of this property and thus increase the tax revenue to the City.

Also, the Applicant requests that the requirement of obtaining an Environmental Survey be deferred until the property is developed.

If you have any questions or concerns, please do not hesitate to contact the Applicant's representative, Ian E. Osking Esq., at (772) 464-8200

.

Very truly yours,

Charles Smith, Manager of TLCD Properties, LLC

Attachments

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4050704 OR BOOK 3726 PAGE 2390, Recorded 03/20/2015 at 08:13 AM
Doc Tax: $1232.00

Recording $
Documentary Stamps $

Prepared by and return to:
Gregg M. Casalino
Attorney at Law
O'HAIRE, QUINN, CANDLER & CASALINO, CHTD.
3111 Cardinal Drive
Vero Beach, FL 32963
772-231-6900
File Number: **4713.25784**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of **March, 2015** between **Savanna Lakes, LLC, a Florida Limited Liability Company,** whose post office address is **106 Renaissance Drive, Palm Beach Gardens, FL 33410,** grantor, and **TLCD Properties, LLC, a Florida Limited Liability Company,** whose post office address is **401 N. Pepper Tree Drive, Vero Beach, FL 32963,** 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 **Saint Lucie County, Florida** to-wit:

Parcel 1: The North 1/2 of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida, less right of way for U.S. Highway One

Parcel Identification Number: 2434-121-0001-000/8

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 20134.**

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 Name: Jacqueline L. Flournoy

Witness Name: Heidi Barr

Savanna Lakes, LLC, a Florida Limited Liability Company

By: Richard Bellinger
Richard Bellinger, Manager

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 16th day of March, 2015 by Richard Bellinger, Manager of Savanna Lakes, LLC, a Florida Limited Liability Company, on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

HEIDI GWEN BARR
Notary Public - State of Florida
My Comm. Expires Apr 24, 2016
Commission # EE 175086
Bonded Through National Notary Assn.

DoubleTime®

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

Property Identification

Site Address: 3530 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: PUD

Parcel ID: 2434-121-0001-000-8
Account #: 33240
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

TLCD Properties LLC
401 N Peppertree DR
Vero Beach, FL 32963



Legal Description

34 35 40 N 1/2 OF N 1/2 OF N 1/2OF NW 1/4 OF NE 1/4-LESS RD R/W-(4.81 AC) (OR 3726-2390)

Current Values

Just/Market Value:	$175,100
Assessed Value:	$175,100
Exemptions:	$0
Taxable Value:	$175,100

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	4.04
Land Size (SF):	175,982.4

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 19, 2015	3726 / 2390	0002	WD	Savanna Lakes LLC	$176,000
Dec 18, 2002	1632 / 0258	XX02	SP	In Town Devlpmt Join Venture,	$1,250,000
Jan 14, 1991	0725 / 1555	XX01	DE	Kenneth M Endelson	$100
Jul 1, 1988	0596 / 2716	XX01	CV		$400,000
Aug 1, 1983	0408 / 2284	XX00	CV		$295,000
Jun 1, 1976	0253 / 2795	XX00	CV		$100,000

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%



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:	$175,100
Just/Market:	$175,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$175,100
Exemption(s):	$0
Taxable:	$175,100

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	15.3	Fort Pierce Stormwater Charge	$826.20

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	$175,100	$175,100	$0	$175,100
2015	$372,600	$372,600	$0	$372,600

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

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:
Sec/Town/Range:
Map ID:
Zoning:

Parcel ID:
Account #:
Use Type:
Jurisdiction:

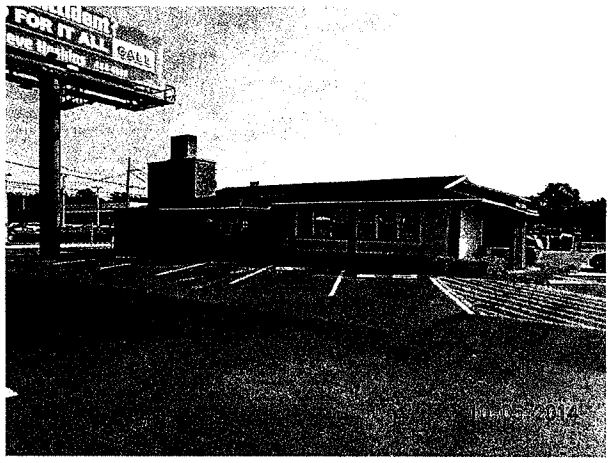
Ownership

Legal Description

Current Values

Just/Market Value:	$317,300
Assessed Value:	$299,090
Exemptions:	$0
Taxable Value:	$299,090

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



Total Areas

Finished/Under Air (SF):	3,027
Gross Area (SF):	3,635
Land Size (acres):	0.82
Land Size (SF):	35,794

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price

Building Information (1 of 1)

Finished Area: 3,027 SF

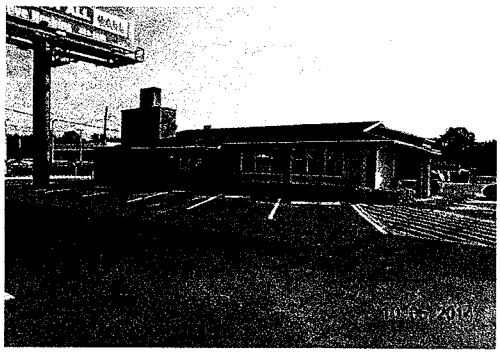
Gross Total Area: 3,635 SF

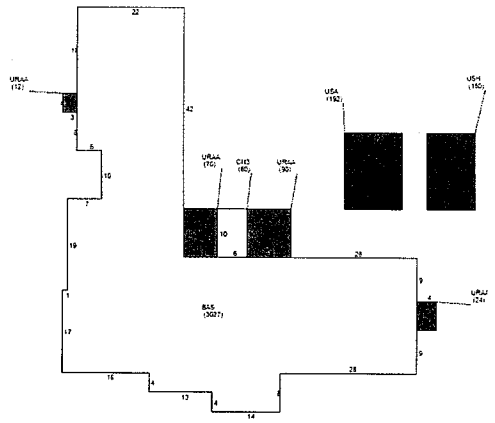
Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: REST	Year Built: 1972	Frame:
Grade: Y_C+	Effective Year: 1973	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	3027	3027	324
CN3	CANOPY	60	0	32
URAA	Utility Room Attached Average	196	0	106
USA	Utility Shed Average	192	0	56
USH	Utility Shed High	160	0	52

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	80	1972
BARB WIRE	1	80	1972
CEMENT CURB	1	310	1972
ASP2 LOW	1	1042	1977
SINGLE LIGHT	1	1	1977
ASP2 LOW	1	11958	2014

Current Year Values

Current Values Breakdown

Building:	$167,000
Land:	$150,300
Just/Market:	$317,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$18,210
Assessed:	$299,090
Exemption(s):	$0
Taxable:	$299,090

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	10	Fort Pierce Stormwater Charge	$540.00

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

2017	$317,300	$299,090	$0	$299,090
2016	$271,900	$271,900	$0	$271,900
2015	$263,200	$249,810	$0	$249,810

Permits

Number	Issue Date	Description	Amount	Fee
F92-001591	Dec 21, 1992	Roof	$1,900	$1,900
F97-000945	Aug 29, 1997	Roof	$2,400	$2,400
F98-000511	Apr 24, 1998	Roof	$2,200	$2,200
F98-000990	Aug 14, 1998	Paving	$3,500	$3,500
F98-00990A	Sep 21, 1998	Fence	$2,057	$2,057
F02-0870	Jun 12, 2002	Roof	$500	$75
CR2002-2	Jul 30, 2002	Alterations/Remodeling	$0	$173
BP14-1455	Jun 20, 2014	Paving	$25,000	$360
BP17-0704	Mar 13, 2017	Air Conditioning Only	$3,250	$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Saint Lucie County

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: S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-433-0002-000-1
Account #: 166721
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Dickson Commerce Center LLC
12307 Rockledge CIR
Boca Raton, FL 33428



Legal Description

27 35 40 W 250 FT OF S 275 FT OF SW 1/4 OF SE 1/4 LYG E OF E R/W SR 5-LESS N 25 FT FOR RD R/W- (1.455 AC) (OR 1766-166; 2234-1629)

Current Values

Just/Market Value:	$435,700
Assessed Value:	$279,909
Exemptions:	$0
Taxable Value:	$279,909

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.38
Land Size (SF):	60,095

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 3, 2005	2234 / 1629	XX02	WD	Dickson Holdings LLC ,	$1,225,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$435,700
Just/Market:	$435,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$155,791
Assessed:	$279,909
Exemption(s):	$0
Taxable:	$279,909

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Start Year	AssessCode	Units	Description	Amount
2006	0041	3.8	Fort Pierce Stormwater Charge	$205.20

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
2017	$435,700	$279,909	$0	$279,909
2016	$435,700	$254,463	$0	$254,463
2015	$435,700	$231,330	$0	$231,330

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

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: 3540 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

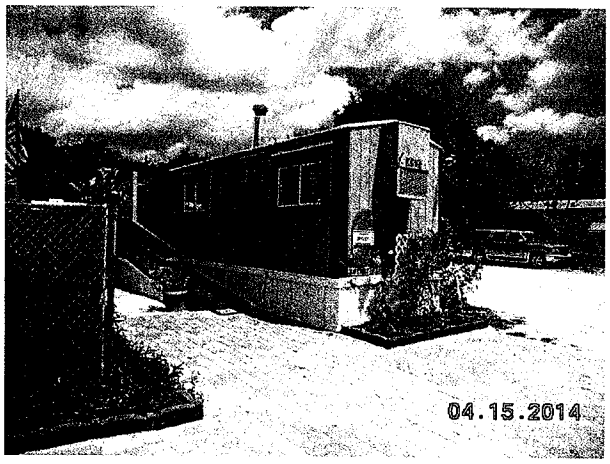
Parcel ID: 2434-121-0002-000-5
Account #: 33241
Use Type: 2800
Jurisdiction: Fort Pierce

Ownership

Manatee Mobile Home Park LLC
49 SW Flagler Ave Ste 201
Stuart, FL 34994

Legal Description

34 35 40 S 1/2 OF N 1/2 OF N 1/2OF NW 1/4 OF NE 1/4-LESS RD R/W-(4.81 AC)(OR 1977-1075)



Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	1
Gross Area (SF):	1
Land Size (acres):	5
Land Size (SF):	217,611

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 21, 2004	1977 / 1075	XX03	WD	Van Dyke LLC,	$2,380,000
Aug 10, 2000	1320 / 2559	XX02	WD	Aultman Mobile Home,	$1,445,000
May 25, 1993	0842 / 0573	XX02	WD	Charles E Aultman	$100
Apr 29, 1993	0838 / 1817	XX02	WD		$527,700

Building Information (1 of 1)

Finished Area: 1 SF

Gross Total Area: 1 SF

Exterior Data

View:
Building Type: MHPK
Grade: Y_C
Story Height: 1 Story

Roof Cover:
Year Built: 1970
Effective Year: 1970
No. Units: 54

Roof Structure:
Frame:
Primary Wall:
Secondary Wall:

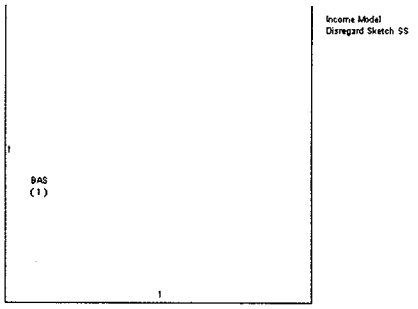
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1	1	4

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	2700	1970
CHAINLINK 8'	1	375	1970
ASP2 LOW	1	13092	2000

Current Year Values

Current Values Breakdown

Building:
Land:
Just/Market:
Ag Credit:
Save Our Homes or 10% Cap:
Assessed:
Exemption(s):
Taxable:

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	16.2	Fort Pierce Stormwater Charge	$874.80

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

Permits

Number	Issue Date	Description	Amount	Fee
F00-0001056	Sep 28, 2000	Enclosure	$1,990	$0
F01-000759	Jun 21, 2001	Shed	$2,400	$0
C92-00594	Jan 31, 1992	Demolition	$100	$100
F93-001005	Jul 16, 1993	Roof	$2,400	$2,400
F01-1008	Jul 19, 2001	Shed	$199	$75
F01-1557	Nov 20, 2001		$2,100	$335
F02-0875	Jun 18, 2002	Shed	$375	$75
BP12-1078	Jun 7, 2012	Electric	$700	$109
BP12-1079	Jun 7, 2012	Electric	$700	$109

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

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Property Identification

Site Address: 3612 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-123-0002-000-1
Account #: 33245
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

SPS Properties Inc
2575 North Orange Blossom Trl
Kissimmee, FL 34744

Legal Description

34 35 40 FROM NE COR OF NW 1/4 OF NE 1/4, TH S ALG E LI OF 1/4 1/4 SEC LI 775.5 FT TO POB: TH S ALG E LI 49 FT, TH SWLY TO E R/W LI OF US1 PT BEING 0.5 FT S OF A LI 825 FT S OF N LI OF NE 1/4 OF SEC, TH N ALG E R/W LI US1 50 FT, TH NELY TO POB- (1.43 AC) (OR 3453-568)



Current Values

Just/Market Value:	$109,000
Assessed Value:	$109,000
Exemptions:	$0
Taxable Value:	$109,000

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.43
Land Size (SF):	62,272

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 5, 2012	3453 / 0568	0205	WD	Van Dyke LLC,	$50,000
Mar 17, 2003	1677 / 0525	XX02	WD	Curtis,Ronald J	$275,000
Dec 1, 1986	0527 / 1985	XX00	CV		$67,500
Aug 1, 1981	0361 / 2442	XX00	CV		$46,000

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%



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:	$109,000
Just/Market:	$109,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$109,000
Exemption(s):	$0
Taxable:	$109,000

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	4.1	Fort Pierce Stormwater Charge	$221.40

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
2017	$109,000	$109,000	$0	$109,000
2016	$109,000	$109,000	$0	$109,000
2015	$109,000	$109,000	$0	$109,000

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
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Property Identification

Site Address: 3610 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-123-0001-000-4
Account #: 33244
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

SPS Properties Inc
2575 North Orange Blossom Trl
Kissimmee, FL 34744

Legal Description

34 35 40 N 1/2 OF S 99 FT OF N 825 FT OF NW 1/4 OF NE 1/4-LESS RD R/W- (1.43 AC) (OR 3453-568)



Current Values

Just/Market Value:	$109,000
Assessed Value:	$109,000
Exemptions:	$0
Taxable Value:	$109,000

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.2
Land Size (SF):	52,272

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 5, 2012	3453 / 0568	0205	WD	Van Dyke LLC,	$50,000
Mar 17, 2003	1677 / 0525	XX02	WD	Curtis,Ronald J	$275,000
May 1, 1985	0466 / 1829	XX02	CV		$250,000

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%



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:	$109,000
Just/Market:	$109,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$109,000
Exemption(s):	$0
Taxable:	$109,000

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	3.8	Fort Pierce Stormwater Charge	$205.20

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
2017	$109,000	$109,000	$0	$109,000
2016	$109,000	$109,000	$0	$109,000
2015	$109,000	$109,000	$0	$109,000

Permits

Number	Issue Date	Description	Amount	Fee

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Property Identification

Site Address:
Sec/Town/Range:
Map ID:
Zoning:

Parcel ID:
Account #:
Use Type:
Jurisdiction:

Ownership

Legal Description

Current Values

Just/Market Value:	$923,500
Assessed Value:	$923,500
Exemptions:	$0
Taxable Value:	$923,500

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



Total Areas

Finished/Under Air (SF):	27,770
Gross Area (SF):	30,090
Land Size (acres):	4.05
Land Size (SF):	176,418

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price

Building Information (1 of 3)

Finished Area: 9,640 SF

Gross Total Area: 10,460 SF

Exterior Data

View:
Building Type: INDW
Grade: Y_D+
Story Height: 2 Story

Roof Cover: Sheet Metal
Year Built: 1965
Effective Year: 1979
No. Units: 1

Roof Structure: Steel Rigid
Frame:
Primary Wall: Corr Metal
Secondary Wall: Conc Block

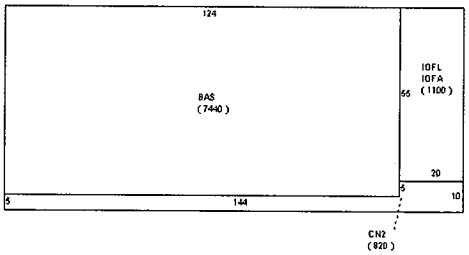
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: 0%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	7440	7440	368
CN2	CANOPY	820	0	308
IOFA	INTERIOR OFFICE AVERAGE QUALITY	1100	1100	150
IOFL	INTERIOR OFFICE LOW QUALITY	1100	1100	150

Building Information (2 of 3)

Finished Area: 11,880 SF

Gross Total Area: 11,880 SF

Exterior Data

View:
Building Type: INDW
Grade: Y_D+
Story Height: 10 Ft Ad Ht

Roof Cover: Sheet Metal
Year Built: 1987
Effective Year: 1987
No. Units: 1

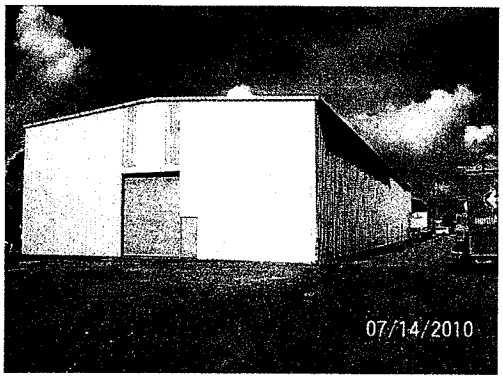
Roof Structure: Steel Rigid
Frame:
Primary Wall: Corr Metal
Secondary Wall:

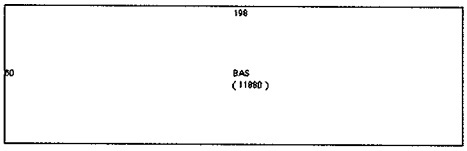
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: 0%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	11880	11880	516

Building Information (3 of 3)

Finished Area: 6,250 SF

Gross Total Area: 7,750 SF

Exterior Data

Building Type: INDW
Grade: Y_D+
Story Height: 5 Ft Add Ht

Year Built: 2001
Effective Year: 2001
No. Units: 0

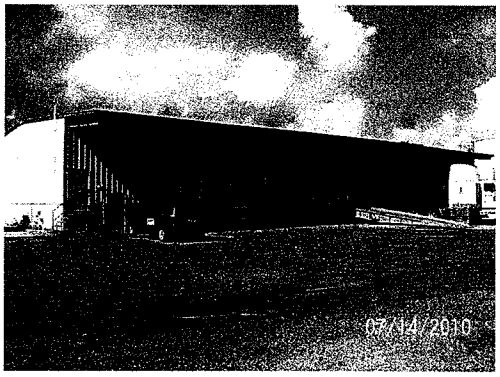
Frame:
Primary Wall: Corr Metal
Secondary Wall: CB Stucco

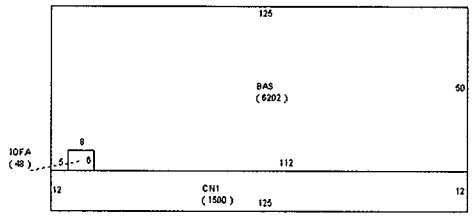
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: 0%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	6202	6202	362
CN1	CANOPY	1500	0	274
IOFA	INTERIOR OFFICE AVERAGE QUALITY	48	48	28

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP1 HIGH	1	19300	1977
CHAINLINK 6'	1	830	1977
CONCRET HIGH	1	3180	1977
MEZZANINE	1	1155	1979

Current Year Values

Current Values Breakdown

Building:	$528,300
Land:	$395,200
Just/Market:	$923,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$923,500
Exemption(s):	$0
Taxable:	$923,500

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2002	0041	38	Fort Pierce Stormwater Charge	$2,052.00

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
2017	$923,500	$923,500	$0	$923,500
2016	$858,000	$858,000	$0	$858,000
2015	$849,000	$849,000	$0	$849,000

Permits

Number	Issue Date	Description	Amount	Fee
C00-110257	Jan 22, 2001	Commercial New Construction	$125,000	$0
C20-110257	Jan 22, 2001	Commercial New Construction	$125,000	$0
C92-02726	May 13, 1992	Alterations/Remodeling	$14,000	$14,000
C94-01628	Mar 30, 1994	Commercial New Construction	$118,800	$118,800
FE2003-78	May 2, 2003	Chainlink Fence	$600	$75

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Saint Lucie County

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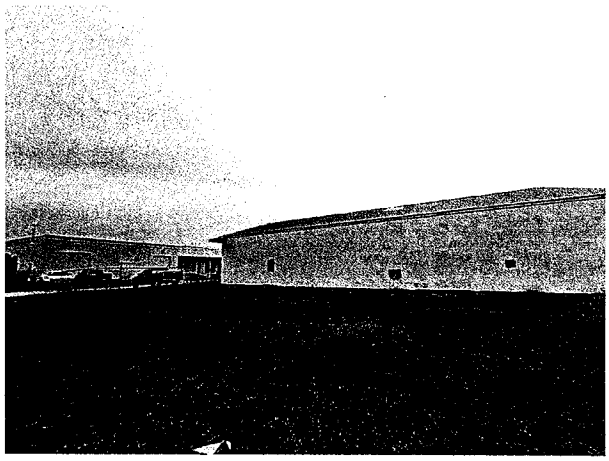
Property Identification

Site Address: 3702 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-123-0006-000-9
Account #: 33249
Use Type: 4800
Jurisdiction: Fort Pierce

Ownership

Nisair Market Street LLC
3700 S US Hwy 1
Fort Pierce, FL 34982



Legal Description

34 35 40 NW 1/4 OF NE 1/4-LESS N1122 FT AND LESS S 30 FT AND LESS RDR/W- (5.28 AC) (OR 2367-741: 2651-2001)

Current Values

Just/Market Value:	$909,800
Assessed Value:	$909,800
Exemptions:	$0
Taxable Value:	$909,800

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

Total Areas

Finished/Under Air (SF):	16,253
Gross Area (SF):	17,124
Land Size (acres):	4.42
Land Size (SF):	192,535.2

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Property Identification

Site Address: 3625 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0026-000-2
Account #: 33435
Use Type: 3900
Jurisdiction: Fort Pierce

Ownership

Motel FP LLC
3625 S US Highway 1
Fort Pierce, FL 34982



Legal Description

KELLEM`S S/D S 165 FT OF E 440 FT OF LOT 7-LESS RD R/W- (1.51 AC) (OR 3721-2775)

Current Values

Just/Market Value:	$587,000
Assessed Value:	$587,000
Exemptions:	$0
Taxable Value:	$587,000

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

Total Areas

Finished/Under Air (SF):	6,535
Gross Area (SF):	8,241
Land Size (acres):	1.51
Land Size (SF):	65,670

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Property Identification

Site Address: 3629 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0034-000-1
Account #: 135914
Use Type: 7500
Jurisdiction: Fort Pierce

Ownership

Salvation Army
PO Box 3349
Fort Pierce, FL 34948

Legal Description

KELLEM'S S/D E 350 FT OF LOT 8-LESS S 12 FT AS IN 82-275 OR 385-765 AND LESS E 42 FT FOR US 1-(2.25 AC) (OR 847-736 :1347-2299)

Current Values

Just/Market Value:	$994,400
Assessed Value:	$994,400
Exemptions:	$994,400
Taxable Value:	$0

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

Total Areas

Finished/Under Air (SF):
Gross Area (SF):
Land Size (acres):
Land Size (SF):

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 25, 1993	0847 / 0736	XX00	WD		$250,000

Building Information (1 of 1)

Finished Area: 14,362 SF

Gross Total Area: 17,762 SF

Exterior Data

View:
Building Type: STRL
Grade: Y_C
Story Height: 1 Story

Roof Cover: Roll Comp
Year Built: 2008
Effective Year: 2008
No. Units: 1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

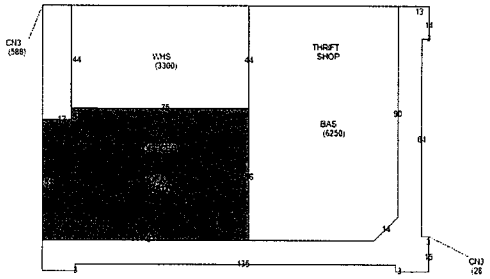
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 50%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 50%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	6250	6250	320
CN3	CANOPY	3400	0	680
IOFA	INTERIOR OFFICE AVERAGE QUALITY	4812	4812	286
WHS	BASE AREA/WAREHOUSE	3300	3300	238

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	778	2008
CBSWall6"Blk	1	44	2008
SINGLE LIGHT	1	7	2008
ASP2 LOW	1	31056	2008
CHAINLINK 6'	1	80	2010

Current Year Values

Current Values Breakdown

Building:	$651,400
Land:	$343,000
Just/Market:	$994,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$994,400
Exemption(s):	$994,400
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2017	2009	3600	Church	$994,400

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	23.9	Fort Pierce Stormwater Charge	$1,290.60

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
2017	$994,400	$994,400	$994,400	$0

Permits

Number	Issue Date	Description	Amount	Fee
MPCM200708	Jan 1, 2008		$0	$0
BP09-96	Jan 30, 2009	Alterations/Remodeling	$1,250	$20
BP09-0866	Jul 22, 2009	Fence	$5,998	$135
BP17-0537	Feb 24, 2017	Air Conditioning Only	$11,790	$0

Notice: This does not necessarily represent all the permits for this property.

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Property Identification

Site Address: 341 DIXIELAND DR
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-801-0021-000-9
Account #: 166729
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Daniel B Kinser

3362 S US Highway 1
Fort Pierce, FL 34982

Legal Description

DIXIELAND S/D-AN UNREC PLAT SECTION 27-35-40 BLK 2 LOT 3
(OR 1040-672, 680: 1129-1172)

Current Values

Just/Market Value:	$45,500
Assessed Value:	$45,500
Exemptions:	$0
Taxable Value:	$45,500

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):	0.26
Land Size (SF):	11,250

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Property Identification

Site Address: 341 DIXIELAND DR
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C-3 - FP

Parcel ID: 2427-801-0022-000-6
Account #: 32092
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Daniel B Kinser
3362 S US Highway 1
Fort Pierce, FL 34982



Legal Description

DIXIELAND S/D-AN UNREC PLAT SECTION 27-35-40 BLK 2 LOT 4
(OR 1040-672, 680: 1129-1172)

Current Values

Just/Market Value:	$39,400
Assessed Value:	$39,400
Exemptions:	$0
Taxable Value:	$39,400

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):	0.26
Land Size (SF):	11,250

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Property Identification

Site Address: 333 DIXIELAND DR
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-801-0023-000-3
Account #: 32093
Use Type: 0800
Jurisdiction: Fort Pierce

Ownership

Daniel B Kinser
3362 S US Highway 1
Fort Pierce, FL 34982



Legal Description

DIXIELAND S/D-AN UNRECORDED PLAT- SECTION 27-35-40 BLK 2 LOT5 (OR 1040-674 AND 682: 1129-1174)

Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	600
Gross Area (SF):	624
Land Size (acres):	0.26
Land Size (SF):	11,250

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Property Identification

Site Address: US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-801-0028-000-8
Account #: 32097
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Ft Pierce LLC
1911 NE 172 St
North Miami Beach, FL 33162



Legal Description

DIXIELAND S/D-AN UNRECORDED PLAT- ALL OF LOTS 1 THRU 9 BLK 3 LYG IN SECTION 27-35-40 AND A PART OF SEC ALL MPD AS FOLLOWS: FROM S 1/4 COR OF SEC RUN S 89 28 12 E ALG S SEC LI 125.12 FT,TH N 01 58 26 W 600.41 FT TO SW COR OF BLK 3 OF UNRECORDED PLAT OF DIXIELAND S/D (DB 152-403) TO POB;TH N 89 28 12 E 640.22 FT TO SE COR OF BLK 3,TH N 02 42 40 E 120.62 FT TO NE COR,TH N 89 28 12 W 0.08 FT,TH N 02 41 52 E 109.26 FT,TH N 89 28 12 W 163.35 FT,TH S 44 33 27 W 95.41 FT,TH N 45 26 33 W 98.71 FT,TH N 89 28 12 W 405.32 FT,TH S 01 58 26 E 230 FT,TH S 89 28 12 E 47.04 FT,TH N 01 58 26 W 0.07 FT TO POB- (3.57 AC) (OR 2466-1088)

Current Values

Just/Market Value:	$282,700
Assessed Value:	$282,700
Exemptions:	$0
Taxable Value:	$282,700

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):	3.57
Land Size (SF):	155,314

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Property Identification

Site Address: 3410 US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-432-0001-000-1
Account #: 31556
Use Type: 2700
Jurisdiction: Fort Pierce

Ownership

MDR FL Realty LLC
2001 S Federal HWY
Delray Beach, FL 33483

Legal Description

27 35 40 THAT PART OF SEC MPDAF: BEG AT PT 125 FT E OF CENTER OF US 1 AND 830.30 FT (AS MEAS ALG E R/W US #1) NLY FROM S LI OF SEC RUN S 89 28 12 E 405.32 FT,TH S 45 26 33 E 98.71 FT,TH N 44 33 27 E 95.41 FT,TH S 89 28 12 E 163.35 FT,TH N 02 41 52 E 390.74 FT,TH WLY 737.93 FT,TH SLY 390.82 FT M/L TO POB- (6.03 AC) (OR 3701-2844)

Current Values

Just/Market Value:	$2,229,400
Assessed Value:	$2,229,400
Exemptions:	$0
Taxable Value:	$2,229,400

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

Total Areas

Finished/Under Air (SF):
Gross Area (SF):
Land Size (acres):
Land Size (SF):

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Property Identification

Site Address: 3306 7th ST
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-601-0040-000-4
Account #: 31599
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Uriel Moreira Jr

1102 SW Elm Grove CT
Palm City, FL 34990

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- LOT 174-LESS S 100 FT AND LESS E 600 FT OF N 100.28 FT AND LESS S 75 FT OF N 200.28 FT OF E600 FT AND LESS US #1 R/W AND LESS W60 FT- (OR 3624-1094)

Current Values

Just/Market Value:	$63,100
Assessed Value:	$63,100
Exemptions:	$0
Taxable Value:	$63,100

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):
Gross Area (SF):
Land Size (acres):
Land Size (SF):

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Property Identification

Site Address: S 7th ST
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: RM-11 - CO

Parcel ID: 2427-601-0042-000-8
Account #: 31600
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Gray Fox Properties Inc
3361 S US Highway 1
Fort Pierce, FL 34982

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- S 100 FT OF LOT 174-LESS E 600 FT AND LESS W 60 FT-(OR 2143-1854)

Current Values

Just/Market Value:	$91,900
Assessed Value:	$91,900
Exemptions:	$0
Taxable Value:	$91,900

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



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.23
Land Size (SF):	53,578

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Property Identification

Site Address: 3351 S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: IL

Parcel ID: 2427-601-0042-010-1
Account #: 31601
Use Type: 2700
Jurisdiction: Saint Lucie County

Ownership

Tassilo Close
Patricia Close

18504 Tranquility Base Lane
Port St Lucie, FL 34987

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- W 590 FT OF E 600 FT OF S100 FT LOT 174 (OR 1518-1675)



Current Values

Just/Market Value:	$176,600
Assessed Value:	$176,600
Exemptions:	$0
Taxable Value:	$176,600

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

Total Areas

Finished/Under Air (SF):	400
Gross Area (SF):	2,200
Land Size (acres):	1.35
Land Size (SF):	59,000

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Property Identification

Site Address: 3350 S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-801-0001-000-3
Account #: 32084
Use Type: 2700
Jurisdiction: Fort Pierce

Ownership

NSS Acquisition Corp
3350 S US Highway 1
Fort Pierce, FL 34982



Legal Description

DIXIELAND S/D-AN UNRECORDED PLAT- SECTION 27-35-40 BLK 1 LOTS 1, 2, 3 AND 4 AND E 47 FT OF ABANDONED R/W ADJ TO SD LOTS ON W AND ALL LOTS 5, 6, 7, 8, 9, 10,11,12, 13,14, 15, 16, 17 AND 18 AND 60 FT VAC ST ADJ ON E-LESS E 15 FT OF N 160 FT OF VAC ST- (6.13 AC-266,858 SF) (OR 788-2488: 946-1475: 950-1061: 973-1820:1317-1251: 1365-2529: 1388-114, 120, 122:3580-793: 3587-2215)

Current Values

Just/Market Value:	$4,212,500
Assessed Value:	$4,212,500
Exemptions:	$0
Taxable Value:	$4,212,500

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

Total Areas

Finished/Under Air (SF):	31,671
Gross Area (SF):	43,131
Land Size (acres):	6.13
Land Size (SF):	266,858

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Property Identification

Site Address: S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C-3 - FP

Parcel ID: 2427-421-0001-000-7
Account #: 31555
Use Type: 1000
Jurisdiction: Fort Pierce

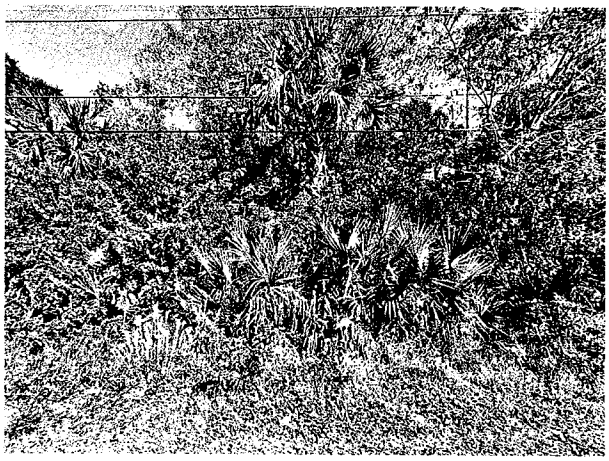
Ownership

3300 U S 1 LLC

7845 SW Ellipse Way
Stuart, FL 34997

Legal Description

27 35 40 BEG AT PT 125 FT ELY OFC/L US 1 AND N LI OF NW 1/4 OF SE 1/4, TH RUN SLY ALG ELY R/W US 1 851.23 FT, TH ELY TO A PT 1349.5 FT W OF E SEC LI, SD PT BEING ON W LI OF 30 FT ESMT TO ST LUCIE CO, TH NLY ALG W LI 845 FT M/L TON LI OF SE 1/4, TH WLY 1407.14 FTM/L ALG SD N LI TO POB (26.65 AC) (OR 3624-2227)



Current Values

Just/Market Value:	$821,600
Assessed Value:	$821,600
Exemptions:	$0
Taxable Value:	$821,600

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	26.65
Land Size (SF):	1,160,874

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Property Identification

Site Address: S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C-3 - FP

Parcel ID: 2427-601-0043-000-5
Account #: 31602
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

EF Marketing LLC

% Cary Rodriguez, Greenberg, O'Keefe LLP
1395 Brickell Ave Ste 700
Miami, FL 33131



Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- N 100 FT OF LOT 175 AND S 150 FT OF LOT 176-LESS W 60 FT TO ST LUCIE CO AND LESS US1 AND LESS THAT PART OF LOT 176 MPDAF: FROM SE COR LOT 176, RUN N ON W SIDE OF HWY 138 FT TO POB, TH RUN W 224.30 FT, TH S 38 FT, TH W 200 FT, TH N 50 FT, TH E 424.30 FT TO W SIDE OF HWY, TH S 12 FT TO POB- (6.02 AC - 262,231 SF) (OR 3309-2464)

Current Values

Just/Market Value:	$688,400
Assessed Value:	$688,400
Exemptions:	$0
Taxable Value:	$688,400

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):	6.02
Land Size (SF):	262,231

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Property Identification

Site Address: 3313 S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: CG - CO

Parcel ID: 2427-601-0047-000-3
Account #: 31622
Use Type: 0800
Jurisdiction: Saint Lucie County

Ownership

Malibu Land Holdings LLC
736 Buoy Rd
North Palm Beach, FL 33408

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- N 47.32 FT OF LOT 176 AND S52.68 FT OF LOT 177-LESS US 1 AND LESS W 60 FT- (OR 905-2192 AND 2193: 965-488: 1485-1734: 2644-1841)



Current Values

Just/Market Value:	$266,100
Assessed Value:	$266,100
Exemptions:	$0
Taxable Value:	$266,100

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

Total Areas

Finished/Under Air (SF):	4,596
Gross Area (SF):	5,590
Land Size (acres):	2.49
Land Size (SF):	108,427

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Property Identification

Site Address: 3800 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-501-0041-000-6
Account #: 33363
Use Type: 1100
Jurisdiction: Fort Pierce

Ownership

Theresa L Wyres
Bonifacio Juarez
Robert Damiano (TR)

1681 SW Victor Ln
Port St Lucie, FL 34984



Legal Description

ST JAMES PARK BLK 3 LOT 7-LESS W45 FT FOR US #1- (OR 1423-1784: 1429-1207 : 1775-642: 3519-2641)

Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	3,539
Gross Area (SF):	4,705
Land Size (acres):	0.17
Land Size (SF):	7,260

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Property Identification

Site Address: 3810 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-501-0035-000-1
Account #: 33361
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

ABS GAS & GO INC
2061 SE North Blackwell DR
Port St Lucie, FL 34952-7000

Legal Description

ST JAMES PARK BLK 3 LOTS 1, 2, 3, 12, 13 AND 14 - LESS THE W 45 FT US-1 (OR 4014-2374)

Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):
Gross Area (SF):
Land Size (acres):
Land Size (SF):

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Property Identification

Site Address: 3821 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0036-010-8
Account #: 33447
Use Type: 2700
Jurisdiction: Fort Pierce

Ownership

SHIFTING NEEDS LLC
1368 SE Huffman RD
Port St Lucie, FL 34952-3354

Legal Description

KELLEM'S S/D BEG AT SE COR LOT 9, TH RUN W 265 FT, TH N 180 FT, THE 265 FT TO W R/W US 1, TH S 180 FT TO POB (1.10 AC) (OR 4010-2627)

Current Values

Just/Market Value:	$416,700
Assessed Value:	$416,700
Exemptions:	$0
Taxable Value:	$416,700

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

Total Areas

Finished/Under Air (SF):
Gross Area (SF):
Land Size (acres):
Land Size (SF):

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Property Identification

Site Address: S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0046-020-4
Account #: 172280
Use Type: 8600
Jurisdiction: Fort Pierce

Ownership

St Lucie County
2300 Virginia Ave
Fort Pierce, FL 34982

Legal Description

KELLEM`S S/D THAT PART OF LOT 10 MPDAF COMM AT 3/4 FT IRON PIPE LB #4108 AT INT W R/W LINE US 1 AND N LINE OF LOT 10 RUN N 89 57 37 W 120 FT TO POB;TH S 00 02 23 W 48 FT,TH N 89 57 37 W 60 FT,TH N 00 02 23 E 48 FT TO PT ON N LI LOT 10 ,TH S 89 57 37 E 60 FT TO POB (0.07 AC) (OR 2977-498)

Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
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):	0.07
Land Size (SF):	2,880

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Property Identification

Site Address: 3855 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0046-000-8
Account #: 33455
Use Type: 8600
Jurisdiction: Fort Pierce

Ownership

St Lucie County
2300 Virginia Ave
Fort Pierce, FL 34982

Legal Description

KELLEM'S S/D LOT 10-LESS US 1 R/W AND LESS PARCEL AS IN OR 2817-1947- AND BEG AT NE COR LOT 11 RUN W 1250 FT,TH S 230 FT,TH E 850 FT,TH N // TO E LI LOT 11 100 FT,TH E 400 FT,TH N 130 FT TO POB (14.13 AC) (OR 2817-1947, 1949)



Current Values

Just/Market Value:	$3,873,000
Assessed Value:	$3,873,000
Exemptions:	$3,873,000
Taxable Value:	$0

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

Total Areas

Finished/Under Air (SF):	112,729
Gross Area (SF):	114,365
Land Size (acres):	14.12
Land Size (SF):	615,233

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Property Identification

Site Address: 3941 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0051-000-6
Account #: 33457
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

CREG-Fort Pierce LLC
30 Temple St Ste 400
Nashua, NH 03066

Legal Description

KELLEM`S S/D S 100 FT OF LOT 11 AND N 130 FT LOT 12 INCL VAC R/W AS IN OR 20-776-LESS S 50 FT OF E 768 FT OF LOT 11 AND LESS N 130 FT OF E 768 FT OF LOT 12 AND LESS R/W FOR US 1-(3.61 AC) (OR 3273-1903)



Current Values

Just/Market Value:	$385,300
Assessed Value:	$385,300
Exemptions:	$0
Taxable Value:	$385,300

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):	3.61
Land Size (SF):	157,252

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Property Identification

Site Address: S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0052-000-3
Account #: 142251
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

GGI II Properties LLC
2 S University DR Ste 325
Plantation, FL 33324-3307

Legal Description

KELLEM`S S/D S 50 FT OF E 768 FT OF LOT 11 AND N 130 FT OF E 768 FT OF LOT 12- LESS THAT PART OF S 50 FT OF LOT 11 LYING IN ELY 292 FT OF NW 1/4 AND THAT PART OF N 130 FT OF LOT 12 LYING IN ELY 292 FT OF NW 1/4 OF SEC AND LESS R/W FOR US 1- (1.97 AC - 85,680 SF) (OR 3847-307)



Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.97
Land Size (SF):	85,680

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Property Identification

Site Address: S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0052-010-6
Account #: 180775
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

GGI II Properties LLC
2 S University DR Ste 325
Plantation, FL 33324-3307

Legal Description

KELLEM'S S/D THAT PART OF S 50 FT OF LOT 11 LYING IN ELY 292 FT OF NW 1/4 AND THAT PART OF N 130 FT OF LOT 12 LYING IN ELY 292 FT OF NW 1/4 OF SEC - LESS R/W FOR US 1 (1.03 AC - 45,000 SF) (OR 4010-1703)



Current Values

Just/Market Value:	$157,500
Assessed Value:	$157,500
Exemptions:	$0
Taxable Value:	$157,500

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.03
Land Size (SF):	45,000

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Property Identification

Site Address: S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning:

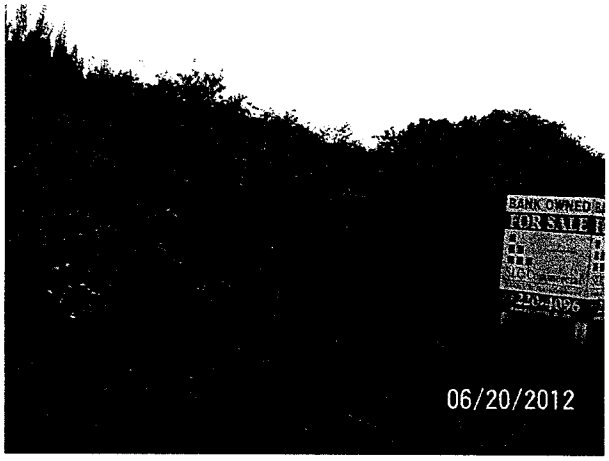
Parcel ID: 2434-601-0055-000-4
Account #: 33459
Use Type: 1000
Jurisdiction: Saint Lucie County

Ownership

CREG-Fort Pierce LLC
30 Temple St Ste 400
Nashua, NH 03060

Legal Description

KELLEM`S S/D LOT 12-LESS N 130 FT AND LESS E 294 FT OF S 200 FT ANDLESS W 60 FT AS IN DB 142-561-(4.31 AC) (OR 3273-1903)



Current Values

Just/Market Value:	$460,000
Assessed Value:	$460,000
Exemptions:	$0
Taxable Value:	$460,000

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):	4.31
Land Size (SF):	187,743.6

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Property Identification

Site Address: 3947 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0054-000-7
Account #: 33458
Use Type: 2900
Jurisdiction: Fort Pierce

Ownership

Carpets By Five-Four South Inc
3947 S US Highway 1
Fort Pierce, FL 34982



Legal Description

KELLEM`S S/D N 150 FT OF S 200 FT OF E 294 FT OF LOT 12-LESS US#1 R/W- (0.88 AC) (OR 971-2638: 975-2584: 1007-1487)

Current Values

Just/Market Value:	$265,700
Assessed Value:	$265,700
Exemptions:	$0
Taxable Value:	$265,700

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

Total Areas

Finished/Under Air (SF):	3,600
Gross Area (SF):	3,600
Land Size (acres):	0.87
Land Size (SF):	37,800

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Property Identification

Site Address: 3953 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0054-010-0
Account #: 137004
Use Type: 2700
Jurisdiction: Fort Pierce

Ownership

Tovar Corp
262 NW Ferris Dr
Port St Lucie, FL 34983

Legal Description

KELLEM'S S/D S 50 FT OF E 294 FTOF LOT 12 AND S 15 FT OF E 294 FT OF NW 1/4 OF SEC 34-35-40 AND N 36FT OF E 294 FT OF NE 1/4 OF OF NE 1/4 OF SW 1/4 OF SEC 34-35-40-LESS US #1 R/W- (.49 AC) (OR 3589-118)



Current Values

Just/Market Value:	$150,800
Assessed Value:	$150,800
Exemptions:	$0
Taxable Value:	$150,800

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

Total Areas

Finished/Under Air (SF):	2,358
Gross Area (SF):	4,122
Land Size (acres):	0.5
Land Size (SF):	21,672

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Property Identification

Site Address: 3955 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34S
Zoning: CG - CO

Parcel ID: 2434-311-0002-000-8
Account #: 33254
Use Type: 1200
Jurisdiction: Fort Pierce

Ownership

CREG-Fort Pierce LLC

% Melissa Hardy
30 Temple St Ste 400
Nashua, NH 03060

Legal Description

34 35 40 NE 1/4 OF NE 1/4 OF SW 1/4 N OF PLATTS CREEK-LESS N 36 FT OF E 294 FT AND LESS S 97 FT OFN 226 FT OF E 294 FT AND LESS S 100 FT OF N 326 FT OF E 334 FT ANDLESS E 42 FT FOR US 1-(OR 3273-1903)



Current Values

Just/Market Value:	$1,037,600
Assessed Value:	$1,037,600
Exemptions:	$0
Taxable Value:	$1,037,600

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	4,484
Gross Area (SF):	5,069
Land Size (acres):	6.36
Land Size (SF):	277,144

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Property Identification

Site Address: 4051 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34S
Zoning: C-3 - FP

Parcel ID: 2434-311-0010-000-7
Account #: 33258
Use Type: 1100
Jurisdiction: Fort Pierce

Ownership

Ciferri Properties LLC
4249 SW High Meadows Ave
Palm City, FL 34990

Legal Description

34 35 40 FROM SE COR OF NE 1/4 OF NE 1/4 OF SW 1/4 RUN W 48 FT TO W R/W US 1 FOR POB, TH N ALG R/W 163.95 FT, TH ON AN ANG OF 96DEG 55 MIN 15 SEC AS MEAS FROM STO W RUN NWLY 261.89 FT, TH S // WITH W R/W US 1 198.42 FT TO S LI OF NE 1/4 OF NE 1/4 OF NW 1/4, TH E ON SD S LI 260 FT TO POB (1.08 AC) (OR 3546-1277)

Current Values

Just/Market Value:	$808,700
Assessed Value:	$808,700
Exemptions:	$0
Taxable Value:	$808,700

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

Total Areas

Finished/Under Air (SF):
Gross Area (SF):
Land Size (acres):
Land Size (SF):

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Property Identification

Site Address: 4000 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34S
Zoning: C3

Parcel ID: 2434-801-0005-010-6
Account #: 33534
Use Type: 1000
Jurisdiction: Fort Pierce

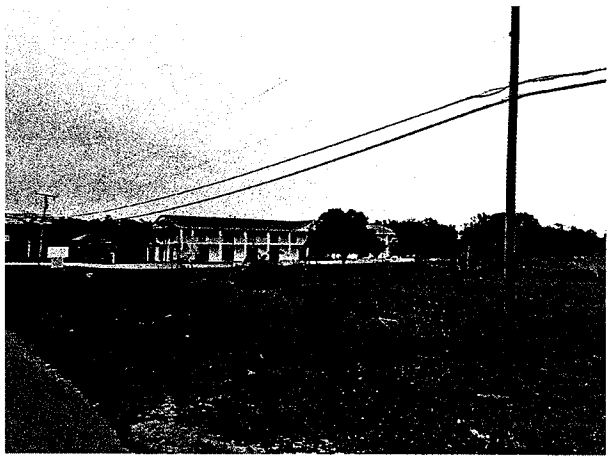
Ownership

KAS Land LLC

6303 Blue Lagoon DR Ste 350
Miami, FL 33126

Legal Description

FLA COAST LINE CANAL AND TRANS CO`S S/D LOT 4-LESS THAT PART OFLOT 4 LYG NLY AND ELY OF FOL DESC LI: FROM NW COR OF LOT 4 RUN S 89DEG 41 MIN 37 SEC E 78 FT TO POB, TH S 00 DEG 20 MIN 07 SEC W 197.27 FT, TH S 89 DEG 41 MIN 37 SEC E 10 FT, TH S 00 DEG 20 MIN 07 SEC W 37.73 FT, TH S 89 DEG 41MIN 37 SEC E TO E LI OF LOT 4 AND END OF SPEC DESC LI AND LESS RD AND DRAINAGE RS/W- (5.78 AC) (OR 3392-586)



Current Values

Just/Market Value:	$431,100
Assessed Value:	$431,100
Exemptions:	$0
Taxable Value:	$431,100

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):	5.78
Land Size (SF):	251,776.8

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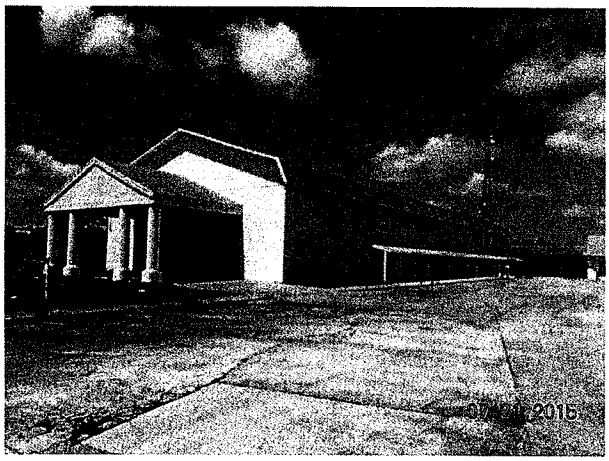
Property Identification

Site Address: 3607 OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Map ID: 24/33N
Zoning: C3

Parcel ID: 2433-114-0003-000-7
Account #: 33026
Use Type: 7100
Jurisdiction: Fort Pierce

Ownership

House of Believers Inc
805 Virginia AVE Ste 16
Fort Pierce, FL 34982



Legal Description

33 35 40 SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 330 FT LYG N OF S 485FT- (7.90 AC) (OR 3976-456: 3979-1306)

Current Values

Just/Market Value:	$896,000
Assessed Value:	$896,000
Exemptions:	$0
Taxable Value:	$896,000

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

Total Areas

Finished/Under Air (SF):	49,400
Gross Area (SF):	53,126
Land Size (acres):	7.9
Land Size (SF):	344,124

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Property Identification

Site Address: 3731 OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Map ID: 24/33N
Zoning: C3

Parcel ID: 2433-141-0001-010-0
Account #: 130530
Use Type: 4800
Jurisdiction: Fort Pierce

Ownership

Maxiplex LLC
341 Charroux DR
Palm Beach Gardens, FL 33410



Legal Description

33 35 40 FROM NE COR OF SE 1/4 OF NE 1/4 RUN N 88 09 16 W 212.34 FT TO POB,TH CONT N 88 09 16 W 479.69 FT,TH S 00 22 55 W // WITH E SEC LI 224.50 FT,TH S 88 09 16 E 479.69 FT,TH N 00 22 55 E 224.50 FT TO POB (2.47 AC) (OR 3817-2612)

Current Values

Just/Market Value:	$699,400
Assessed Value:	$699,400
Exemptions:	$0
Taxable Value:	$699,400

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

Total Areas

Finished/Under Air (SF):	18,165
Gross Area (SF):	19,700
Land Size (acres):	2.47
Land Size (SF):	107,690

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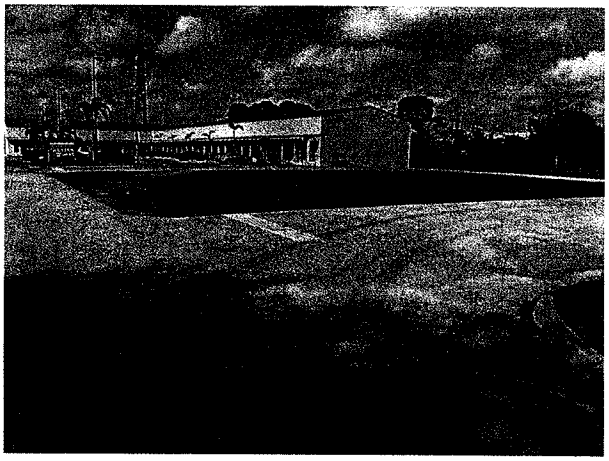
Property Identification

Site Address: OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Map ID: 24/33N
Zoning: C3

Parcel ID: 2433-141-0001-000-7
Account #: 174815
Use Type: 4000
Jurisdiction: Fort Pierce

Ownership

Maxiplex LLC
341 Charroux DR
Palm Beach Gardens, FL 33410



Legal Description

33 35 40 FROM NE COR OF SE 1/4 OF NE 1/4 RUN N 88 09 16 W 60.03 FT TO POB,TH CONT NWLY 152.31 FT,TH S 00 22 55 W // WITH E SEC LI 224.50 FT,TH S 88 09 16 E 152.31 FT TO W LI OLEANDER AVE RD R/W,TH N 00 22 55 E ALG SD RD R/W 224.50 FT TO POB (0.78 AC) (OR 3817-2612)

Current Values

Just/Market Value:	$85,500
Assessed Value:	$85,500
Exemptions:	$0
Taxable Value:	$85,500

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):	0.78
Land Size (SF):	34,194

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Property Identification

Site Address: OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Map ID: 24/33N
Zoning: RM-9

Parcel ID: 2433-144-0001-000-6
Account #: 33036
Use Type: 4000
Jurisdiction: Fort Pierce

Ownership

MJT Holdings Inc
1910 Cypress AVE
Fort Pierce, FL 34949-3407

Legal Description

33 35 40 SE 1/4 OF SE 1/4 OF NE 1/4-LESS RD AND CANAL RS/W-AND E 1/2OF NE 1/4 OF SE 1/4-LESS S 630 FT AND LESS RD AND CANAL RS/W- (18.16 AC) (OR 3988-1547; 3994-1479: 3995-2451)



Current Values

Just/Market Value:	$1,265,700
Assessed Value:	$1,265,700
Exemptions:	$1,265,700
Taxable Value:	$0

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):	18.16
Land Size (SF):	791,049.6

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Property Identification

Site Address: OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Map ID: 24/33N
Zoning: RM-9

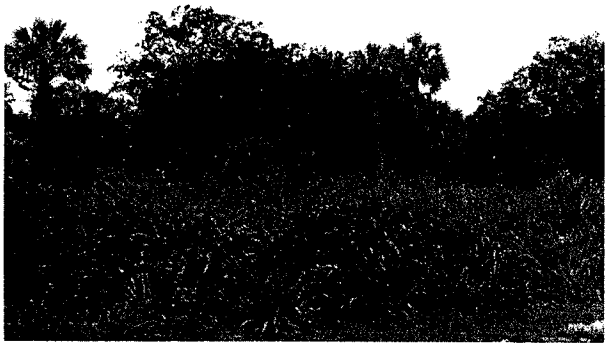
Parcel ID: 2433-144-0001-000-6
Account #: 33036
Use Type: 4000
Jurisdiction: Fort Pierce

Ownership

MJT Holdings Inc
1910 Cypress AVE
Fort Pierce, FL 34949-3407

Legal Description

33 35 40 SE 1/4 OF SE 1/4 OF NE 1/4-LESS RD AND CANAL RS/W-AND E 1/2OF NE 1/4 OF SE 1/4-LESS S 630 FT AND LESS RD AND CANAL RS/W- (18.16 AC) (OR 3988-1547; 3994-1479; 3995-2451)



Current Values

Just/Market Value:	$1,265,700
Assessed Value:	$1,265,700
Exemptions:	$1,265,700
Taxable Value:	$0

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):	18.16
Land Size (SF):	791,049.6

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC, General Commercial	C3, General Commercial
South	Mobile Home Park	GC, General Commercial	C3, General Commercial
East	Vacant	RM, Medium Density Resid.	PD, Planned Development
West	Vehicle Sales Facility	I, Industrial	I1, Light Industrial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC General Commercial	PD Planned Development	Not Applicable	4.04	N/A
****Proposed**	GC General Commercial	GC General Commercial	105,590 SF	4.04	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day = 0
**Proposed Zoning/FLU	Total gallons per day = 13,199
**Change in Demand	Total gallons per day = 13, 199

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day = 0
**Proposed Zoning/FLU	Total gallons per day = 10,559
**Change in Demand	Total gallons per day = 10,559

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	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

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	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	0	0

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	0 yards
****Proposed Zoning/FLU**	6 yards
***Change in Demand**	6 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	The development will require the implementation of a stormwater system compliant with City of Ft. Pierce and South Florida water managment District codes. As such, the development require retention of the stormwater on-site and will not increase stormwater impacts over the current conditions

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 Based upon ITE Code 820 Shopping Center		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	0 VPD	0 VPD
****Proposed Zoning/FLU**	4,509 VPD	101 VPH/392 VPH
***Change in Demand**	Trips 4,509 VPD	Trips 101 VPH/ 392 VPH
Impact to Capacity	US 1 2016 AADT = 27,899 (LOS C): Increase for Demand AADT = 32,408 (LOS C) NO IMPACT	

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): 105,590 SF			
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 Use	1 - Total	105,590	4.04	TBD	TBD

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐Yes ☑No

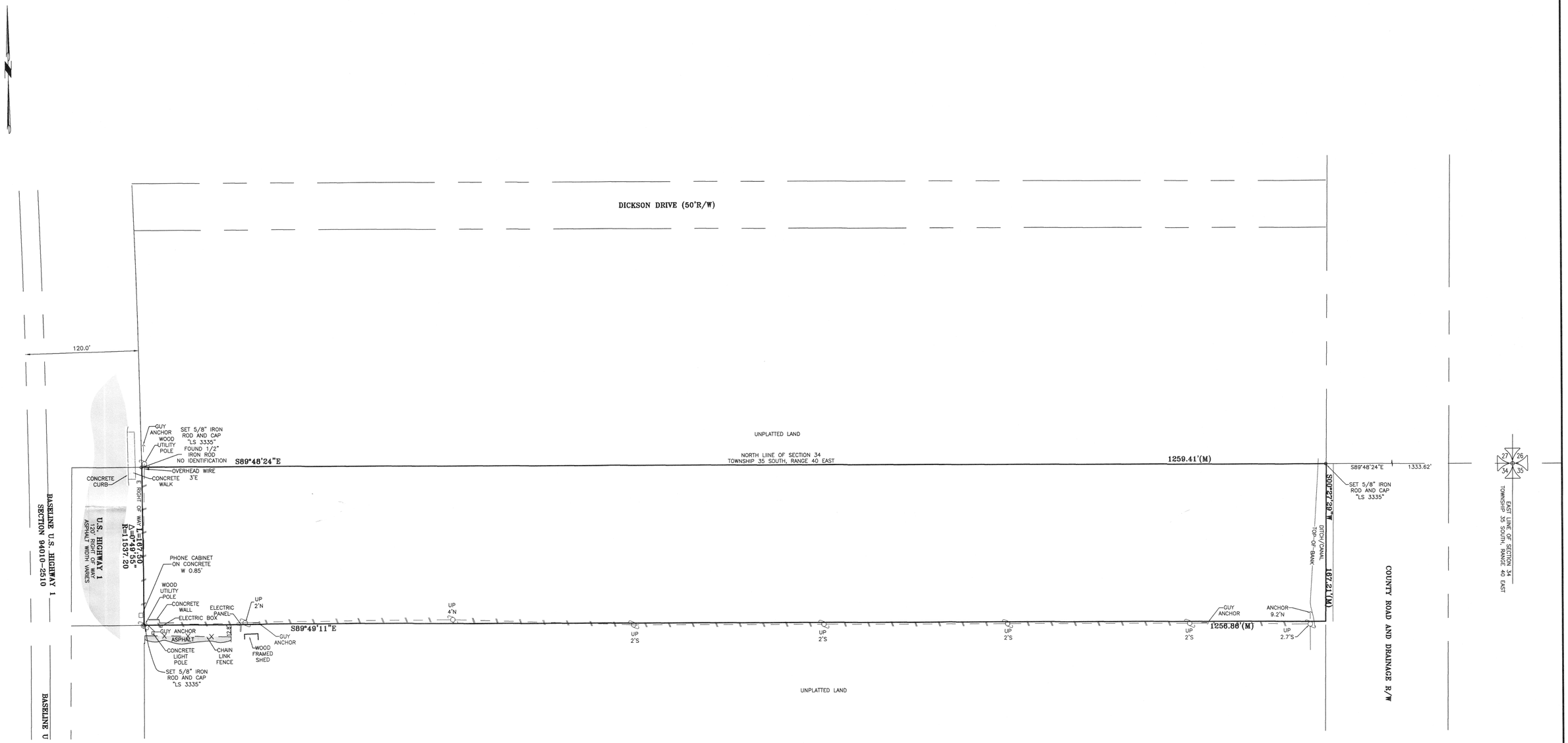
B. 1. Does this application involve demolition or re-use of any structure(s)? ☐Yes ☑No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

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



DESCRIPTION:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR U.S. HIGHWAY ONE

SCALE
1" = 50'
0' 50' 100' 150'

MAP OF BOUNDARY SURVEY

SURVEY REPORT

1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
2.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3.) ONLY VISIBLE ENCROACHMENTS AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
4.) DESCRIPTION FURNISHED BY CLIENT.
5.) PARCEL SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY.
6.) ALL LOT DIMENSIONS ARE PLAT AND MEASURED, UNLESS OTHERWISE NOTED
7.) PROPOSED SITE PLAN SUBJECT TO APPROVAL BY GOVERNING AGENCIES.
8.) PARCEL CONTAINS: 210,513 SQUARE FEET OR 4.83 ACRES MORE OR LESS.
9.) STREET ADDRESS: 3530 S US HIGHWAY 1
10.) PARCEL GRAPHICALLY LOCATED IN FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONE X, COMMUNITY PANEL No. 12111C0189J.
12.) THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE. ALL FIELD MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
13.) BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S89°48'24"E ALONG THE NORTH LINE OF SECTION 34
14.) THIS SURVEY REMAINS THE PROPERTY OF MIXON LAND SURVEYING, INC.
15.) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

CERTIFIED TO:

TLCD PROPERTIES LLC

REVISIONS:	BY:	REVISIONS:	BY:

LEGEND:

UP = WOOD UTILITY POLE	FH = FIRE HYDRANT	(PR) = PRO-RATED	POB = POINT OF BEGINNING	R/W = RIGHT OF WAY	EOW = EDGE OF WATER
⏚ = GUY ANCHOR	PH = PHONE	(D) = DEED	POC = POINT OF COMMENCEMENT	D.E. = DRAINAGE EASEMENT	CB = CATCH BASIN
—//— = OVERHEAD UTILITY	SS = SEWER SERVICE	(P) = PLAT	ORB = OFFICIAL RECORD BOOK	U.E. = UTILITY EASEMENT	MES = MITERED END SECTION
—X— = FENCELINE	WM = WATER METER	(M) = MEASURED	R = RADIUS	↑0.0 = EXISTING ELEVATION	CMP = CORRUGATED METAL PIPE
TV = CABLE RISER	W = WELL	(C) = CALCULATED	L = ARC LENGTH	↑0.0 = PROPOSED ELEVATION	RCP = REINFORCED CONCRETE PIPE
	WV = WATER VALVE	ELEV.= ELEVATION	Δ = DELTA ANGLE	TOB = TOP OF BANK	SMH = SEWER MANHOLE
			C/L = CENTERLINE		DMH = DRAINAGE MANHOLE

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE FLORIDA 34972
863 763 0990
STATE OF FLORIDA CERTIFICATE NO. "L.B. 4199"

RICHARD A. MIXON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. "L.S. 3335"

JOB NO. 17-040
CADD FILE:
BY:JEK/RAM
SURVEY DATE: 4-13-17
SHEET 1 OF 1

S US 1 FT. PIERCE

MATCH SHEET 12

SEC 28 / T35S / R40E

SEC 27 / T35S / R40E

SEC 26 / T35S / R40E

SEC 28 / T35S / R40E

SEC 26 / T35S / R40E

FARMERS MARKET ROAD

BELL AVENUE

DICKSON DRIVE

ANNEXED, I-337, 8-22-89

PUD

C-3 TO PUD ORD. I-353 11-20-89

C-3

ANNEXED, ORD. I-477, 10-10-91

ANNEXED, ORD. I-274, 4-18-88

C-3

ANNEXEXED, ORD. I-02, 4-27-83

ANNEXED, ORD. I-273, 4-18-88

SOUTH MARKET AVENUE

ANNEXED ORD. I-432 12-17-90

C-3

ANNEXED ORD. I-478, 10/10/91

ST. JAMES BLVD

ANNEXED ORD. I-438 12-17-90

ANNEXED ORD. I-436 12-17-90

ANNEXED ORD. I-433 12-17-90

I-1

ANNEXED ORD. I-434 12-17-90

ANNEXED ORD. I-435 12-17-90

WILDWOOD AVE.

ANNEXED ORD. I-441 12-17-90

ANNEXED ORD. I-440 12-17-90

ANNEXED ORD. I-439 12-17-90

ANNEXED ORD. I-442 12-17-90

ST. FRANCES ROAD

ST. MARKS ROAD

ST. BENEDICT'S ROAD

R-1

ANNEXED ORD. I-437 12-17-90

PLATT'S LA.

ROYAL PALM AVE.

OAK AVE.

AUSTRALIAN AVE.

OLEANDER AVENUE

PLATT'S CREEK

R-4

ANNEXED ORD. I-443 12-17-90

U.S. HIGHWAY NO. 1

TUMBLIN' KLING ROAD

R-4

ANNEXED ORD. I-444 12-17-90

ROSE LANE

EGRET AVENUE

HERON AVENUE

IBIS AVENUE

SUNRISE BOULEVARD

WEATHERBEE ROAD

SEC 4 / T36S / R40E

SEC 3 / T36S / R40E

MATCH SHEET (N.A.)

130' COUNTY R/W

PUD

R-4 TO PUD ORD. I-353 11-20-89

Subject Site

SAVANNAHS

R-4

PLEASANT RUN DRIVE

SOUTH LAKE END DRIVE

OS-2

ANNEXED ORD. I-23, 9-1-83

R-4 TO PUD, ORD. I-65, 5-21-84

PUD

ANNEXED ORD. I-23, 9-1-83

E-1 TO PUD, ORD. I-65, 5-21-84

CITY LIMITS

OS-2

SEE INSET "A"

SEC 34 / T35S / R40E

TUMBLIN' KLING ROAD

PLUMOSA LA.

JEFFREY LANE

PRESSLER LANE

AREGA PALM DR.

100' R/W

WEATHERBEE ROAD

CITY LIMITS

MIDWAY (WHITE CITY) ROAD

SEC 2 / T36S / R40E

SEC 2 / T36S / R40E

MATCH SHEET (N.A.)

R&H

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ATTEST: CITY CLERK Suzy S. Lowery

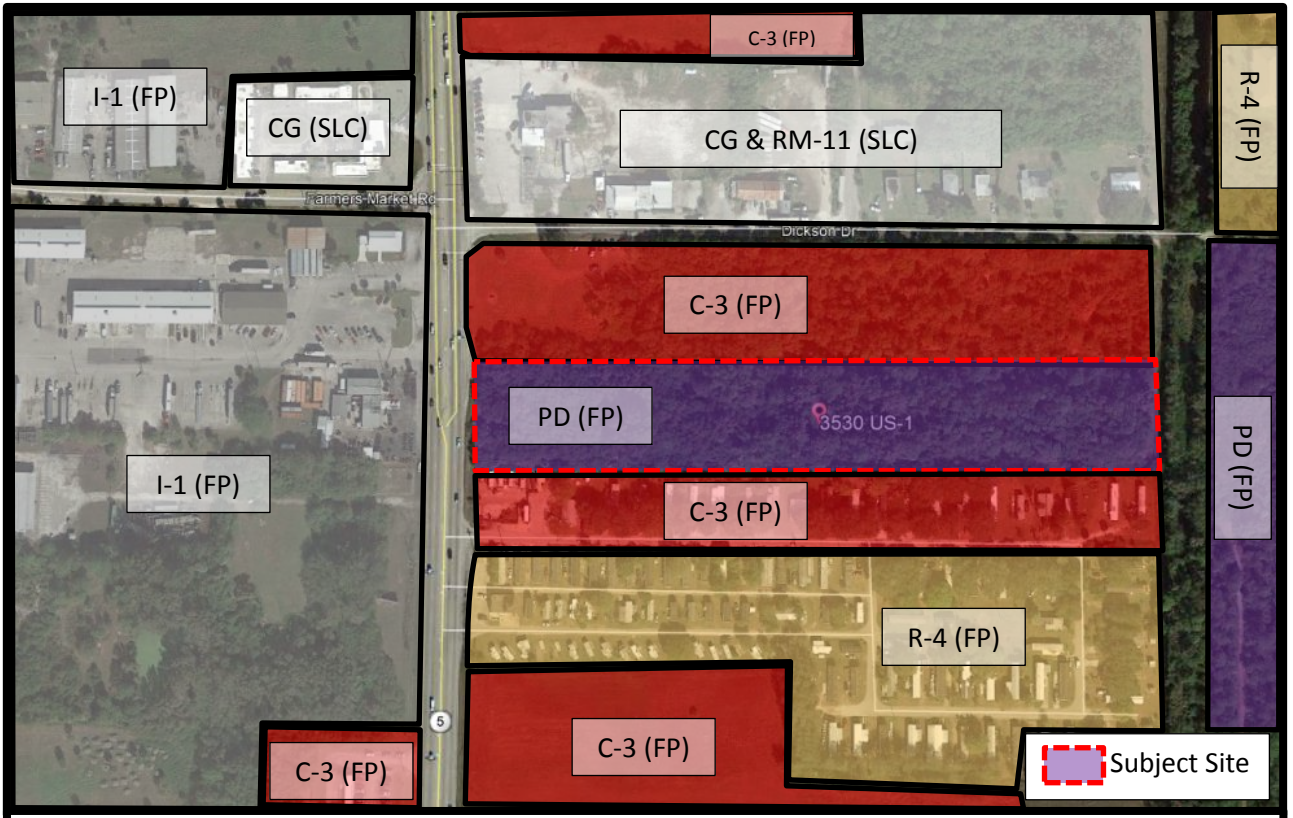
DATE June 22, 1991

North

CITY OF FT. PIERCE, FL.

1"-400'

SHEET NUMBER 13



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment
3530 S. US 1
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : TLCD Properties – 3530 US Highway 1
Zoning Atlas Map Amendment
TRC No. 17-06000003

DATE : September 19, 2017

This is to advise you that we have completed the review of the following documents as received by this office on September 13, 2017:

- [x] Zoning Atlas Amendment
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Zoning Atlas Amendment
- [ ] Building Permit
- [ ] Conditional 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/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Project: 3530 South US 1

Subject: Review Comments
To: Brandon Creagan
From: Rod Reed, County Surveyor
PW-Engineering Division
Date September 14, 2017

SURVEY:

1) Please add to the report. All measurements are in accordance with the United States standard, in feet."
2) Please add to the report. The last date of field work.
3) Please add to the report. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4) Please indicate the monumentation used for the bearing base.
5) Per the standards of practice, Curved lines with circular curves shall show the radii, arc distances and central angles, or radii, arc distances, chord distances and chord bearings. Please include the missing parts.
6) Please indicate the location of the north/south quarter section line and dimension the distance from the west property line to the quarter section line.
7) At the SE corner of the property please set a monument or add the text as to what was found.
8) There is a line located east of the east property line. What does this line represent?
9) Did you find a monument at the NE corner of Section 34?
10) When fixed improvements are not located or do not exist, a note to this effect shall be shown upon the map.
11) Please indicate the location of the north/south property line located approximately 250' east of the NE corner of the property.
12) There is some sort of shading that you are showing on US No. 1. What does this represent?
13) The concrete walk you are showing at the NW corner is actually a concrete pad for the bus stop. Please indicate as such.
14) Please indicate that the County Road and Drainage R/W is not open or improved.
15) There is a 15' easement located on the east property line. Please indicate.

Please provide a written response to all 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

City Commission Regular Meeting **12.f.**

Meeting Date: 11/06/2017

Re: Conditional Use with No New Construction - Thirty-three (33) bed Adult Congregate Living Facility (ACLF)

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing - Application for a Conditional Use with No New Construction, submitted by Property Owner, Hamid Slimane, and Representative, Michael Seal of Architectonic Inc., to establish a thirty-three (33) bed Adult Congregate Living Facility (ACLF) for non-transient elderly care at 614 N 7th Street, Fort Pierce, FL. The property is zoned General Commercial (C-3). (Parcel ID 2403-712-0005-000-4).

SUMMARY:

- The applicant, Hamid Slimane, is requesting the review and approval of Conditional Use with no new construction to establish a thirty-three (33) bed Adult Congregate Living Facility (ACLF) for non-transient elderly care at 614 N 7th Street.
- The subject commercial complex was completed in 1989, after site plan approval as Slimane Retail Stores & Laundry. The development features a two-story, 13,902 sq. ft. commercial building, with basement, which contained a retail store, laundry, and manager's apartment.
- The site improvement plan provides for twenty-two (22) vehicle parking spaces, of which two are handicap accessible. The parking lot to the west will be refreshed with new striping, signs, and landscaping, whereas the eastern parking area is proposed for retrofit to provide a designated location for the dumpster enclosure, a loading zone, and additional parking.
- The renovations would entail overhaul of the top two floors in order to revamp plumbing, electrical, air conditioning, while installing new stairs, an elevator, Fire Alarm and Sprinkler System.
- The Planning Board, at their October 10th, 2017 meeting, voted unanimously to recommend approval with the conditions presented by staff.
- A total of 34 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. To-date, zero responses have been collected. A tally of the garnered responses will be provided to the City Commission at the public hearing.

RECOMMENDATION:

Approval with the following conditions:
1) The floor plan is adjusted or the two (2) eastern most bedrooms are eliminated to ensure the ACLF use does not occupy a portion of the building located within twenty (20) feet of the right-of-way as restricted by City Code Section 22-87;
2) The site improvements include a safe and efficient sidewalk linkage shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way, pursuant to City Code Section 22-62 (b) & (d)(2) . This shall include at

least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way;
3) The applicant integrate designated outdoor space for occupants on-site;
4) The applicant permits and completes a crosswalk at the 6th Street side of the establishment to provide safe pedestrian connectively from the site to the adjacent uses to the east;
5) A signed and sealed survey is provided with any site work permits to complete the improvements proposed; and
6) The applicant establishes a emergency management plan, consistent with Agency for Health Care Administration (AHCA) and Florida Department of Elder Affairs Rule 59AER17-1, to include protocols for the facility and patients which includes the acquisition and installation of a sufficient generator equipped to ensure ambient temperatures will be maintained at 80 degrees or less for a period of a minimum of ninety-six (96) hours in the event of the loss of electrical power, storage and safe maintenance of sufficient fuel to operate said generator(s) is provided, and a contract for services necessary to maintain and test the equipment and its functions to ensure the safe and sufficient operation of the generator system.

ALTERNATIVES:

Approval with alternative conditions
Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

No fiscal impact is anticipated with this application.

Attachments

Staff Report
Site Aerial & Zoning Map
Application & Project Narrative
Site Improvement Plan
Floor Plans - Existing & Proposed
PB Minutes - Marked. Page 5

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/01/2017 10:02 AM

Form Started By: Kori Benton
Started On: 10/20/2017 11:06 AM
Final Approval Date: 11/01/2017

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 Conditional Use with no new construction**
Slimane Adult Congregate Living Facility (ACLF)
614 N 7th Street

DATE: October 24, 2017

STAFF REPORT

Owner/Applicant:
Hamid Slimane
614 N 7th St
Fort Pierce, FL 34950

Representative:
Michael Seal
Architectonic Inc.
806 Delaware Avenue
Fort Pierce FL 34950

Requested Action:
Approval of a Conditional Use with no new construction to establish a thirty-three (33) bed Adult Congregate Living Facility (ACLF) for non-transient elderly care.

Location:
614 N 7th Street

Parcel IDs:
2403-712-0005-000-4

Current Zoning:
General Commercial (C-3)

Future Land Use:
General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	R-4

Site Size:
.56 acres

Utilities:
Located within the FPUA Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, 22-31, 22-76, and 22-87 of the City Code, the applicant is requesting the review and approval of Conditional Use with no new construction to establish a thirty-three (33) bed Adult Congregate Living Facility (ACLF) for non-transient elderly care at 614 N 7th Street. The subject property is .56 acres in size and is located within the General Commercial (C-3) zoning district.

History

The subject commercial complex was completed in 1989, after site plan approval as Slimane Retail Stores & Laundry. The development features a two-story, 13,902 sq. ft. commercial building, with basement, which contained a retail store, laundry, and manager's apartment. The laundromat closed in 2012, whereas a portion of the retail space remains occupied.

Proposed Reuse

The applicant proposes conversion of the existing mixed-use structure into an Assisted Living Facility for non-transient elderly care, or Adult Congregate Living Facility (ACLF) as outlined in Chapter 22-Zoning.

The proposed ACLF encompasses care for up to thirty-three (33) guests, via seventeen (17) bedrooms, full service kitchen, living, dining and activities areas with river views. Support partitions include a nurses' station and laundry facilities. The basement, or bottom floor, which faces 6th Street is proposed to retain commercial space, and a manager's quarters to support the ACLF.

The site improvement plan provides for twenty-two (22) vehicle parking spaces, of which two are handicap accessible. The parking lot to the west will be refreshed with new striping, signs, and landscaping, whereas the eastern parking area is proposed for retrofit to provide a designated location for the dumpster enclosure, a loading zone, and additional parking.

The renovations would entail overhaul of the top two floors in order to revamp plumbing, electrical, air conditioning, while installing new stairs, an elevator, Fire Alarm and Sprinkler System.

The proposal identifies interior activity space, however the site does not provide any access to recreational amenities, or provide any exterior green space for occupants, therefore the applicant is encouraged to consider safety and access protocols which incorporate the existing balcony or other designated outdoor space for occupants. Additionally, the applicant should prioritize a crosswalk at 6th Street to provide safe pedestrian connectively from the site to the adjacent McDonald's café and restaurant to the east.

Pursuant to City Code Section 22-87. - Adult congregate living facilities. (3) No building shall be located closer than twenty (20) feet to any street or street right-of-way. The subject complex features a non-original addition which is located within twenty (20) feet of the right-of-way. The presented redevelopment plans present use of this wing for two bedrooms, or occupancy for 3-4 individuals. In order to comply with the guidelines established by City Code Section 22-87, these bedrooms should be eliminated or the floor plan adjusted to ensure the ACLF use does not occupy a portion of the building located within twenty (20) feet of the right-of-way. This provision seeks to minimize disturbances to occupants by noise from adjacent traffic, limited privacy, etc.

Emergency Management

The State of Florida, at the direction of Governor Rick Scott, has mandated the emergency rules for the Florida Agency for Health Care Administration (AHCA) and Florida Department of Elder Affairs in an effort to keep Floridians safe in health care facilities during emergencies. The emergency action requires all existing and new all assisted living facilities (ALFs) and nursing homes to establish an approved emergency management plan to include protocols for the facility and patients which include: 1)The acquisition and installation of a sufficient generator equipped to ensure ambient temperatures will be maintained at 80 degrees or less for a period of a minimum of ninety-six (96) hours in the event of the loss of electrical power, 2) Storage and safe maintenance of sufficient fuel to operate said generator(s) is provided, and 3) A contract, or acceptable arrangement, for services necessary to maintain and test the equipment and its functions to ensure the safe and sufficient operation of the generator system. The proposed facility must demonstrate compliance with these rules.

Compatibility

The Fort Pierce Housing Authority provides housing and assisted living in the former Fort Pierce Memorial Hospital to the west, whereas the surrounding uses to the north, south, and east include a variety of commercial uses ranging from offices to a fast food restaurant. Site improvements presented by the applicant, and recommended facility features presented by staff, support assimilation of this facility along the 7th Street corridor.

Technical Review Committee

All affected Departments have reviewed and conditionally approved the proposed Conditional Use, emphasizing the exterior alterations proposed in the site improvement plan for compliance with City Code, and interior renovations to ensure compliance with Building & Fire code pertaining to the use.

Planning Board

The Planning Board, at their October 10th, 2017 meeting, voted unanimously to recommend approval with the conditions presented by staff.

Property Owner Response Summary:

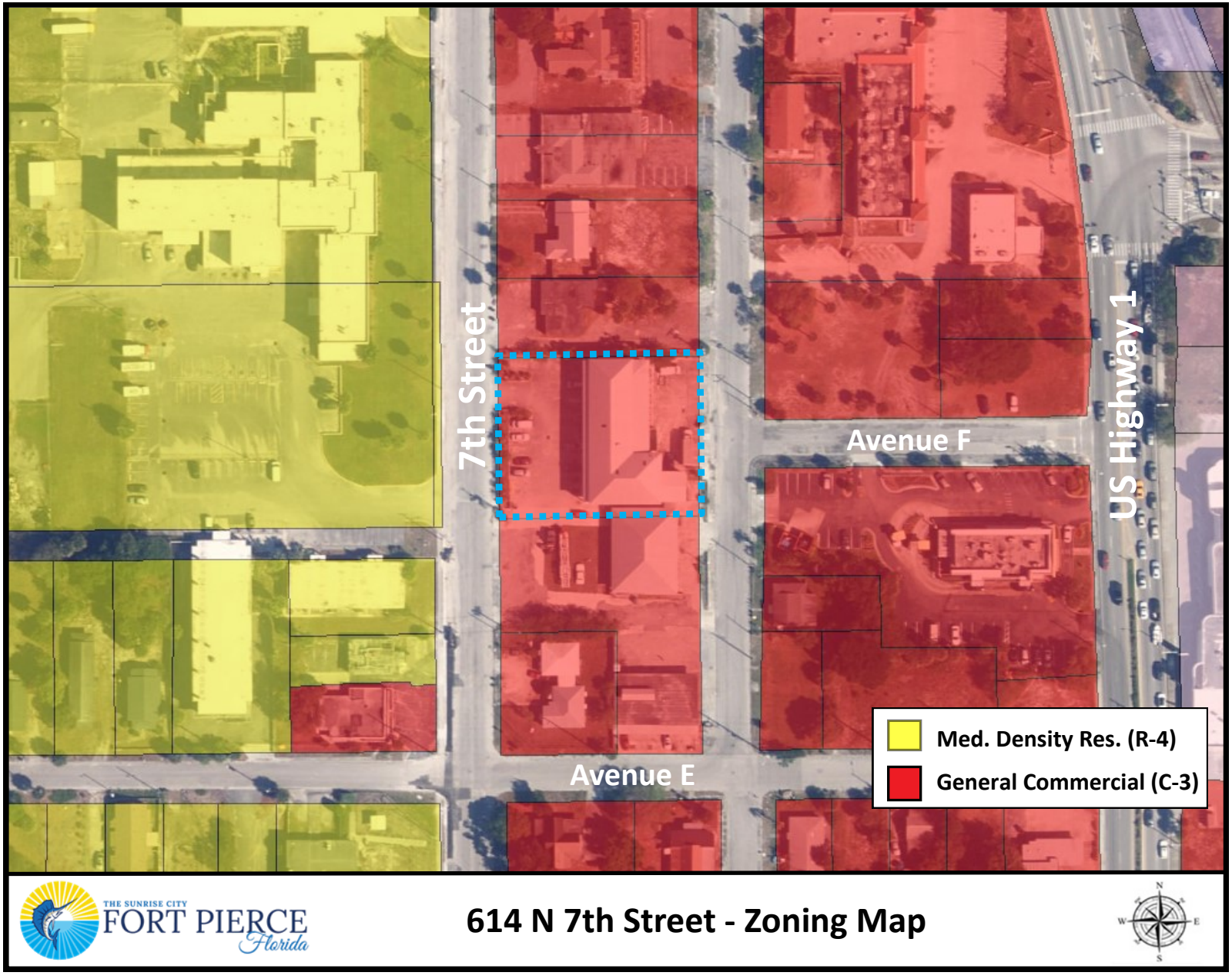
A total of 34 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. To-date, zero responses have been collected. A tally of the garnered responses will be provided to the City Commission at the public hearing.

Staff Recommendation:

The proposed Conditional Use generally meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends **approval** with the following conditions:

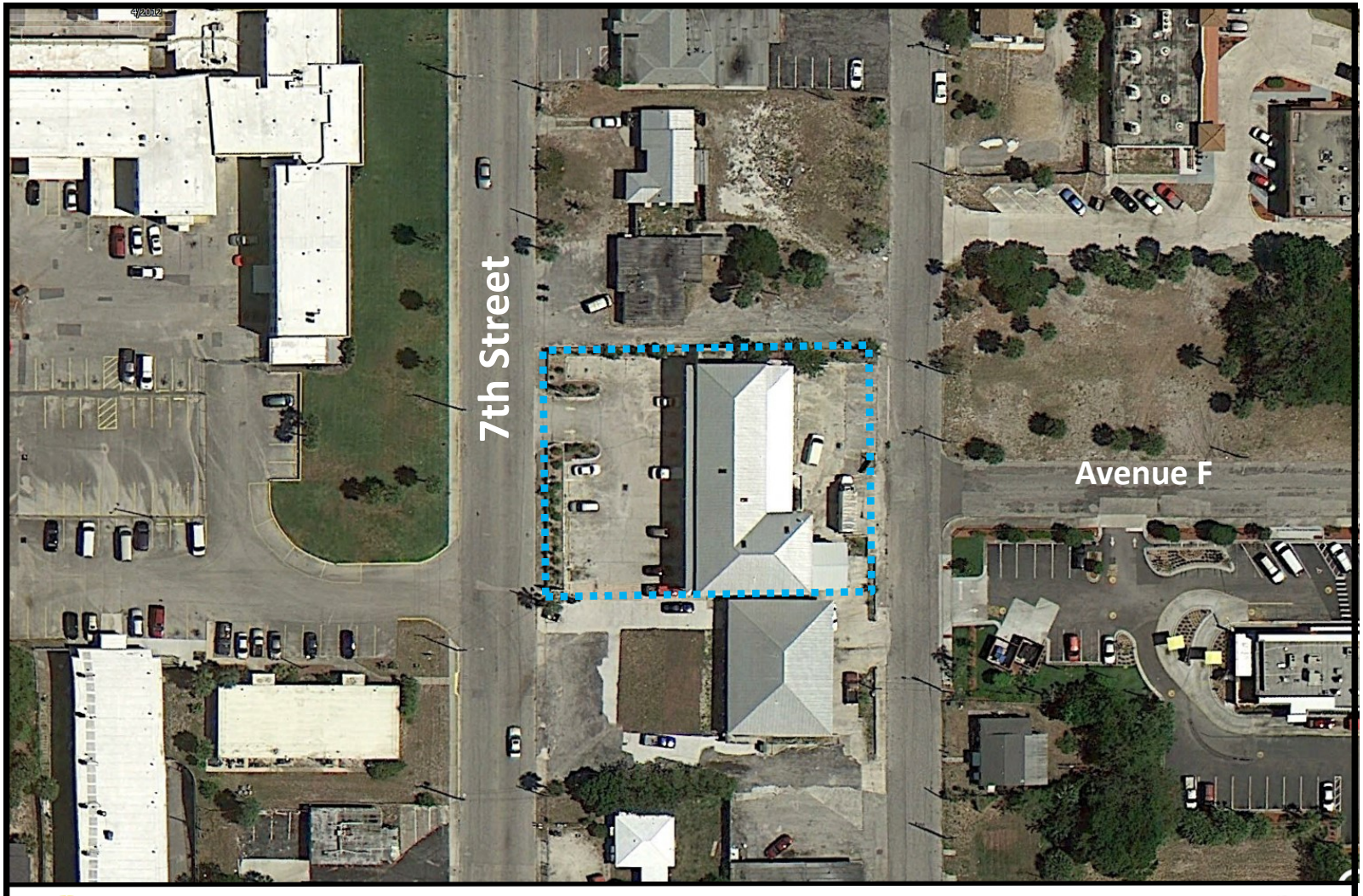
1) The floor plan is adjusted or the two (2) eastern most bedrooms are eliminated to ensure the ACLF use does not occupy a portion of the building located within twenty (20) feet of the right-of-way as restricted by City Code Section 22-87;
2) The site improvements include a safe and efficient sidewalk linkage shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way, pursuant to City Code Section 22-62 (b) & (d)(2) . This shall include at least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way;

3) The applicant integrate designated outdoor space for occupants on-site;
4) The applicant permits and completes a crosswalk at the 6th Street side of the establishment to provide safe pedestrian connectively from the site to the adjacent uses to the east;
5) A signed and sealed survey is provided with any site work permits to complete the improvements proposed; and
6) The applicant establishes a emergency management plan, consistent with Agency for Health Care Administration (AHCA) and Florida Department of Elder Affairs Rule 59AER17-1, to include protocols for the facility and patients which includes the acquisition and installation of a sufficient generator equipped to ensure ambient temperatures will be maintained at 80 degrees or less for a period of a minimum of ninety-six (96) hours in the event of the loss of electrical power, storage and safe maintenance of sufficient fuel to operate said generator(s) is provided, and a contract for services necessary to maintain and test the equipment and its functions to ensure the safe and sufficient operation of the generator system.



THE SUNRISE CITY
FORT PIERCE
Florida

614 N 7th Street - Zoning Map



THE SUNRISE CITY
FORT PIERCE
Florida

614 N 7th Street - Aerial

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 614 N 7th Street Fort Pierce, FL 34950

Parcel ID #(s) 2403-712-0005-000-4

Project description Adult Congregate Living Facility

Hamid Slimane
Property Owner(s)
614 N 7th Street
Street Address
Fort Piece FL 34950
City State Zip
772-332-9374
Phone Number
Hamid Slimane Hamid@Hotmail.com
Email Address

Hamid Slimane
Applicant/Representative, Title, Company
614 N 7th Street
Street Address
Fort Pierce, FL 34950
City State Zip
772-332-9374
Phone Number
Hamid Slimane Hamid@hotmail.com
Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 23 day of August, 2017, by Hamid Slimane who is personally known to me or has produced Florida Driver License Classe as identification.

Samantha Clarke
Signature of Notary (seal)

SAMANTHA CLARKE NOTARY My Comm. Expires April 13, 2021 GG 94081 STATE OF FLORIDA

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 #_____ BI Permit #_____

SAMANTHA CLARKE NOTARY My Comm. Expires April 13, 2021 No. GG 94081 PUBLIC STATE OF FLORIDA

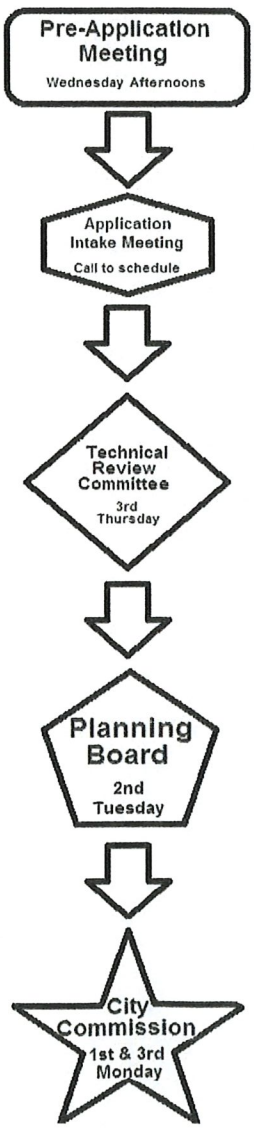
Intake Date stamp

☐ 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 -Striping & Landscaping

Site Information:

Building Size 13,902 Parking Spaces:_____

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

North	South	East	West
C-3	C-3	C-3	R-4

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.

Architectonic Inc

August 25, 2017
City of Ft. Pierce
Fort Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

RE: 7th Street Assisted Living Facility Conditional Use

To Whom it may concern:

We are proposing the conversion of the existing Mixed Use facility which currently contains a Single Family Residence on the top level, and Retail on the bottom two floors to become an Assisted Living Facility for non-transient elderly care.

The use of an Assisted Living facility is compatible with the surrounding neighborhood which consists of Single Family Residential, Multi-family Residential, and Commercial Uses including the House Authority, Retail and Childcare Facilities.

The proposed Assisted Living Facility will consist of 33 beds, full service kitchen, living, dining and activities areas with river views, along with nurses station and laundry facilities on the top two floors and maintaining retail on the bottom floor. By changing the use of the top two floors of the existing Mixed Use Retail and Residential Use to Assisted Living Facility will not affect the traffic or the required parking.

The renovations will consist of gutting the top two floors as required to redo plumbing, electrical, air conditioning, adding stairs, adding an elevator, installation of Fire Alarm and Sprinkler System per proposed preliminary layout.

Respectfully Submitted,

Michael Seal
Architectonic Inc.

806 Delaware Ave
Ft. Pierce, Florida 34950
Tel: 772 460 7751
Fax: 772 460 4244
www.architectonicinc.com
FL Reg. # AA26003348

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

Property Identification

Site Address: 614 N 7th ST
Sec/Town/Range: 03/35S/40E
Map ID: 24/03S
Zoning: C3

Parcel ID: 2403-712-0005-000-4
Account #: 16167
Use Type: 1200
Jurisdiction: Fort Pierce

Ownership

Hamid Slimane

614 N 7th St
Fort Pierce, FL 34950



Legal Description

ENGLAR`S RIVERVIEW HEIGHTS LOTS 5 AND 6 (MAP 24/03S) (OR 576-1752)

Current Values

Just/Market Value:	$493,500
Assessed Value:	$491,555
Exemptions:	$50,000
Taxable Value:	$441,555

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

Total Areas

Finished/Under Air (SF):	13,902
Gross Area (SF):	22,249
Land Size (acres):	0.56
Land Size (SF):	24,500

This information is believed to be correct at this time but it is subject to change and is not warranted.
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(Proposed Floor Plan

Existing First Floor Plan

Existing Second & Third Floor

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Frank Creyaufmiller**; **John George**; **Marcia Baker**; **Brian Paul**; **Bob Burdge**, **Chairman**

Absent: **Tim O'Connell**; **Michael Broderick**

Staff Present: Rebecca Grohall, Planning Director
Kori Benton, Senior Planner
Vennis Gilmore, Planning Analyst
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

Motion was made by John George, and seconded by Marcia Baker to approve the absences of Mr. O'Connell and Mr. Broderick.

AYE: **John George**, **Marcia Baker**, **Brian Paul**, **Frank Creyaufmiller**, **Chairman Bob Burdge**

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE

Mr. Paul was made a regular voting member for the meeting.

6. APPROVAL OF MINUTES

a. Minutes from the September 28, 2017 meeting

Approval of minutes deferred to next Planning Board meeting.

7. NEW BUSINESS

a. **Zoning Text Amendment - Designation of Overlay Districts South Beach Overlay - 601 Seaway Drive**

Mr. Benton gave an overview of the application and answered questions from the Board on the Waste Water Treatment Plant's relationship to the South Beach Overlay District, development plans and reuse of the property, continuity of the property, property meeting amendment standards, Comprehensive Plan review date, height consideration, size of the property versus Waste Water Treatment Plant, density of Harbour Isle, Conditional Use and mixed use buildings.

Ms. Baker disclosed she had met with the applicant. Chairman Burdge disclosed he had met with the applicant and also spoke to the applicant on a different date. Both Mr. George and Mr. Paul disclosed they had spoken with the applicant.

James H. McCarty Jr., Applicant Representative, disagreed with the conditions of the staff report and stated the Charrette findings were adopted but not put into place. Mr. McCarty also stated Ordinance 15-05, rezoning 601 Seaway Drive to C-5 Tourist Commercial, is ambiguous and according to the ordinance the South Beach Overlay was removed. Mr. McCarty stated the applicant wants the full C-5 zoning classification.

Harold Smythe, Owner Representative, stated the staff report was negative and the Charrette report documentation showed the property was never supposed to be in the South Beach Overlay district.

Ashton De Peyster, Owner, stated a company called Aqualia wants to buy the property along with the Waste Water Treatment Plant. Mr. De Peyster stated they can meet the three basic amendment standards. He stated his company is laying the ground work and making it attractive for a development partner. Mr. De Peyster answered questions from the Board on selling the property and developmental time due to environmental issues. Mr. De Peyster stated If you pass the text amendment, it will be one more thing a future developer will not have to do.

Carole Mushier, President of the South Beach Association, spoke against the text amendment. She stated she was at every single South Beach overlay meeting and the property was never considered not to be part of the overlay. Ms. Mushier went on to say that the Waste Water Treatment Plant property was never considered to be part of the overly because the city did not own the property and it was a strange use to be putting in a overlay. Ms. Mushier expressed it was never mentioned at the meetings that the rezoning to C-5 from R-3 removed the property from the South Beach overlay. Ms. Mushier also stated at no time did the Charrette report suggest that greater height and density be considered for the subject property but does mention it in relation to potential resort hotels on the Wastewater Treatment Plant property. Ms. Mushier explained the Charrette report says that 2-3 story and an occasional 4 story muti-family residential and townhouses line the remainder of the streets on the subject property and that hotels in the Charrette report are not on the subject site only on the Wastewater Treatment Plant property.

Bob Benton, Former Mayor, spoke against the text amendment. He stated he initiated most of the Charrettes in the city from 1996 and the city needed the support of the South Beach Association to finalize a referendum that was passed in the 80's for 4 stories-45 feet high. Mr. Benton said it took many years and the South Beach Overlay to legislate it. Mr. Benton said

the reality of moving the Waste Water Treatment Plant is on the back of the tax payers and rate payers until development in the Western part of the county grows, and the city has a better relationship with the county to have a joint venture. When the overlay was created Mr. Benton said it was basically the will of the people. Mr. Benton said that Mr. DePeytser came to see him after the hurricanes in 2004 with plans to build a 17 story building and he wanted to get density rights from his riparian rights. Mr. Benton stated he told him you can put boats there but you cannot add people to raise your density and this is not allowed in the state of Florida.

Steve Jaroski, Resident and Board President of Harbour Isle West, spoke against the text amendment and answered questions from the Board. He said he came to Ft. Pierce to escape the growth that is occurring to the south and the atmosphere in Fort Pierce is very important to him. Mr. Jaroski stated there are over 800 units in Harbour Isle that pay taxes, which makes a big contribution to the city. Mr. Jaroski asked the Board to not change the character of the island by putting up large buildings.

Walter Anderson, Resident of Harbour Isle West, spoke against the text amendment. He stated the owner of Causeway Cove never said they were going to build a hotel on the subject site.

Ms. Baker stated she cherishes the relative quiet way of life and she does not like a congested and crowded atmosphere. Ms. Baker also said that it is dangerous to have the development of the type Mr. De Peyster is referring to, because hurricane evacuations would be a nightmare and consideration has to be given that there will be increased evacuations as years go on,between global warming, sea rises and increased hurricanes.

Motion was made by Marcia Baker, and seconded by Frank Creyaufmiller to deny the text amendment as presented.

AYE: **Frank Creyaufmiller, Marcia Baker**
NAY: **Brian Paul, John George, Bob Burdge**
The motion failed to pass.

Chairman Burdge stated ithe text amendment would go to City Commission as a denial of the motion on the table. Ms. Grohall, stated she is not a attorney, but the motion to deny, failed to pass and an alternate motion is in order. Chairman Burdge said he will move the motion forward and let the City Commission decide.

Ms. Baker stated you need to have an alternate motion. Chairman Burdge said the motion was made and denied and it stands as it sits. Ms. Baker withdrew her motion. Mr. George stated as a point of order the Chair should ask for another motion to be made and if no one responds then the motion on the floor stands.

Ms. Grohall indicated that since the motion failed to pass, the Board can make an alternate motion.

Chairman Burdge passed the gavel.

Motion was made by Chairman Bob Burdge, and seconded by Brian Paul to approve the text amendment.

AYE: **Brian Paul, John George, Marcia Baker, Chairman Bob Burdge**
NAY: **Frank Creyaufmiller**
Passed

Chairman Burdge stated the first original motion was the motion that should have stood.

b. **Zoning Atlas Map Amendment - TLCD Properties LLC – 3530 S. US Highway 1**

Mr. Creagan gave an overview of the application.

Ian Osking, Applicant Representative, said the rezoning will make the property more marketable.

Motion was made by John George, **and seconded by Marcia Baker to approve with staff recommendations.**

AYE: **Frank Creyaufmiller**, **John George**, **Marcia Baker**, **Brian Paul**, **Chairman Bob Burdge**

Passed

c. **Conditional Use with No New Construction - Crownman FL LLC Residence - 515 S. Indian River Drive**

Mr. Gilmore gave an overview of the application and answered questions from the Board on where the manager will reside and if anyone is living in building two.

Kris Einstein, Applicant, provided additional information and answered questions from the Board regarding breakfast options.

Motion was made by John George, **and seconded by Marcia Baker to approve with recommendations.**

AYE: **John George**, **Marcia Baker**, **Brian Paul**, **Frank Creyaufmiller**, **Chairman Bob Burdge**

Passed

d. **Conditional Use with New Construction - Dockside View Marina - 1136-1172 Seaway Drive**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the current status of the vacant lot being used for auxiliary parking.

Mr. Creyaufmiller disclosed he went on a site visit and had a discussion with the applicant.

Rob Schwerer, Applicant Representative stated he has no problems with staff's conditions. Mr. Schwerer explained this is phase one of a multi-phase project and the parking across the street is not essential to this project and is being looked at totally separate. Mr. Schwerer stated they have phase two plans, which is going to be a reconstruction of a hotel/motel facility in the center with underground parking and the parcels across will be adjoined.

Motion was made by Frank Creyaufmiller, **and seconded by Marcia Baker to approve with staff recommendations.**

AYE: **Marcia Baker**, **Brian Paul**, **Frank Creyaufmiller**, **John George**, **Chairman Bob Burdge**

Passed

e. **Conditional Use with No New Construction - Slimane Adult Congregate Living Facility (ACLF) - 614 N. 7th Street**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the rationale and look of the crosswalk. Mr. Benton explained that staff is looking at providing safe access and tie into the existing sidewalk facilities provided within the city.

Mike Menard, Architectonic, provided additional information and answered questions from the Board. Mr. Menard stated he has no problems with the cross walk and they are creating more pedestrian space in the back with a landscape garden area for the residents.

Motion was made by John George, and seconded by Marcia Baker to approve with the following six recommendations.

1) The floor plan is adjusted or the two (2) eastern most bedrooms are eliminated to ensure the ACLF use does not occupy a portion of the building located within twenty (20) feet of the right-of-way as restricted by City Code Section 22-87;
2) The site improvements include a safe and efficient sidewalk linkage shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way, pursuant to City Code Section 22-62 (b) & (d)(2). This shall include at least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way;
3) The applicant integrate designated outdoor space for occupants on-site;
4) The applicant permits and completes a crosswalk at the 6th Street side of the establishment to provide safe pedestrian connectively from the site to the adjacent McDonald's café and restaurant to the east;
5) A signed and sealed survey is provided with any site work permits to complete the improvements proposed; and
6) The applicant establishes a emergency management plan, consistent with Agency for Health Care Administration (AHCA) and Florida Department of Elder Affairs Rule 59AER17-1, to include protocols for the facility and patients which includes the acquisition and installation of a sufficient generator equipped to ensure ambient temperatures will be maintained at 80 degrees or less for a period of a minimum of ninety-six (96) hours in the event of the loss of electrical power, storage and safe maintenance of sufficient fuel to operate said generator(s) is provided, and a contract for services necessary to maintain and test the equipment and its functions to ensure the safe and sufficient operation of the generator system.

AYE: **Brian Paul**, **Frank Creyaufmiller**, **John George**, **Marcia Baker**, **Chairman Bob Burdge**

Passed

f. **Site Plan & Design Review - Dollar Tree - 4008 Okeechobee Road**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the positioning of the building and the landscape buffer.

Jason Gunther, Applicant Representative from Thomas Engineering, provided additional information on the site layout. Mr. Gunther said If the landscape buffer is going to be resolved by subdividing the property then his objections go away.

After the vote Chairman Burdge asked Mr. Gunther to ask the developer to maintain the landscaping due to landscape maintenance issues with other Dollar stores.

Motion was made by Frank Creyaufmiller, and seconded by Marcia Baker to approve the project with the conditions listed below:

1) The trees proposed within the eastern landscape buffer are installed within twelve (12) months of a Certificate of Occupancy (CO) issued for Dollar Tree or a final plat subdividing the property eliminating the tree requirement.
2) The applicant incorporates an additional 2-4 trees, or appropriate landscaping in scale with the façade, to frame the western elevation in compliance with Chapter 22-59 – Design Review.
3) The final ground sign design is in compliance with City Code Section 22-59 (g) signs.
4) Future Development of the eastern parcel accommodates cross access to 3900 Okeechobee Road (Moonswiners BBQ).

AYE: **Frank Creyaufmiller**, **John George**, **Marcia Baker**, **Brian Paul**, **Chairman Bob Burdge**

Passed

8. BOARD COMMENTS

Mr. George stated he believes in development and he does not want to stop development within Fort Pierce. He said he would like to see something on the 601 Seaway Drive property and keep the process moving.

Chairman Burdge agreed with getting something built on the property, moving it forward, working with staff on height concerns and making sure the applicant come backs to the Planning Board and City Commission so they can not automatically get super structures without anyone telling them they can't do it or under certain conditions.

Mr. George asked the status of the noise issue with Dogs and Cats Forever. Ms. Grohall provided an update explaining a successful meeting was held with the applicants and residences addressing the residences concerns.

Mr. George asked why the Board does not have an attorney. Ms. Grohall stated the attorney informed the City Commission that he would not be representing the Planning Board any longer.

Chairman Burdge asked the Board if they desire to have legal representation. The Board stated it would be helpful. Chairman Burdge said the Board could go for outside council but the city would have to determine where the funds would come from.

The Board discussed the voting motion process on the Zoning Text Amendment for 601 Seaway Drive.

Mr. George asked if the legal department said anything about the new Planning Board procedures. Ms. Grohall stated that the legal department has no reviewed the procedures. Mr. George stated he wants to keep a point of order.

9. ADJOURNMENT

City Commission Regular Meeting **12.g.**

Meeting Date: 11/06/2017

Re: Conditional Use with New Construction - Dockside View - A fifty-eight (58) slip

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing - Application for a Conditional Use with New Construction, submitted by Property Owner(s) Dockside View LLC, and Representative, Robert V. Schwerer, Esq., to complete a fifty-eight (58) slip marina at an existing hotel and restaurant facility located at 1136-1172 Seaway Drive, Fort Pierce, FL. The properties, and abutting aquatic area are zoned Tourist Commercial (C-5) & Aquatic Development Zone (A-2) respectively. (Parcel IDs 2401-501-0307-000-7, 2401-501-0306-000-0, 2401-501-0304-000-6, 2401-501-0303-000-9, 2401-501-0302-000-2, 2401-501-0286-000-3).

SUMMARY:

- The applicant, Dockside View LLC., and Representative, Robert Schwerer, Esq., are requesting approval of a Conditional Use with New Construction to complete a fifty-eight (58) slip marina at the existing Dockside hotel and On the Edge restaurant campus.
- The proposal encompasses removal of the existing docks, and complete reconstruction to include improvements to the water side walkways and seawall. The new design extends three (3) docks, spanning the six (6) waterfront parcels to provide fifty-eight (58) slips, a net increase overall of thirteen (13) mooring slips.
- The applicant has secured permits for the new dockage from the Florida Department of Environmental Protection (FDEP) and the Army Corp. of Engineers, with the state submerged land lease active at this time.
- The uplands campus, north of Seaway Drive, currently features thirty-four (34) improved vehicular parking spaces, of which three (3) are handicap accessible, and forty-seven (47) unimproved parking spaces. The improved parking areas primary serve the principal Dockside Inn motel complex at 1160 Seaway Drive and On the Edge Restaurant at 1132 Seaway Drive. Collectively, eighty-one (81) parking spaces are presented within the commercial campus.
- The Planning Board, at their October 10th, 2017 meeting, voted unanimously to recommend approval with the conditions presented by staff.
- A total of 124 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. To-date, one (1) response has been received in support of the request, and zero letters in opposition. An updated tally of the collected responses will be provided to the City Commission at the public hearing.

RECOMMENDATION:

Approval with the following conditions, to be completed prior to occupancy of the new dock facilities:

1) The Conditional Use plan incorporates landscaping improvements to center parking lot consistent with City Code Sections 22-187 (4),(6), & (7);

2) Parking lot lighting is provided consistent with City Code Sections 22-59 and 22-60(j);

3) Sidewalk connections are completed pursuant to City Code Section 22-62. (b) & (d) (2);

4) The applicant complete a parcel combination, or provide documentation securing provisions for shared parking, access, etc. for parcels 2401-501-0304-000-6, 2401-501-0303-000-9, containing the temporary support parking area central to the campus;
5) The development incorporates short-term bicycle parking consistent with City Code Section 22-60 (f), accommodating a minimum of seven (7) bicycles; and
6) The conditional use plan integrates a refuse collection area and appropriate screening, to be approved by the Solid Waste Division.

ALTERNATIVES:

Approval with alternative conditions
Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee
Economic Development Team

Fiscal Impact

OTHER INFORMATION:

Increased ad-valorem tax revenue upon completion.

Attachments

CC Staff Report - Dockside View
Zoning Map & Aerial
Application & Support Documents
Dock Plans & Parking Exhibit
Dockside View - Application Updates & Responses to TRC Comments
PB Minutes - Marked. Page 4
Notification Cert

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/01/2017 10:04 AM

Form Started By: Kori Benton
Started On: 10/20/2017 11:03 AM
Final Approval Date: 11/01/2017

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 Conditional Use with New Construction**
Dockside View Marina
1136-1172 Seaway Drive

DATE: October 24, 2017

STAFF REPORT

Owner/Applicant: Dockside View LLC.
2751 NE 48th ST
Lighthouse Point, FL 33064-7113

Representatives: Robert. V. Schwerer, Esq.
Hayskar, Walker, Schwerer, Dundas & McCain P.A.
130 South Indian River Drive - Suite 304
Fort Pierce, FL 34950

Requested Action: Approval of a Conditional Use with New Construction to complete a fifty-eight (58) slip marina at the subject hotel and restaurant facility.

Location: 1136-1172 Seaway Drive

Parcel IDs: 2401-501-0307-000-7, 2401-501-0306-000-0, 2401-501-0304-000-6, 2401-501-0303-000-9, 2401-501-0302-000-2, 2401-501-0286-000-3

Current Zoning: Tourist Commercial (C-5) & Aquatic Development Zone (A-2).

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
A-2	C-5	R-4A	C-5

Site Size: 2.37* acres

Utilities: Located within the FPUA Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, 22-33, 22-39, and 22-76 of the City Code, the applicant is requesting approval of a Conditional Use with New Construction to complete a fifty-eight (58) slip marina at the subject hotel and restaurant facility. The uplands of the subject site(s) is approximately 2.37 acres in size and is located within the Tourist Commercial (C-5) zoning district, whereas the marina reconstruction and expansion proposed is located within the Aquatic Development (A-2) zone. The property is additionally located within the South Beach Overlay District.

Project Detail

The subject campus currently supports On the Edge, a 1,953 sq. ft. restaurant facility, and Dockside Inn which offers lodging via thirty-six (36) rooms. The facility previously provided seventy-two (72) rooms prior to the central portion of the complex being removed in 2010. The site also features two (2) pools, tiki structure, pavilion, observation deck, and five (5) dock extensions which provide capacity of forty-three (43) boat slips. The applicant holds three (3) parcels on the south side of Seaway Drive, adjacent to the tourist commercial campus.

The existing dock facilities have been in existence for decades with the last notable renovation following Hurricanes of 2004 and 2005. The culmination of deterioration, damage incurred via storm events, and the opportunity to enhance facilities available to guests has prompted the subject application. The proposal encompasses removal of the existing docks, and complete reconstruction to include improvements to the water side walkways and seawall. The proposed design extends three (3) docks, spanning the six (6) waterfront parcels to provide fifty-eight (58) slips, a net increase overall of thirteen (13) mooring slips. The new design further expands capacity for larger vessels to occupy the marina.

The applicant has secured permits for the new dockage from the Florida Department of Environmental Protection (FDEP) and the Army Corp. of Engineers, with the state submerged land lease active at this time.

Parking, Landscaping, & Lighting

The uplands campus, north of Seaway Drive, currently features thirty-four (34) improved vehicular parking spaces, of which three (3) are handicap accessible, and forty-seven (47) unimproved parking spaces. The improved parking areas primary serve the principal Dockside Inn motel complex at 1160 Seaway Drive and On the Edge Restaurant at 1132 Seaway Drive. Collectively, eighty-one (81) parking spaces are presented within the commercial campus.

Forty-two (42) of the unimproved parking spaces are provided in the center of the campus, adjacent to the proposed dock facilities, where a notable portion of the Dockside Inn previous rested prior to its removal. These parking spaces were implemented during the reconstruction of State Road A1A (Seaway Drive), in the absence of permitting, and have been maintained for use by guests of the motel, restaurant, and docks. This parking area has improved access from Seaway Drive via two driveway aprons, presumably featuring a one-way interior traffic pattern, with both ninety degree and angle parking stalls. The Conditional Use plan demonstrates areas for interior vehicular use area landscape islands, however does not reflect the required landscape buffers of City Code Sections 22-187 (4) & (6) to screen the vehicular use area from the right-of-way and adjacent property. In order to facilitate the required landscape buffer along Seaway Drive, seven parking spaces may need to be eliminated or the parking areas shifted to the north to ensure compliance of minimum parking lot dimensions. The action of eliminating said spaces would preserve seventy-four (74) vehicular parking spaces, and two (2) motorcycle parking spaces.

Pursuant to City Code Section 22-60 Off-street parking and loading (a) (6) If several uses occupy a single structure or parcel of land, the total requirements for off-street parking and loading shall be the sum of the requirements of the

separate uses computed separately. The Dockside campus encompasses a variety of uses and parking demands, as demonstrated in Table 1 below:

Motel/Hotel	Restaurant	Marina/Accessory Docks
1.1 parking spaces for each unit less than 500 square feet. *If there are accessory uses provided therein, additional off-street parking shall be provided for those accessory uses at the rate of 50 per cent of the requirements for such uses as provided in subsections thereof.	One space for each 100 square feet of gross floor area	Planning Board recommended parking assignment of one (1) space per two (2) dock slips. ***or ******
36 rooms @ 1.1 = 39.6 / **40 Parking Spaces**	753* sq. ft. @ 1/100 sq. ft. = 7.53/ **8 Parking Spaces.** *(1,953 sq. ft. minus 1,200 sq. ft. small business exemption)	58 slips @ 1/2 = **29 slips if a standalone use,** ***Or**** 40 spaces for the motel @50%= **20 Parking Spaces as the use is accessory to the motel**

Table 1: Parking Demand Analysis for Dockside View

The applicant demonstrates the dock slips as predominantly accessory to the motel and restaurant, therefore consideration of use as accessory would necessitate additional off-street at the rate of 50 per cent of the requirements for the motel, or an additional 20 spaces. This parking assessment determines demand for the campus at sixty-eight (68) spaces, of which three (3) shall be handicap accessible, whereas the conditional use plan accommodates approximately seventy-four (74) to eighty-one (81) parking spaces.

The applicant further presents the anticipation that vessels visiting the facility, for enjoyment of the on-site restaurant and other facilities, will lessen the demand for traditional vehicle parking.

The applicant has been advised that all parking areas shall comply with City Code Section 22-60 (j) (1) by providing a minimum average of two (2) foot-candles of lighting, and the development shall incorporate short-term bicycle parking consistent with City Code Section 22-60 (f). Additionally, the integration of a refuse collection area and appropriate screening is sought during the completion of improvements.

Potential Traffic Impacts

The anticipated traffic impacts from the completion of 15 additional slips within the marina, based upon the Institute of Transportation Engineers – 9th Edition, are approximately 45 average daily trips (ADT), of which 1.2 are assigned during AM Peak Hour and 2.85 during PM Peak Hour. The applicant believes these projected impacts to be de minimis.

Marina – ITE Code 420 *(X = # of Boat Slips)* ***(15 additional slips)***

- *ADT: T = X * 2.96 trips*
  - *AM Peak Hour: T = X *0.08*
  - *PM Peak Hour: T = X *0.19*

South Beach Overlay & Comprehensive Plan

The South Beach Overlay District Design standards, Section 22-16 (a)(3), guide development along the city's waterfront to maximize opportunities for public access to the water and facilitate connectivity with adjoining waterfront properties to establish an improved public promenade. The design plans for the marina incorporate a 6ft.

wide boardwalk which extends 459 ft. along the seawall of the upland campus. Connection to the Pelican Yacht club property to west is not presented in part due to the private nature of their facility. It appears extension of the boardwalk further to the east towards the Hutchinson Island Plaza hotel is absent due to the existence of seagrasses identified in the application exhibits. The applicant is encouraged to consider provision of an uplands connection to adjoining the waterfront property to the east.

The proposed boardwalk, and presented extension to the east, are consistent with policies of the City's Comprehensive Plan presented below, with acknowledgement that an easement to the public within a submerged land lease is not feasible. The applicant's design through the incorporation of gated access to moored vessels, in a location north of the boardwalk, seeks to affirm intentions of access to the public.

5.3.1 Policy:

When reviewing applications for shoreline development, shoreline uses shall be prioritized as identified in the Land Development Regulations as follows:

2. Approved water-dependent shoreline uses available to the public;
3. Recreational and water related uses available to the public;

7.4.3 Policy:

The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

The applicant is required to provide, or reconnect a safe and efficient sidewalk linkage between building entrances and parking areas, adjacent portions of the development, and adjacent rights-of-way as required by City Code Section 22-62. - Sidewalks. (b) & (d) (2). A minor section of sidewalk is missing between On the Edge and the Seaway Drive right-of- way in order to make such connection. Once completed, interconnection of the site (s), marina, and public right-of-way seem to be achieved.

Technical Review Committee

All affected departments have reviewed and conditionally approved the Conditional Use with New Construction based on compliance with the requirements of the City Code, with the incorporated conditions.

Planning Board

The Planning Board, at their October 10th, 2017 meeting, voted unanimously to recommend approval with the conditions presented by staff.

Property Owner Response Summary:

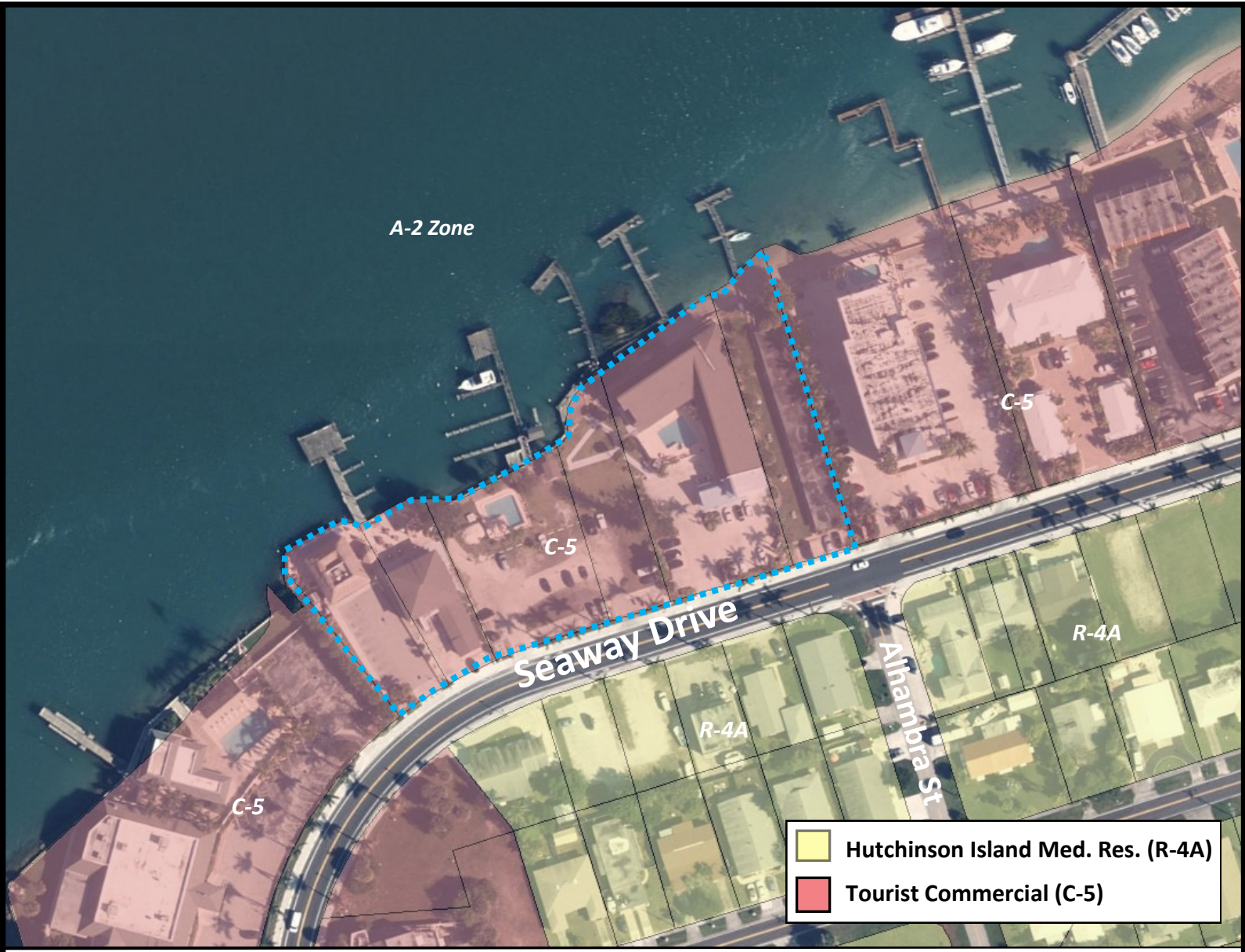
A total of 124 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. To-date, one (1) response has been received in support of the request, and zero letters in opposition. An updated tally of the collected responses will be provided to the City Commission at the public hearing.

Staff Recommendation:

The proposed Conditional Use with New Construction plan generally meets the requirements of the City Code, and is found to be consistent with the City's Comprehensive Plan, with minor exception; therefore Staff recommends **approval** with the following conditions, *to be completed prior to occupancy of the new dock facilities*:

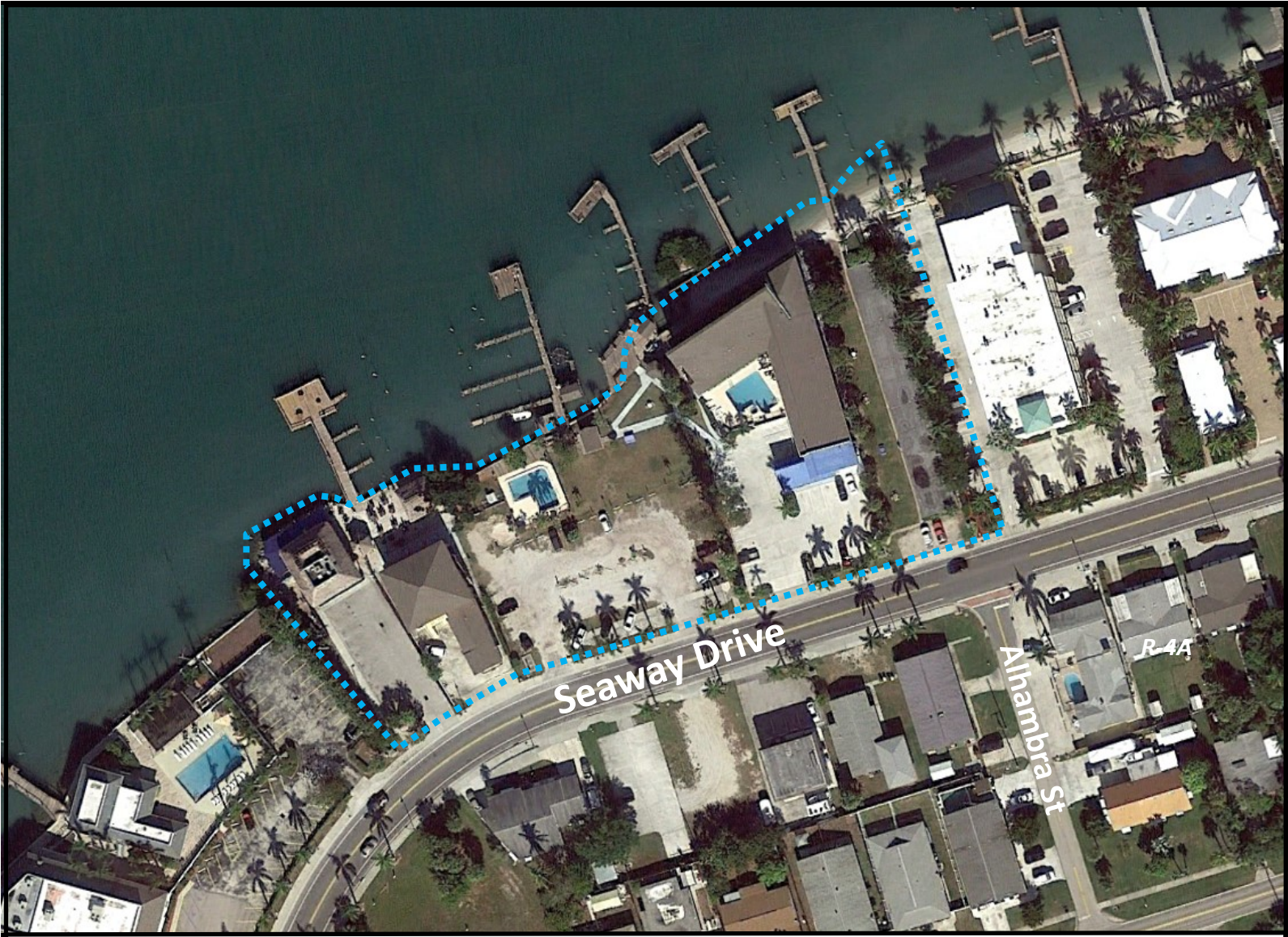
1) The Conditional Use plan incorporates landscaping improvements to center parking lot consistent with City Code Sections 22-187 (4),(6), & (7);

2) Parking lot lighting is provided consistent with City Code Sections 22-59 and 22-60(j);
3) Sidewalk connections are completed pursuant to City Code Section 22-62. (b) & (d) (2);
4) The applicant complete a parcel combination, or provide documentation securing provisions for shared parking, access, etc. for parcels 2401-501-0304-000-6, 2401-501-0303-000-9, containing the temporary support parking area central to the campus;
5) The development incorporates short-term bicycle parking consistent with City Code Section 22-60 (f), accommodating a minimum of seven (7) bicycles; and
6) The conditional use plan integrates a refuse collection area and appropriate screening, to be approved by the Solid Waste Division.



THE SUNRISE CITY FORT PIERCE Florida

Dockside View Campus - Zoning Map



THE SUNRISE CITY
FORT PIERCE
Florida

Dockside View Campus - Aerial

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location 1136 through 1172 Seaway Drive, Fort Pierce, FL

Parcel ID #(s) Multiple Parcels - See Attached

Project description Renovation and Reconstruction of Existing Dockage Facility (With Addition of 13 New Slips). See Project Description Attached

Dockside View, LLC	Hayskar, Walker, Schwerer, Dundas & McCain, P.A.
Property Owner(s)	**Applicant/Representative, Title, Company**
2751 NE 48th Street	130 S. Indian River Dr., Suite 304
Street Address	Street Address
Lighthouse Point, FL 33064	Fort Pierce FL 34950
City State Zip	City State Zip
631-495-8452	772-461-2310
Phone Number	Phone Number
jonathanR1droid@gmail.com	schwererlaw@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. 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) Jonathan W. Wilfinger, Manager

STATE OF FLORIDA -- COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 31st day of August, 2017, by Jonathan W. Wilfinger, Mgr., who is personally known to me or has produced Fla. DL license as identification.

Signature of Notary

DEBRA A. MCCAIN
Commission # FF 143771
Expires November 20, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
❑ Site Plan	☑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units:_____

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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

THE CITY OF FORT PIERCE
PLANNING DEPARTMENT

In Re:

Application of **DOCKSIDE VIEW, LLC**
For Reconstruction and Expansion of Dockage

_____/

STATEMENT OF OWNERSHIP AND CONTROL OF PROPOSED DEVELOPMENT, INCLUDING CHARACTER AND INTENDED USE

DOCKETSIDE VIEW, LLC, submits this statement on its application for renovation of existing dockage, with addition of thirteen (13) new slips, to immediately adjoin the six (6) contiguous littoral parcels, each of which is owned by the applicant (see attached map):

2401-501-0307-000-7
2401-501-0306-000-0
2401-501-0304-000-6
2401-501-0303-000-9
2401-501-0302-000-2
2401-501-0286-000-3

The dockage or moorage in question is an existing facility. There is need to renovate and reconstruct existing dockage due to deterioration and non-functionality and to also provide safer passage for boat traffic entering and exiting the facility. The proposed dockage provides no significant land side services for vessels, nor does it provide a solid breakwater.

The existing dockage has been in existence for decades, the last substantial renovation occurring following Hurricanes of 2004-2005. Although neither the existing or proposed dockage technically falls within the definition of a "Marina" operation per Fort Pierce Code Section 22-3, the facility has been and is licensed for marina operations. See, e.g., copies of current licenses attached.

The six (6) riparian parcels immediately served by such dockage, on the north side of Seaway Drive, are part of a group of nine (9) contiguous parcels all owned by applicant, including three (3) parcels on the south side of Seaway Drive (collectively known as the "property"). Such property comprises a motel complex known as Dockside Inn and a restaurant operation.

The project in question involves renovation of the existing dockage facility. Presently there are four (4) discreet docks with forty-three (43) boat slips. The docks will be reconstructed or renovated with such reconstruction to include improvements to the walkways and seawall. See attached. They will be reduced in number from four (4) docks to three (3) with a total of fifty-eight (58) slips, providing for a net increase overall of thirteen (13) mooring slips. Permits for the new dockage are in hand from the Florida Department of Environmental Protection (FDEP) and the Army Corp. of Engineers. A state submerged land lease is issued. Such submerged land lease authorizes construction and operation of the three (3) docking structures, the slips, and an observation platform, together with a connecting boardwalk. The proposed dockage does not include fueling facilities. There is an option for a sewage pump out station in compliance with regulatory requirements of the FDEP.

The six (6) littoral parcels are zoned C-5, while the three (3) upland lots are zoned R-4A. The dock project itself is located within the A-2 aquatic zone.

Any parking incident to guest use of the dockage is currently provided for. A parking inventory is attached. It reflects a total of 124 existing parking spaces which exceed code requirements for the three (3) current and proposed uses of the property, to-wit: (1) Dockside Inn motel comprising thirty-six (36) units, each of which is under 500 square feet; (2) Dockage Facility proposed for fifty-eight (58) slips; and (3) On The Edge restaurant facility. Neither Fort

Pierce nor St. Lucie County have minimum parking requirements for similar dockage facilities. Reference is therefore made to adjoining jurisdictions. For commercial "marinas", Martin County currently requires one parking spot per five (5) slips, and the City of Stuart also requires one parking spot per five (5) slips. Applying these code equivalents, your applicant believes the property has excess parking.

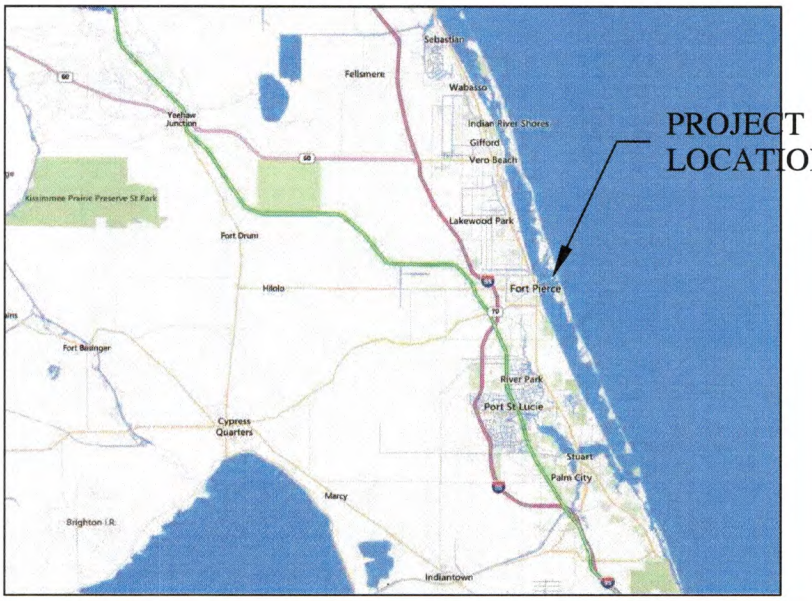
The foregoing is intended as brief statement regarding the proposed project. **DOCKSIDE VIEW, LLC,** is happy to provide any further information that may be necessary to facilitate administrative review. Formal construction plans are currently being drawn and will be submitted to the building department for view once this application is approved.

Respectfully submitted,

Jonathan Wilfinger MGR

JONATHAN WILFINGER, Manager

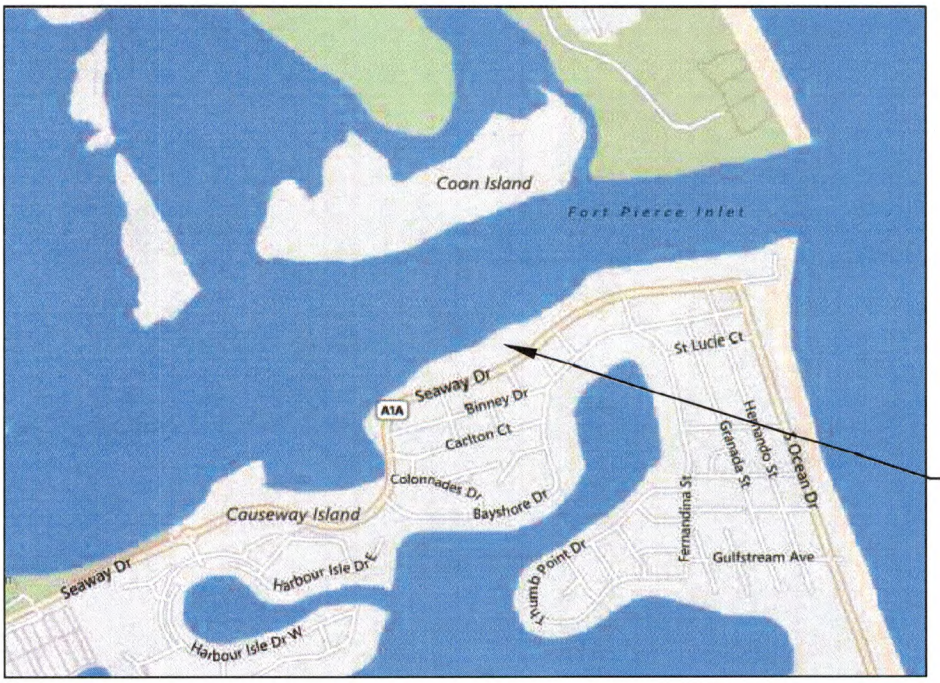
DATED: 8/31/2017







ST. LUCIE COUNTY N.T.S.



LOCATION MAP N.T.S.

SECTIONS 1 & 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

LOCATION MAP

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 1 OF 6

Scale	NTS
Designed By	DLS
Drawn By	JKW
Date	11/19/14

0 100' 200'

N

SCALE: 1" = 100'



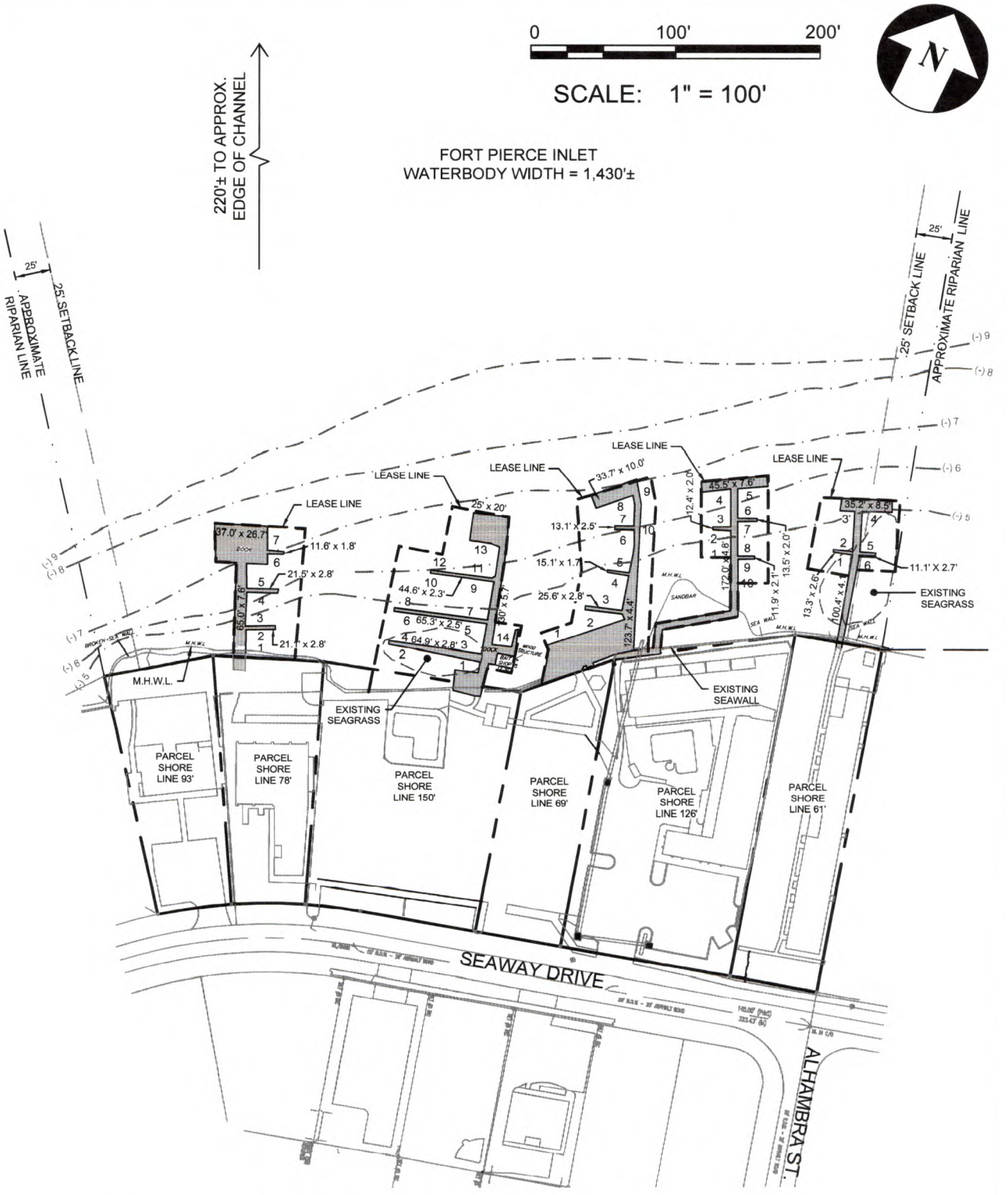
NOTES:
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. ELEVATIONS AND LOCATIONS ARE APPROXIMATE.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

AERIAL PHOTOGRAPH

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 2 OF 6

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14



NOTES:

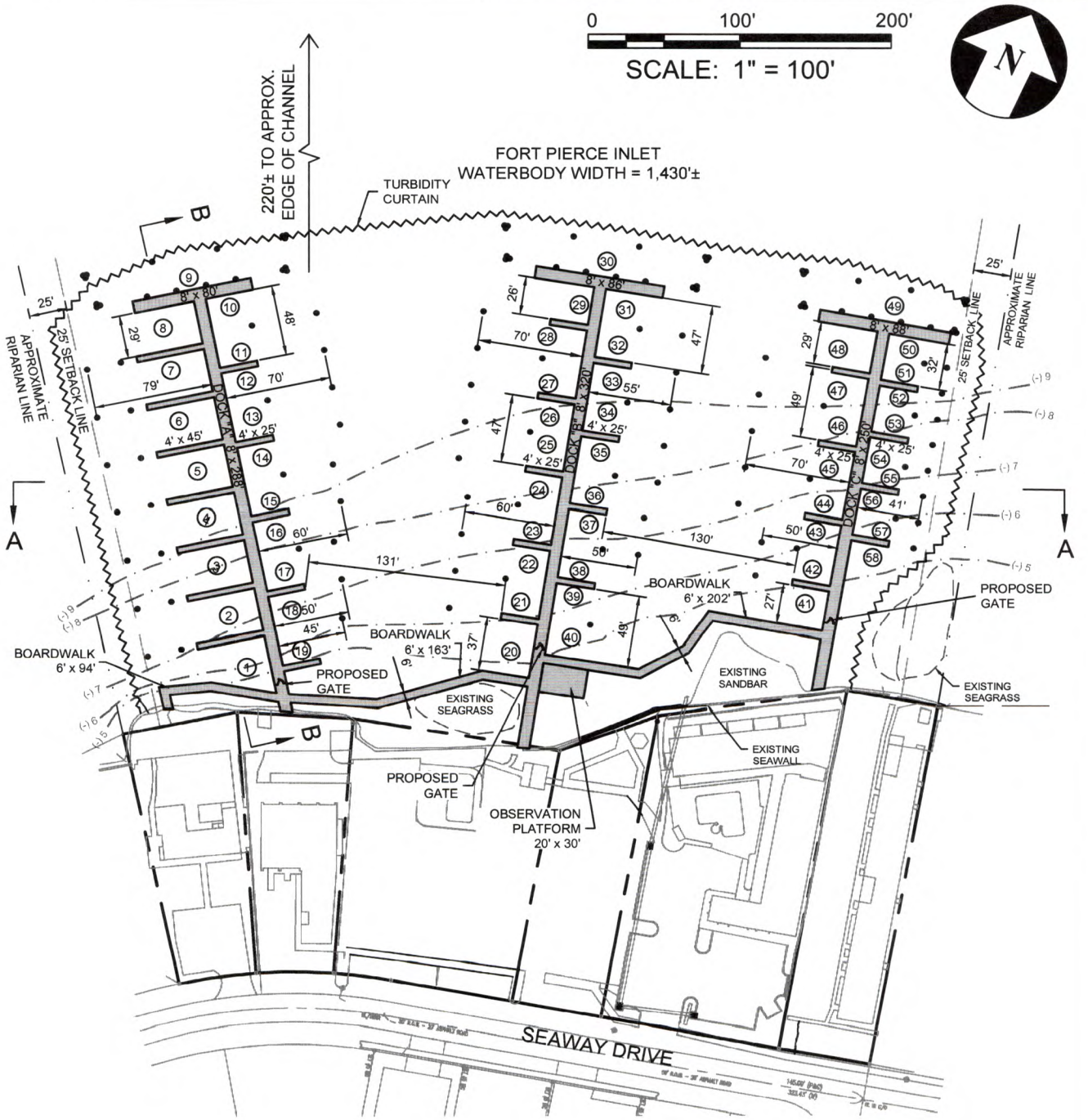
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. EXISTING DOCK STRUCTURES: 8,141 SF ±
3. EXISTING TOTAL SHORE LINE = 577 LF ±
4. RESOURCE SURVEY PERFORMED ON 8/25/14 BY DLS ENVIRONMENTAL SERVICES, INC.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

EXISTING STRUCTURES

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 3 OF 6

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14



SLIP TABLE:

BOAT SIZE	SLIP NUMBERS	QTY
80' - 100'	9, 30, 49	3
65' - 80'	1 - 8, 29, 48	10
50' - 60'	10 - 13, 25 - 28, 44 - 47	12
40' - 50'	14 - 17, 21 - 24, 31 - 36	14
30' - 45	18 - 20, 37, 38, 41 - 43	8
30' - 40'	50 - 58	9
20' - 30'	39, 40	2

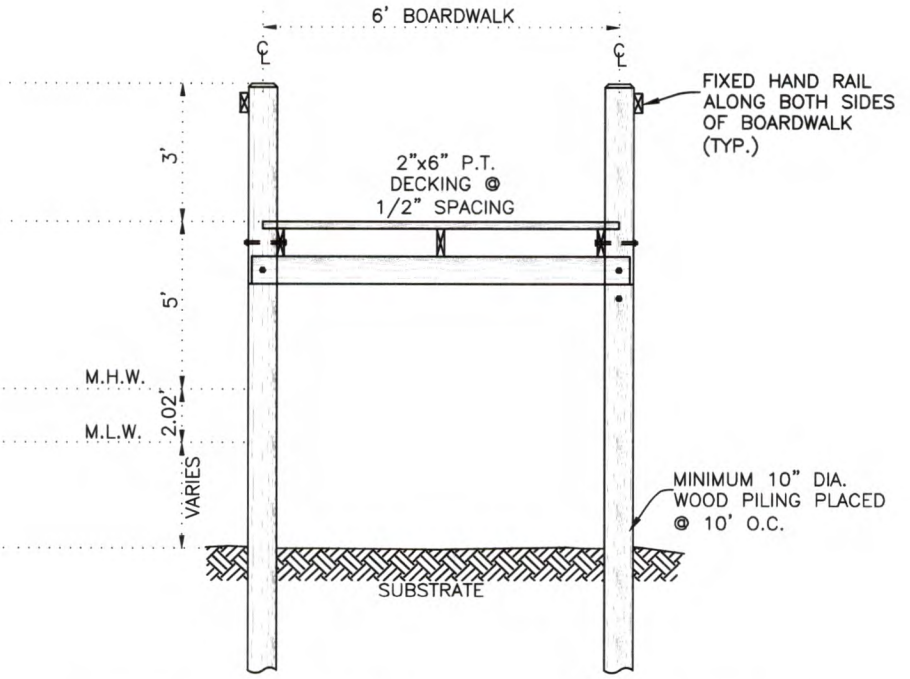
NOTES:
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. PROPOSED DOCK STRUCTURES TOTAL 15,713 SF
3. RESOURCE SURVEY PERFORMED ON 8/25/14 BY DLS ENVIRONMENTAL SERVICES, INC.
4. ALL NEW PILINGS TO BE WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL 1' ABOVE MHW TO 1' BELOW SUBSTRATE.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

PROPOSED STRUCTURES

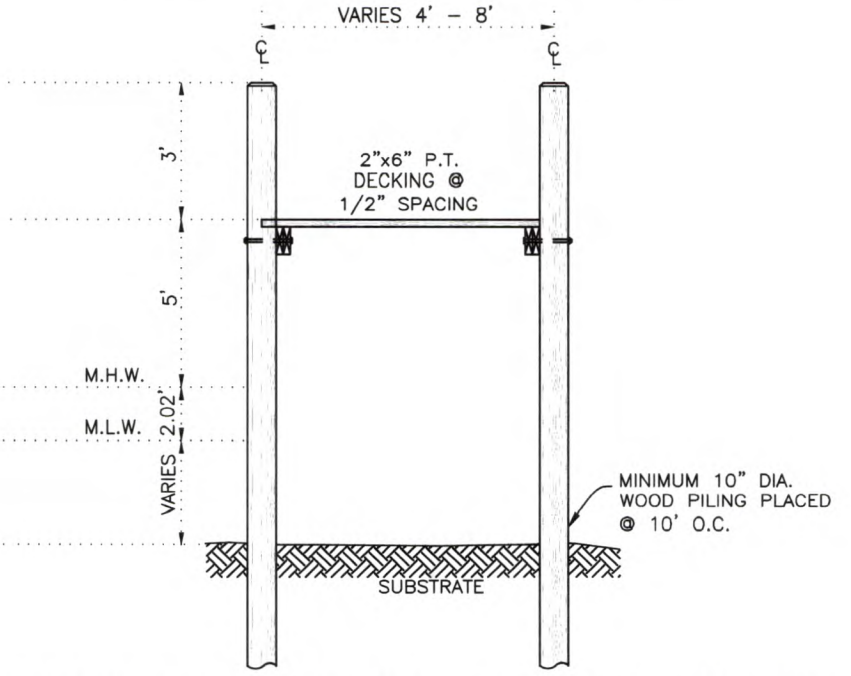
DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 4 OF 6

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14



TYPICAL 6' BOARDWALK CROSS SECTION

N.T.S.



DOCK ACCESS & FINGER PIER CROSS SECTION

N.T.S.

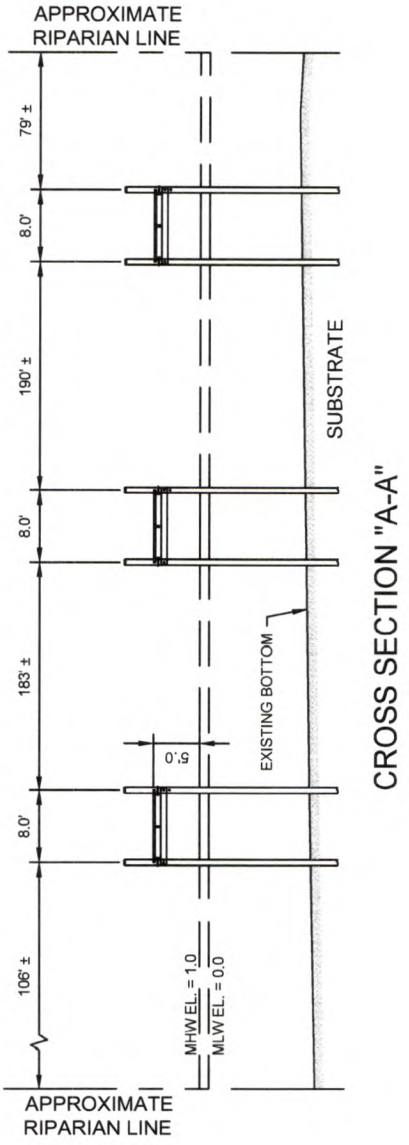
NOTES:
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. ALL NEW PILINGS TO BE WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL 1' ABOVE MHW TO 1' BELOW SUBSTRATE.

Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

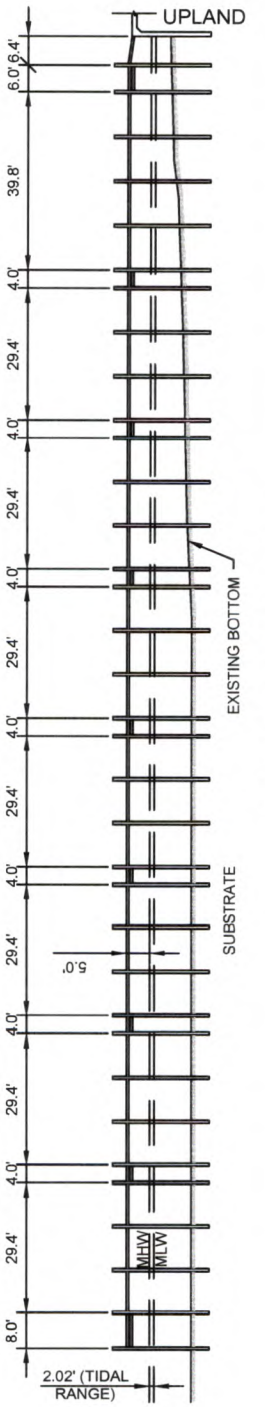
CROSS SECTIONS

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 5 OF 6

Scale	N.T.S.
Designed By	DLS
Drawn By	JKW
Date	11/19/14



CROSS SECTION "A-A"



CROSS SECTION "B-B"

NOTES:
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. ALL NEW PILINGS TO BE WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL 1' ABOVE MHW TO 1' BELOW SUBSTRATE.
3. ALL DECKING TO BE 2"x6" WITH 1/2" SPACING.

Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

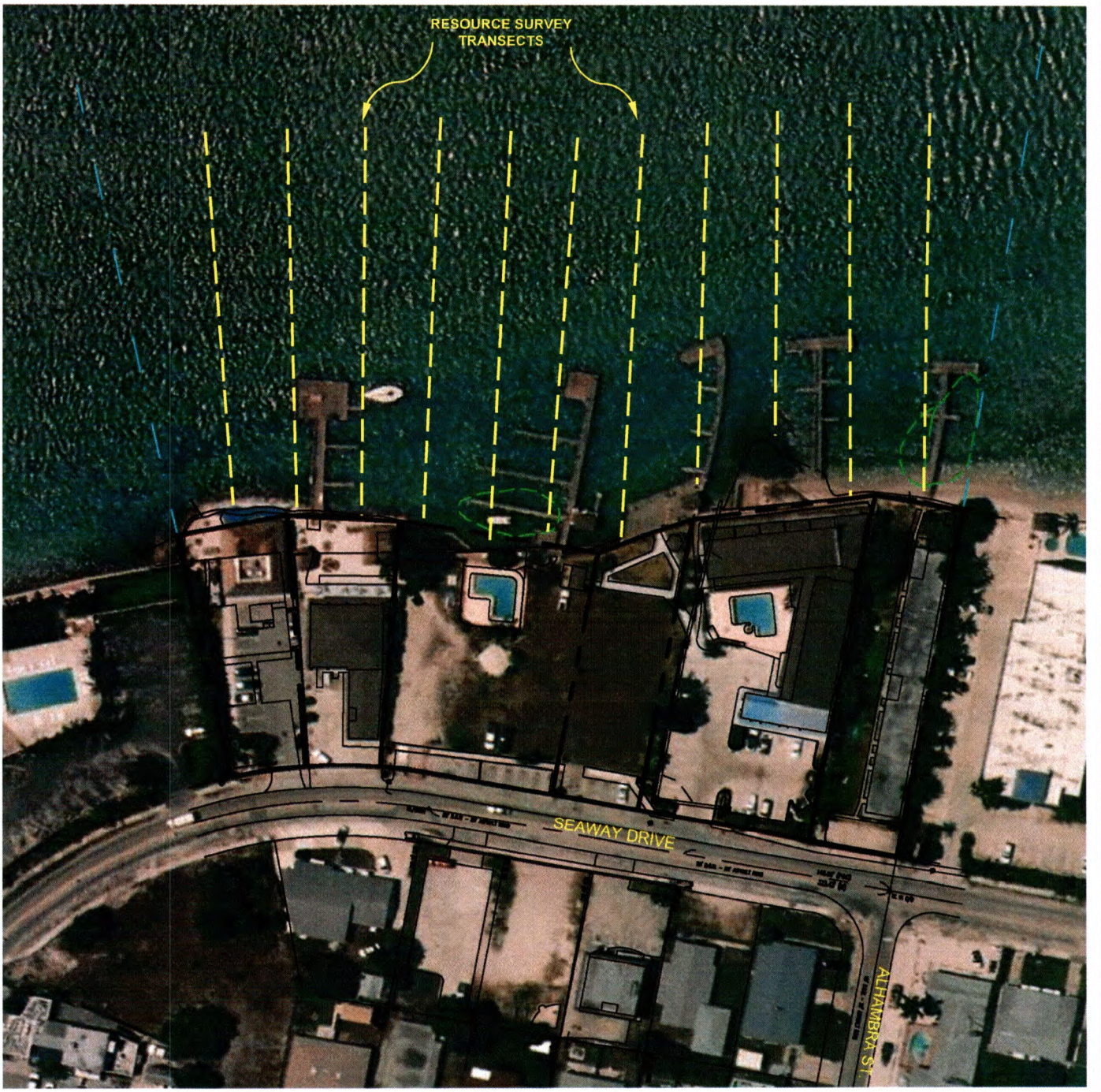
CROSS SECTIONS

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 6 OF 6

Scale	N.T.S.
Designed By	DLS
Drawn By	JKW
Date	11/19/14

0 60' 120' 240'

SCALE: 1" = 120'



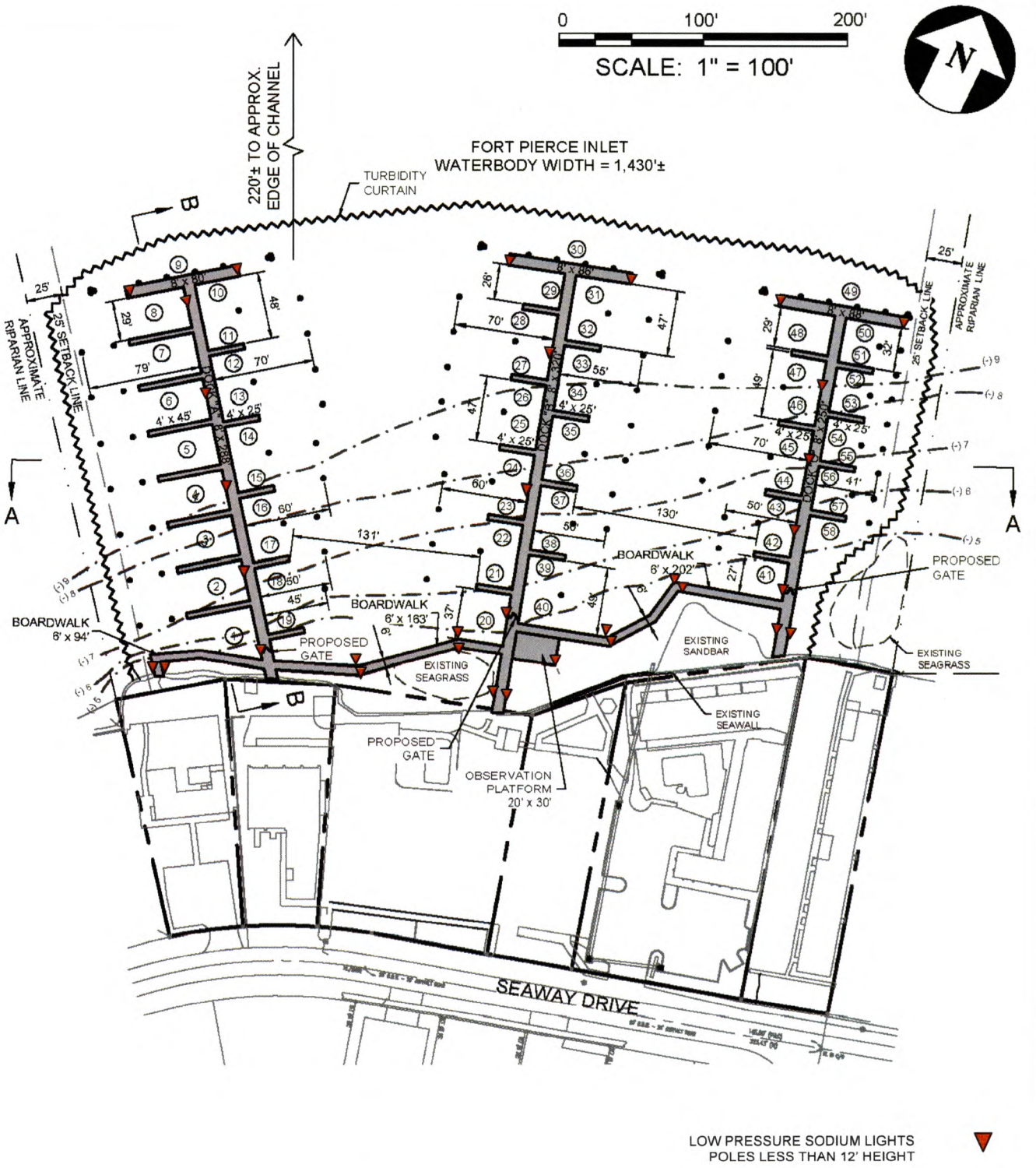
NOTES:
1. RESOURCE SURVEY PERFORMED 8/25/14 BY DLS ENVIROMENTAL SERVICES.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

EXHIBIT 1

DOCKSIDE VIEW DOCK
FORT PIERCE, FL

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14



DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953
Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Proposed Marina Lighting

Dockside View Dock
Fort Pierce, Florida

SCALE: 1" = 100'		NOV 2015	EXHIBIT II

SEAWAY DR
2401-501-0307-000-7
2401-501-0306-000-0
2401-501-0304-000-6
2401-501-0303-000-9
2401-501-0302-000-2
2401-501-0286-000-3
2401-501-0292-000-8
2401-501-0291-000-1
2401-501-0290-000-4
250 M/L
125 M/L
80 M/L
210 M/L
250 M/L
120
60
1602
1502
1857
1752
1802
1902
1952
1102
2002
2052
360.5

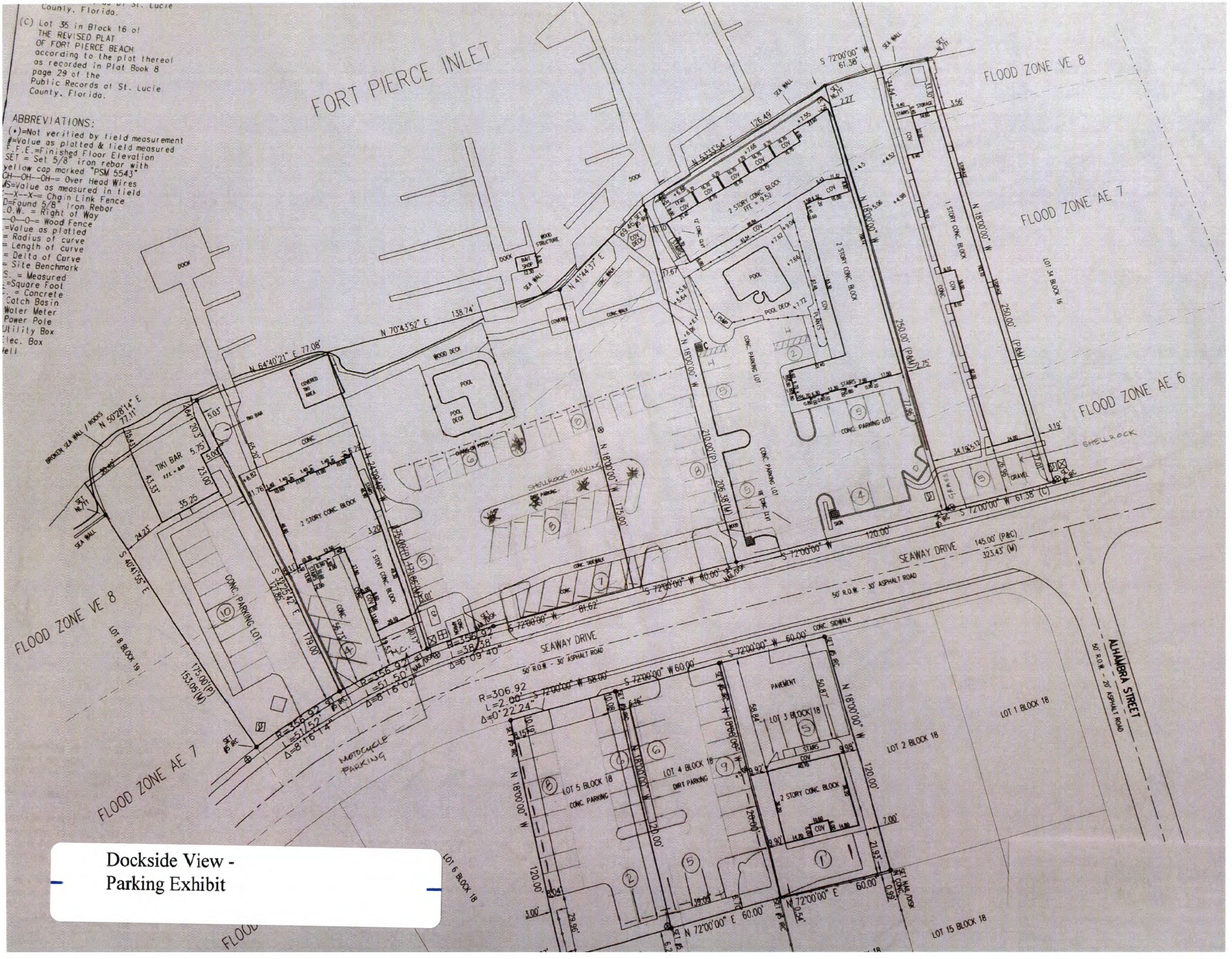
STATEMENT OF PARKING INVENTORY

DOCKSIDE VIEW, LLC, submits the attached Parking Exhibit documenting its existing Parking Inventory. The property has a total of 124 parking spaces for use by the Dockside Inn, Dockage Facility, and On The Edge restaurant facility.

Your applicant calculates minimum parking requirements per Code after the dockage expansion to be:

Dockside Inn – 36 units requiring 1.1 parking spaces per unit.	40 Spaces
Dockage Facility – 58 wet slips requiring 1 space per 5 slips.	12 Spaces
On The Edge Restaurant – Calculated per square foot of Building Area with Small Business provision.	10 Spaces
TOTAL	62 Spaces

The attached Parking Exhibit is a copy of a Survey of the property with parking spaces as noted.


County, Florida.
(C) Lot 35 in Block 16 of THE REVISED PLAT OF FORT PIERCE BEACH according to the plat thereof as recorded in Plat Book 8 page 29 of the Public Records of St. Lucie County, Florida.
ABBREVIATIONS:
(•)=Not verified by field measurement
#=Value as platted & field measured
F.F.E.=Finished Floor Elevation
SET = Set 5/8" iron rebar with yellow cap marked "PSM 5543"
OH--OH--OH-= Over Head Wires
MS=Value as measured in field
-X--X-= Chain Link Fence
FD=Found 5/8" Iron Rebar
R.O.W. = Right of Way
-O--O-= Wood Fence
=Value as platted
= Radius of curve
= Length of curve
= Delta of Curve
= Site Benchmark
S. = Measured
=Square Foot
= Concrete
Catch Basin
Water Meter
Power Pole
Utility Box
Elec. Box
Well
FORT PIERCE INLET
FLOOD ZONE VE 8
FLOOD ZONE AE 7
FLOOD ZONE AE 6
FLOOD ZONE VE 8
FLOOD ZONE AE 7
SEAWAY DRIVE
50' R.O.W. - 30' ASPHALT ROAD
ALHAMBRA STREET
50' R.O.W. - 20' ASPHALT ROAD
TIKI BAR
2 STORY CONC. BLOCK
1 STORY CONC. BLOCK
CONC. PARKING LOT
POOL
POOL DECK
WOOD DECK
DOCK
SEA WALL
BAIT SHOP
SHELLROCK PARKING
MOTORCYCLE PARKING
DIRT PARKING
CONC. PARKING
PAVEMENT
LOT 1 BLOCK 18
LOT 2 BLOCK 18
LOT 3 BLOCK 18
LOT 4 BLOCK 18
LOT 5 BLOCK 18
LOT 6 BLOCK 18
LOT 15 BLOCK 18
LOT 8 BLOCK 19
LOT 34 BLOCK 16
Dockside View -
Parking Exhibit

B. It shall be the responsibility of an applicant for shared parking approval to provide a description of the uses, plan document or civil plan as appropriate, trip generation report, parking study and other information necessary to permit a finding by the city development director regarding a request for shared parking.
(Ord. No. 2077-06, § 2, 7-10-06)

C. Upon a finding by the city development director that shared parking is appropriate, the director may require that an agreement for shared parking be made between or among the appropriate parties in the form of a shared parking agreement with easement(s) in recordable form acceptable to the city attorney. Such document shall be filed with the city development department and shall be recorded in the public records of Martin County, Florida.
(Ord. No. 2077-06, § 2, 7-10-06)

Sec. 6.01.13. Off-street parking schedule.

Off-street parking spaces shall be provided in accordance with the minimum standards contained in the following schedule.

Land Use Type	Number of Spaces Required
Residential Uses:	
Single-family dwelling unit	2 per unit; garages count towards required off-street parking
Duplex dwelling unit	2 per unit; garages count towards required off-street parking
Multi-family dwelling units (studios or 1 bedroom)	1.5 per unit; garages count towards required off-street parking
Multi-family dwelling units (2 or more bedrooms)	2 per unit; garages count towards required off-street parking
Residential units combined with non-residential uses	2 per unit plus the applicable parking requirements for the non-residential use; garages count towards required off-street parking
Assisted Living Facility (ACLF)	1 per 4 living units, plus 1 space per employee during maximum shift
Adult Day Care Center	1 space for each 200 square feet of floor area. This may be reduced by 1 space for each 2 users for which the center agrees to provide alternative transportation
Bed and Breakfast Inn	1 per room or unit, plus 2 spaces for owner/manager

Catering Shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Cold Storage	1 per employee on largest shift
Commercial nursery or tree farm	1 per 250 square feet for enclosed retail floor area and outdoor display area open to the public.
Boat Storage, dry:	1 per 10 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers.
Dry Cleaning Establishment	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet
Dry Cleaning Plant	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Flea Market	1 per 200 square feet of sales area or outdoor display area
Health Club or Health Spa	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
Funeral Home	1 per 4 seats of chapel capacity, plus 1 per 3 employees
Gasoline or Other Motor Fuel Service Station, with or without bulk storage	1 per 250 square feet, plus 2 spaces per service bay, plus 1 space per vacuum. Pump locations are not to be included as a parking space. Gas stations with car washes shall also provide 1 parking space per wash unit or bay.
Kennel	1 per 1,000 square feet, plus 1 per employee
Laundry Establishment (Self Service)	1 per 250 square feet
Marina	1 per 5 boat slips, plus 1 space per employee
Massage therapy establishment:	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 250 square feet for tasting, tap room, and gift shops.
Newspaper or publishing plant	3.5 per 1,000 square feet
Office – Business or Professional	1 per 300 square feet
Office – Medical, Dental, Eye, Veterinary and Other Health- Related Uses	1 per 200 square feet
Office – Low Intensity Medical	1 per 300 square feet
Pain Management Clinic	1 per 200 square feet (also refer to Sec.

Sec. 4.624. - Parking rates.

Off-street parking spaces shall be provided in accordance with the standards contained in the following Table 4.14.1. Land uses shall be as defined in section 3.3 of Article 3, Zoning Districts of the Martin County Land Development Regulations (LDR).

Table 4.14.1
Parking Rates

Land Use	Rate
Public and Institutional Uses	
Administrative services, not-for-profit	1 space/150 sf gross floor area
Cemetery/crematory operations and columbaria	1 space/3 seats in chapel plus 1 space/300 sf all other areas
Club or lodge	1 space/100 sf gross floor area
Correctional facility	1 space/employee plus 1 space/25 inmates
Day care, commercial	1 space/employee (largest shift) plus 1 space/10 people plus adequate drop off/pickup areas
Protective and emergency services	1 space/500 sf of gross floor area
Hospital	1 space/4 beds plus 1 space/doctor plus 1 space/2 employees
Library, public	1 space/300 sf gross building area
Nursing home	1 space/4 beds plus 1 space/2 employees

Hotel or motel	1 space/unit plus 1 space/3 seats for accessory restaurant or lounge plus 1 space/3 employees
Mobile home	2 spaces/unit
Amusement, Commercial and General	
Bar or cocktail lounge	1 space/100 sf gross floor area
Bowling alley	5 spaces/lane plus required parking for any other on-site use
Financial institutions	1 space/200 sf gross building area
Flea market	1 space/200 sf of sales area or outdoor display area
Golf course	3 spaces/green
Golf course driving range	1.3 spaces/tee
Golf course, miniature	2 spaces/hole plus required parking for additional uses
Health and fitness center	1 space/200 sf building area without outdoor facilities 1 space/300 sf building area with outdoor facilities
Marina, commercial	1 space/5 wet or dry slips plus 1 space/employee
Racquetball and tennis courts	3 spaces/court (public) 2 spaces/court (private)

City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
DOCKSIDE INN 1160 SEAWAY DR FT PIERCE FL 34949	DOCKSIDE VIEW LLC

Business Location*: 1160 SEAWAY DR

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

Date Issued	Expiration Date	Control Number
May 01, 2017	September 30, 2017	0000565

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

BTR #	Classification	Restrictions
17-00029002	MOTELS	MOT6600024 EXP 04/01/2018

City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
DOCKSIDE INN 1160 SEAWAY DR FT PIERCE FL 34949	DOCKSIDE VIEW LLC

Business Location*: 1160 SEAWAY DR

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

Date Issued	Expiration Date	Control Number
May 01, 2017	September 30, 2017	0000565

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

BTR #	Classification	Restrictions
17-00029001	MARINA SALES AND SERVICE	DOCKAGE

CONSTRUCTION PLANS
FOR

DOCKSIDE VIEW DOCK

CITY OF FORT PIERCE, FL





VICINITY MAP
NTS

SHEET INDEX

SHEET D-1	COVER SHEET
SHEET D-2	OVERALL PLAN VIEW
SHEET D-3	DOCK DETAILS

DOCKSIDE VIEW, LLC
1136, 1142, 1143, 1151, 1152, 1156, 1160, 1161, AND 1172 SEAWAY DRIVE
CITY OF FORT PIERCE, FL

DLS Environmental Services, Inc.
1501 SW Hillcrest Avenue
Port Saint Lucie FL 34953
Phone: 772-215-3087 Fax: 772-871-4629
www.dlsenvironmentalservices.com

Paul Wiltich, Inc.
1564 SW Biltmore Street #114
Port St Lucie, FL 34984

Paul Wiltich, PE No. 29945

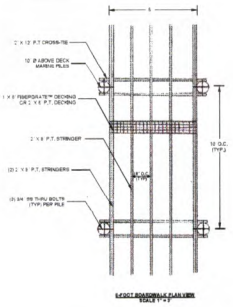
NO.
D - 1



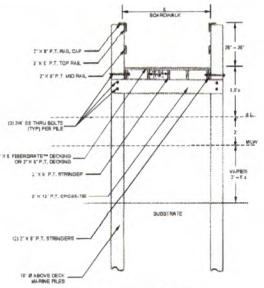
GENERAL NOTES:

1. PROPOSED WORK IS TO CONSTRUCT THE 10,710 SQ. FT. DOCKING FACILITY SHOWN.
2. DESIGN LOADS SHALL MEET ALL REQUIREMENTS OF 61G14-20(3).

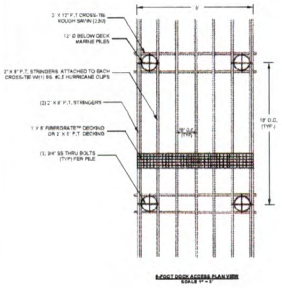
SHEET NO. D - 2	DATE 8/15/17	OVERALL PLAN VIEW	SCALE: 1" = 20'	Paul Welch, Inc. 1964 SW Biltmore Street, #114 Port St. Lucie, FL 34984	DS Environmental Services, Inc. 1901 SW Yellowtail Avenue Port Saint Lucie, FL 34953 Phone: 772-215-3997 Fax: 772-878-4520 www.dsenvironmentalservices.com	No.	REVISIONS	DATE	BY
		DOCKSIDE VIEW DOCK SEAWAY DRIVE FORT PIERCE, FL	DESIGNED BY: DLS						
			DRAWN BY: DLS						
			CHECKED BY: PW	Paul Welch, PE No. 29945					



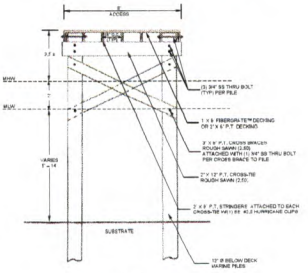
6-FOOT BOARDWALK PLAN VIEW
SCALE 1" = 2'



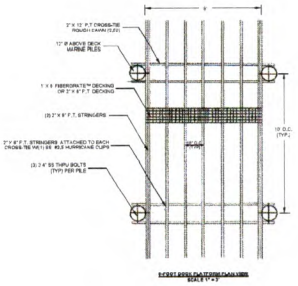
6-FOOT BOARDWALK CROSS SECTION VIEW
SCALE 1" = 2'



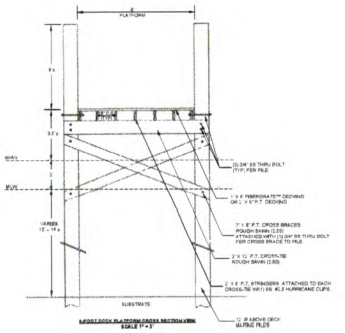
8-FOOT DOCK ACCESS PLAN VIEW
SCALE 1" = 2'



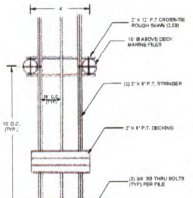
8-FOOT DOCK ACCESS CROSS SECTION VIEW
SCALE 1" = 2'



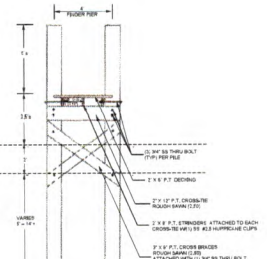
8-FOOT DOCK PLATFORM PLAN VIEW
SCALE 1" = 2'



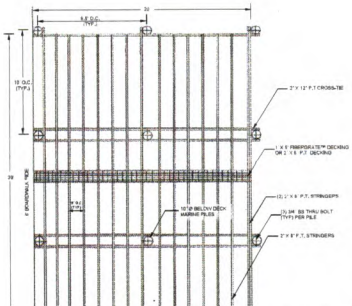
8-FOOT DOCK PLATFORM CROSS SECTION VIEW
SCALE 1" = 2'



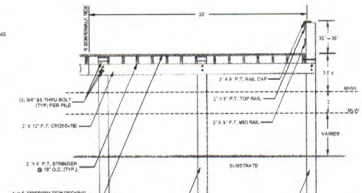
4-FOOT FINGER PIER PLAN VIEW
SCALE 1" = 2'



4-FOOT FINGER PIER CROSS SECTION VIEW
SCALE 1" = 2'



32' X 39' PLATFORM PLAN VIEW
SCALE 1" = 4'



10 X 22-FOOT PLATFORM CROSS SECTION VIEW
SCALE 1" = 4'

DOCK CONSTRUCTION NOTES:

GENERAL:
1. DECK DESIGN LOADS SHALL MEET 2014 FBC:
   LIVING LOAD AS PER ANSI/ASCE 7-10 SPEED = 170 MPH
   EXPOSURE = D
   IMPORTANCE FACTOR = 1.0

STRUCTURAL NOTES:
1. ALL 12"Ø MARINE DOCK PILES FOR BOARDWALK AND OBSERVATION PLATFORM – MIN. PENETRATION 10' INTO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY.
2. ALL 12"Ø MARINE DOCK PILES FOR ACCESS, FINGER PIERS AND PLATFORMS – MIN. PENETRATION 12' INTO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY.
3. ALL MOORING PILES 12"Ø MIN. – MIN. PENETRATION 15' INTO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY.
4. ALL PILE SPACING TO BE 10' O.C. MAX.
5. 1" X 6" OR 1" X 8" FIBERGRATE™ DECKING NOT ALL SHOWN FOR CLARITY (WHERE APPLICABLE).
6. 2" X 6" P.T. DECKING NOT ALL SHOWN FOR CLARITY (WHERE APPLICABLE).
7. DECKING WILL BE ATTACHED WITH #10 SS DECK SCREW X 3".
8. CROSS BRACES AND CROSS-TIES ON ACCESS, FINGER PIERS AND PLATFORMS TO BE ROUGH SAWN MARINE LUMBER (2.50 CCA).
9. ALL HARDWARE ON THE DECK AND BELOW TO BE SS (GRADE 304 OR BETTER).
10. ALL WOOD TO BE P.T.
11. HAND RAILS TO BE INSTALLED ALONG BOTH SIDES OF BOARD WALK AND PORTIONS OF DOCK ACCESS WHICH ARE LANDWARD OF BOARDWALK

DETAIL NOTES:
1. ALL PILES TO BE WRAPPED WITH HDPE FROM 12" ABOVE MHW TO 12' BELOW THE SUBSTRATE.
2. ONE SAFETY LADDER TO BE INSTALLED PER ACCESS PIER – LOCATION TO BE DETERMINED.

No.	REVISIONS	DATE	BY

DLS Environmental Services, Inc.
1801 SW Vetterandt Avenue
Port Saint Lucie, FL 34983
Phone: 772-215-3997 Fax: 772-879-4200
www.dlsenvironmentalservices.com

PeakVelds, Inc.
1504 SW Biltmore Street, #114
Port St. Lucie, FL 34984

PeakVelds, PE No. 29945

SCALE:	AS NOTED
DESIGNED BY:	CLS
DRAWN BY:	CLS
CHECKED BY:	AW

DOCKSIDE VIEW DOCK DETAILS

DOCKSIDE VIEW DOCK
SEAWAY DRIVE
FORT PIERCE, FL

DATE: 8/15/17

SHEET NO.: D - 3



GENERAL NOTES:

1. PROPOSED WORK IS TO CONSTRUCT THE 15,713 SQ. FT. DOCKING FACILITY SHOWN.
2. DESIGN LOADS SHALL MEET ALL REQUIREMENTS OF 2014 FBC.

NO.	REVISIONS	DATE	BY

DLS Environmental Services, Inc.
1901 SW Hillcrest Avenue
Port St. Lucie, FL 34984
Phone: 772-215-3887 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Paul Vinkin, Inc.
8301 Ibis Cove Street, #114
Port St. Lucie, FL 34984

Paul Vinkin, PE No. 29948

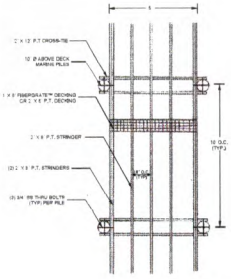
SCALE	1" = 20'
DESIGNED BY:	DLS
DRAWN BY:	DLS
CHECKED BY:	PW

OVERALL PLAN VIEW

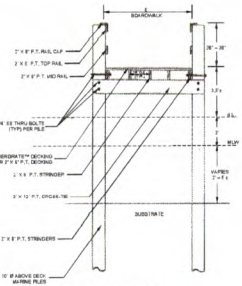
DOCKSIDE VIEW DOCK
SEAWAY DRIVE
FORT PIERCE, FL

DATE 8/19/17

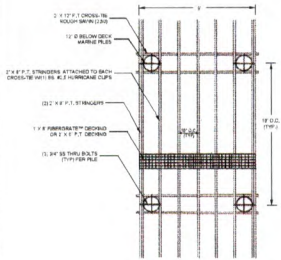
SHEET NO. **D - 2**



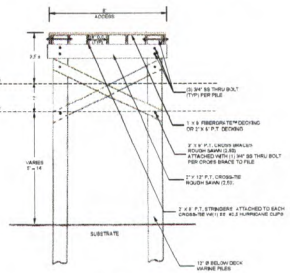
6-FOOT BOARDWALK PLAN VIEW
SCALE 1" = 3'



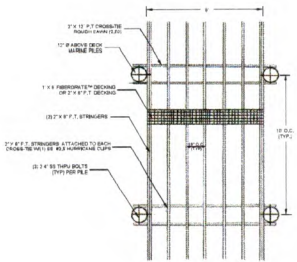
6-FOOT BOARDWALK CROSS SECTION VIEW
SCALE 1" = 3'



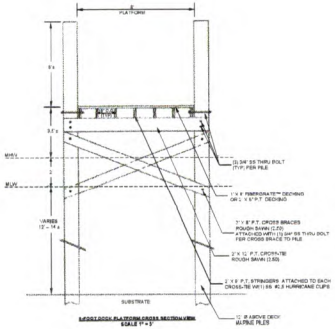
6-FOOT DOCK ACCESS PLAN VIEW
SCALE 1" = 3'



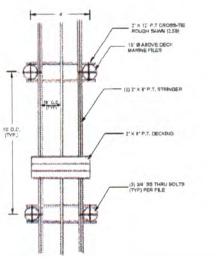
6-FOOT DOCK ACCESS CROSS SECTION VIEW
SCALE 1" = 3'



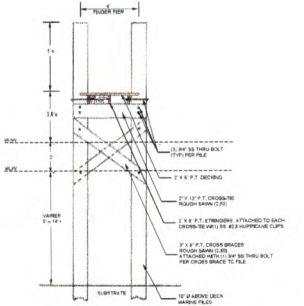
9-FOOT (6'6") PLATFORM PLAN VIEW
SCALE 1" = 3'



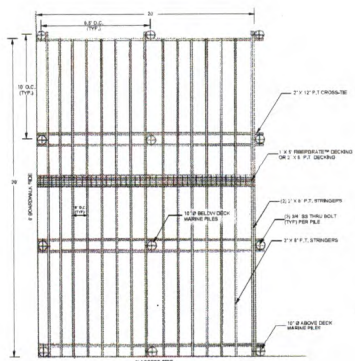
9-FOOT DOCK PLATFORM CROSS SECTION VIEW
SCALE 1" = 3'



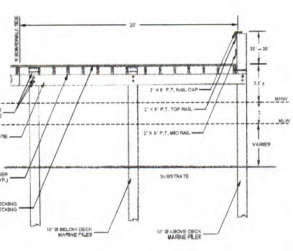
4-FOOT FINGER PIER PLAN VIEW
SCALE 1" = 3'



4-FOOT FINGER PIER CROSS SECTION VIEW
SCALE 1" = 3'



30' X 9' PLATFORM PLAN VIEW
SCALE 1" = 3'



20 X 8'6-FOOT PLATFORM CROSS SECTION VIEW
SCALE 1" = 3'

DOCK CONSTRUCTION NOTES:

GENERAL:
1. DOCK DESIGN LOADS SHALL MEET 2014 FBC:
   WIND LOAD AS PER ANSI/ASCE 7-10 SPEED = 170 MPH
   EXPOSURE = D
   IMPORTANCE FACTOR = 1.0

STRUCTURAL NOTES:
1. ALL 12"Ø MARINE DOCK PILES FOR BOARDWALK AND OBSERVATION PLATFORM – MIN. PENETRATION 10' INTO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY.
2. ALL 12"Ø MARINE DOCK PILES FOR ACCESS, FINGER PIERS AND PLATFORMS – MIN. PENETRATION 12' INTO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY.
3. ALL MOORING PILES 12"Ø MIN. – MIN. PENETRATION 16' INTO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY.
4. ALL PILE SPACING TO BE 10' O.C. MAX.
5. 1" X 6" OR 1" X 6" FIBERGRATE™ DECKING NOT ALL SHOWN FOR CLARITY (WHERE APPLICABLE).
6. 2" X 6" P.T. DECKING NOT ALL SHOWN FOR CLARITY (WHERE APPLICABLE).
7. DECKING WILL BE ATTACHED WITH #10 SS DECK SCREW X 3".
8. CROSS BRACES AND CROSS-TIES ON ACCESS, FINGER PIERS AND PLATFORMS TO BE ROUGH SAWN MARINE LUMBER (2,50 CCA).
9. ALL HARDWARE ON THE DECK AND BELOW TO BE SS (GRADE 304 OR BETTER).
10. ALL WOOD TO BE P.T.
11. HAND RAILS TO BE INSTALLED ALONG BOTH SIDES OF BOARD WALK AND PORTIONS OF DOCK ACCESS WHICH ARE LANDWARD OF BOARDWALK

DETAIL NOTES:
1. ALL PILES TO BE WRAPPED WITH HDPE FROM 12" ABOVE MHW TO 12' BELOW THE SUBSTRATE.
2. ONE SAFETY LADDER TO BE INSTALLED PER ACCESS PIER – LOCATION TO BE DETERMINED.

No.	REVISIONS	DATE	BY

Environmental Services, Inc.
Post Office Box 1758
Port Saint Lucie FL 34983
Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Pearl Welch, Inc.
1984 SW Biltmore Street, #114
Port St. Lucie, FL 34984

Pearl Welch, PE No. 39945

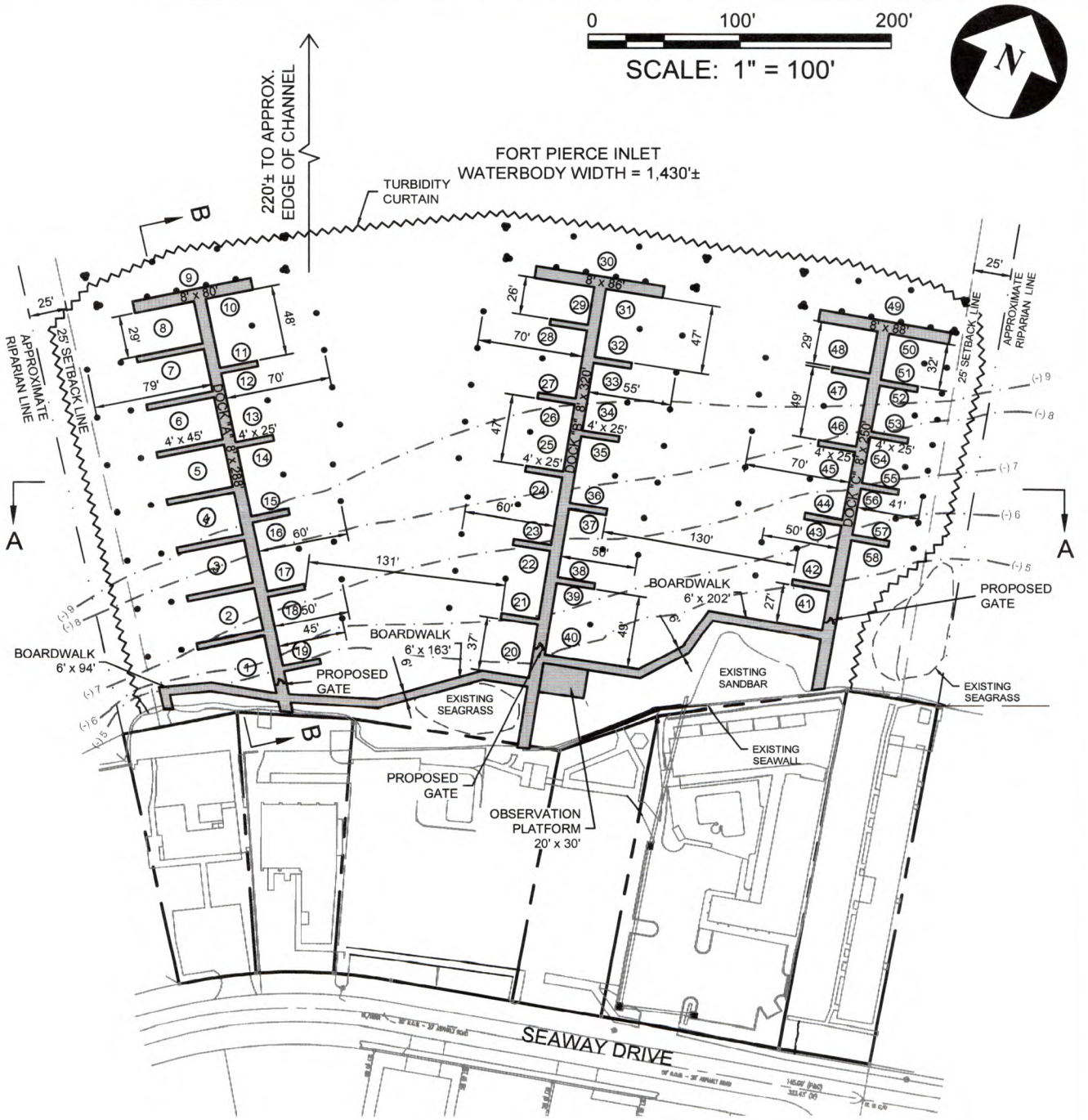
SCALE	AS NOTED
DESIGNED BY	GLS
DRAWN BY	GLS
CHECKED BY	PW

DOCKSIDE VIEW DOCK DETAILS

DOCKSIDE VIEW DOCK
SEAWAY DRIVE
FORT PIERCE, FL

DATE	8/13/17

SHEET NO.
D - 3



SLIP TABLE:

BOAT SIZE	SLIP NUMBERS	QTY
80' - 100'	9, 30, 49	3
65' - 80'	1 - 8, 29, 48	10
50' - 60'	10 - 13, 25 - 28, 44 - 47	12
40' - 50'	14 - 17, 21 - 24, 31 - 36	14
30' - 45	18 - 20, 37, 38, 41 - 43	8
30' - 40'	50 - 58	9
20' - 30'	39, 40	2

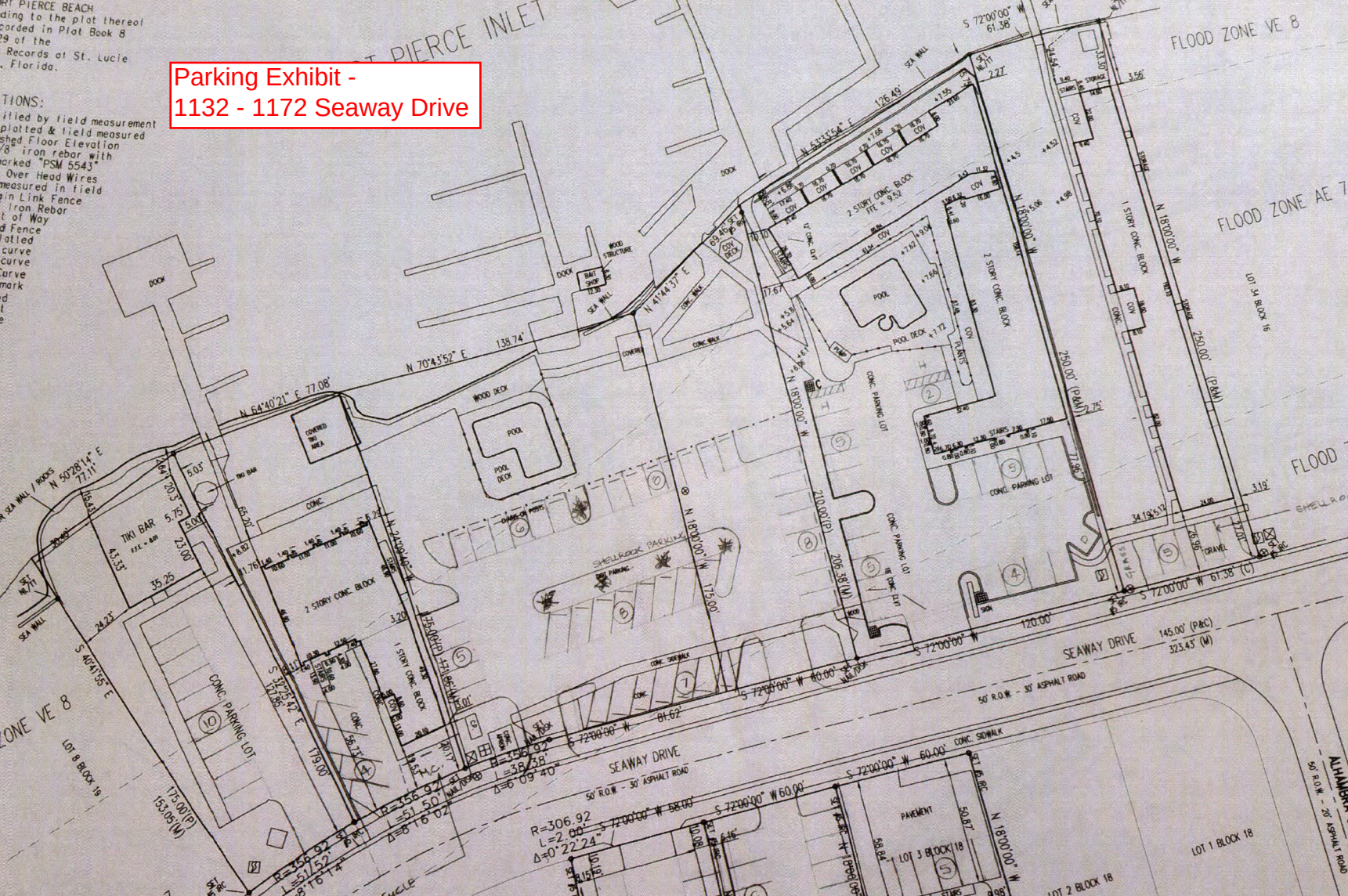
NOTES:
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. PROPOSED DOCK STRUCTURES TOTAL 15,713 SF
3. RESOURCE SURVEY PERFORMED ON 8/25/14 BY DLS ENVIRONMENTAL SERVICES, INC.
4. ALL NEW PILINGS TO BE WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL 1' ABOVE MHW TO 1' BELOW SUBSTRATE.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

PROPOSED STRUCTURES

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 4 OF 6

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14


Parking Exhibit -
1132 - 1172 Seaway Drive
SEAWAY DRIVE
50' R.O.W. - 30' ASPHALT ROAD
FLOOD ZONE VE 8
FLOOD ZONE AE 7
CONC. PARKING LOT
2 STORY CONC. BLOCK
1 STORY CONC. BLOCK
TIKI BAR
POOL
POOL DECK
CONC. SIDEWALK
SEA WALL
DOCK
LOT 8 BLOCK 19
LOT 1 BLOCK 18
LOT 2 BLOCK 18
LOT 3 BLOCK 18
LOT 54 BLOCK 16
S 72°00'00" W 61.38'
N 18°00'00" W 175.00'
S 72°00'00" W 120.00'
S 72°00'00" W 60.00'
N 18°00'00" W 250.00' (P&M)
S 72°00'00" W 61.62'
R=356.92
L=51.52'
Δ=8°16'02"
R=306.92
L=2.00'
Δ=0°22'24"
175.00' (P)
153.05' (M)
145.00' (P&C)
323.43' (M)
210.00' (P)
206.38' (M)

THE CITY OF FORT PIERCE
PLANNING DEPARTMENT

In Re:

Application of **DOCKSIDE VIEW, LLC**
For Reconstruction and Expansion of Dockage

_____/

RESPONSE TO STAFF'S COMMENTS AND FURTHER CLARIFICATION AND INFORMATION OF PROPOSED PROJECT

DOCKSIDE VIEW, LLC, submits this statement in response to City staff's comments and additionally offers the following clarification and information in reference to the proposed project:

1. **Project Overview**. This project involves the reconstruction of existing dockage. Dockside View's existing dockage is currently permitted as a 43 wet slip facility. Although neither the existing or proposed dockage technically falls within the definition of a "marina" operation per Fort Pierce Code Section 22-3, the facility has been in existence for decades and is licensed for marina operations, has all necessary permits for 43 slips from the Florida Department of Environmental Protection (FDEP), the Army Corps of Engineers, and enjoys a Sovereignty Submerged Land Lease issued for same by FDEP.

Dockside View proposes no change in upland facilities nor does it seek permits for site development. It seeks conditional use approval based solely on its application to increase the existing dockage from 43 slips to a total of 58 slips, a net increase of 15. The proposed dockage provides no significant land side services for vessels, nor does it provide a solid break water. There is no upland structural site construction contemplated and all dockage reconstruction

activities will occur seaward of the mean high water line and on state sovereignty submerged lands.

Dockside View has received all approvals from the State and Federal authorities for the new dockage facility and has been issued a Sovereignty Submerged Land Lease by FDEP for 58 wet slips. It is also currently paying increased rent for the 15 additional slips to the State of Florida. Funds are appropriated to commence construction of the new dockage upon issuance of a building permit.

2. **Traffic Impacts and Parking**. Staff requested additional information regarding traffic impacts and parking demands resulting from the increase in proposed slips. The applicant believes these will be de minimis at best. Parking for the proposed 15 slip increase will not impact or cause a need to increase existing parking. Dockside View's concept for its project is to operate as a water born destination resort.

Its site currently operates as a 36 room hotel/motel facility offering transient lodging accommodations to the general public, associated dockage, various amenities, and an on-site restaurant. Parking demands for the additional 15 slips is reduced by shared parking with the hotel/motel facility and the restaurant. Vessels entering the facility for overnight dockage are expected to rent a minimum of one of the hotel/motel rooms. The applicant anticipates many of the vessels will also be coming to the facility for the on-site restaurant and other transient useage.

Dockside View's existing parking facilities were legitimized by the City and FDOT, having been granted curb cuts and other access improvements during the total reconstruction of Seaway Drive. Existing parking is believed to be more than sufficient for both the existing facilities and the proposed 15 wet slip increase.

The applicant acknowledges that the parking facility in the center of the upland project site is constructed of gravel. Discussions have occurred with City staff to make certain improvements to this parking area, including the installation of landscape buffers, signage, landscaped isles, traffic signage, and temporary lighting. The applicant is amenable to considering the installation of such improvements concurrent with the reconstruction of the dockage.

3. **Construction Timetable**. It is critical to the success of this project that timely permits be issued for the reconstruction of the deteriorated and non-functional dockage. The applicant expects costs for this reconstruction project will easily exceed $2.5 million based on current proposals. With the passing of Hurricane Irma through the entire State of Florida, marina and dockage materials and the scarcity of labor may prove detrimental and cause the project to be shelved if there are permitting delays.

4. **Survey**. The applicant will provide a signed and sealed Boundary Survey. It is believed City staff has agreed to eliminate any requirement of a Topographic Survey as there are no permanent improvements proposed for the upland site. Technical site plan details required by Sections 17-27, 17-28, and 17-29 addressing parking lot standards are also eliminated.

5. **Unity of Title**. All six (6) parcels comprising Dockside View's main resort project located north of Seaway Drive are under a single ownership and already share cross-access and parking. Additionally, under the terms of the FDEP lease, the dockage facility and any associated upland parcel cannot be divided. Therefore, this eliminates the need for discussion of a unity of title or similar title vehicle.

6. **Motorcycle and Bicycle Parking**. Current parking facilities include motorcycle parking spaces. The applicant will address the feasibility of bicycle parking per Section 22-60(f) if sufficient space and a proper location can be identified.

7. **Site Lighting**. The new dockage facility must meet certain lighting requirements with due consideration to specifications complying with turtle regulations. This will be included within the plans and specifications submitted to the Building Department. As discussed above, temporary lighting concurrent with any improvements to the gravel parking area will also be addressed with City staff.

8. **Attachments**. An aerial photograph with any overlay of the new dockage as well as a schematic of the proposed dockage structures is attached for ease of reference. A copy of the Business Tax Receipts issued by the City to Dockside View for the existing motel and dockage facility are also attached.

The foregoing is intended to supplement the applicant's initial submittal and to address City staff comments received to date. The applicant and its technical development team are available to provide any further information that may be necessary to facilitate the review and approval of Dockside View's reconstruction project.

Respectfully submitted,

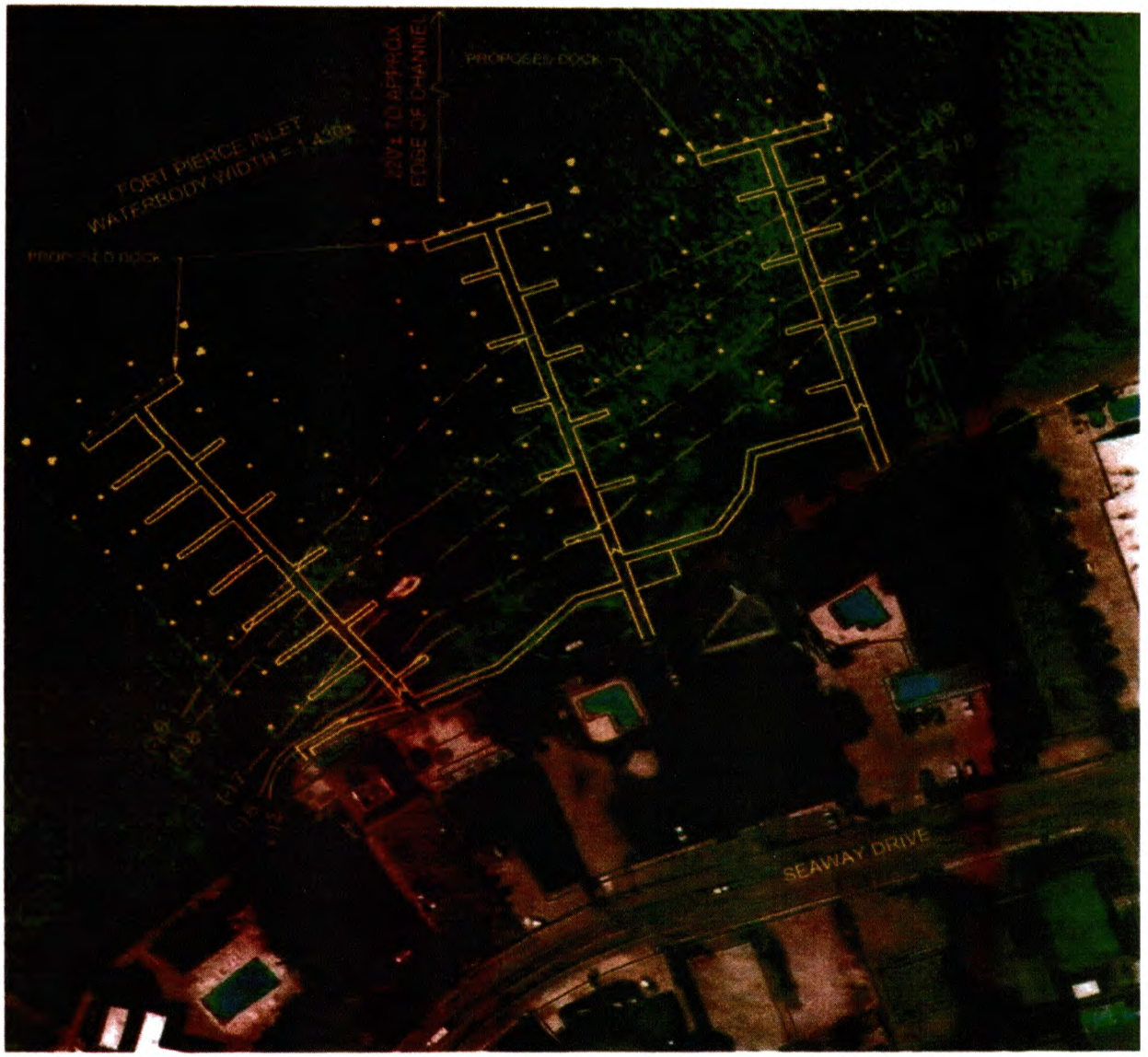
JONATHAN WILFINGER, Manager

DATED: 10/02/2017

0 100' 200'

N

SCALE: 1" = 100'



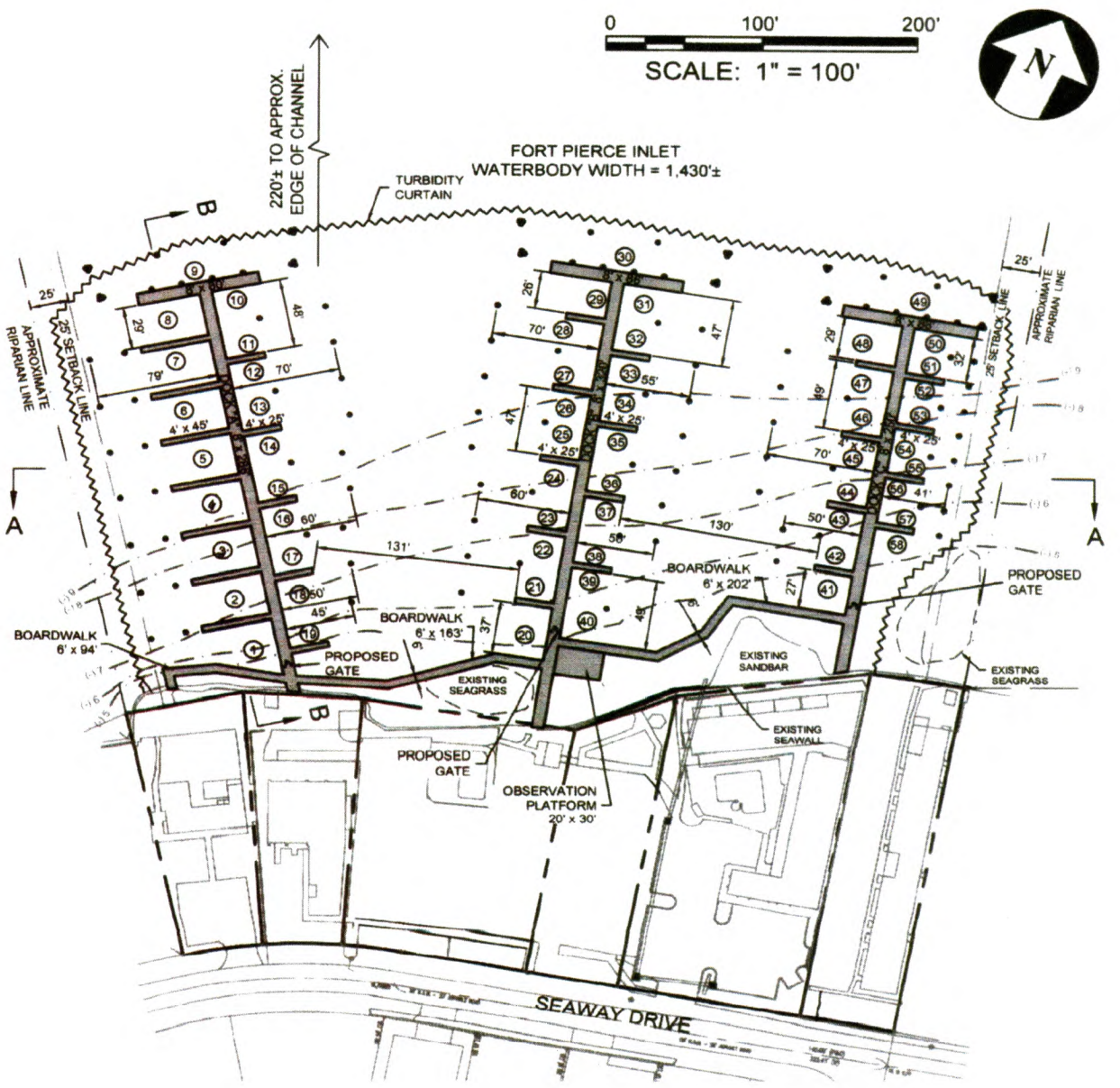
NOTES:
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. ELEVATIONS AND LOCATIONS ARE APPROXIMATE.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

AERIAL PHOTOGRAPH

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 2 OF 6

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14



SLIP TABLE:

BOAT SIZE	SLIP NUMBERS	QTY
80' - 100'	9, 30, 49	3
65' - 80'	1 - 8, 29, 48	10
50' - 60'	10 - 13, 25 - 28, 44 - 47	12
40' - 50'	14 - 17, 21 - 24, 31 - 36	14
30' - 45	18 - 20, 37, 38, 41 - 43	8
30' - 40'	50 - 58	9
20' - 30'	39, 40	2

NOTES:
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. PROPOSED DOCK STRUCTURES TOTAL 15,713 SF
3. RESOURCE SURVEY PERFORMED ON 8/25/14 BY DLS ENVIRONMENTAL SERVICES, INC.
4. ALL NEW PILINGS TO BE WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL 1' ABOVE MHW TO 1' BELOW SUBSTRATE.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

PROPOSED STRUCTURES

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 4 OF 6

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14

City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
DOCKSIDE INN 1160 SEAWAY DR FT PIERCE FL 34949	DOCKSIDE VIEW LLC

Business Location*: 1160 SEAWAY DR

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

Date Issued	Expiration Date	Control Number
May 01, 2017	September 30, 2017	0000565

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

BTR #	Classification	Restrictions
17-00029002	MOTELS	MOT6600024 EXP 04/01/2018

City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
DOCKSIDE INN 1160 SEAWAY DR FT PIERCE FL 34949	DOCKSIDE VIEW LLC

Business Location*: 1160 SEAWAY DR

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

Date Issued	Expiration Date	Control Number
May 01, 2017	September 30, 2017	0000565

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

BTR #	Classification	Restrictions
17-00029001	MARINA SALES AND SERVICE	DOCKAGE

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Frank Creyaufmiller**; **John George**; **Marcia Baker**; **Brian Paul**; **Bob Burdge**, **Chairman**

Absent: **Tim O'Connell**; **Michael Broderick**

Staff Present: Rebecca Grohall, Planning Director
Kori Benton, Senior Planner
Vennis Gilmore, Planning Analyst
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

Motion was made by John George, and seconded by Marcia Baker to approve the absences of Mr. O'Connell and Mr. Broderick.

AYE: **John George**, **Marcia Baker**, **Brian Paul**, **Frank Creyaufmiller**, **Chairman Bob Burdge**

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE

Mr. Paul was made a regular voting member for the meeting.

6. APPROVAL OF MINUTES

a. Minutes from the September 28, 2017 meeting

Approval of minutes deferred to next Planning Board meeting.

7. NEW BUSINESS

a. **Zoning Text Amendment - Designation of Overlay Districts South Beach Overlay - 601 Seaway Drive**

Mr. Benton gave an overview of the application and answered questions from the Board on the Waste Water Treatment Plant's relationship to the South Beach Overlay District, development plans and reuse of the property, continuity of the property, property meeting amendment standards, Comprehensive Plan review date, height consideration, size of the property versus Waste Water Treatment Plant, density of Harbour Isle, Conditional Use and mixed use buildings.

Ms. Baker disclosed she had met with the applicant. Chairman Burdge disclosed he had met with the applicant and also spoke to the applicant on a different date. Both Mr. George and Mr. Paul disclosed they had spoken with the applicant.

James H. McCarty Jr., Applicant Representative, disagreed with the conditions of the staff report and stated the Charrette findings were adopted but not put into place. Mr. McCarty also stated Ordinance 15-05, rezoning 601 Seaway Drive to C-5 Tourist Commercial, is ambiguous and according to the ordinance the South Beach Overlay was removed. Mr. McCarty stated the applicant wants the full C-5 zoning classification.

Harold Smythe, Owner Representative, stated the staff report was negative and the Charrette report documentation showed the property was never supposed to be in the South Beach Overlay district.

Ashton De Peyster, Owner, stated a company called Aqualia wants to buy the property along with the Waste Water Treatment Plant. Mr. De Peyster stated they can meet the three basic amendment standards. He stated his company is laying the ground work and making it attractive for a development partner. Mr. De Peyster answered questions from the Board on selling the property and developmental time due to environmental issues. Mr. De Peyster stated If you pass the text amendment, it will be one more thing a future developer will not have to do.

Carole Mushier, President of the South Beach Association, spoke against the text amendment. She stated she was at every single South Beach overlay meeting and the property was never considered not to be part of the overlay. Ms. Mushier went on to say that the Waste Water Treatment Plant property was never considered to be part of the overly because the city did not own the property and it was a strange use to be putting in a overlay. Ms. Mushier expressed it was never mentioned at the meetings that the rezoning to C-5 from R-3 removed the property from the South Beach overlay. Ms. Mushier also stated at no time did the Charrette report suggest that greater height and density be considered for the subject property but does mention it in relation to potential resort hotels on the Wastewater Treatment Plant property. Ms. Mushier explained the Charrette report says that 2-3 story and an occasional 4 story muti-family residential and townhouses line the remainder of the streets on the subject property and that hotels in the Charrette report are not on the subject site only on the Wastewater Treatment Plant property.

Bob Benton, Former Mayor, spoke against the text amendment. He stated he initiated most of the Charrettes in the city from 1996 and the city needed the support of the South Beach Association to finalize a referendum that was passed in the 80's for 4 stories-45 feet high. Mr. Benton said it took many years and the South Beach Overlay to legislate it. Mr. Benton said

the reality of moving the Waste Water Treatment Plant is on the back of the tax payers and rate payers until development in the Western part of the county grows, and the city has a better relationship with the county to have a joint venture. When the overlay was created Mr. Benton said it was basically the will of the people. Mr. Benton said that Mr. DePeytser came to see him after the hurricanes in 2004 with plans to build a 17 story building and he wanted to get density rights from his riparian rights. Mr. Benton stated he told him you can put boats there but you cannot add people to raise your density and this is not allowed in the state of Florida.

Steve Jaroski, Resident and Board President of Harbour Isle West, spoke against the text amendment and answered questions from the Board. He said he came to Ft. Pierce to escape the growth that is occurring to the south and the atmosphere in Fort Pierce is very important to him. Mr. Jaroski stated there are over 800 units in Harbour Isle that pay taxes, which makes a big contribution to the city. Mr. Jaroski asked the Board to not change the character of the island by putting up large buildings.

Walter Anderson, Resident of Harbour Isle West, spoke against the text amendment. He stated the owner of Causeway Cove never said they were going to build a hotel on the subject site.

Ms. Baker stated she cherishes the relative quiet way of life and she does not like a congested and crowded atmosphere. Ms. Baker also said that it is dangerous to have the development of the type Mr. De Peyster is referring to, because hurricane evacuations would be a nightmare and consideration has to be given that there will be increased evacuations as years go on,between global warming, sea rises and increased hurricanes.

Motion was made by Marcia Baker, and seconded by Frank Creyaufmiller to deny the text amendment as presented.

AYE: **Frank Creyaufmiller, Marcia Baker**
NAY: **Brian Paul, John George, Bob Burdge**
The motion failed to pass.

Chairman Burdge stated ithe text amendment would go to City Commission as a denial of the motion on the table. Ms. Grohall, stated she is not a attorney, but the motion to deny, failed to pass and an alternate motion is in order. Chairman Burdge said he will move the motion forward and let the City Commission decide.

Ms. Baker stated you need to have an alternate motion. Chairman Burdge said the motion was made and denied and it stands as it sits. Ms. Baker withdrew her motion. Mr. George stated as a point of order the Chair should ask for another motion to be made and if no one responds then the motion on the floor stands.

Ms. Grohall indicated that since the motion failed to pass, the Board can make an alternate motion.

Chairman Burdge passed the gavel.

Motion was made by Chairman Bob Burdge, and seconded by Brian Paul to approve the text amendment.

AYE: **Brian Paul, John George, Marcia Baker, Chairman Bob Burdge**
NAY: **Frank Creyaufmiller**
Passed

Chairman Burdge stated the first original motion was the motion that should have stood.

b. **Zoning Atlas Map Amendment - TLCD Properties LLC – 3530 S. US Highway 1**

Mr. Creagan gave an overview of the application.

Ian Osking, Applicant Representative, said the rezoning will make the property more marketable.

Motion was made by John George, **and seconded by Marcia Baker to approve with staff recommendations.**

AYE: **Frank Creyaufmiller**, **John George**, **Marcia Baker**, **Brian Paul**, **Chairman Bob Burdge**

Passed

c. **Conditional Use with No New Construction - Crownman FL LLC Residence - 515 S. Indian River Drive**

Mr. Gilmore gave an overview of the application and answered questions from the Board on where the manager will reside and if anyone is living in building two.

Kris Einstein, Applicant, provided additional information and answered questions from the Board regarding breakfast options.

Motion was made by John George, **and seconded by Marcia Baker to approve with recommendations.**

AYE: **John George**, **Marcia Baker**, **Brian Paul**, **Frank Creyaufmiller**, **Chairman Bob Burdge**

Passed

d. **Conditional Use with New Construction - Dockside View Marina - 1136-1172 Seaway Drive**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the current status of the vacant lot being used for auxiliary parking.

Mr. Creyaufmiller disclosed he went on a site visit and had a discussion with the applicant.

Rob Schwerer, Applicant Representative stated he has no problems with staff's conditions. Mr. Schwerer explained this is phase one of a multi-phase project and the parking across the street is not essential to this project and is being looked at totally separate. Mr. Schwerer stated they have phase two plans, which is going to be a reconstruction of a hotel/motel facility in the center with underground parking and the parcels across will be adjoined.

Motion was made by Frank Creyaufmiller, **and seconded by Marcia Baker to approve with staff recommendations.**

AYE: **Marcia Baker**, **Brian Paul**, **Frank Creyaufmiller**, **John George**, **Chairman Bob Burdge**

Passed

e. **Conditional Use with No New Construction - Slimane Adult Congregate Living Facility (ACLF) - 614 N. 7th Street**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the rationale and look of the crosswalk. Mr. Benton explained that staff is looking at providing safe access and tie into the existing sidewalk facilities provided within the city.

Mike Menard, Architectonic, provided additional information and answered questions from the Board. Mr. Menard stated he has no problems with the cross walk and they are creating more pedestrian space in the back with a landscape garden area for the residents.

Motion was made by John George, **and seconded by Marcia Baker to approve with the following six recommendations.**

1) The floor plan is adjusted or the two (2) eastern most bedrooms are eliminated to ensure the ACLF use does not occupy a portion of the building located within twenty (20) feet of the right-of-way as restricted by City Code Section 22-87;
2) The site improvements include a safe and efficient sidewalk linkage shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way, pursuant to City Code Section 22-62 (b) & (d)(2). This shall include at least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way;
3) The applicant integrate designated outdoor space for occupants on-site;
4) The applicant permits and completes a crosswalk at the 6th Street side of the establishment to provide safe pedestrian connectively from the site to the adjacent McDonald's café and restaurant to the east;
5) A signed and sealed survey is provided with any site work permits to complete the improvements proposed; and
6) The applicant establishes a emergency management plan, consistent with Agency for Health Care Administration (AHCA) and Florida Department of Elder Affairs Rule 59AER17-1, to include protocols for the facility and patients which includes the acquisition and installation of a sufficient generator equipped to ensure ambient temperatures will be maintained at 80 degrees or less for a period of a minimum of ninety-six (96) hours in the event of the loss of electrical power, storage and safe maintenance of sufficient fuel to operate said generator(s) is provided, and a contract for services necessary to maintain and test the equipment and its functions to ensure the safe and sufficient operation of the generator system.

AYE: **Brian Paul**, **Frank Creyaufmiller**, **John George**, **Marcia Baker**, **Chairman Bob Burdge**

Passed

f. **Site Plan & Design Review - Dollar Tree - 4008 Okeechobee Road**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the positioning of the building and the landscape buffer.

Jason Gunther, Applicant Representative from Thomas Engineering, provided additional information on the site layout. Mr. Gunther said If the landscape buffer is going to be resolved by subdividing the property then his objections go away.

After the vote Chairman Burdge asked Mr. Gunther to ask the developer to maintain the landscaping due to landscape maintenance issues with other Dollar stores.

Motion was made by Frank Creyaufmiller, and seconded by Marcia Baker to approve the project with the conditions listed below:

1) The trees proposed within the eastern landscape buffer are installed within twelve (12) months of a Certificate of Occupancy (CO) issued for Dollar Tree or a final plat subdividing the property eliminating the tree requirement.
2) The applicant incorporates an additional 2-4 trees, or appropriate landscaping in scale with the façade, to frame the western elevation in compliance with Chapter 22-59 – Design Review.
3) The final ground sign design is in compliance with City Code Section 22-59 (g) signs.
4) Future Development of the eastern parcel accommodates cross access to 3900 Okeechobee Road (Moonswiners BBQ).

AYE: **Frank Creyaufmiller**, **John George**, **Marcia Baker**, **Brian Paul**, **Chairman Bob Burdge**

Passed

8. BOARD COMMENTS

Mr. George stated he believes in development and he does not want to stop development within Fort Pierce. He said he would like to see something on the 601 Seaway Drive property and keep the process moving.

Chairman Burdge agreed with getting something built on the property, moving it forward, working with staff on height concerns and making sure the applicant come backs to the Planning Board and City Commission so they can not automatically get super structures without anyone telling them they can't do it or under certain conditions.

Mr. George asked the status of the noise issue with Dogs and Cats Forever. Ms. Grohall provided an update explaining a successful meeting was held with the applicants and residences addressing the residences concerns.

Mr. George asked why the Board does not have an attorney. Ms. Grohall stated the attorney informed the City Commission that he would not be representing the Planning Board any longer.

Chairman Burdge asked the Board if they desire to have legal representation. The Board stated it would be helpful. Chairman Burdge said the Board could go for outside council but the city would have to determine where the funds would come from.

The Board discussed the voting motion process on the Zoning Text Amendment for 601 Seaway Drive.

Mr. George asked if the legal department said anything about the new Planning Board procedures. Ms. Grohall stated that the legal department has no reviewed the procedures. Mr. George stated he wants to keep a point of order.

9. ADJOURNMENT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Public Notification Certification

Project Name: Dockside View Marina

Notices provided pursuant to Section *22-143 (a, b, c, & d)* of City Code, for Conditional Use applications.

Notice by Newspaper: Sunday, October 22nd, 2017

Notice by Mail: Mailed October 20th, 2017 to 124 recipients

Notice by Signs: Two (2) signs placed by October 26th, 2017, at least 10 days prior to hearing

Verified by Kori Benton, Senior Planner _____ **Date** 11/01/17

#	ParcelID	CurOwner	SiteAddress
1	2401-501-(	DOCKSIDE VIEW LLC	1156 SEAWAY DR
2	2401-601-(	Chris Thiel	1209 SEAWAY DR
3	2401-601-(	Jonathan Nolli	1207 SEAWAY DR
4	2401-601-(	Anthony Lascala ETAL	1205 SEAWAY DR
5	2401-601-(	Steven P Cargill	1259 BINNEY DR
6	2401-501-(	Pelican Properties LLC	1171 SEAWAY DR
7	2401-501-(	Flamingo Properties LLC	1169 SEAWAY DR
8	2401-601-(	Bobby G Beams	1211 SEAWAY DR
9	2401-601-(	Leon E Sterle	1202 BINNEY DR
10	2401-601-(	Terri L Duda (TR)	108 ALHAMBRA ST
11	2401-501-(	Kathy Jo S Bowden	1141 SEAWAY DR
12	2401-501-(	Albert J Duda ETAL	1192 BINNEY DR
13	2401-501-(	John T Readler ETAL	1182 BINNEY DR
14	2401-501-(	Gloria Regoli	SEAWAY DR
15	2401-501-(	Beach House Investments LLC	1172 BINNEY DR
16	2401-501-(	Glynda Cavalcanti	1162 BINNEY DR
17	2401-501-(	Catherine Nygard	1152 BINNEY DR
18	2401-501-(	Alberto A Moragues Jr	1142 BINNEY DR
19	2401-601-(	Patrick W Byrne	1231 BINNEY DR
20	2401-501-(	James Smith ETAL	1105 SEAWAY DR
21	2401-601-(	Jonathan Buldo ETAL	1221 BINNEY DR
22	2401-601-(	Corinne R Stubblebine ETAL	1201 BINNEY DR
23	2401-601-(	Joyce Bevilheimer Tomlinson ETAL	1201 BINNEY DR
24	2401-601-(	Ricky Marshall ETAL	1226 CARLTON CT
25	2401-501-(	Harry K Johnson	1171 BINNEY DR
26	2401-601-(	Labelle Mer LLC	1206 CARLTON CT
27	2401-501-(	Douglas H Bowen ETAL	1161 BINNEY DR
28	2401-501-(	Scott J Holmes (TR)	1141 BINNEY DR
29	2401-501-(	Anthony Hoeffner Jr ETAL	SEAWAY DR
30	2401-501-(	Answorth Properties Inc	1150 CARLTON CT
31	2401-501-(	Aux Flotilla 8 Div 1 Inc	1102 SEAWAY DR
32	2401-501-(	Carlton/103 Investment Co LLC	1130 CARLTON CT
33	2401-501-(	Hutchinson Hotel Management Corporation	1230 SEAWAY DR
34	2401-601-(	Richard C Stoudt (TR) ETAL	1234 BINNEY DR
35	2401-601-(	Hans J Thiel ETAL	1302 BINNEY DR
36	2401-601-(	Glenn J Northey ETAL	1270 BINNEY DR
37	2401-601-(	Jerous A Vincent	1240 BINNEY DR
38	2401-520-(	La Entrada Del Mar Condominium	TBD
39	2401-601-(	Jose Bass ETAL	1301 SEAWAY DR
40	2401-601-(	Ralph J Femminella	1251 SEAWAY DR
41	2401-601-(	Gloria A Scelfo	1241 SEAWAY DR
42	2401-601-(	Peter J Bauer	1231 SEAWAY DR
43	2401-601-(	Eva Valentine	1221 SEAWAY DR
44	2401-625-(	Kiwi Condominium Association Inc	TBD
45	2401-501-(	James M Nole ETAL	BINNEY DR
46	2401-620-(	Carlton Villas of Hutchinson Island Condominium	CARLTON CT

47	2401-501-(	Jimmy Johnson ETAL	1181	BINNEY DR
48	2401-520-(	Gary R Moulton	1300	SEAWAY DR 1
49	2401-520-(	Mark P Olexion ETAL	1300	SEAWAY DR 2
50	2401-520-(	Richard Flanzbaum ETAL	1300	SEAWAY DR 3
51	2401-520-(	Stephen R Chilcott ETAL	1300	SEAWAY DR 4
52	2401-520-(	Jonathan Drulard	1300	SEAWAY DR 5
53	2401-520-(	S A Tarr (TR)	1300	SEAWAY DR 6
54	2401-520-(	Amanda Jane Evans	1300	SEAWAY DR 7
55	2401-520-(	Elizabeth Vaughn (TR)	1300	SEAWAY DR 8
56	2401-520-(	Herman Wilson ETAL	1300	SEAWAY DR 9
57	2401-520-(	James H Ashburn Jr	1300	SEAWAY DR 1
58	2401-520-(	Aphrodite M Pearce ETAL	1300	SEAWAY DR 2
59	2401-520-(	Laura Pfundstein	1300	SEAWAY DR 3
60	2401-520-(	FT PIERCE CONDO LLC	1300	SEAWAY DR 4
61	2401-520-(	Donald C Rodner ETAL	1300	SEAWAY DR 5
62	2401-520-(	Justin M Boyle	1300	SEAWAY DR 6
63	2401-520-(	Sara C Klegin ETAL	1300	SEAWAY DR 7
64	2401-520-(	Stanley J Grontkowski	1300	SEAWAY DR 9
65	2401-520-(	Jerry G Lawrence (LF EST) ETAL	1300	SEAWAY DR 10
66	2401-520-(	Edward W Ball Jr ETAL	1300	SEAWAY DR 11
67	2401-520-(	Patrick D Weber ETAL	1300	SEAWAY DR 12
68	2401-520-(	Linda S Boye	1300	SEAWAY DR 13
69	2401-520-(	Shirley L Hendrick	1300	SEAWAY DR 14
70	2401-520-(	Larry D Bush	1300	SEAWAY DR 15
71	2401-520-(	Marian O`Leary	1300	SEAWAY DR 1
72	2401-520-(	Deborah H Baker (TR)	1300	SEAWAY DR 2
73	2401-520-(	Frank M Hilburn	1300	SEAWAY DR 3
74	2401-520-(	Mark P Olexion	1300	SEAWAY DR 4
75	2401-520-(	James A Weir (TR)	1300	SEAWAY DR 5
76	2401-520-(	Kirk Young	1300	SEAWAY DR 6
77	2401-520-(	Uncle Pards Inc ETAL	1300	SEAWAY DR 7
78	2401-520-(	Kelly E Dixon (TR) ETAL	1300	SEAWAY DR 8
79	2401-520-(	Van D Sowerby ETAL	1300	SEAWAY DR 9
80	2401-520-(	Ernestine M Spiers	1300	SEAWAY DR 1
81	2401-520-(	Harry L Combs ETAL	1300	SEAWAY DR 2
82	2401-520-(	Harry L Combs II ETAL	1300	SEAWAY DR 3
83	2401-520-(	Ray A Combs	1300	SEAWAY DR 4
84	2401-520-(	Marilyn C Lopes (TR)	1300	SEAWAY DR 5
85	2401-520-(	Elizabeth U Baldwin	1300	SEAWAY DR 6
86	2401-520-(	K Brent Stagg ETAL	1300	SEAWAY DR 7
87	2401-520-(	Steven A Tarr	1300	SEAWAY DR 8
88	2401-520-(	Mildred E Bozarth	1300	SEAWAY DR 9
89	2401-520-(	Linda Jo Burkett	1300	SEAWAY DR 10
90	2401-520-(	Ray A Combs Sr ETAL	1300	SEAWAY DR 11
91	2401-520-(	James L Ezyk (TR) ETAL	1300	SEAWAY DR 12
92	2401-520-(	Michael T Arnold ETAL	1300	SEAWAY DR 13
93	2401-520-(	J Michael Brennan ETAL	1300	SEAWAY DR 14

94	2401-520-(	William J Langenheim Jr	1300	SEAWAY DR 15
95	2401-520-(	Keith R Shaffer ETAL	1300	SEAWAY DR 1
96	2401-520-(	Michael D Zarrella	1300	SEAWAY DR 2
97	2401-520-(	George G Shafer	1300	SEAWAY DR 4
98	2401-520-(	Lorenzo V Pelosi	1300	SEAWAY DR 5
99	2401-520-(	Haruethaya Eicholtz (LF EST)	1300	SEAWAY DR 6
100	2401-520-(	Lori H Martin	1300	SEAWAY DR 8
101	2401-520-(	Dale M Bury ETAL	1300	SEAWAY DR 9
102	2401-620-(	Alexander F Coker	1180	CARLTON CT 101A
103	2401-620-(	Douglas M Andrews ETAL	1180	CARLTON CT 102A
104	2401-620-(	James B Hendricks ETAL	1180	CARLTON CT 103A
105	2401-620-(	David J Malizia ETAL	1180	CARLTON CT 204A
106	2401-620-(	Dale J McTaggart	1180	CARLTON CT 205A
107	2401-620-(	David Apperson ETAL	1180	CARLTON CT 206A
108	2401-620-(	Armando Andreu ETAL	1180	CARLTON CT 207A
109	2401-620-(	Karla R Anderson	1180	CARLTON CT 208A
110	2401-620-(	Miles S Davis ETAL	1180	CARLTON CT 101B
111	2401-620-(	George M Connolly	1180	CARLTON CT 102B
112	2401-620-(	Jennifer L Bornick	1180	CARLTON CT 103B
113	2401-620-(	Felix Perez ETAL	1180	CARLTON CT 204B
114	2401-620-(	John G Korswold	1180	CARLTON CT 205B
115	2401-620-(	Alex Olsen ETAL	1180	CARLTON CT 206B
116	2401-620-(	Travis Hauge ETAL	1180	CARLTON CT 207B
117	2401-620-(	Kevin G Spicer ETAL	1180	CARLTON CT 208B
118	2401-625-(	Michael Slupecki ETAL	1240	SEAWAY DR 101
119	2401-625-(	Eugene J Bazemore ETAL	1240	SEAWAY DR 102
120	2401-625-(	1240 Seaway Dr 103 LLC	1240	SEAWAY DR 103
121	2401-625-(	Patrick C Voss ETAL	1240	SEAWAY DR 201
122	2401-625-(	Albert Dimoush ETAL	1240	SEAWAY DR 202
123	2401-625-(	Scott C Locke (TR)	1240	SEAWAY DR 203
124	2401-625-(	Kiwi Conmdominium Association Inc ETAL	1240	SEAWAY DR


PUBLIC HEARING
EXIT
dockside
INN
ENTER HERE
1160


ON THE EDGE
Bar & Grill
MON_FRI
HAPPY HOUR 2_6

City Commission Regular Meeting **13.a.**

Meeting Date: 11/06/2017

Re: Planning Board appointment - Gloria Scott-Johnson

SUBJECT:

Resolution 17-R35 appointing Gloria Johnson-Scott to the Planning Board as Commissioner Alexander's designee.

SUMMARY:

Commissioner Alexander initially appointed Ms. Caroline Sessions to serve as his representative on the Planning Board. Ms. Sessions subsequently resigned.

RECOMMENDATION:

Approve Resolution 17-R35.

ALTERNATIVES:

Select another candidate.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Commissioner Alexander

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

17-R35

Johnson-Scott

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/31/2017 03:27 PM

Form Started By: Linda Cox Started On: 10/25/2017 08:39 AM

Final Approval Date: 10/31/2017

RESOLUTION NO. 17-R35

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF GLORIA M. JOHNSON SCOTT TO THE CITY PLANNING BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and is hereby appointed by the City Commission to serve as a member of the City Planning Board; said term to commence upon adoption of this resolution and to run concurrently with the appointing Commissioner's term of office, until removed or when a successor has been duly appointed.

Gloria M. Johnson Scott - Commissioner Alexander Appointee

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 6th day of November, 2017.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
JAMES MESSER, CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: City Planning Board

Name: Gloria M. JohnsonScott	Phone: (772) 461-0602
Home Address: 1511 North 25th Street City/Zip Code: Fort Pierce 34947	How long at this address? 6 5/6 years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Retired Educator	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☑ Yes ☐ No Engineering: ☑ Yes ☐ No Real Estate Brokering: ☑ Yes ☐ No Contracting: ☑ Yes ☐ No Land Development: ☑ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): My background is not specific to the listed areas; however during my career I was responsible for site management and services for a large high school. I am a property owner in both the City and County. I have degrees in chemistry and Administration + Supervision.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Commissioner Alexander Applicant Email Address: GMJohnson-Scott@comcast.net	
Date: 10-16-17 Applicant's Signature Gloria M. JohnsonScott	

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

City Commission Regular Meeting **13.b.**

Meeting Date: 11/06/2017

Re: Renaming of 13th Street

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 17-R36 Renaming 13th Street to Church Street or providing for a Dual Designation of 13th Street to also be known as Church Street.

SUMMARY:

At the Commission Meeting on September 5, 2017, several Fort Pierce ministers requested that the Mayor and Commission consider renaming 13th Street to Church Street and presented a community petition to do so. As requested, all 190 property owners along 13th Street were provided notice of the potential renaming of the Street and given an opportunity to express their support or opposition. The affected property owners responded to the notification with 15 in support renaming; 13 in support of a dual designation (both 13th Street and Church Street) and 15 in opposition of renaming 13 th Street.

The 13th Street Church of God distributed the letter sent to them to their congregation with the following outcome: 1 in support; 10 in support of dual designation; and 47 opposed to the renaming.

RECOMMENDATION:

Consider the community input received and determine the best solution for the community.

ALTERNATIVES:

Take no action.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Nicholas Mimms, City Manager

Fiscal Impact

OTHER INFORMATION:

Unclear at this time. New signage will have to be purchased and installed but can be accomplished using a phased approach.

Attachments

Resolution Renaming 13th Street

Resolution Dual Designation
Sample Letter
Property List
Community Comments

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/01/2017 10:06 AM

Form Started By: Linda Cox Started On: 10/09/2017 04:49 PM
Final Approval Date: 11/01/2017

RESOLUTION NO. 17-RXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, RENAMING 13TH STREET AS CHURCH STREET; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 6th, 1923, the City Commission of the City of Fort Pierce advanced a series of street name conversions, and associated house numbering guidelines, in the adoption of Ordinance A-6; and

WHEREAS, the comprehensive system adopted for street and roadway nomenclature to guide navigation and organization is important for overall retention to the community; and

WHEREAS, 13th Street is home to several churches within the City of Fort Pierce; and

WHEREAS, at the Commission Meeting on September 5, 2017**,** several Fort Pierce ministers requested that the Mayor and Commission consider renaming 13th Street to Church Street and presented a community petition to do so; and

WHEREAS, all 190 property owners along 13th Street were provided notice of the potential renaming of the Street and given an opportunity to express their support or opposition; and

WHEREAS, the affected property owners responded to the notification with _____ in support and _____ in opposition of renaming 13th Street.

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, that 13th Street from Zephyr Avenue to its terminus at Moore's Creek be and is renamed, Church Street.

This Resolution shall take effect immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this ____ day of November, 2017.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

Approved as to Form
And Correctness:

_____
James Messer, Esq.
City Attorney

RESOLUTION NO. 17-RXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, PROVIDING A DUAL DESIGNATION OF 13TH STREET TO BE ALSO KNOWN AS CHURCH STREET**;** PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 6th, 1923, the City Commission of the City of Fort Pierce advanced a series of street name conversions, and associated house numbering guidelines, in the adoption of Ordinance A-6; and

WHEREAS, the comprehensive system adopted for street and roadway nomenclature to guide navigation and organization is important for overall retention to the community; and

WHEREAS, 13th Street is home to several churches within the City of Fort Pierce; and

WHEREAS, at the Commission Meeting on September 5, 2017**,** several Fort Pierce ministers requested that the Mayor and Commission consider renaming 13th Street to Church Street and presented a community petition to do so; and

WHEREAS, all 190 property owners along 13th Street were provided notice of the potential renaming of the Street and given an opportunity to express their support or opposition; and

WHEREAS, the affected property owners responded to the notification with _____ in support and _____ in opposition of renaming 13th Street.

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, that 13th Street be granted a dual designation of 13th Street and Church Street from Zephyr Avenue to its terminus at Moore's Creek.

This Resolution shall take effect immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this ____ day of November, 2017.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

Approved as to Form
And Correctness:

_____
James Messer, Esq.
City Attorney

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

October 10, 2017

431 North 13th Street LLC
386 NE Greenbriar AVE
Port St Lucie, FL 34983

Re: Parcel ID: 2409-502-0038-000-7
Site Address: 431 N 13th ST

Dear Property Owner:

At their meeting on September 5, 2017, the City Commission of the City of Fort Pierce, Florida, received a request from Fort Pierce Ministers along with a community petition to rename 13th Street to Church Street. After discussion, the Mayor and City Commission agreed that consideration of renaming would be appropriate, but wanted the opportunity to hear from the affected property owners on the matter. Accordingly, at the November 6, 2017 City Commission meeting which begins at 6:30 p.m. at City Hall, 100 N US Highway 1, the Mayor and Commission will consider renaming 13th Street. The public is invited to attend and speak during public comment if desired.

Whether you attend the public meeting or not, it is requested that you complete the form below and return it so that it is received by 12:00 pm on October 25, 2017. You may return a copy to the Office of the City Clerk using one of the following methods: by mail to the address below, email to lcox@city-ftpierce.com, or fax to 772-467-3841. These ballots will be tabulated and reported to the City Commission. Thank you for your cooperation.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

PLEASE SELECT ONE

- ○ Support Renaming 13th Street to Church Street
- ○ Support a dual designation of 13th Street to also be known as Church Street (like 25th Street is also known as Martin Luther King, Jr. Blvd.)
- ○ Oppose renaming 13th Street

Comments: _____

Signature: _____

ParcelID	CurOwner
2404-519-0003-000-0	Housing Auth City Of Ft Pierce
2404-512-0070-000-9	Lisa R Jackson
2404-121-0001-010-8	St Lucie County
2404-516-0049-000-5	Tax Lein Strategies LP
2404-443-0012-000-4	Sarah`S Legacy Inc
2404-431-0000-020-6	Frank Blandino
2404-512-0068-000-2	McNair Empire LLC
2404-512-0069-000-9	Hazel V Rowe ETAL
2409-501-0009-000-2	Sombat Ratuppanant ETAL
2409-502-0003-000-3	Neighborhood Bible Way Revival Center
2409-501-0280-000-5	Vivian Plowden
2409-501-0277-000-1	Samuel E Bell
2409-502-0033-000-2	Wallace Haynes ETAL
2404-519-0004-000-7	Housing Auth City Of Ft Pierce
2404-519-0005-000-4	Housing Auth City Of Ft Pierce
2404-519-0006-000-1	Housing Auth City Of Ft Pierce
2404-512-0074-000-7	Alton R Bosher Jr
2404-519-0007-000-8	Housing Auth City Of Ft Pierce
2404-512-0075-000-4	Darshan Patil
2404-801-0035-000-9	Richard M Bailey ETAL
2404-807-0019-000-9	Cathy Jerger
2404-803-0008-000-7	Shawn Tiwari ETAL
2404-807-0009-000-6	Rosa Henry
2409-501-0279-000-5	Jack Arias
2404-801-0037-000-3	Spann Holdings LLC
2404-801-0038-000-0	Spann Holdings LLC
2404-801-0039-000-7	Emma W Rembert
2404-801-0040-000-7	Vincent Marcellino
2404-443-0014-000-8	Willie E Gary ETAL
2404-804-0010-010-0	Joseph C Mercer ETAL
2404-807-0006-000-5	Gulf & Southern Corporation
2404-801-0064-000-1	Martha L King ETAL
2404-807-0028-010-8	Edwina W Duval
2404-801-0065-000-8	Francisco M Segui ETAL
2404-807-0029-000-2	Edwina W Duval
2404-804-0008-000-0	Patricia Terry ETAL
2404-807-0007-000-2	City of Fort Pierce
2404-807-0008-000-9	Reatha M Smith
2404-804-0010-000-7	Ross Ruth ETAL
2404-516-0048-000-8	Mimose Salomon
2404-516-0050-000-5	Gulf And Southern Corporation
2404-804-0036-000-5	Kristina Grosse
2404-804-0037-000-2	Christina Fortunato
2404-813-0033-000-2	Love Center Regeneration Ministries Inc
2404-804-0038-000-9	Carlson Family LLC ETAL
2404-813-0032-000-5	Love Center Regeneration Ministries Inc

2404-804-0039-000-6	Alvin E Miller Sr
2404-813-0031-000-8	Love Center Regeneration Ministries Inc
2404-813-0030-000-1	Linton Agnew
2404-820-0017-010-9	Linda Braynen
2404-813-0029-000-1	Alvin Phillips (TR)
2404-813-0028-000-4	Hector M Figueroa
2404-813-0027-000-7	Ft Pierce Lodge No 155 F And
2404-442-0005-010-2	Ft Pierce City Of
2404-442-0005-000-9	Betty J Barnes (TR)
2404-813-0026-000-0	BNW Trading Inc
2404-431-0000-030-9	Ft Pierce City Of
2404-442-0006-000-6	Charlie Baker
2404-813-0025-000-3	Angela Simpson
2404-813-0024-000-6	Louise F Bernard ETAL
2404-813-0022-000-2	Longshoremen Of Slc Inc
2404-813-0021-000-5	Board of County Commissioners of St Lu
2404-813-0017-000-4	Lloyd Cobbs
2404-813-0015-000-0	Highway Apostle Faith Church of Jesus C
2404-431-0000-010-3	Curtis E Johnson (EST)
2409-502-0014-000-3	Doris Wright ETAL
2409-502-0007-000-1	John B Bryant Jr
2409-502-0006-000-4	Annie L Smith (EST)
2409-502-0001-020-5	Beracah E Estima ETAL
2409-502-0038-000-7	431 North 13th Street LLC
2409-501-0281-000-2	Greg Glafenhein
2409-501-0278-000-8	Anthony A Cook
2409-502-0034-000-9	Robert Strapp Jr ETAL
2409-501-0276-000-4	Maria Dominguez ETAL
2409-502-0032-000-5	Alnetta Silas (Est)
2409-502-0031-000-8	Mamie L Ingram
2404-516-0034-000-7	Ruby Smith
2404-112-0003-000-1	Agricultural and Labor Program
2404-113-0003-000-4	Thirteenth Street Church God Inc
2404-113-0004-000-1	13th Street Church Of God Inc
2409-501-0011-000-9	School Board Of St Lucie Co Fl
2404-801-0066-000-5	Tarpon IV LLC
2404-813-0019-000-8	John A Fuller ETAL
2404-519-0002-000-3	Housing Auth City Of Ft Pierce
2404-512-0071-000-6	1701 North 13th LLC
2404-512-0072-000-3	Idella B Forbes (EST)
2404-512-0073-000-0	Eric J Hatcher
2404-113-0005-000-8	13th Street Church Of God Inc
2404-516-0051-000-2	Mary A Carroll
2409-502-0035-000-6	Henry A Sanchez
2404-431-0000-000-0	Alfredia W Agnew ETAL
2409-502-0008-000-8	Neighborhood Bibleway Revival Cen Inc
2409-807-0007-000-7	Tommy L Brown ETAL

2409-824-0007-000-0	John R Brant ETAL
2409-507-0008-000-3	Woodworkx Unlimited Inc
2409-517-0010-000-1	Mercard Credit Services Corp
2409-507-0001-000-4	Woodworkx Unlimited Inc
2409-424-0001-000-0	Barbara A Scott
2409-807-0006-000-0	Mercilier Jean-Baptiste
2409-507-0011-000-7	Benjie Sperling
2409-507-0015-000-5	Cristal Alas
2409-507-0016-000-2	Wentra Enterprises Inc
2409-507-0012-000-4	Chimal L Green
2409-517-0013-000-2	Deborah Kelley
2409-507-0005-000-2	Iglesia Evangelica Monte de Israel Efesic
2409-517-0012-000-5	Varn Groves Inc
2409-507-0013-000-1	Jorge Morales
2409-507-0014-000-8	Alexis Torres ETAL
2409-517-0011-000-8	Jamie Livingston
2409-812-0005-000-9	MCRM Limited Partnership
2409-812-0006-000-6	Keyonta D Wynn
2409-812-0007-000-3	Charlene Porcuri
2409-812-0010-000-7	Holly C Woodcock
2409-812-0008-000-0	Ramesh Kundu ETAL
2409-806-0011-000-5	Steven M Castilla ETAL
2409-424-0003-000-4	Jean M Dantilus
2409-424-0004-000-1	Bryan Elbert
2409-421-0002-000-8	Tushar Vakil
2409-424-0002-000-7	Jean M Dantilus
2409-807-0008-000-4	310 S 13th Street LLC
2409-424-0004-010-4	Real Estate With Friends LLC
2409-424-0004-020-7	Milagros Cisneros-Figueroa ETAL
2409-807-0016-000-3	Reatha M Smith
2409-424-0005-100-9	Morningside Funding LLC
2415-703-0009-000-1	Mirielle Alouption
2416-502-0001-000-1	River Investments of Fort Pierce LLC
2415-703-0003-000-9	Abdulla C Scott ETAL
2409-431-0008-000-1	Fred J Jones ETAL
2409-821-0002-000-6	Enrique Morales ETAL
2416-501-0008-000-7	Lina Uriol
2415-703-0004-000-6	Micheline Tado
2409-824-0012-000-8	Haygar Enterprises LLC
2409-820-0049-000-4	Joachim C Cesar
2409-443-0006-000-4	Christopher Jewdun
2409-825-0089-000-1	BCAG LLC
2409-820-0050-000-4	Marcos Calderon
2409-824-0010-000-4	Theodore W McGee
2409-824-0011-000-1	Odilia M Mendez
2416-502-0004-000-2	Helwey Mustafa
2409-821-0001-000-9	Selmagne Jean

2409-821-0048-000-0	Grant S Gilreath
2416-501-0009-000-4	Raul V Enriquez ETAL
2416-501-0010-000-4	Jesus Areyan ETAL
2416-502-0002-000-8	Albert Thompson
2416-504-0158-000-2	Enrique Luna
2416-502-0003-000-5	Dedillia D Finlayson ETAL
2416-504-0177-000-1	Selmagne Jean ETAL
2416-502-0005-000-9	Arturo Luna ETAL
2416-504-0178-000-8	Salvador M Luna ETAL
2416-502-0007-000-3	Juan Aguilar ETAL
2416-506-0001-000-3	Susan Blair
2416-506-0003-000-7	Patricia Robinson
2415-703-0002-000-2	Annie Soleyn ETAL
2415-703-0005-000-3	Reynaldo Ramirez ETAL
2415-703-0007-000-7	Rene A Montes Lopez
2415-703-0008-000-4	Lorefils Leroy ETAL
2409-424-0005-000-8	Pronto Enterprises Of Palm Bch
2409-443-0001-000-9	Marcial Melendez ETAL
2409-443-0002-000-6	Oscar Montejano-Perez
2409-443-0004-000-0	Geraldine Gamble
2409-806-0012-000-2	Willie Bankston (EST)
2409-507-0010-000-0	M J Vestors Inc (TR)
2409-131-0001-000-1	Fort Pierce Redevelopment Agency
2409-507-0009-000-0	Hongjun Guo ETAL
2409-812-0004-000-2	Mirielle Alouption
2416-504-0155-000-1	John D Price Jr ETAL
2409-825-0072-000-9	Honorio Avila ETAL
2416-501-0005-000-6	James Murphy Jr ETAL
2416-501-0007-000-0	Ismael Alvira ETAL
2416-504-0031-000-6	Doris B Flemming ETAL
2416-504-0033-000-0	Lamar Fryar ETAL
2416-504-0135-000-5	Lucio A Espinosa ETAL
2416-504-0136-000-2	J Carmen Corona ETAL
2409-521-0003-000-2	Phoebe Marshall
2409-521-0004-000-9	Willie Johnson ETAL
2409-521-0005-000-6	Tiffany Wilder
2409-521-0006-000-3	Tommie McCarthy Sr
2409-521-0007-000-0	Fort Pierce Redevelopment Agency
2409-521-0008-000-7	Renee Bowles
2409-517-0015-000-6	Flora D Grizanti (LF EST)
2409-517-0014-000-9	Flora D Grizanti (LF EST)
2421-503-0037-000-1	Mary M Luke
2421-503-0040-000-5	Teresa M Walker
2421-503-0113-000-8	Elusai Martinez
2421-503-0109-000-7	Doreth Crosdale ETAL
2421-503-0107-000-3	Henry J Smith
2416-504-0750-000-2	Trinity Lutheran Church Of FP

2421-503-0144-000-4	Kenneth G Castle ETAL
2421-503-0142-000-0	Allyson S Mendez ETAL
2421-503-0137-000-2	Sinforino Maldonado ETAL

SiteAddress	MailAddr1
1706 N 13th ST	511 Orange Ave
1703 N 13th ST	1901 Ave O #B
TBD	2300 Virginia Ave
1006 N 14th ST	PO Box 963
720 N 13th ST	PO Box 3588
TBD	900 Egret Ave
1707 N 13th ST	5259 NW South Lovett CIR
1705 N 13th ST	1705 N 13th St
510 N 13th ST	1056 SW Placetas AVE
507 N 13th ST	PO Box 371
426 N 13th ST	PO Box 3190
420 N 13th ST	4100 46th Ln
419 N 13th ST	PO Box 1389
1704 N 13th ST	511 Orange Ave
1702 N 13th ST	511 Orange Ave
1604 N 13th ST	511 Orange Ave
1607 N 13th ST	1607 N 13th St
1602 N 13th ST	511 Orange Ave
1605 N 13th ST	871 NE 207th LN , Unit Apt 201
1312 N 13th ST	1312 N 13th St
1103 N 13th ST	10615 Pine Needle Dr
TBD	PO Box 1306
1013 N 13th ST	1310 Edgewood Ter
424 N 13th ST	30 A Cove Overlook DR
1310 N 13th ST	1410 Pineburke Ln
1308 N 13th ST	1410 Pineburke Ln
N 13th ST	41970 Glynn Tarra Pl
TBD	5625 NW Wawan CT
708 N 13th ST	221 SE Osceola St Ste 130
1012 N 13th ST	PO Box 1313
N 13th ST	405 Edgewood Dr
1216 N 13th ST	12413 Abbey Knoll Ct
1207 N 13th ST	4501 Matanzas Ave
1214 N 13th ST	320 NW 132nd ST
1207 N 13th ST	4501 Matanzas Ave
1018 N 13th ST	1701 Woodward Dr
N 13th ST	100 N US Hwy 1
1015 N 13th ST	1120 N 16th ST
1012 N 13th ST	1018 N 13th St
1009 N 13th ST	2621 Oleander BLVD
1005 N 13th ST	405 Edgewood Dr
916 N 13th ST	1301 SE Remington Ct
914 N 13th ST	1731 Seaway DR
911 N 13th ST	PO Box 2384
912 N 13th ST	2103 Sunrise BLVD
909 N 13th ST	PO Box 2384

910 N 13th ST	4200 Enchanted Ct
907 N 13th ST	PO Box 2384
905 N 13th ST	1509 Barcelona Ave
906 N 13th ST	1704 Ave N
901 N 13th ST	157 Isleton AVE
815 N 13th ST	815 N 13th ST
813 N 13th ST	PO Box 91
N 13th ST	PO Box 1480
N 13th ST	P O Box 2274
811 N 13th ST	1919 N Seacrest Blvd
N 13th ST	PO Box 1480
N 13th ST	P O Box 33545
809 N 13th ST	809 N 13th St
807 N 13th ST	4264 SW Ernest St
N 13th ST	503 N 7th St
801 N 13th ST	2300 Virginia AVE
707 N 13th ST	2004 Planters Knoll Dr
705 N 13th ST	560 %Annette Walker CIR
N 13th ST	17943 SW 77th CT
529 N 13th ST	8366 Winston Way
515 N 13th ST	210 N 41st St
513 N 13th ST	513 N 13th ST
505 N 13th ST	312 N 12th St
431 N 13th ST	386 NE Greenbriar AVE
428 N 13th ST	3307 Delaware Ave
422 N 13th ST	4504 St Thomas Ave
421 N 13th ST	4426 Chapman St
418 N 13th ST	418 N N 13th ST
417 N 13th ST	14310 Second Ave East
415 N 13th ST	PO Box 2803
1221 N 13th ST	4002 Ave K
1814 N 13th ST	PO Box 3126
1902 N 13th ST	1902 N 13th St
1910 N 13th ST	1902 N 13th St
532 N 13th ST	4204 Okeechobee Rd
TBD	18305 Biscayne Blvd Ste 400
N 13th ST	1903 N 16th Ct
1708 N 13th ST	511 Orange Ave
1701 N 13th ST	386 NE Greenbriar AVE
1611 N 13th ST	PO Box 1284
1609 N 13th ST	1609 N 13th St
1218 Avenue Q	1902 N 13th St
1001 N 13th ST	3206 Juanita Ave
423 N 13th ST	9539 Boca Cove CIR , Unit Apt 106
704 N 13th ST	1509 Barcelona Ave
523 N 13th ST	PO Box 371
308 S 13th ST	308 S 13th St

602 S 13th ST	986 8th ST
N 13th ST	103 N 13th ST
N 13th ST	301 N E St
103 N 13th ST	103 N 13th ST
317 S 13th ST	3825 Torres CIR
306 S 13th ST	326 NW Byron St
TBD	PO Box 7058
305 N 13th ST	305 N 13th St
301 N 13th ST	2683 Baliant Dr
311 N 13th ST	311 N 13th St
128 N 13th ST	128 N 13th ST
117 N 13th ST	2800 Essex DR
122 N 13th ST	1808 Hazelwood DR
309 N 13th ST	1038 Martinique AVE
307 N 13th ST	15321 Rockaway BLVD
N 13th ST	12416 175th Rd N
117 S 13th ST	% Corporation Service Co
119 S 13th ST	119 S 13th ST
123 S 13th ST	123 S 13th ST
133 S 13th ST	133 S 13th ST
127 S 13th ST	1306 S 14th Cir
134 S 13th ST	134 S 13th St
325 S 13th ST	325 S 13th St
327 S 13th ST	327 S 13th St
313 S 13th ST	PO Box 2737
323 S 13th ST	325 S 13th ST
310 S 13th ST	386 NE Greenbriar AVE
S 13th ST	1980 Selmarten RD , Unit Unit 3901
421 S 13th ST	3332 NW 16th AVE
424 S 13th ST	1120 N 16th St
423 S 13th ST	2370 Rice Blvd
1310 S 13th ST	1450 SW Dimperio AVE
1002 S 13th ST	2915 S Indian River Dr
1208 S 13th ST	1208 S 13th St
509 S 13th ST	509 S 13th St
701 S 13th ST	2984 Valentina WAY
902 S 13th ST	607 SE Faith TER
1210 S 13th ST	1210 S 13th St
612 S 13th ST	3050 Sunrise Blvd
643 S 13th ST	643 S 13th St
642 S 13th ST	642 S 13th ST
644 S 13th ST	2210 S 34th ST
645 S 13th ST	2984 Valentina WAY
608 S 13th ST	608 S 13th St
610 S 13th ST	3004 Clyde Rd
1008 S 13th ST	4906 NW Forlano ST
707 S 13th ST	2805 Ave H

709 S 13th ST	5140 NW Erskine Terr
906 S 13th ST	906 S 13th St
910 S 13th ST	910 S 13th ST
1004 S 13th ST	1004 S 13th St
1007 S 13th ST	13380 Orange Ave
1006 S 13th ST	1006 S 13th St
1009 S 13th ST	2805 Ave H
1010 S 13th ST	1010 S 13th St
1011 S 13th ST	814 Palm Ave
1102 S 13th ST	1102 S 13th St
1101 S 13th ST	1101 S 13th St
1107 S 13th ST	1107 S 13 St
1206 S 13th ST	1206 S 13th St
1212 S 13th ST	1212 S 13th St
1306 S 13th ST	1306 S 13th ST
1308 S 13th ST	1308 S 13th St
432 S 13th ST	2715 Westgate Ave
614 S 13th ST	614 S 13th ST
618 S 13th ST	618 S 13th ST
616 S 13th ST	616 S 13th St
130 S 13th ST	130 S 13th St
317 N 13th ST	P O Box 9366
321 N 13th ST A/B	100 N US Highway 1
321 N 13th ST	10620 150 ST , Unit 408
115 S 13th ST	1450 SW Dimperio AVE
911 S 13th ST	911 S 13th St
706 S 13th ST	706 S 13th St
812 S 13th ST	812 S 13th St
814 S 13th ST	814 S 13th St
815 S 13th ST	815 S 13th St
821 S 13th ST	821 S 13th St
901 S 13th ST	901 S 13th St
903 S 13th ST	401 N 37th St
324 N 13th ST	324 North 13th St
320 N 13th ST	320 North 13th St
318 N 13th ST	318 N 13th St
314 N 13th ST	314 N 13th St
312 N 13th ST	PO Box 1480
308 N 13th ST	308 North 13th St
132 N 13th ST	130 N 13th ST
130 N 13th ST	130 N 13th ST
2407 S 13th ST	1112 Beach CT
2409 S 13th ST	2409 S 13th ST
2509 S 13th ST	2509 S 13th St
2511 S 13th ST	2511 S 13th St
2515 S 13th ST	2515 S 13th St
2011 S 13th ST	2011 S 13th St

2512 S 13th ST	2512 S 13th St
2508 S 13th ST	2508 S 13th ST
2516 S 13th ST	2516 S 13 St

MailAddr2	MailCityStZip
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Fort Pierce, FL 34982
	Elmhurst, IL 60126
	Fort Pierce, FL 34954
	Fort Pierce, FL 34982
	Port St Lucie, FL 34986
	Fort Pierce, FL 34950
	Port St Lucie, FL 34953
	Fort Pierce, FL 34954
	Fort Pierce, FL 34948
	Vero Beach, FL 32967
	Fort Pierce, FL 34954
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Miami, FL 33179
	Fort Pierce, FL 34950
	Fort Pierce, FL 34945
	Loxahatchee, FL 33470
	Fort Pierce, FL 34950
	Hendersonville, NC 28739
	Fort Pierce, FL 34947
	Fort Pierce, FL 34947
	Leesburg, VA 20176
	Port St Lucie, FL 34986
	Stuart, FL 34994
	Fort Pierce, FL 34954
	Meadville, PA 16335
	Woodbridge, VA 22192
	Fort Pierce, FL 34946
	North Miami, FL 33168
	Fort Pierce, FL 34946
	Fort Pierce, FL 34946
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Fort Pierce, FL 34982
	Meadville, PA 16335
	Port St. Lucie, FL 34952
	Fort Pierce, FL 34949
	Fort Pierce, FL 34954
	Fort Pierce, FL 34950
	Fort Pierce, FL 34954

	Nashville, TN 37218
	Fort Pierce, FL 34954
	Fort Pierce, FL 34946
	Fort Pierce, FL 34950
	Oakland, CA 94603
	Fort Pierce, FL 34950
	Fort Pierce, FL 34954
	Fort Pierce, FL 34954
	Fort Pierce, FL 34954
	Boynton Beach, FL 33435
	Fort Pierce, FL 34954
	Indialantic, FL 32903
	Fort Pierce, FL 34954
	Port St Lucie, FL 34953
	Fort Pierce, FL 34950
	Fort Pierce, FL 34982
	Monroe, NC 28110
E Campus	Fort Lauderdale, FL 33312
	Palmetto Bay, FL 33157
	Jonesboro, GA 30236
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Port St Lucie, FL 34983
	Fort Pierce, FL 34947
	Baltimore, MD 21206
	Columbus, GA 31907
	Fort Pierce, FL 34950
	Tacoma, WA 98445
	Fort Pierce, FL 34954
	Fort Pierce, FL 34947
	Winter Haven, FL 33885
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Fort Pierce, FL 34947
	Aventura, FL 33160
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Port St Lucie, FL 34983
	Fort Pierce, FL 34954
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Fort Pierce, FL 34946
	Boca Raton, FL 33428
	Fort Pierce, FL 34946
	Fort Pierce, FL 34954
	Fort Pierce, FL 34950

	Vero Beach, FL 32962
	Fort Pierce, FL 34950
	Lake Worth, FL 33460
	Fort Pierce, FL 34950
	West Palm Beach, FL 33409
	Port St Lucie, FL 34983
	Hollywood, FL 33081
	Fort Pierce, FL 34950
	Clermont, FL 34711
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Fort Pierce, FL 34946
	Fort Pierce, FL 34982
	Fort Pierce, FL 34982
	Jamaica, NY 11434
	Jupiter, FL 33478
2711 Centerville Rd # 400	Wilmington, DE 19808
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
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	Fort Pierce, FL 34982
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Vero Beach, FL 32961
	Fort Pierce, FL 34950
	Port St Lucie, FL 34983
	Aurora, IL 60505
	Pompano Beach, FL 33064
	Fort Pierce, FL 34950
	Houston, TX 77005
	Port Saint Lucie, FL 34953
	Fort Pierce, FL 34982
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Ceres, CA 95307
	Port St Lucie, FL 34983
	Fort Pierce, FL 34950
	Fort Pierce, FL 34982
	Fort Pierce, FL 34950
	Fort Pierce, FL 34950
	Fort Pierce, FL 34947
	Ceres, CA 95307
	Fort Pierce, FL 34950
	West Palm Beach, FL 33405
	Port Saint Lucie, FL 34983
	Fort Pierce, FL 34947

Port St Lucie, FL 34983
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Fort Pierce, FL 34950
Fort Pierce, FL 34950
Fort Pierce, FL 34950
Fort Pierce, FL 34950
Fort Pierce, FL 34950
West Palm Beach, FL 33409
Fort Pierce, FL 34950
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Fort Pierce, FL 34950
Port St Lucie, FL 34952
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Surrey, BC V3R 7R9
Port Saint Lucie, FL 34953
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Fort Pierce, FL 34950
Fort Pierce, FL 34950
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Fort Pierce, FL 34950
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Fort Pierce, FL 34950
Fort Pierce, FL 34954
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Fort Pierce, FL 34982
Fort Pierce, FL 34950

Fort Pierce, FL 34982
Fort Pierce, FL 34982
Fort Pierce, FL 34982

For:

Great thing for the city and the history.
Show support for our churches
13 is an unlucky number
Great idea
Wonderful idea
Family member died on that street

Support for Dual Naming:

Do not want to change my mailing address
As business owner, changing the name is an unexpected expense.

Against:

Lots of History
Increase confusion and unneeded costs
Other things need to change on the street other than just the name
Spend the money to fix the road instead
13th Street is a marker that distinguishes a locality and guides travelers in the area
Need more information as to why

City Commission Regular Meeting **13.c.**

Meeting Date: 11/06/2017

Re: Sunrise Theatre Advisory Board Applicants

Submitted For: John Wilkes, Executive Director, Sunrise Theatre

SUBJECT:

Review applications for consideration of appointment on the Sunrise Theatre Advisory Board.

SUMMARY:

There are three seats available designated as City of Fort Pierce residents seeking appointment and one Indian River County seat seeking reappointment. Attached are applications for review.

RECOMMENDATION:

Staff recommends Commission review the attached applications for appointment/reappointment approval at the next City Commission

ALTERNATIVES:

Staff will proceed as directed by the City Commission

RESPONSIBLE STAFF:

John D. Wilkes, Executive Director

COORDINATED WITH:

N/A

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

STAB Applications

IRC Reappointment App.

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/01/2017 10:05 AM

Form Started By: Sharon Engle Started On: 08/23/2017 02:06 PM

Final Approval Date: 11/01/2017

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841

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JUL 1? 2017
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

FP

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: KeAndrea Davis	Phone: 772-708-6128
Home Address: 2514 Mohawk Ave City/Zip Code: Ft. Pierce Fl 34946	How long at this address? 18 years
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Educator; Attorney	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☑ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): Juris Doctor, Florida Coastal School of Law, May 2015	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Website	Applicant Email Address: davisk711@gmail.com
Date: 7/14/17	Applicant's Signature KeAndrea Davis

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

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RECEIVED
JUL 03 2017
MAYOR'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

FP

Name of Board or Boards for which you are applying: Sunrise Theatre Board

Name: Joanne A. Driscoll	Phone: 772-468-1832
Home Address: 4003 GATOR Trace Road City/Zip Code: Ft. Pierce, FL. 34982	How long at this address? 11 years
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Retired - Purchasing Manager Sbarro Inc.	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business: N/A	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☑ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): Retired 14 years Purchasing Manager w/ Sbarro Corporate, Melville, N.Y. Implemented Marketing Programs to benefit Corporate Annual Leo from Line by 2 million Dollars; Vendor/VP Recommendations Supplied upon request.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: LadyJ2840@att.net
Date: June 30, 2017	Applicant's Signature: Joanne A. Driscoll

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Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
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Thank you for honoring this Application.

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841

FP

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Advisory

Name: Mel Echazabal	Phone: 772-267-1525
Home Address: 710 Boston Ave City/Zip Code: Fort Pierce 34950	How long at this address? 3+ yrs
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Database Manager & Gift Officer @ The Children's Museum	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: Describe your education, background, training and knowledge in the above area(s): Background in event planning, performing Arts mangement, Non profit work, findraising etc	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Facebook Applicant Email Address: MelEchazabal@gmail.com	
Date: 6/21/17 Applicant's Signature [signature]	

APPLICATIONS EXPIRE 6-MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

FP

Name of Board or Boards for which you are applying: JANET B. ENGSTROM

Name: Sunrise Theatre Advisory Board	Phone: 772-577-6602
Home Address: Ft Pierce, FL City/Zip Code: 4190 Gator Creeks Way #32 34982	How long at this address? 2½ yrs
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: RETIRED CITY CLERK	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☑ Yes ☐ No Contracting: ☒ Yes ☐ No Land Development: ☑ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): REAL ESTATE AGENT - WISCONSIN BUSINESS OWNER CITY CLERK - ZONING BOARD LEGAL EXPERIENCE/PARALEGAL ASST COUNTY CLERK	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: Bed/Trees Condominium Association	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: engstromjanet1@gmail.com
Date: 7-5-14	Applicant's Signature Janet A Engstrom

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

FP

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Erick Gill	Phone: 772-342-6014
Home Address: 1301 Bonefish Ct. City/Zip Code: Fort Pierce, 34949	How long at this address? 18 years
Are you a citizen of the United States? x Yes	
Occupation: Communications Director for St. Lucie County	
Do you own a business that operates within the City of Fort Pierce? X No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? X No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes If yes, state the business and location: Technically – the main offices for the Board of County Commissioners is located in the city limits.	
Do you have special training or knowledge in the area of: Architecture: x No Engineering: x No Real Estate Brokering: x No Contracting: x Yes Land Development: x No Other: Marketing/PR/Communications Describe your education, background, training and knowledge in the above area(s): Prior to working in public relations for St. Lucie County, I served as the Marketing Director for six years for Riverside Theatre in Vero Beach, Fla.	
Are you currently a member of a Commission-appointed board/committee? x No If yes, please specify:	
Have you ever been convicted of a felony? x No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: email notice from the city	Applicant Email Address: bonefishstudios@hotmail.com
Date: 6-20-17	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

FP

Name of Board or Boards for which you are applying: Sunrise Theater Advisory Board

Name: Robert P. Oliveri	Phone: 561-714-6324
Home Address: 1703 Coconut Drive City/Zip Code: Fort Pierce, FL 34949-3439	How long at this address? 11 years
Are you a citizen of the United States? ☒X Yes ☐ No	
Occupation: Retired Social Worker and Prof. of Sociology.	
Do you own a business that operates within the City of Fort Pierce? ☒X Yes ☐ No If yes, list the address and nature of said business: 1703 Coconut Drive, Fort Pierce, FL 34949 Custom Designed Jewelry by Anne Oliveri, Artistically designed and handcrafted jewelry, designed and fabricated by my wife Anne Oliveri, in her home studio.	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒X No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒X No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒X No Engineering: ☐ Yes ☒X No Real Estate Brokering: ☐ Yes ☒X No Contracting: ☒X Yes ☐ No Land Development: ☐ Yes ☒XNo Other: Describe your education, background, training and knowledge in the above area(s): I have attached a resume that details my education and skill areas as well as my employment history.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒X No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒X No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: bob@oliverifamily.net
Date: 07/04/2017	Applicant's Signature Robert P. Oliveri

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Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

Robert P. Oliveri
1703 Coconut Drive
Fort Pierce, Florida 34949

Telephone: (772) 264-1418
Cell: (561) 714-6324
Email: Bob@OliveriFamily.net

SUMMARY

Over 33 years of experience in social work administration, public relations and directing human service programs. Demonstrated record with a public agency in administering and managing programs. Expertise includes instruction, staff training, computer systems, strategic planning and public relations.

OBJECTIVE

A full-time teaching position at a college or university in social work, education, sociology, community services, or a related subject area.

EDUCATION

DEGREE PROGRAMS

- Nova Southeastern University, Fischler Graduate School of Education and Human Services, Programs in Education and Technology, Child, Youth and Family Studies, specialization in Management of Programs (MOP), Doctor of Education (Ed.D.), 9/99.
- State University of New York at Albany, Graduate School of Social Welfare, Master of Social Work (M.S.W.), 9/68 to 6/70.
- Dowling College, Bachelor of Arts (B.A.), 9/63 to 6/65.
- Suffolk County Community College, Associate of Arts (A.A.), 9/61 to 6/63.

ADDITIONAL COURSES

- Adelphi University Graduate School of Education, 3 credits in: Philosophy of Education, 9/66 to 1/67.
- Adelphi University, Graduate School of Social Work, 6 credits in: Social Casework I, Social Policy I, 9/66 to 1/67.
- State University of New York at Stony Brook, Graduate School of Social Welfare, 6 credits in: Social Policy Administration, Community Organization, 9/70 to 6/71.
- C.W. Post (L.I.U.), 3 credits in: Speed Reading and Comprehension, 1/80 to 5/80.
- Suffolk County Community College, 6 credits in: Basic Conversational Spanish I, Basic Conversational Spanish II, 6/87 to 7/88.

ACCOMPLISHMENTS

EDUCATION

- Adjunct Assistant Professor of Sociology: School of Arts and Sciences, Dowling College, Oakdale, NY.
- Field Instructor: Graduate School of Social Welfare, State University of New York at Stony Brook. Provided direct supervision to a graduate student in a two-year master's program in social work.
- Field Instructor: State University of New York at Farmingdale. Provided direct supervision to two undergraduate students in a community service program.
- Field Instructor: Dowling College. Provided supervision to two students in a human services program.

EDUCATION RELATED

- Guest Lecturer: Graduate School of Social Welfare, State University of New York at Stony Brook. Spoke on several occasions on social issues affecting social workers.
- Guest Lecturer: Technicenter, Suffolk County Community College. Spoke on the delivery of social services in the community.
- Substitute Teacher: Brentwood School District.

STAFF TRAINING

- Directed a JOBS training program for adults. Made presentations concerning the value of adult education to clients.
- Provided training to new agency employees assigned to the Children's Services Division concerning agency functioning and principles of social casework practice. Also provided ongoing divisional in-service training for department staff.
- Staff trainer for the Suffolk County Department of Social Services. Provided training for new staff.
- Foster Parent Program Trainer. Provided training for new foster parents (early childhood and adolescent development - MAP), leading to state certification.

CLINICAL

- Provided direct social casework to foster children and their families.
- Provided supervision of casework and counseling services to children and their families.
- Provided casework supervision and care for children placed in emergency foster homes and monitored the performance of each foster home.

ADMINISTRATION

- Developed and directed an award-wining program for foster children placed in residential care.
- Directed several social service programs including Medical Assistance, Child Assistance Program (CAP), Foster Care and Adoption.
- Provided consultative services to two social services districts undertaking a strategic planning initiative.
- Directed the Community Relation's Office for Suffolk County Department of Social Services.

ORGANIZATION

- Organized the CAP program in the district to move it from a pilot program into a full-time program servicing public assistance clients.
- Established and organized the Community Relations Office of the Family and Children's Service Division of the Suffolk County Department of Social Services.
- Developed and organized the Alternatives to Institutional Placement (AIP) program for the Suffolk County Department of Social Services.
- Organized the Resource Development Office of the Suffolk County Department of Social Services as a centralized department function.
- CO-founder and organizer of Foster Parents Advisory Council of Suffolk County (F-PAC): an organization of foster parents and concerned individuals committed to the further development of communication between the service providers (foster parents) and the Department of Social Services.
- Designed and implemented on a divisional level, emergency boarding home program for the Department of Social Services.
- Designed and implemented a notification system for the Department of Social Services for all Family Court Petitions. Designed notification forms and maintained controls for their use and represented the agency in Family Court on cases consisting of the review of the foster care status of a child in the care of the agency.

COMPUTER SYSTEMS

- Developed a computer tracking system for children placed in foster and adoptive homes.
- Developed a computer system for preparation of forms used in foster care and adoption.
- Developed a computer tracking system for families referred to the Child Assistance Program.
- Developed a computer system for preparation of forms for the Child Assistance Program.

PROFESSIONAL EXPERIENCE

Dowling College, Oakdale, New York
(5/99 to 12/02)

Adjunct Assistant Professor of Sociology. Provided instruction to students in core sociology courses. Maintain records of student progress and provide instructional support for students requiring additional assistance and guidance.

New York State Department of Social Services, Albany, NY
(9/97 to 8/99)

State Consultant to the Child Assistance Program (C.A.P.), a state and federally funded demonstration project designed to assist single parents to attain self-sufficiency for themselves and their families through employment and child support. Provided technical assistance concerning organizational and managerial issues affecting the implementation of the CAP program at selected sites in the state. Provided technical assistance in developing and implementing strategic plans for CAP. Supervisor: Mr. Michael Warner.

Suffolk County Department of Social Services, Hauppauge, NY
(6/66 to 8/97)

Director of the Child Assistance Program of Suffolk County (CAP): Administered the program and directed a staff of 16 including 2 supervisors who oversaw a staff of 14: case managers, job developers, child support specialist and clerks engaged in providing professional service to clients and their families. Prepared state and county operating budgets and reports for the program. 3/92 to 8/97.

Director of the Jobs Opportunity and Basic Skills Training Program (JOBS). Administered program requirements for the Suffolk County Department of Social Services. Coordinated training programs and client eligibility for job training with Department of Labor, school districts and Board of Cooperative Educational Services (BOCES) districts. Directed a staff of 18 professionals and paraprofessionals. Prepared yearly service plans and budget requests. 3/92 to 5/93.

Principal Community Organization Specialist in charge of the Community Relations Office of the Family and Children's Services Administration for the Suffolk County Department of Social Services. Administered child care provider recruitment programs on a countywide bases for the Department of Social Services in such program areas as Foster Care and Adoption. Developed and implemented public relations and/or publicity programs for the Family and Children's Services Administration's foster parenting, and adoption programs. Developed advertising campaigns and media campaigns, utilizing both paid advertisements and public service announcements geared to promoting public awareness of agency needs. Participated in the production of video and radio PSA's and interview programs. 5/89 to 3/92.

(Acting) Director of Medical Assistance (Quality Review), Community Organization Specialist: Administered and directed a staff of approximately eighty (80) health care professionals: supervising nurse case managers, nurse case managers, caseworkers, community service workers and clerical support staff, who review and assess the quality of care received under the Medical Assistance Program in the Division of Medical Services to ensure that medical care conforms to professional standards, as well as Federal, State and departmental guidelines. Directly supervised the Assistant Director of Medical Assistance and oversee the job functions associated with that position as listed below (see description of duties: Assistant Director of Medical Assistance). Developed and formulated organizational goals and objectives, policies and procedures; oversaw the collection of data and information retrieval systems, in an effort to insure the effectiveness and efficiency of the operation. Conducted contract negotiations with service provider agencies to establish Medicaid rates and fees for service in accordance with State and local guidelines. Participated as a trainer through the Department's Staff Development Office for new Department of Social Services' staff, as well as conducting training in program areas, such as training for foster parents and other child care providers. 8/88 to 5/89.

Assistant Director of Social Services for the Medical Services Division (Community Organization Specialist): Advised the Director of Medical Assistance and provided administrative direction and supervision to a staff of approximately eighty (80) health care professionals engaged in the review of the quality of care received under the Medical Assistance Program to ensure that medical care conforms to professional standards, as well as Federal, State, and departmental guidelines. Directly supervised a staff of 5 Senior Medical Specialists (Registered Nurses) engaged in the supervision of a professional staff, comprised of nurse case managers, social caseworkers, community service workers and clerical support staff in 5 units in the Medical Services Division, providing mandated medical and social assessments to Medicaid clients requiring various levels of medical care. Such areas as Medical Transportation, Home Care Services, Provider and Client Relations, Provider Compliance and contract review, as well as Provider Enrollment in the Medicaid program are supervised. Monitored and approved the

appropriate utilization of services authorized through the Medicaid program through participation on the Utilization Review Committee at Suffolk Child Developmental Center. Represented the Department, when necessary, at legislative committee hearings, prepared and delivered legislative testimony. Represented the Department at County Executive's Town Meetings. Engaged in program design and implementation, particularly in the area of Medical Transportation Services and directed its operation. Developed public outreach programs designed to inform the public of newly developed access to these services; reviewed policy and procedures that impact on Medical Assistance program areas and implemented mandated policy and procedural changes, as necessary. Participated as a trainer through the Department's Staff Development Office for new Department staff as well as conducting training in program areas, such as training for foster parents and other child care providers. 5/85 to 6/88.

Community Organization Specialist in charge of the Resource Development Office of the Community Services Administration, Bureau of Family and Children's Services in the Department of Social Services. Administered child care provider recruitment programs on a county-wide bases for the Department of Social Services in such program areas as Foster Care, Adoption, and Day Care. Produced programmatic and administrative manuals for use by staff to insure that legal and fiscal base of operations is maintained through proper organizational structure and management practices. Designed and administered the development of special projects for the Department on a county-wide level, such as, the Alternatives to Institutional Placement (A.I.P.) program, including the legal and fiscal base for the program as well as overseeing the responsibilities of two caseworkers assigned to the program. Developed the organizational structure, management practices, professional standards and administrative procedures to ensure the appropriateness of the level of service, as well as the quality of the services provided. Developed and implemented public relations and/or publicity programs for the Community Services Administration's foster parenting, day care parenting and adoption programs. Developed advertising campaigns and media campaigns, utilizing both paid advertisements and public service announcements geared to promoting public awareness of agency needs. Participated in the production of video and radio PSA's and interview programs. 10/79 to 5/85.

Administrative Supervisor (Casework Supervisor) to the Director of the Islip Service Center: Participated in the formulation of program design for the delivery of services in the Islip Services Center and the Smithtown Service Satellite of the Department of Social Services. Participated in the preparation and submission of the annual budget and annual reports on the functioning of the Service Center. Prepared statistical reports and analysis of data. Advised the center director in the daily administration of the center, which included representing the center director at conferences and meetings when necessary. Duties also included the administration of several service units and the direct casework supervision of the staff carrying out the following service functions: Substitute Care Placement, Emergency Foster Care Placement, Child Protective Service Coordination, Unwed Parents and Adoption Services, Counseling Services, Transportation Services. 2/75 to 10/79.

Supervisor of the Residential Care Unit (Casework Supervisor): Supervised three caseworkers engaged in overseeing the care of approximately 180 children placed in 65 residential care facilities in New York and neighboring states. Directed and approved casework planning for these children and their families by conferring with referring caseworkers and unit workers. Prepared and/or recommended contracts with institutions used by Suffolk County Social Services and Probation Departments; supervision of those institutions and monitoring of contractual obligations. Assignment also included participation on the Admissions and Screening Committee of the Suffolk Developmental Center, composition of which included many community organizations and groups. 12/73 to 2/79.

Foster Care Unit Casework Supervisor: Supervised six (6) foster care caseworkers, one case aide and two (2) unit clerks engaged in the direct supervision of approximately 300 foster children in 90 foster homes in Suffolk County. Developed and evaluated case plans through individual conferences with workers, who in turn coordinate the case plans with the child, parent and foster parents toward a mutually agreed upon case goal. 6/70 to 12/73.

Senior Caseworker assigned to the Children's Services General Intake Division: Duties included conducting client interviews, evaluating the presenting problems, referring to appropriate service division for ongoing services; providing short-term crises intervention. Caseload included day care, foster care, protective and preventive case situations. Assignment also included the training of new staff, 6/69 to 6/70.

Foster Care Caseworker: Supervised approximately 50 foster children placed in agency foster homes. Supervised foster homes, and evaluated the quality of care provided. Provided counseling to reunite families. Direct service

related contacts also included school and community agencies. Prepared statistical reports and case records, social summaries and evaluations, and preparation of court petitions, 6/66 to 6/69.

Brentwood School District, Brentwood, New York
(2/66 to 6/66)

Substitute Teacher for the Brentwood School District in the elementary and junior high schools.

United States Army, First Armored Division, Fort Hood, TX
(11/65 to 2/66)

US Army stationed at Fort Dix, New Jersey and Fort Hood, Texas. Honorable Discharge.

New York City Department of Social Services, New York City, New York
(8/65 to 11/65)

Caseworker: Prepared family budgets, provided social counseling, provided ongoing income maintenance. Prepared reports and evaluations on a caseload in excess of 175 families. Direct service related contacts included school and community groups.

PROFESSIONAL MEMBERSHIPS and CREDENTIALS

- New York State Licensed Master of Social Worker (L.M.S.W.).
- Member of the National Association of Social Workers (N.A.S.W.).
- Member of the Academy of Certified Social Workers (A.C.S.W.).

SCHOLARSHIPS and AWARDS

- Suffolk County Department of Social Services' Educational Leave Award, 1968 to 1970.
- New York State Department of Social Services' Educational Leave Award (declined), 1968.

PUBLICATIONS and REPORTS

- Separation: A Study of the Implementation of the New Social Service Delivery System in Suffolk County, co-authored, 1971.
- Applied Dissertation: Improving or Resolving Organizational Conflicts in the Child Assistance Program (CAP) Using the Strategic Planning Model, 1998.
- Doctoral Practicum Report: Improving Client Access and Participation in the Child Assistance Program (CAP), 1998.
- Master's Thesis: The Job of the Institutional Social Worker, 1970.

NOTEWORTHY ACTIVITIES

- Advisory Board on Decentralization of Social Services in Suffolk County: appointed by the Suffolk County Executive. Composition of the Advisory Board included individuals from many community organizations with interests in the field of Social Welfare, 11/73 to 10/74.
- National Association of Social Workers, Suffolk County Chapter: vice president and member of the board of directors. Chairperson of ELAN (Education, Legislative Action Network) committee, 9/72 to 9/74.
- Marquis' Who's Who in the East, selected for inclusion in the 1985, 1987, 1989, 1991, 1993, 1995, 1997 and 1999 editions. Macmillan Directories.

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
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RECEIVED
JUL 10 2017
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

FP

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Julie Serra	Phone: 772 293-1789
Home Address: 2919 Admiral St City/Zip Code: Fort Pierce, FL 34982	How long at this address? 20 years
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Business Manager	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No Contracting: ☐ Yes ☑ No Land Development: ☐ Yes ☑ No Other: Describe your education, background, training and knowledge in the above area(s): JCHS 1988 IRSC Business Manager of dental practice Local, Lover of local entertainment & the community.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Cindi O'Connell Applicant Email Address: mattjulieserra@yahoo.com	
Date: 6/27/17 Applicant's Signature Julie Serra	

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841

FP

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: E. Clayton "Clay" Yates	Phone:772-465-7990
Home Address: 719 Georgia Ave, City/Zip Code: Fort Pierce, 34950	How long at this address? 16 years
Are you a citizen of the United States X Yes ☐ No	
Occupation: attorney	
Do you own a business that operates within the City of Fort Pierce? X Yes ☐ No If yes, list the address and nature of said business: 201 S. 2d St., Suite 208 – law office	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes X No If yes, in what capacity? Caveat: I am counsel for the City Of Fort Pierce Housing Authority, a legal entity separate and apart from the City Of Fort Pierce.	
Are you employed by a business that is located within the City of Fort Pierce? X Yes ☐ No If yes, state the business and location: E. Clayton Yates, P.A. 201 S. 2d St. Suite 208	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes X No Engineering: ☐ Yes X No Real Estate Brokering: ☐ Yes X No Contracting: ☐ Yes X No Land Development: ☐ Yes X No Other: Describe your education, background, training and knowledge in the above area(s): N/A	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes X No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes X No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: clay@yateslawfla.com
Date: 7/14/17	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

FP

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Dennis J. DeVivo	Phone: 631-831-8192
Home Address: 4 Harbour Isle Drive East, City/Zip Code: Unit 106, Fort Pierce, FL 34949	How long at this address? 12 years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Insurance agency owner	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No If yes, in what capacity? Insurance - Niche Market for Boats & Yacht with Surveying	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☒ Yes ☐ No Contracting: ☒ Yes ☐ No Land Development: ☒ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): B.A 1973, Licensed Agent Broker in NY, PA, NJ, CT, NC, SC,& FL LUTC & CLCS Insurance designations, Flood Specialist for Constuction Building experience in the past.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: devivo@optonline.net
Date: 07/15/2017	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Advisory Board Sunrise Theatre

Name: Jon Putzke	Phone: 772-559-0556
Home Address: 1435 22nd Ave Vero Beach 32960	How long at this address? 30+ years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Director of Theatre	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Theatre Management Describe your education, background, training and knowledge in the above area(s): 50+ years as a director of live theatre Owner of Theatre - Go-Round Dinner Theatre Indiana University - Theatre Major	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: Advisory Board Sunrise Theatre	
Have you ever been convicted of a crime? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Sharon Engle Email Address: theatregosound@gmail	
Date: 08/28/17 Applicant's Signature JA Putzke	

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

City Commission Regular Meeting **15.a.**

Meeting Date: 11/06/2017

Re: City Manager's Report

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

City Manager's Report

Attachments

November

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/01/2017 10:06 AM
City Manager	Nick Mimms	11/01/2017 10:07 AM

Form Started By: Jennifer Robinson Started On: 10/05/2017 11:43 AM

Final Approval Date: 11/01/2017

SUNRISE CITY SPECTRUM



FORT PIERCE, FL
THE SUNRISE CITY

NOVEMBER 2017



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Growing Together.



Caleta Scott
Grants Administration Division

On Saturday, October 28, the City of Fort Pierce kicked-off the gardening season with a re-launch of the Community Garden located at 424 N. 9th Street at Moore's Creek. Even with the threat of rain looming, 16 out of the 24 smaller plots were snatched up at the kick-off! This was a collaborative effort that will work towards reversing the food desert in the Lincoln Park neighborhood of Fort Pierce. The Parks & Grounds Division worked hard to make sure the new irrigation system was ready and that the available plots were cleared. University of Florida's IFAS provided educational materials, lettuce seedlings and starter kits for all who signed up. St. Lucie County provided free banana trees, and SLC Master Gardeners provided so much education and actually helped start your garden! The Manatee Observation and Educational Center sold plants and were on hand providing education on Moore's Creek runoff into the St. Lucie River. The Lincoln Park Community has limited access to healthy foods, however, there are plenty of convenience stores that promote unhealthy eating. Our Community Garden and future fresh food initiatives should play a major role in reducing the food desert in our community. If you're interested in a plot, please contact Caleta Scott, Lincoln Park Revitalization Coordinator, at 772-467-3168 or cscott@city-ftpierce.com.



To Honor & Serve

Fort Pierce Police Department

Courageous Kids recently completed a summer sailing program that was sponsored by FPPD's Courageous Kids program. Classes were run by the Treasure Coast Youth Sailing Foundation at their boathouse in Jaycee Park. There was a lot of learning and a lot of fun, but mostly there was plenty of opportunity for the kids to interact with officers and staff while being exposed to new forms of recreation as well as the beautiful waterfront environment of Fort Pierce. More Courageous Kids sailing classes are being planned for the future.

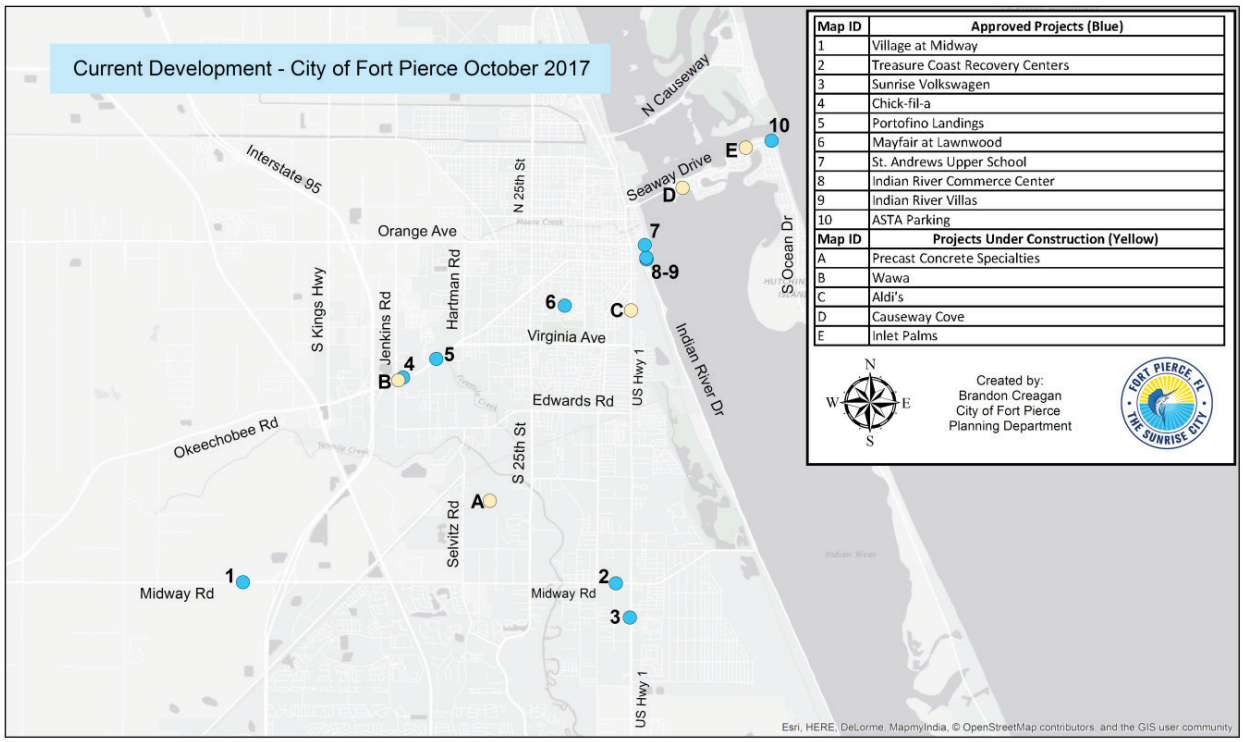




FPPD officers and support staff wore purple and pink ribbons for Domestic Violence Month and Breast Cancer Awareness Month during October. The Police Department bought awareness to both these tragic problems in the hope of one day eradicating both. Your participation to help these important causes was greatly appreciated!

APPROVED PROJECTS

Fort Pierce Planning Department



CURRENT DEVELOPMENT MAP

The monthly update of the City of Fort Pierce Development map contains the addition of Sunrise Volkswagen to the approved projects section. Sunrise Volkswagen received City Commission approval of its site plan on September 5, 2017. Causeway Cove, which received City Commission approval of its Site Plan/Conditional Use on February 16, 2016, was aadded to the projects under construction section.



SHIP Home Purchase Assistance Program



In the photo above, from left, Executive Assistant Karen Mike, Lincoln Park Revitalization Coordinator Caleta Scott, new homeowner Tracey Johnson, City Manager Nicholas Mimms and Grants Administration Division Manager Libby Woodruff, in front of Ms. Johnson's new home recently purchased through the City's SHIP Home Purchase Assistance Program.



In the photo above, from left, Grants Administration Division Manager Libby Woodruff, Executive Assistant Karen Mike, new homeowner Shumeika Ragland, City Manager Nicholas Mimms, in front of Ms. Ragland's new home recently purchased through the City's SHIP Home Purchase Assistance Program.



In the photo above, from left, Grants Administration Division Manager Libby Woodruff, Executive Assistant Karen Mike, new homeowner Latonya Martin and her son, and City Manager Nicholas Mimms, in front of Ms. Martin's new home recently purchased through the City's SHIP Home Purchase Assistance Program.

On Saturday, October 14, 2017, Veteran's of Foreign Wars (VFW) Auxillary 8058, Fort Pierce, Florida, were presented with 14 gift bags full of hygiene and personal items, games and more. These items were donated on behalf of the Florida Association of City Clerks - Class of 2017/City of Fort Pierce Clerk's Office to thank veterans for their service to our country. The items were donated to a Vietnam War Veteran, an Air Force Veteran at the VA Hospital and dispersed throughout 3 camps where veterans sometimes converge. Soo Keller, Permit Specialist and President of the District 11 and local VFW Auxillary 8058 and Caleta Scott, former Deputy City Clerk, worked together to facilitate the donation.





CITY OF Lights DECORATING CONTEST

FORT PIERCE, FL

COMING SOON!

Building Up!

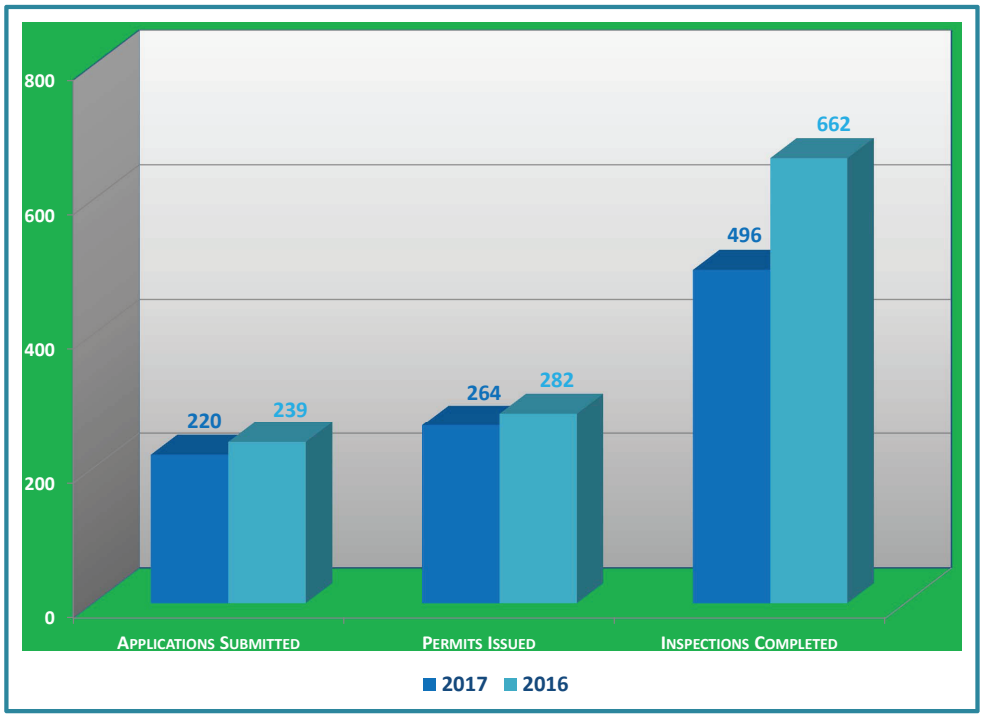
1430 – 1490 Seaway Drive - The Inlet Palms Townhomes - Inspector Grant approved the inspection for the first floor tie beams. The Building Official recently met with the contractor and design professional to discuss the installation of the swimming pools. All are hopeful to have a design that is compliant with FEMA guidelines in the near future





BUILDING PERMIT ACTIVITY REPORT

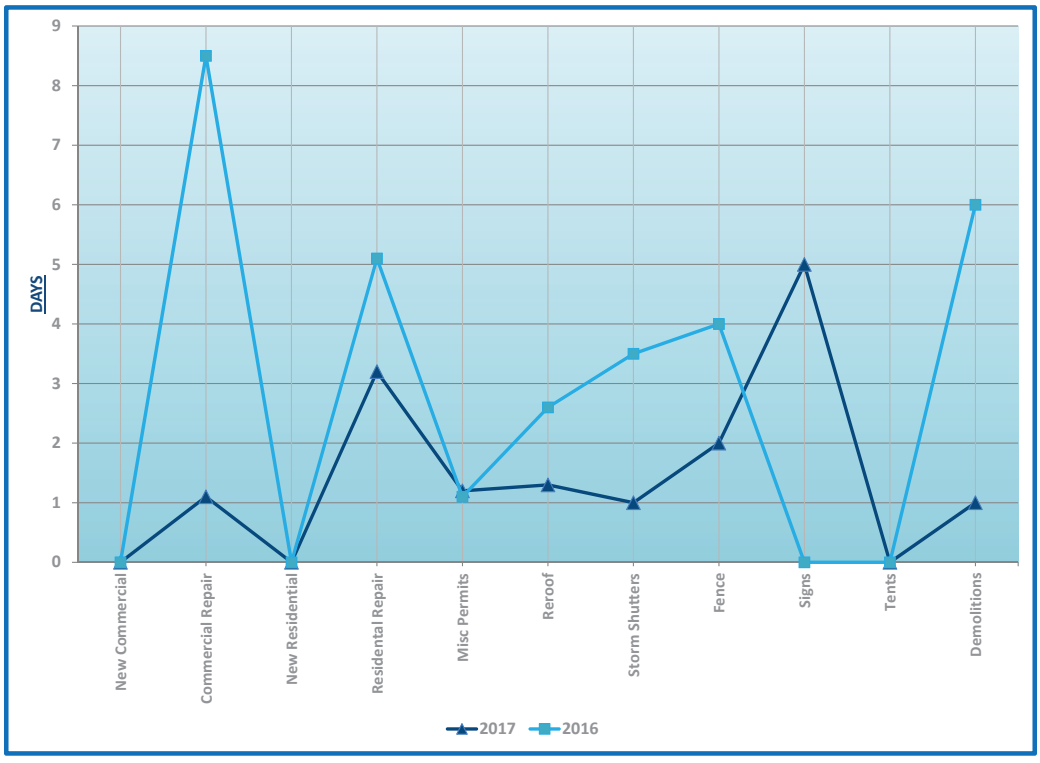
SEPTEMBER 2017



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.

SEPTEMBER 2017



Tis' The Season

The City of Fort Pierce continues to deal with the effects of Hurricane Irma with the Public Works Department staff working diligently to remove all of the storm generated debris as quickly as possible. Crews have been working 6 days a week with every available resource to accomplish this enormous task. To date, approximately 80% of the material has been removed.

Leading up to the public unveiling of the painted pots in the Peacock Arts District, Parks and Grounds Division employees were busy placing the pots along the PAD, planting the trees within them and also concealing them until the big day. Much of this work was done in the wee hours of the morning to ensure that the artwork was not seen by the community until after the wonderful artists who participated in this project were recognized.

The Public Works Department along with the Keep Fort Pierce Beautiful Advisory Board are excited to announce a new partnership with St. Lucie County and the University of Florida IFAS Extension to promote sustainable gardening within the community. A kickoff event was held on October 28, 2017 at the Community Garden with local Master Gardener's providing education and answering questions as well as starter kits for those who wish to have a plot. The PWD Team has added automatic irrigation to each plot effectively reducing the number of visits to the garden each participate would have to make to maintain their crop.

The holiday season is quickly approaching and the PWD is hard at work to ensure that the displays this year are just as beautiful as years past. Restorations are being made to some of the items that are in inventory and brainstorming sessions are taking place to make this year the best one yet.









UPCOMING RIVER WALK CENTER EVENTS:

FRIDAY FEST EXTENSION - N 2ND STREET IN FRONT OF SAILFISH BREWERY 7:00 PM - 2:00 AM - FREE!

NOVEMBER 11TH - REEBOK RAGNAR RELAY SOUTH BEACH 2017 11:00 AM - 7:30 PM

NOVEMBER 18TH - TC HOSPICE FOUNDATION 9TH ANNUAL BEACH STROLL - 8:30 AM - 11:30 AM

NOVEMBER 18TH - ST. LUCIE COUNTY YARD SALE - LAWNWOOD STADIUM PARKING LOT - 8:00 AM - 2:00 PM

NOVEMBER 18TH - CHOW DOWN FOOD TRUCK - OLD AMPHITHEATRE SITE - 4:30 - 9:00 PM

NOVEMBER 19TH - WATERSIDE BLUES - MARINA SQUARE 1:00 - 5:00 PM - FREE!

RIVER WALK CENTER SALES REPORT SEPTEMBER 2017

CLASSES	$ 616.44
PARK PERMITS	$ 825.00
SPECIAL EVENTS	$1,550.00
GARDEN CENTER	$ 293.90
MARAVILLA CENTER	$ 749.77
OLD CITY HALL	$ 1,262.51
RIVER WALK CENTER	$ 1,944.72
TOTAL	**$7,242.34**



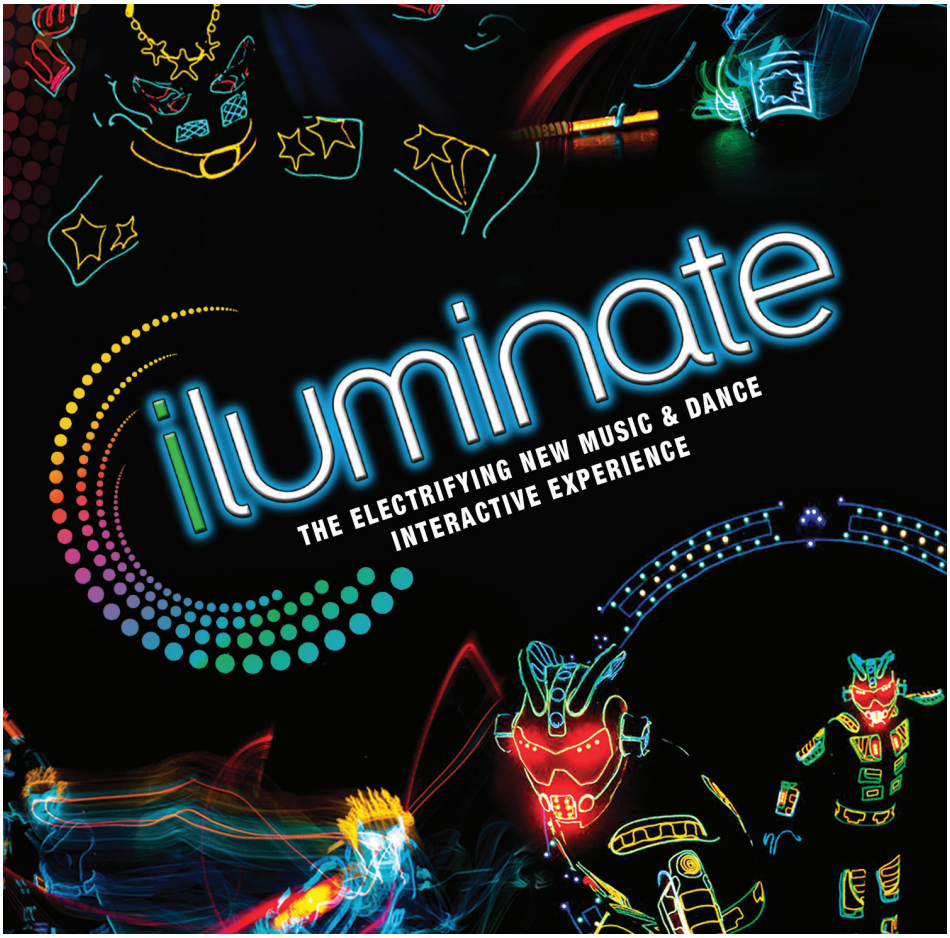
INDIAN HILLS SALES REPORT

	8/2017	9/2017
Golf Rounds	2060	2280
Golf Fees	$33,937.69	$42,494.95
Range Tokens	$1,079.97	$584.35
Membership Pass	$780.00	$3,146.94
Food & Beverages	$2,557.51	$3,589.87
Merchandise	$1,245.37	$1,939.24
Total	$39,600.54	$51,755.35



CITY MARINA FINANCIAL REPORT

	JULY	AUGUST	SEPTEMBER
Dockage Reservations	73	48	48
Monthly Dockage	$110,621.92	$103,257.42	$120,206.26
Transient Dockage	$26,045.40	$24,665.90	$28,570.25
Electricity	$2,969.32	$2,547.37	$2,850.14
Retail	$14,929.02	$12,138.79	$7,258.65
Gas Sales	$28,316.42	$29,884.56	$12,004.49
Diesel Sales	$45,002.20	$39,558.63	$35,116.50
TOTALS	$227,884.28	$212,052.67	$204,207.61



Sunrise Theatre's 2017/18 Season line-up.

In 1977, history was made with the release of THE GRAND ILLUSION album. Dennis DeYoung: The Grand Illusion 40th Anniversary Album Tour celebrates that history by performing the album in its entirety plus all eight Top Ten hits LADY, BABE, COME SAIL AWAY, TOO MUCH TIME ON MY HANDS, BEST OF TIMES, MR. ROBOTO plus classic rock anthems RENEGADE, BLUE COLLAR MAN, SUITE MADAME BLUE and many more. Dennis DeYoung is a founding member of STYX and the lead singer and songwriter on seven of the bands eight Top Ten hits. DeYoung is a legendary singer, songwriter, keyboardist, composer and record producer with a career spanning over 40 years. His voice is one of the most recognizable in the music world today and continues to inspire new generations of fans. Friday, January 12 at 8pm.

Named the best new act in America by "America's Got Talent," iLuminate combines music, art and technological magic to tell a thrilling story of adventure and romance through dance. Showcasing high-energy dance styles including hip-hop, Latin and break-dancing, this fusion of movement and cutting-edge effects will dazzle kids and adults alike. iLuminate has been featured on "Dancing With the Stars," "Ellen," "The American Music Awards" and more. iLuminate applies a seamless combination of technology and dance to create a visual display unlike anything ever seen before. The company's technology enables performers, choreographers, engineers, technicians, wardrobe stylists and artistic directors to produce authentic and customized performances that take viewers for an exhilarating ride. The show incorporates dancers of all genres, spanning ballet, jazz, contemporary, to hip hop, popping and locking and B-boying. iLuminate's electrifying, glow-in-the-dark suits are controlled by wireless lighting programs and created to perform specialized and choreographed dances and illusions on a fully darkened stage. Wednesday, January 17 at 7pm.

With audiences around the world dancing in the aisles this legendary production, National Touring Company of Buddy: The Buddy Holly Story, hits The Sunrise Theatre. With Oh Boy! Rave On! Peggy Sue! That'll Be The Day! All smash hits of the golden days of rock 'n' roll, when 'doo-wops' and 'ah hey, ah hey, heys' rang out from every jukebox! If you weren't born then, or were too young to be a part of this exciting period of musical history then you won't want to miss out on the electrifying party that is Buddy: The Buddy Holly Story! Experience the ups and downs of Holly's 'budding' musical career as he strives to fulfil his potential genius. The heart-warming tale of a small town all-American boy is told with care, detail and humor. Buddy: The Buddy Holly Story finally explodes into a celebration of youth and lust for life in a recreation of his last concert at Clear Lake! This immaculately staged production gives some of the nation's best musical talent the chance to perform Buddy Holly's music as it will always be remembered and always should be performed-with youth, joy and boundless enthusiasm! Wednesday, March 7 at 7pm.



Jim Breuer continues to win over audiences with his off-the-wall humor and lovable personality. Named one of Comedy Central's "100 Greatest Stand-Ups of All Time," he is known for his charismatic stage antics, dead-on impressions and family-friendly stand-up. Breuer is one of the most recognizable comedians in the business, known for his charismatic stage antics, dead-on impressions, and family-friendly stand-up. In addition to keeping busy on his current comedy tour, Breuer can be heard on his weekly Sirius/XM Radio show "Fridays with Breuer," featuring guests such as Jerry Seinfeld, Bill Cosby, Chris Rock, Dennis Leary, and Jeff Foxworthy.

Even as a young student at Valley Stream Central High School in Long Island, NY, Breuer knew he wanted to be a stand-up comedian. After spending several years working comedy clubs across the country, Breuer settled in as a regular on the New York comedy club circuit. After being in New York for only seven months, Breuer landed a gig on the nationally syndicated show, "Uptown Comedy Club," where he spent two seasons. Later he appeared on ABC's "Home Improvement" starring funny man Tim Allen, before making his big break which came in 1995 when he joined the cast of NBC's legendary "Saturday Night Live." During his four years on "SNL," Breuer quickly became a fan-favorite for his original character "Goat Boy" and his dead-on impressions of actor Joe Pesci. Following his success on "SNL," Breuer starred alongside Dave Chappelle in the cult favorite film "Half Baked." He has since appeared in the popular films "Zookeeper," "Dick," "Titan A.E." and "Beer League." On the small screen, Breuer hosted MTV's popular "Beach House" and VH1's "Web Junk 20." His other television appearances include "Late Night with Conan O'Brien," "The Daily Show with Jon Stewart," "The Late Late Show with Craig Ferguson," "Jimmy Kimmel Live," "Late Night with Jimmy Fallon," and "The Marriage Ref." Breuer is also a frequent guest on the Howard Stern Show. Thursday, March 8 at 7pm.

Lewis Black The Joke's On US Tour comes to the Sunrise Theatre this season. Lewis Black GRAMMY Award-winning, stand-up comedian, is one of the most prolific and popular performers working today. He executes a brilliant trifecta as a stand-up comedian, actor and author. Receiving critical acclaim, he performs more than 200 nights annually, to sold-out audiences throughout Europe, New Zealand, Canada and the United States. He is one of few performers to sell out multiple, renowned theatres, including Carnegie Hall, Lincoln Center, Brooks Atkinson Theatre, New York City Center and the MGM Grand in Las Vegas. In August 2007, he was the first stand-up comedian to ever perform in concert at the Walt Disney Concert Hall in Los Angeles. Lewis' live performances provide a cathartic release of anger and disillusionment for his audience. Lewis yells so they don't have to. A passionate performer who is more pissed-off optimist than mean-spirited curmudgeon. Lewis is the rare comic who can cause an audience to laugh themselves into incontinence while making compelling points about the absurdity of our world. Thursday, March 22 at 7pm.

SUNRISE THEATRE FINANCIAL REPORT

Date	Show	Attendance	Total Expense	Total Revenue	Gain/(Loss)
9/1	Out Laugh Hunger	156	$4,398.17	$6,283.00	$1,884.83

Date	Rental	Attendance	Total Expense	Total Revenue	Gain/(Loss)
9/1-30	Jazz Jam	26	$706.96	$425.00	($281.96)
9/1-30	Comedy Corner	103	$1,546.48	$2,382.00	$835.52
		TOTALS	$6,651.61	$9,090.00	$2,438.39



WELCOME TO FORT PIERCE!

AD MAINTENANCE SERVICES INC | CLEANING SERVICE

AROUND THE GLOBE PRESERVATION | CLEANING SERVICE

ART CONNECTION OF FT PIERCE, LLC | ARTIST/ART STUDIO

BEISER, CHRISTOPHER W., DO | PHYSICIANS AND SURGEONS

CARDNO, INC | ENGINEERS

FARBSTEIN, DAVID | MOTELS

FOXY HAIRLINE | COMPUTER SERVICE

G. GAMEZ LAW, LLC | ATTORNEY AT LAW

GARBER BUICK GMC OF FT PIERCE | MOTOR VEHICLE DEALER

GIBBONS, KRISTINA | MOTELS

GUGGENHEIM LIFE AND ANNUITY CO | INSURANCE CO.

HUDSON, AMBER | PROFESSIONS

JJ AUTO MOTORS LLC | MOTOR VEHICLE

JOHNSTON, JAY, R.A. | PHYSICIANS AND SURGEONS

KOIRO, CAROL, P.A. | PHYSICIANS AND SURGEONS

LUMICO LIFE INSURANCE COMPANY | INSURANCE COMPANY

LUNA, LAURA | CLEANING SERVICE

MELIMAR | UNCLASSIFIED

ON TIME TRANSPORTATION | TAXI/AUTO

ST. VAN, ROBERT | HANDYMAN

T-MOBILE FINANCIAL, LLC | TELECOMMUNICATIONS

T-MOBILE LEASING, LLC | TELECOMMUNICATIONS

T-MOBILE SOUTH, LLC | MERCHANT

THOMAS, WHITNEY, P.A. | PHYSICIANS AND SURGEONS

TOTAL BUSINESS ASSOCIATES, INC | SECRETARIAL SERVICES

VON MAUW, MARGARET ANN | PROFESSIONS-EACH INDIVIDUAL

WEST, CRISTALINE | HANDYMAN, LAWN SERVICE

WIRELESS VISION, LLC / T-MOBILE | TELECOMMUNICATIONS



FREE COMMUNITY 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
FIRE STATION OPEN HOUSE	11/3	5:30 PM - 7:30 PM	3395 N A1A
FRIDAY FEST	11/3	5:30 PM - 9:00 PM	MARINA SQUARE
CHOW DOWN FOOD TRUCKS	11/4	9:00 AM - 4:00 PM	UDT NAVY SEAL MUSEUM
CITY COMMISSION MEETING	11/6	6:30 PM	CITY HALL
BREAK THE SILENCE	11/11	11:00 AM - 1:00 PM	UNITED AGAINST 2520 ORANGE AVE.
COFFEE WITH THE MAYOR	11/17	8:00 AM - 9:00 AM	FORT PIERCE YACHT CLUB



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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