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

CITY COMMISSION AGENDA

Regular Meeting - Monday, November 20, 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 -** Reverend George Welch, White City United Methodist Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of the Minutes of the November 6, 2017 Regular Meeting.

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

   a. Email from Martha Wright thanking Mayor Linda Hudson, City Manager Nick Mimms and Communications Manager Shyanne Helms for their outstanding performance at the Peacock Art District event.

   b. Letter from Bob O'Brien, Corporate & Community Training Institute Coordinator, IRSC, thanking Ed Seissiger, Engineering Projects Coordinator, for giving them a tour of the City Marina.

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

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

10. **MISCELLANEOUS REPORTS**

    a. City of Fort Pierce Economic Development Team Update - Linda Cox, ED Team Leader

b. St. Lucie County Economic Development Council Annual Update - Pete Tesch, President

11. **CONSENT AGENDA**

a. Approval of Change Order No. 2 for the Indian Hills Recreation Area to Paul Jacquin and Sons, Inc. in the amount of $20,759.07

b. Approve Wilco Construction, Fort Pierce, FL, as the most responsive responsible bidder for the replacement of City Marina Channel Navigation Buoys numbered 1 through 12, in the amount of $12,975.00.

c. Approval of Dock Electrical Replacement and Repair as a result of Hurricane Irma by Florida Floats aka Bellingham Marine in an amount not to exceed $65,009.25.

d. Approval of travel expenses in the amount of $923.75 for Commissioner Rufus J. Alexander to attend the Florida League of Cities 57th Annual Legislative Conference being held on December 6-8, 2017 in Kissimmee, Florida.

e. Approval of travel expenses in the amount of $923.75 for Mayor Linda Hudson to attend the Florida League of Cities 57th Annual Legislative Conference being held on December 6-8, 2017 in Kissimmee, Florida.

f. Notification of Director of Development's approval of a Minor Amendment to Site Plan for a new 4,989 sq. ft. Chick-fil-a restaurant with drive-thru service at 5560 Okeechobee Road, Fort Pierce, FL. The properties are zoned General Commercial, C-3 zone. (Parcel IDs: 2419-603-0002-000-7 & 2419-603-0005-000-8.) The Minor Amendment accommodates storm water retention adjustments required with permitting by the South Florida Water Management District (SFWMD).

g. Approval of contractual agreements for outside counsel to represent the City of Fort Pierce in related employment arbitration cases.

h. Approve De La Hoz Builders, Inc. as the lowest responsive bidder to Bid No. 2017-030 for an amount not to exceed $19,983 for rehabilitation of 1310 N 27th Street, funded through the State Housing Initiatives Partnership (SHIP) program.

i. Approve Gentile Corporation as the lowest responsive bidder to Bid No. 2017-029 for an amount not to exceed $16,990 for rehabilitation of 517 North 16th Street funded through the State Housing Initiatives Partnership (SHIP) program.

j. Approve letter to Florida Department of Transportation supporting fishing from the piers beneath the Peter P. Cobb Bridge upon completion of the rehabilitation.

k. Approve the payment of $15,000 payable to Main Street Fort Pierce, Inc. for the sponsorship of the 29th Annual Sights and Sounds on Second Christmas event and parade.

12. **PUBLIC HEARINGS**

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

b. Quasi-Judicial Hearing - Review and approval of an application for a Planned Development, submitted by Property Owner Dogs and Cats Forever, Inc. and Applicant, Atlantic Civil Engineering, Inc. to establish a Planned Development, at 4600 Selvitz Road, Fort Pierce, FL. The property is currently has St. Lucie County zoning AR-1, Agricultural Residential Zone (Parcel ID 2432-333-0001-000-3).

c. 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) SECOND READING

d. Legislative Hearing - Ordinance 17-035 to amend City Code Section 22-16 - Designation of overlay districts, specifically (a) South Beach Overlay District (1) Applicability and Purpose & (2) Delineation of the district; to amend Figure 1 which designated the boundaries of the overlay district, removing approximately 18.02 acres of land, known as 601 Seaway Drive, from the South Beach Overlay. FIRST READING

e. Legislative Hearing - Ordinance 17-036 - A voluntary annexation submitted by Celebration Pointe Property Development LLC, and Celebration Pointe CDD to annex property located approximately at 5501 Peterson Road. Property is zoned PUD, Planned Unit Development with a Future Land-Use of RM, Residential Medium. Parcel ID 2418-600-0005-000-6, et al (Complete Celebration Pointe Subdivision) FIRST READING

13. **CITY COMMISSION**

a. Resolution 17-R37 Appointing members to the Sunrise Theatre Advisory Board following a vote.

b. Resolution 17-R38 adopting the Rules of Procedure for Condemnation and Demolition.

c. Resolution 17-R39 Opposing Legislation that would Restrict or Eliminate Community Redevelopment Agencies.

d. Resolution 17-R40 Supporting Home Rule Powers for Municipalities.

e. Discussion of renaming the portion of Avenue D east of US Highway 1 to Silene led by Commissioner Perona.

f. Discussion at the request of Commissioner Alexander regarding street lighting in Paradise Park.

g. Update on anti-tethering enforcement efforts

h. Consider the possible transfer and extension of the lease for Little Jim's Bait & Tackle Shop.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

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

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

Meeting Date: 11/20/2017

Re:

SUBJECT:

Approval of the Minutes of the November 6, 2017 Regular Meeting.

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Reg Mtg Mins 11.06.17

Form Review

Form Started By: Noemi Rios Started On: 11/14/2017 04:54 PM

Final Approval Date: 11/14/2017

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, **November 6, 2017**

1. CALL TO ORDER

2. OPENING PRAYER - Pastor Craig Bridgers, The Crossing Community Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

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

5. APPROVAL OF MINUTES

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

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

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

Passed

6. **PROCLAMATIONS** - No proclamations were issued.

7. **LETTERS TO COMMISSION**

The following letters will be kept on file in the City Clerk's Office.

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**

The following individuals spoke on item 13 b:
Caleta Scott; Walter Barron; Joyce Jackson; Dorothy Clemons; Lois Gordy; Samuel S. Gaines; Michael Simos; Greg Barrick; Earl Gardner; Charlie Frank Matthews; Roger Couture; Richard C. Silvestri; Estelle Dunn; Kenneth Mills, Sr.; Ted Rice; Christopher Fogal; David Thompson; Jerome Ryant

Dodi Spence spoke on item 11 e.
Robert Hall spoke on item 11 d.

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to proceed without any additions or deletions to the agenda.

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

Passed

10. MISCELLANEOUS REPORTS - There were no 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.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve items 11 a - f.

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

Passed

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.

Miriam Garcia, Deputy City Clerk, presented the request of Taquería Tierra Caliente mobile food truck and spoke about the restaurants and other food trucks in the area, the distance between this food truck to the other established businesses, brick and mortar and otherwise, the lack of a negative response from the property and business owners when presented with the possibility of a new food truck offering tacos and other Mexican gastronomical delicacies.

Mayor Hudson opened the Public Hearing.

Robert Hall spoke about his concerns with the trash in the area after customers walked away with food and Ms. Garcia assured the Commission the vendor applicant is aware of the trash pick-up rules and if they do not abide by these rules, Code Enforcement would intervene.

Seeing no one else, the Mayor closed the Public Hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona to approve item 12 a.

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

Passed

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).

Kori Benton, Senior Planner, presented Dollar Tree's retail store proposal to be located at the Northeast corner of Okeechobee Road and Hartman Road giving the Commission a view of what the front, rear, left and right elevations would look like. Staff is presenting the application with a recommendation of approval with the following three conditions:

(1) The Trees proposed within the eastern landscape buffer are installed within twelve months of a Certificate of Occupancy (CO) issued for Dollar Tree or a final plat subdividing the property eliminating the tree equipment.
(2) The final ground sign design complies with City Code Section 22-59(g) signs.

(3) Future Development of the eastern parcel accommodates cross access to 3900 Okeechobee Road (Moonswiners BBQ).

Mayor Hudson opened the Public Hearing.

Michael Jacquin, representing Moonswiners, was concerned with the twelve-month landscaping timeline and the utility connection to the north property line.
Jason Gunther, the applicant, replied to the concerns about the aforementioned twelve-month timeline, as well as, Commissioner Johnson's concerns regarding the retention pond.

Motion ws made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to deny item 12 b. Discussion followed regarding Commissioner Johnson's concerns with the location of the stormwater management area.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona to call the question.

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

Passed

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to deny item 12 b.

AYE: Commissioner Jeremiah Johnson

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

Failed

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve item 12b.

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

NAY: Commissioner Jeremiah Johnson

Passed

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).

Brandon Creagan, Planning Analyst, presented the proposed floor plan of building #1 and parking requirements. The Planning Board voted unanimously in favor of this proposal with the following conditions:

(1) Comply with city code Section 22-60, off-street parking and loading, design standards, commercial uses, and lighting. A lighting plan and parking plan would need to be submitted with the building permit.
(2) Demonstrate compliance with Florida regulations for Bed & Breakfasts. Identify the meal services being provided and hours of operation.
(3) The applicant identifies the maximum occupancy of the building insuring 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 and violations of City Code.
(5) Provide a guide booklet for renters regarding local rules and public service resources to minimize conflict; these are available in the Code Enforcement Department.
(6) The applicant files for and applies for City of Fort Pierce, County and State Business Tax Licenses within fourteen (14) days of Conditional Use approval.

Mayor Hudson opened the Public Hearing.

Ray Stillwell, the property owner of 519 S. 2nd Street, while for this project, had questions regarding the four bedrooms and one bathroom situation, as well as, lighting and no new construction information.
Kristen Einstein, the applicant, answered questions of staff.

Seeing no one else, the Mayor closed the Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve item 12 c with staff conditions.

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

Passed

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

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

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.

Kori Benton, Senior Planner, explained the subject request was filed by the property owners, Dogs & Cats Forever. The business has existed since 2010. The subject site is 8.48 acres, annexed in 2013 to the City of Fort Pierce; its current zoning is designated under the AR-1 Agricultural Residential. The proposal is to transition into the plan development, as well as, institutional designation for future proposals of development and growth allowing for expansions from time to time, being reviewed by the Commission for final approval. Meeting the criteria specified in Section 22-131 of the City Code and promoting public health, safety and general welfare, the proposed amendment was unanimously voted in favor of by the Planning Board recommending approval by the City Commission to the amendment via Ordinance 17-033.

Mayor Hudson opened the Public Hearing.

Richard Laventure, engineer and applicant representative, presented himself to answer any questions. No questions were asked from staff or the public.

Seeing no one else, the Mayor closed the Public Hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve item 12 d.

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

Passed

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

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING PROPERTY 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.

Brandon Creagan, Planning Analyst, presented this location as a vacant lot, where owners would like to have it rezoned to General Commercial (GC) to allow for marketability to potential buyers and make it compatible with future land use as GC and compatible with other surrounding properties. Currently it is zoned as a Planned Development (PD), however, nothing was ever developed in this location as anticipated, hence the rezoning request. The requested Application for Zoning Atlas 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.

Mayor Hudson opened the Public Hearing.

Richard Neill, the owner's counsel, explained the owner is currently a retired circuit judge

wanting to market the property, hopefully, to someone who will be able to develop it and put in use. No questions were asked of staff or the public.

Seeing no one else, the Mayor closed the Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve item 12 e.

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

Passed

f. Quasi-Judicial Hearing (waived) - 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).

Kori Benton, Senior Planner, explained the owner of this structure is pursuing conditional use to acquire development permits to renovate the interior and overhaul the complex to provide adult living facility allowing for the care of 33 individuals with 17 bedrooms, full service kitchen, living/dining/activities area, nurses' station and laundry facilities, retention of the beauty shop on 6th street and a potential manager's quarters for security and oversight of the establishment. Floor plans were presented; a site improvement plan seeking to restore the landscape buffers, primarily along 6th Street; the parking area would be altered to accommodate a loading zone and relocation of dumpster, as well as, a provide a dumpster enclosure on the property. The Planning Board voted to recommend 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 right-of-way, pursuant to City Code Section 22-60 (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 right-of-ways;
(3) The applicant integrates safe designated outdoor space for patients 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 emergency management plan, consistent with Agency for Health Care Administration (AHCA) and Florida Department of Elder Affairs Rule 59AER17-1.

Mayor Hudson opened the Public Hearing.

Mike Menard of Architectonic Inc., the applicant's representative, confirmed they had no issues with the conditions and answered staff questions. There were no questions from the public.

Seeing no one else, the Mayor closed the Public Hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve item 12 f with staff conditions.

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

Passed

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).

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; Commissioner Perona said he'd met with representative and counsel, Robert Schwerer. No other members of the Commission had ex-parte communications.

City Clerk, Linda Cox, asked to swear in those wanting to speak during this Quasi-Judicial hearing. There was no one to swear in.

Kori Benton, Senior Planner, presented the Conditional Use Plan, mentioning the applicant is proposing a 6-foot boardwalk extending a significant portion of the Uplands Campus east and west. Dock A would provide capacity of 19 slips, Dock B capacity for 21 slips and Dock C capacity for 18 slips. These would be used as an accessory to the hotel and restaurant. Staff voted unanimously for approval by the Commission with the following conditions to be completed prior to occupancy of the new dock facilities:

(1) Sidewalk connections are completed pursuant to City Code Section 22-62, (b) & (d) (2);
(2) Parking lot lighting is provided consistent with City Code Sections 22-59 and 22-60 (j);
(3) The Conditional Use plan incorporates landscaping improvements to center parking lot consistent with City Code Sections 22-187 (4), (6), & (7);
(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 (1), or accommodation of seven (7) bicycles or more; and
(6) The conditional use plan integrates a refuse collection area and appropriate screening, to be approved by the Solid Waste Division.

Mayor Hudson opened the Public Hearing.

Robert Schwerer spoke on behalf of the applicant, giving details of the project and answering questions from Staff. There were no questions from the public.

Seeing no one else, the Mayor closed the Public Hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve item 12 g with staff conditions.

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

Passed

13. CITY COMMISSION

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

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

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.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to approve item 13 a.

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

Passed

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.

The Commission deliberated on whether they would rename 13th Street to Church Street or if they would use a dual designation, what the pros and cons were about making a complete name change and who would be impacted, mostly those currently residing on or conducting business on 13th Street (i.e. GPS validating the new name, address changes with the post office, etc.)

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

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.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve item 13b as a dual designation for 13th Street.

This motion was later rescinded by Commissioner Alexander and Commissioner Sessions after more discussion on what the repercussions would be on renaming, versus allowing for a dual designation, of 13th Street. The Commission referred to Staff to acquire more information on various items (i.e. possible address change, financial impacts, and timeframe of implementation).

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

City Clerk, Linda Cox, advised the Commission they would be presented with these applications at the next meeting for their selection.

14. COMMENTS FROM THE PUBLIC

Sean Reif; Loshonda Henderson; Claude Facie; Betty Bradwell; Robert Hall; Keith Holmes

15. COMMENTS FROM THE CITY MANAGER

a. City Manager's Report

City Manager, Nicholas Mimms, spoke of the transformation the Indian Hills Golf Course is undergoing and introduced Danny Visconti, the new Golf Course Manager, a Fort Pierce resident. Mr. Mimms deferred to Derrick Johnson, Deputy Director of Public Works and also a Fort Pierce resident to speak about debris removal. Mr. Johnson anticipates the final sweep of hurricane debris to be completed by the Thanksgiving Holiday. Mr. Mimms mentioned the Conference Agenda Meeting scheduled for Monday, November 13, 2017; some topics that will be discussed include condemnation procedures, the right turn lane onto Virginia Avenue from US 1. At the request of Commissioner Perona, the Public Works Department regarding the frequency of solid waste collection. Also to be discussed is the Little Jim's Bait & Tackle lease.

City Attorney, James Messer, gave an update of the Charter Review Commission.

16. COMMENTS FROM THE COMMISSION

Commissioner Rufus Alexander expressed his appreciation for the public input received during this meeting. He encouraged the public to come to speak to the Commission regarding other topics in the future as well.
Commissioner Thomas Perona applauded Commissioner Johnson's commitment to future design issues for the City of Fort Pierce. He also encouraged the conversation about the plastic bags. He provided the City Clerk with the Major Vero Beach Timeline Milestones to distribute to the rest of the Commission. He commended Chief Burney-Hobley for the Trunk & Treat event.
Commissioner Sessions requested and update from the City Manager regarding the County's purchase of the terminal and where they were with obtaining funding to be a participant. Mr. Mimms mentioned the County was still in their due diligence period but there is an prospective closing date of mid-December. Commissioner Sessions also encouraged the public to continue to provide the Commission with their input.
Commissioner Jeremiah Johnson also spoke about the terminal purchase and how it would impact Fort Pierce. He believes it will be a partnership opportunity for the City. He requested Mr. Mimms reach out to the St. Lucie County School Board for an update on their location.
Mayor Linda Hudson advised City Hall will be closed on Friday, November 10, 2017 in observance of the Veteran's Day Holiday; on Saturday, November 11, 2017, a Veteran's Day Ceremony will be held at the River Walk Center commencing at 11 a.m. She requested the

Planning Board look into the costs of notices to property and business owners earlier than currently sent. She thanked all who attended the Investiture of Shaniek Maynard. The Mayor asked that the PAD artists' names be displayed in the PAD district. The Scavenger Hunt was a success. The Jessica Clinton Heart Screening helped approximately 400 Fort Pierce children.

17. ADJOURNMENT

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 11/20/2017

Re: Email from Martha Wright

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Martha Wright thanking Mayor Linda Hudson, City Manager Nick Mimms and Communications Manager Shyanne Helms for their outstanding performance at the Peacock Art District event.

Attachments

Email from Martha Wright

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/13/2017 04:49 PM
City Manager	Nick Mimms	11/13/2017 04:49 PM

Form Started By: Jennifer Robinson Started On: 10/27/2017 09:54 AM

Final Approval Date: 11/13/2017

To: Jennifer D Robinson/cfp@cfp,
Cc:
Bcc:
Subject: Fw: Thank You for Outstanding Performance!
From: Nicholas Mimms/cfp - Friday 10/27/2017 09:49 AM

History: This message has been replied to.

From: mar.wright@att.net
To: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com, shelms@city-ftpierce.com
Cc:
Date: Oct 26, 2017, 5:26:53 PM
Subject: Thank You for Outstanding Performance!

Linda, Nick, and Shyanne,

I just wanted to send a note saying how well each of you did at the Peacock Art District event on Tuesday afternoon. You made Ft. Pierce look “beautiful” once again! Your enthusiasm, strong community spirit, and dedication showed in your presentations. You make us all proud, and we are fortunate to have each of you.

Martha

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

Meeting Date: 11/20/2017

Re: Letter from Bob O'Brien

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Bob O'Brien, Corporate & Community Training Institute Coordinator, IRSC, thanking Ed Seissiger, Engineering Projects Coordinator, for giving them a tour of the City Marina.

Attachments

Letter from Bob O'Brien

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/13/2017 04:36 PM
City Manager	Nick Mimms	11/13/2017 04:36 PM

Form Started By: Jennifer Robinson Started On: 11/02/2017 12:12 PM

Final Approval Date: 11/13/2017

Corporate & Community CCTI Training Institute

Bob O'Brien
CCTI Coordinator
(772) 462-7574
robrien@irsc.edu

Fax: (772) 462-4830
Toll Free: 1-888-283-1177

3209 Virginia Avenue
Fort Pierce, Florida 34981

www.irscbiz.com

@ Indian River State College

Corporate & Community CCTI Training Institute

Oct, 2017

Ed, It was great meeting you last week. I wanted to personally "Thank You" again for taking time out of your day to give us a tour of the FP Marina. You and your team did a fantastic job on the Marina and we truly appreciate it. Your passion showed in your presentation to us. Thanks Again

Bob O'Brien

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

Meeting Date: 11/20/2017

Re:

SUBJECT:

City of Fort Pierce Economic Development Team Update - Linda Cox, ED Team Leader

Form Review

Form Started By: Linda Cox Started On: 11/09/2017 11:14 AM

Final Approval Date: 11/09/2017

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

Meeting Date: 11/20/2017

Re: Economic Development Council Update

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

St. Lucie County Economic Development Council Annual Update - Pete Tesch, President

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/13/2017 04:35 PM

Form Started By: Linda Cox Started On: 08/08/2017 04:45 PM

Final Approval Date: 11/13/2017

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

Meeting Date: 11/20/2017

Re: Request Approval of Change Order No. 2 for the Indian Hills Recreation Area

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of Change Order No. 2 for the Indian Hills Recreation Area to Paul Jacquin and Sons, Inc. in the amount of $20,759.07

SUMMARY:

This is the final change order to close-out the Indian Hills Recreation Area project. These are additional items needed to complete phases I and II, to include additional fencing to prohibit vehicular access to the trails, removal of exotic vegetation and trimming of existing trees. Also included in this change order is labor and material for the installation of four (4) informational kiosks highlighting the stormwater aspects of the project.

RECOMMENDATION:

The Engineering Department recommends approval of the requested change order.

ALTERNATIVES:

Reject change order and advertise for alternative bidders.

RESPONSIBLE STAFF:

Jack Andrews, City Engineer

COORDINATED WITH:

Chris Singley, Vice President of Paul Jacquin and Sons, Inc..

Fiscal Impact

Budgeted Y/N:	N/A
Fiscal Year:	N/A
Account:	403-4300-538-3490
Amount:	$20,759.07

FISCAL IMPACT:

Funds will be encumbered from Stormwater Management Utility Funds.

Attachments

Change Order No. 2

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	11/14/2017 01:29 PM
City Manager	Nick Mimms	11/14/2017 06:17 PM

Form Started By: John Andrews
Started On: 10/26/2017 08:49 AM
Final Approval Date: 11/14/2017

CHANGE ORDER NO. 2

Indian Hills Recreation Area – Stormwater Improvements
aka (Heathcote Botanical Park)

Bid No. 2014-002

DATE: October 24, 2017

CONTRACTOR: Paul Jacquin and Sons, Inc.

OWNER: City of Fort Pierce

ORIGINAL CONTRACT AMOUNT	:	$ 2,787,588.42
CURRENT CONTRACT AMOUNT INCLUDING PREVIOUS CHANGE ORDERS	:	$ 5,028,293.42
NET CONTRACT AMOUNT **INCREASE** RESULTING FROM THIS CHANGE ORDER	:	**$ 20,759.07**
PROPOSED CONTRACT AMOUNT INCLUDING THIS CHANGE ORDER	:	**$ 5,049,052.49**
CURRENT CONTRACT EXPIRATION DATE	:	June 20, 2016
CONTRACT EXPIRATION DATE ADJUSTED BY THIS CHANGE ORDER	:	December 31, 2017

CHANGES ORDERED:

I. GENERAL:

This Change Order includes all items to complete the Indian Hills Recreation Area, phases I & II. The work entails additional fencing to prohibit vehicular access, removal of exotic vegetation and trimming of existing trees. Also included in this change order is labor and material for the installation of four (4) informational kiosks highlighting the stormwater treatment aspects of the project. All CONDITIONS, SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS, apply to and govern all the Work under this Change Order.

II. REQUIRED CHANGES/COST ADJUSTMENTS:

	Description	*Unit*	*Qty*	*Unit Price*	*Amount*
1.	St. Lucie Style Wood Fencing	LF	30	$48.70	$1,461.00
2.	Garden Ave. Swing Gate	LS	1	$1,300	$1,300.00
3.	Pine Straw Mulching	LS	1	$6,600	$6,600.00
4.	Removal of Exotic Vegetation	LS	1	$1,200	$1,200.00
5.	Trim Existing Trees	LS	1	$350	$350.00
6.	Furnish and Install Informational Kiosks	LS	1	$7,960.88	$7,960.88
7.	Contractor Overhead and Profit	LS	1	$1,887.19	$1,887.19
NET INCREASE BY THIS CHANGE ORDER					**$20,759.07**

III. JUSTIFICATION:

Incidental work needed to complete phases I and II of the project and to satisfy grant requirements by providing stormwater educational opportunities.

IV. PAYMENT:

The additional work will be encumbered by the Stormwater Management Utility Account No. 403-4300-538-3490.

V. APPROVAL AND CHANGE AUTHORIZATION:

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original Contract other than the matters expressly provided herein.

RECOMMENDED BY:

John R. Andrews, P.E.
City Engineer

By: _____
Signature

Date: 10/24/17

APPROVED AS TO FORM AND CORRECTNESS:

James M. Messer,
City Attorney

By: _____
Signature

Date: 10/30/2017

APPROVED BY:

Linda Hudson
Mayor

By: _____
Signature

Date: _____

ACCEPTED BY:

Chris Singley, Vice President
Paul Jacquin and Sons, Inc.

By: _____
Signature

Date: 10/25/17

CHANGE ORDER

AIA DOCUMENT G701

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT: Indian Hill Recreation Area – Stormwater Improvements
Aka(Heathcote Botanical Park)

TO: Paul Jacquin & Sons, Inc.
P.O. Box 4343
Ft. Pierce, FL 34948

CHANGE ORDER NUMBER: 2

INITIATION DATE: August 24, 2017

BID NO: 2014-002

CONTRACT FOR: Stormwater Improvements

CONTRACT DATE: February 18, 2014

You are directed to make the following changes in this Contract:

Labor and materials to add fencing at the end of Gardenia, Hialeah & Osceola Avenue to prohibit vehicular access. Labor and materials for a swing gate at the end of Garden for City/Maintenance access. See proposal from Daniels Fence.

$2,761.00

Labor and materials to provide and install one truck load of pine straw mulch. Cut and remove cattails around the south island & southern shoreline. Trim cabbage palms and clean up trees in phase 1 area. See proposal from Superior Waterway Services, Inc.

$8,150.00

Labor & materials to provide & install 4 kiosks per information provided. Artwork to be provided by City. See proposal from Glomaster Sign Company., Inc.

$7,960.88

Subtotal: $18,871.88
OH/P: $ 1,887.19
Total: $20,759.07

Signature of the Contractor, indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The original (Contract Sum) (~~Guaranteed Maximum Cost~~) was	$	2,787,588.42
Net change by previously authorized Change Orders	$	2,240,705.00
The (Contract Sum) (~~Guaranteed Maximum Cost~~) prior to this Change Order was	$	5,028,293.42
The (Contract Sum) (~~Guaranteed Maximum Cost~~) will be (increased) (decreased) (~~unchanged~~) by this Change Order	$	20,759.07
The new (Contract Sum) (~~Guaranteed Maximum Cost~~) including this Change Order will be	$	5,049,052.49

The Contract Time will be (increased) (decreased) (unchanged) by ( ) Days.
The Date of Substantial Completion as of the date of this Change Order therefore is ( ) Authorized:

CONTRACTOR	OWNER
Paul Jacquin & Sons, Inc	
Address P.O. Box 4343 Fort Pierce, FL 34948	Address
By	By
Date 8/24/17	Date

AIA DOCUMENT G701 • CHANGE ORDER • APRIL 1978 EDITION • AIA® • © 1978
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, D.C. 20006

Daniels Fence CORP.

All Types and Styles • Commercial • Residential • Electric Gate Systems
Licensed • Bonded • Insured

February 2, 2016

Proposal
Paul Jacquin & Sons, Inc.
Attn: Chris Singley

Project: Heathcote Phase II

Gardenia, Hialeah & Osceola Ave. Rework: To furnish and install 30' of 2-rail "St. Lucie Style" wood fence.

Total..... $ 1,461.00

Garden Ave Single-Swing Gate: To furnish and install one (1) 12' single-swing black chain link gate.

Total..... $ 1,300.00

$2,761

Not to include- grubbing, clearing, removals, permits, bonds, processing fees, electric work, grounding, conduits, raceways, or engineered drawings. Price good for 30 days

Thank you,
Thomas Kahrhoff
Estimator/Project Manager

2885 SE Jefferson Street • Stuart, Fl. 34997 • Phone: 772-283-2383 • Fax: 772-283-2565
E-Mail: Tom@DanielsFence.com

a complete sign service
Jim Hart
OWNER

GLOMASTER SIGN CO., INC.

4141 BANDY BLVD.
FORT PIERCE, FL 34981
772-464-0718
772-464-2157 FAX

Estimate

Number: **2910**

Date: **August 07, 2017**

Bill To:

PAUL JACQUIN & SONS
7348 COMMERCIAL CIRCLE
FT. PIERCE, FL 34951

Ship To:

PO Number	Terms
	UPON COMPLETION

Description	Qty/Hrs	Price/ Rate	Amount
MANUFACTURE & INSTALL 3- 30" H X 48" W KIOSKS AS PER SPECS	3.00	1,900.00	5,700.00
MANUFACTURE & INSTALL 1- 30" H X 24" W KIOSK AS PER SPECS	1.00	1,775.00	1,775.00
*HI RESOLUTION ARTWORK TO BE PROVIDED BY CUSTOMER			

ACCEPTANCE SIGNATURE

_____

Sub-Total	**$7,475.00**
State Tax 6.50% on 7,475.00	485.88
Total	**$7,960.88**

SUPERIOR WATERWAY SERVICES, INC.

SERVICE AGREEMENT / MISCELLANEOUS SERVICES

Jacquin & Sons, Inc.
Attn: Mr. Chris Singley / Heathcote Project
PO Box 4343
Ft. Pierce, FL 34948

DATE:	TERMS:	DELIVERY:
3-2-17	Net 30	Fulfilled

DESCRIPTION	AMOUNT
SPREAD ONE TRUCK LOAD (1288 BALES) OF PINE STRAW AROUND PHASE 1 AND 2 AS DISCUSSED DURING SITE MEETING.	$6,600.00
CUT AND REMOVE CATTAILS AROUND SOUTH ISLAND IN PHASE 1 AND ALONG SOUTHERN SHORELINE	$1,200.00
TRIM CABBAGE PALMS AND CLEAN UP TREES AROUND RIBBON CUTTING AREA	$350.00
	$8,150

THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

SUPERIOR WATERWAY SERVICES, INC.

By: _____

CUSTOMER ACCEPTANCE - The above prices, specifications and conditions are satisfactory and are hereby accepted.

By: _____

Dated: _____

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

Meeting Date: 11/20/2017

Re: Marina Channel Navigation Buoys, Quotes

Submitted For: Dean Kubitschek, Director of Marina, Marina

SUBJECT:

Approve Wilco Construction, Fort Pierce, FL, as the most responsive responsible bidder for the replacement of City Marina Channel Navigation Buoys numbered 1 through 12, in the amount of $12,975.00.

SUMMARY:

Due to the strong cross currents or operator miscalculations operating vessels, the marina channel navigation buoys #1 thru #12 have been hit by vessels while operating in the channel or extreme weather has shifted the buoys. These events have caused damage to, displaced, or sank the navigation markers. It is required by the United States Coast Guard that the public channel be maintained by the marina owner. Marina staff solicit two (2) quotes from local vendors who have previously deployed buoys in the marina channel, Brothers' Construction, Inc., Stuart, FL, and Wilco Construction, Fort Pierce, FL. The third local vendor that provides marina construction services, Summerlin Dock Construction, Fort Pierce, FL, does have the equipment to deploy. It is imperative that the new channel markers be deployed as soon as possible to provide day time and night time guidance to and from the facility.

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 be used to award to the most responsive responsible bidder.

RECOMMENDATION:

Award to Wilco Construction, Fort Pierce, FL, for deployment required by the United States Coast Guard, in the amount of $12,975.00.

ALTERNATIVES:

Proceed as directed by the City Commission

RESPONSIBLE STAFF:

Marina Manager, Dean Kubitschek

COORDINATED WITH:

City Engineer

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2018

Account: 401-4100-575-34-90
Amount: $12,975.00
FISCAL IMPACT:
Budgeted

Attachments

Marina Channel Proposals
Channel Map
Marina Channel Overview

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	11/01/2017 03:53 PM
City Manager	Nick Mimms	11/14/2017 06:20 PM
Form Started By: Pat Danise		Started On: 10/27/2017 09:54 AM
Final Approval Date: 11/14/2017		

Channel Marker Buoy Installation
Wade Diekman
to:
fpcmdean
08/21/2017 03:30 PM
Hide Details
From: Wade Diekman <Wade@brothersconstructionfl.com>
To: fpcmdean <fpcmdean@city-ftpierce.com>
History: This message has been forwarded.

Dean, As requested, the total estimated cost to the (10) anchors as discussed would be $ 14,800.00 which includes the following:

- Mobilization to site.
- Form, pour & strip (10) 3' X 3' X 6" thick flat slab anchors with eye bolt. Anchors will weigh approximately 630 lbs.
- Deploy and place anchors at location(s) provided by Owner.
- Install Owner provided buoys. BCI will provide and install new galvanized chain and shackles.
- Install smaller buoy and line for locating concrete anchor(s) in the event the buoy(s) break free from anchor. Buoys provided by Owner.

I did not include a Surveyor if they need to be placed using state plane coordinates. if required, the additional estimated cost for a PLS would be an additional $1,200.00. Also, no diving has been anticipated or included. Installation will be done from barge.

Thanks and please let me know if you have any questions.

Wade Diekman
President
Brothers' Construction, Inc.
Phone: (772) 692-9477
Cell: (772) 260-1673
www.brothersconstructionfl.com

BCI
Brothers' Construction, Inc.
Heavy, Civil and Marine Construction
Stuart,Florida

From: fpcmdean [mailto:fpcmdean@city-ftpierce.com]
Sent: Monday, August 21, 2017 12:28 PM
To: Wade Diekman <Wade@brothersconstructionfl.com>
Subject: Fw: channel

BOUYS #1- #10 To be replaced

Dean Kubitschek

Marina Manager
Fort Pierce City Marina
(772) 464-1245
Fax: (772) 464-2589
Cell: (772) 528-2186
email: fpcmdean@city-ftpierce.com
DEAN KUBITSCHEK

----- Forwarded by fpcmdean/cfp on 08/21/2017 12:24 PM -----

From: fpcm/cfp
To: fpcmdean/cfp@cfp
Date: 08/21/2017 11:52 AM
Subject: channel
Sent by: Rebecca Vasata

Fort Pierce City Marina
772-464-1245
FPCM@city-ftpierce.com

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.

PROPOSAL/CONTRACT

WILCO CONSTRUCTION INC.

10751 ORANGE AVE
FT. PIERCE, FL 34945
PH 772-460-6928 FAX 772-460-6929
SCC # 131151026
WWW.WILCOMARINECONSTRUCTION.COM

PROPOSAL SUBMITTED TO:

CITY OF FORT PIERCE MARINA
ATTN: DEAN KUBITSCHEK
ONE AVENUE A
FORT PIERCE, FL 34950
PH# 772-528-2186
EMAIL: FPCMDEAN@CITY-FTPIERCE.COM

DESCRIPTION OF JOB:

CHANNEL MARKERS

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

1. REPLACE UP TO 15 PCS EXISTING BUOYS
2. BUOYS TO BE SUPPLIED BY OWNER/MARINA
3. WILCO TO SUPPLY: UP TO 140 L FT OF 3/8" STAINLESS STEEL CHAIN (11 AT 9' & 4 AT 8' - ADDITIONAL IF REQUIRED AT $11.50 PER FT), UP TO 15 PCS STAINLESS STEEL EYE BOLTS WITH SWIVEL & SHACKLE, UP TO 15 PCS 650 LB CONCRETE DEADMEN ANCHORS WITH REBAR PINS ON BOT. SIDE & LABOR/EQUIPMENT TO INSTALL
4. OWNER TO PROVIDE LOCATIONS (INSTALL TEMP. PVC MARKERS OR TEMP BUOYS AT EACH LOCATION - WILCO TO ASSIST)

COST --- $12,975.00
***PRICE BASED ON EQUIPMENT IN THE IMMEDIATE AREA (PASSING BY)**

NOTES:
1. WILCO CONSTRUCTION CARRIES U.S.L. & H WORKERS COMPENSATION INSURANCE AS PER FEDERAL REGULATIONS FOR MARINE CONSTRUCTION
2. ACCESS FOR EQUIPMENT, MATERIALS, AND CREW REQUIRED
3. EXCLUDED: PERMITS, BUOYS, LIGHTS, NUMBERS, LOCATES, DISPOSAL OF EXISTING AND/OR ANY ADDITIONAL LABOR OR MATERIAL BEYOND STATED ABOVE

PAYMENTS AS FOLLOWS: IN FULL UPON INSTALLATION

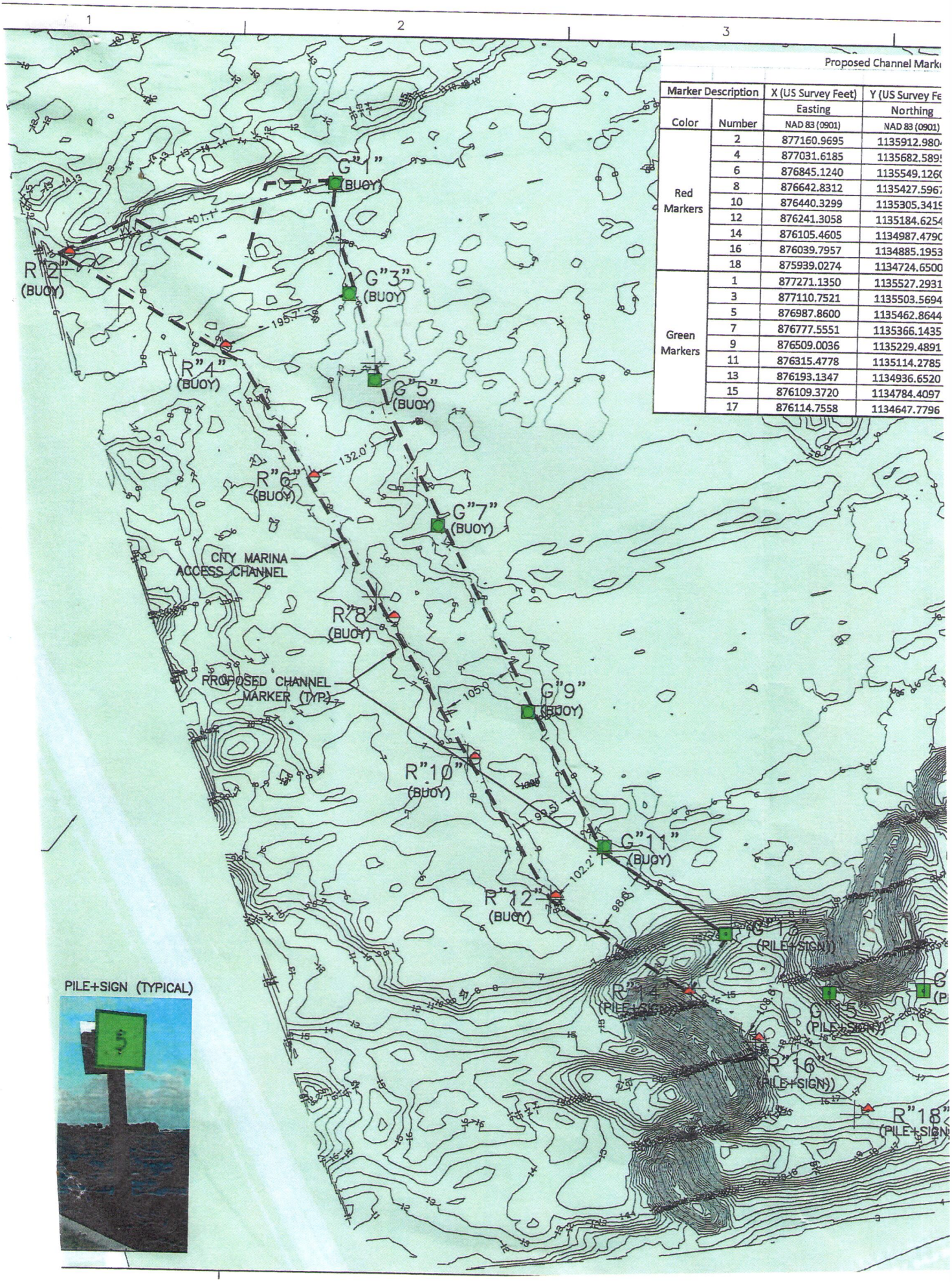
DATE: 9/26/2017

AUTHORIZED SIGNATURE: ROBERT WILLIAMS

I HAVE READ THIS PROPOSAL/CONTRACT AND UNDERSTAND ITS TERMS AND CONDITIONS AND ACCEPT THE SAME INCLUDING THOSE ON THE REVERSE SIDE OF THIS FORM. WILCO IS AUTHORIZED TO DO THE WORK SPECIFIED IN THE CONTRACT ONLY. PAYMENT MADE AS STATED ABOVE. ALL INVOICES ARE PART OF THIS PROPOSAL/CONTRACT.

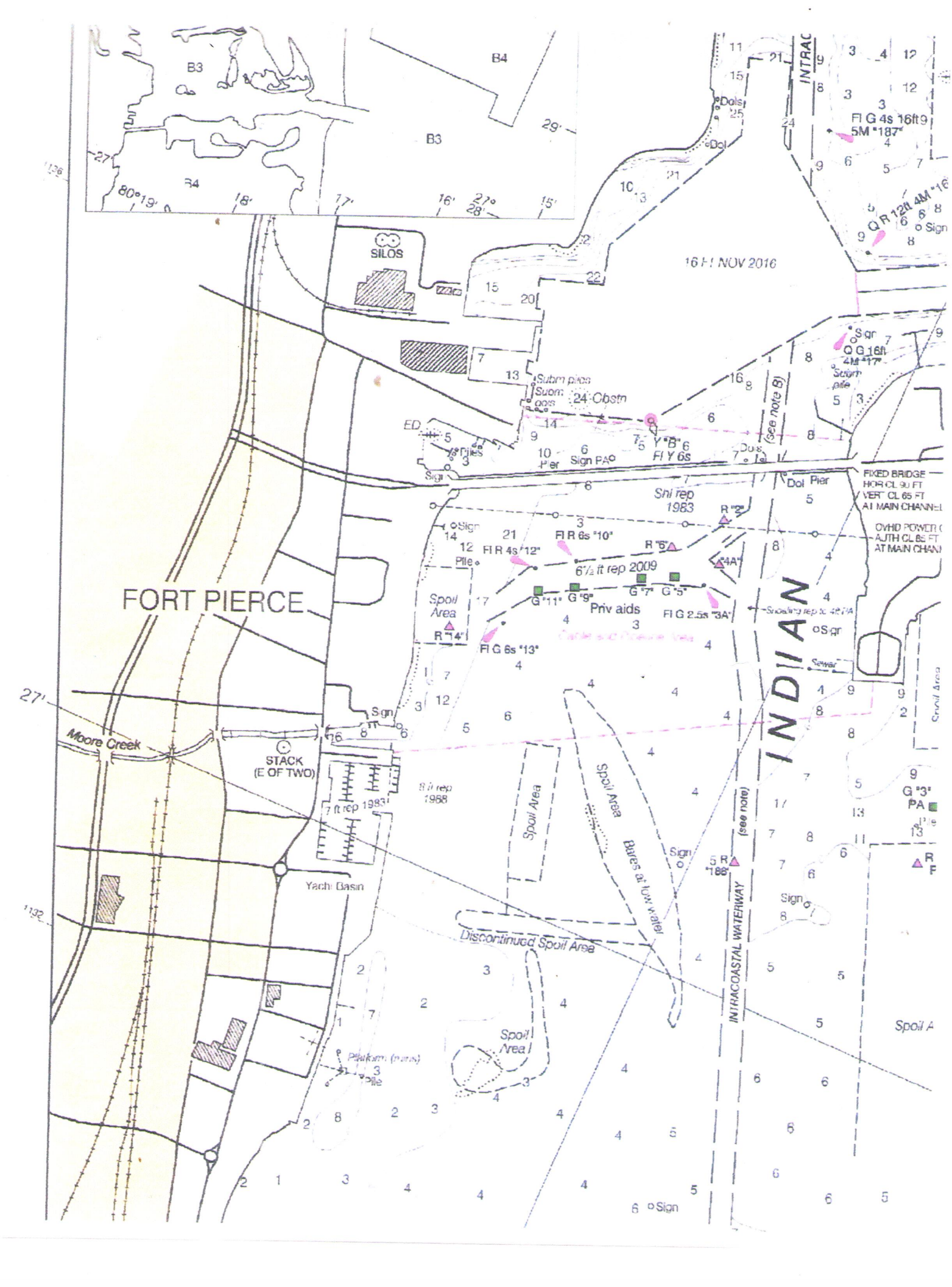
DATE: 10/18/17

SIGNATURE:



Proposed Channel Mark

Marker Description		X (US Survey Feet)	Y (US Survey Fe
		Easting	Northing
Color	Number	NAD 83 (0901)	NAD 83 (0901)
Red Markers	2	877160.9695	1135912.980
	4	877031.6185	1135682.589
	6	876845.1240	1135549.126
	8	876642.8312	1135427.596
	10	876440.3299	1135305.341
	12	876241.3058	1135184.625
	14	876105.4605	1134987.479
	16	876039.7957	1134885.195
	18	875939.0274	1134724.650
Green Markers	1	877271.1350	1135527.2931
	3	877110.7521	1135503.5694
	5	876987.8600	1135462.8644
	7	876777.5551	1135366.1435
	9	876509.0036	1135229.4891
	11	876315.4778	1135114.2785
	13	876193.1347	1134936.6520
	15	876109.3720	1134784.4097
	17	876114.7558	1134647.7796


FORT PIERCE
INDIAN
Moore Creek
STACK
(E OF TWO)
SILOS
Yacht Basin
Spoil Area
Discontinued Spoil Area
Barge at low water
INTRACOASTAL WATERWAY
(see note)
Fl G 4s 16ft 9M "187"
Q R 12ft 4M "16"
Q G 16ft 4M "17"
Fl G 6s "13"
Fl R 4s "12"
Fl R 6s "10"
Fl G 2.5s "3A"
6½ ft rep 2009
Priv aids
Shl rep 1983
8 ft rep 1988
7 ft rep 1983
Dol Pier
Sign PA
Subm pipe
Subm pipe
24 Obstn
FIXED BRIDGE
HOR CL 90 FT
VERT CL 65 FT
AT MAIN CHANNEL
16 FT NOV 2016
Sewer
Pipeline (trans)
B3
B4
80°19'
27°
28'

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

Meeting Date: 11/20/2017

Re: Dock Electrical Replacement and Repair - Hurricane Irma

Submitted For: Dean Kubitschek, Director of Marina, Marina

SUBJECT:

Approval of Dock Electrical Replacement and Repair as a result of Hurricane Irma by Florida Floats aka Bellingham Marine in an amount not to exceed $65,009.25.

SUMMARY:

Driving rains and high winds during Hurricane Irma caused some electrical damage to the City Marina's electrical system on the floating docks. The most extensive damage was to an electrical transformer located on "A" dock. All the electrical transformers were wrapped for protection, but the high winds removed one of "A" dock transformer's protection. After the storm passed, the marina staff reengaged the electrical system. After 20 minutes of activation on "A" dock, a transformer fire broke out damaging one of the two transformers on the dock. A temporary transformer has been installed until the new transformer is constructed and shipped to the facility. Other electrical pedestals need minor repairs using new parts to bring the marina electrical system back to the original condition prior to the storm.

RECOMMENDATION:

Repair and replace as needed per estimate from Florida Floats aka Bellingham Marine.

ALTERNATIVES:

Proceed as directed by the City Commission

RESPONSIBLE STAFF:

Marina Manager, Dean Kubitschek

COORDINATED WITH:

City Engineer

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2018
Account:	401-4100-575-63-20
Amount:	$65,009.25

FISCAL IMPACT:

Hurricane Irma Damage

Attachments

Florida Floats/Bellingham Marine

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	11/14/2017 01:22 PM
City Manager	Nick Mimms	11/14/2017 06:18 PM
Form Started By: Pat Danise		Started On: 10/26/2017 12:23 PM
Final Approval Date: 11/14/2017		

Florida Floats

Bellingham MARINE
The World's Most Comprehensive Marina Builder

1813 Dennis St
Jacksonville, FL 32204
Ph: 904.380.5519 / Fax: 904.354.4818
sburkett@bellingham-marine.com

UNIFLOAT REPAIR PROPOSAL

TO: Ed Seissiger
City of Fort Pierce
P. O. Box 1480
Fort Pierce, FL 34954
eseissiher@city-ftpierce.com

Date: 29-Sep-17

Ship To:

Job #:

Item	Quantity	Price/Unit	Ext Price
Trip Charge for Inspection of Marina	1		$2,520.00
*Inspection and repairs performed on 11/19/17 - Repaired GFCI unit on shore, inspection of bender units on L Dock, replaced 2 - 50A receptacles, inspected malfunctioning pedestals			
Material for Electrical Repair	1		$33,859.25
*Bases for 7 pedestals, 3 light bollards, & 3 fire stations, 3 photo cells, 5 LED Bulbs, 1 50A receptacle, 12 Substation latches, 1 GFI Monitor Multi-Ch SUB TB, 3 GFI Monitors Single-Ch SUB TA, and Substation AA			
Labor for Repair & Replacement of Substation AA	1		$21,880.00
*Installation of above mentioned materials and removal and replacement of Substation AA			
Temporary Hookup for Transformer at AA	1		$425.00
*Labor and wire to connect temporary 225KVa Transformer, performed on 11/27/17			
Crane to Transfer New Substation AA	1		$6,325.00
*Delivery, offloading, and swapping of new Substation AA			
Subtotal			$65,009.25
Sales Tax			N/A
Total			**$65,009.25**

Notes: All labor costs include hotel, per diem, and travel.

Thanks,

Steven Burkett

Bellingham Marine

Signature: _____

Name: _____

Date: _____

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

Meeting Date: 11/20/2017

Re:

SUBJECT:

Approval of travel expenses in the amount of $923.75 for Commissioner Rufus J. Alexander to attend the Florida League of Cities 57th Annual Legislative Conference being held on December 6-8, 2017 in Kissimmee, Florida.

SUMMARY:

Approval of travel expenses in the amount of $923.75 for Commissioner Rufus J. Alexander to attend the Florida League of Cities 57th Annual Legislative Conference being held on December 6-8, 2017 in Kissimmee, Florida.

RECOMMENDATION:

Approve

ALTERNATIVES:

Not approve.

RESPONSIBLE STAFF:

Noemi Rios

COORDINATED WITH:

Linda Cox

Attachments

Travel_Alexander

Form Review

Form Started By: Linda Cox Started On: 11/07/2017 02:25 PM

Final Approval Date: 11/07/2017

REGISTRATION INFORMATION
57th Annual Legislative Conference
PO Box 1757
Tallahassee, FL 32302
850-222-9684
850-222-3806 fx

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Embassy Suites Orlando
Lake Buena Vista South
4955 Kyngs Heath Road
Kissimmee, FL

DATE: **10/30/2017**

1. TRAVELER'S NAME: Alexander, Rufus
2. DEPARTURE DATE: 12/5/2017
3. RETURN DATE: 12/8/2017
4. DESTINATION: Orlando, FL
5. CODE CHARGE: **001-1000-511-40.30**
6. AMT BUDGETED: 7,500.00

DEPARTMENT: City Commission
DEPARTURE TIME: 5 p.m.
RETURN TIME: 5 p.m.
PURPOSE: 57th Annual Legislative Conference

7. BALANCE AVAILABLE: _____ **$7,500.00**

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

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:	225.00			
* HOTEL BILL: Confirmation # **85856453**		486.92		
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ 0.535 **214**			114.49	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES				
* MISC. EXPENSES				
MEALS				
0 BREAKFAST @ $8.00			0.00	
2 LUNCH @ $8.00			16.00	
3 DINNER @ $20.00			60.00	
SPECIAL LUNCHEON/BANQUET				
6.5% STATE TAX			4.94	
15% GRATUITIES			11.40	
TOTALS	225.00	486.92	211.83	$923.75

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

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

TRAVEL APPROVED BY:

_____
DEPARTMENT SUPERVISOR

_____
CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

* RECEIPT REQUIRED
REV 1/17 DLN

PENDING CITY COMMISSION APPROVAL

RECEIVED
TIME_____
NOV 02 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

2017 LEGISLATIVE CONFERENCE REGISTRATION FORM

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

Name: Rufus (first) J. (middle) Alexander, III (last)

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

Title: Commissioner Affiliation: City of Fort Pierce
(city, county or company)

Address: 100 N. US Hwy 1

City: Fort Pierce State: FL Zip: 34950

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

Email: NRios@City-FtPierce.com

Office Contact Person: Noemi Rios

ADDITIONAL ACTIVITIES

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

☒ **Wednesday, December 6** - Research Symposium

☒ **Friday, December 8** - Continuing Education in Ethics

REMINDERS

Registration fee: $225. Covers admission to all conference sessions, continental breakfasts, refreshment breaks and Thursday's luncheon and networking event.

Make checks payable to the **Florida League of Cities.**

The advance registration deadline is November 20. After that date, please register on-site.

Complete a separate Conference Registration Form for each delegate. Duplicate this form as needed. Full payment must accompany each registration.

Cancellations must be received and confirmed in writing by **5:00 p.m., Monday, November 20** to receive a refund of registration fees. Refunds will not be issued until after the conference. No refunds will be issued for early departure. **Note: An administrative fee of $25.00 will be deducted from all refunds.**

Special Needs: If you are physically challenged and require special services, or if you have special dietary needs, please attach a written description of those needs to your registration form.

TENTATIVE PROGRAM*

We are planning a variety of informative workshops to help you prepare for the 2018 Legislative Session. The specific workshop schedule will be posted to our website as soon as it is available, so check for updates!

Wednesday, December 6

8:30 a.m. - 1:00 p.m.
Research Symposium – Ready & Resilient: Combating Water Hazards in an Era of Extreme Weather
Hosted by the League's Center for Municipal Research & Innovation

Additional registration required; be sure to check the box on the enclosed registration form if you would like to attend. Please note that anyone who signs up and does not attend the Symposium will be assessed a no-show fee of $45.

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

3:45 p.m. - 5:00 p.m.
Workshop – Explaining Contemporary American Political Culture: Mission Impossible?

3:45 p.m. - 5:00 p.m.
Florida League of Mayors Board of Directors Meeting

5:15 p.m. - 6:15 p.m.
Local/Regional League Officers Meeting
For local/regional league presidents, vice presidents and executive directors

Thursday, December 7

7:30 a.m. - 9:00 a.m.
Coffee Service

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

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

9:00 a.m. - 10:15 a.m.
Let Cities Work Advocacy Strategy Workshop

10:30 a.m. - 11:30 a.m.
Workshop – Update on Telecommunications Issues

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

1:15 p.m. - 2:15 p.m.
Workshop – Preparing for the Additional Homestead Exemption

2:30 p.m. - 3:45 p.m.
Workshop – Lessons Learned in Hurricane Irma

4:00 p.m. - 5:00 p.m.
Workshop – Lobbying 101: Learn from the Pros on Effectively Communicating with Legislators

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

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

Friday, December 8

7:30 a.m. - 9:00 a.m.
Coffee Service

7:30 a.m. - 12:00 p.m.
Registration Desk Open

8:00 a.m. - 9:00 a.m.
Workshop – Update on the Constitution Revision Commission

9:15 a.m. - 10:15 a.m.
General Session

10:30 a.m. - 11:45 a.m.
Legislative Policy Committee Meetings

- Finance, Taxation and Personnel
- Land Use and Economic Development
- Municipal Administration
- Transportation and Intergovernmental Relations
- Utilities, Natural Resources and Public Works

12:00 p.m. - 4:00 p.m.
Continuing Education in Ethics: Have You Completed Your Hours?
Florida's municipal elected officers are required to take four specific hours of continuing education in ethics per year. If you haven't completed your hours yet, this is your opportunity! The four hours include two hours on the Florida Ethics Law (Chapter 112, F.S.), one hour of public meetings (Chapter 286, F.S.) and one hour of public records (Chapter 119, F.S.). If your hours are completed, this is a good refresher class.

NOTE: You must be registered for the full conference to attend this session and pre-registration is required. Registration is limited to the first 40 people. See the registration form for details.

** Program Subject to Change*

YOUR TRIP TO:

4955 Kyngs Heath Rd, Kissimmee, FL, 34746-5512

1 HR 52 MIN | 107 MI

Est. fuel cost: $7.35

Trip time based on traffic conditions as of 4:18 PM on October 30, 2017. Current Traffic: Moderate

1. Start out going **northwest** on N US Highway 1/US-1 N/FL-5 toward US-1 S.

Then 0.05 miles — 0.05 total miles

2. Turn **left** onto Avenue A.
If you reach Avenue B you've gone a little too far.

Then 0.16 miles — 0.21 total miles

3. Turn **left** onto N 7th St.
First United Methodist Church is on the corner.

Then 0.01 miles — 0.23 total miles

4. Take the 1st **right** onto Orange Ave/County Hwy-68.
First United Methodist Church is on the corner.

Then 0.52 miles — 0.74 total miles

5. Turn **left** onto S 13th St.
S 13th St is just past Alma Ct.

If you reach N 14th St you've gone a little too far.

Then 0.25 miles — 0.99 total miles

6. Take the 2nd **right** onto Delaware Ave/FL-70. Continue to follow FL-70.
FL-70 is just past Citrus Ave.

If you reach Easter Ave you've gone a little too far.

Then 4.45 miles — 5.44 total miles

7. Merge onto FL-91 N/Florida's Tpke N via the ramp on the **left** toward **Orlando** (Portions toll).
If you reach S Rock Rd you've gone about 0.1 miles too far.

Then 89.48 miles — 94.92 total miles

8. Take the **US-192/US-441** exit, EXIT 242, toward **Kissimmee/St Cloud**.

Then 0.35 miles — 95.27 total miles

9. Keep **left** to take the ramp toward **Kissimmee/Disney World/Osceola Co Stadium**.

Then 0.03 miles — 95.29 total miles

10. Turn **left** onto E Irlo Bronson Memorial Hwy/US-441 N/US-192 W. Continue to follow US-192 W.

Then 11.47 miles — 106.77 total miles

11. Turn **right** onto State Road 535/FL-535.
State Road 535 is 0.1 miles past Sunward Dr.

Then 0.20 miles — 106.97 total miles

12. Turn **left** onto Kyngs Heath Rd.
If you are on FL-535 and reach Calypso Cay Way you've gone about 0.2 miles too far.

Then 0.09 miles — 107.06 total miles

13. 4955 Kyngs Heath Rd, Kissimmee, FL 34746-5512, 4955 KYNGS HEATH RD is on the **right**.
If you reach Sadina St you've gone a little too far.

Use of directions and maps is subject to our Terms of Use. We don't guarantee accuracy, route conditions or usability. You assume all risk of use.

EMBASSY SUITES by HILTON

Embassy Suites by Hilton Orlando Lake Buena Vista South
4955 Kyngs Heath Road, Kissimmee, FL 34746
T: 1 407-597-4000

Dec. 05, 2017 – Dec. 08, 2017
Confirmation Number: 85856453

UPDATE

Rufus Alexander,

see you on Dec 05, 2017

EXPLORE
Neighborhood



FIND US
Maps & Directions

DIG INTO
Dining

FOR YOUR
Convenience



RUFUS ALEXANDER
ENJOY A SPECIAL ROOM UPGRADE FOR ONLY $7
SHOW MY CUSTOM UPGRADE

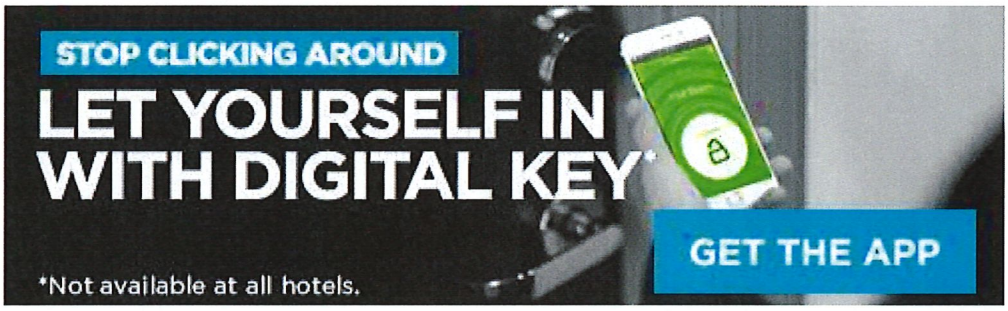
Your Room Information:

2 QUEEN BEDS NONSMOKING	
Rooms:	1
Guests:	1 Adult
Check In:	Dec 05 4:00 PM
Check Out:	Dec 08 11:00 AM

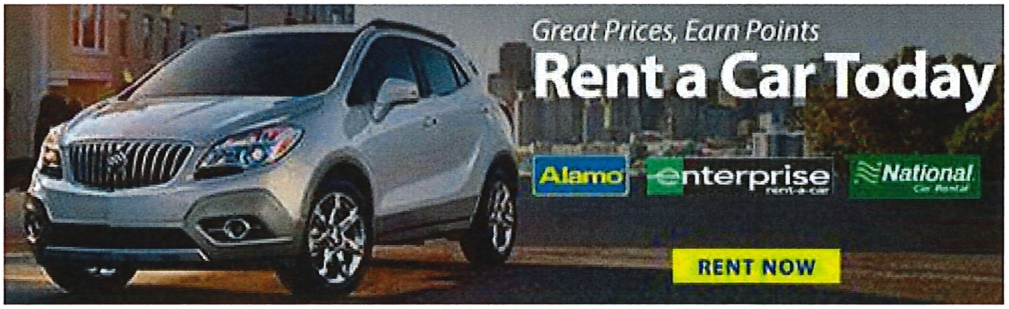
Free Cancellation: If your plans change, let us know by Dec 02 to avoid being charged for the first night.*

Your Plan Information:

LEGISLATIVE CONF		
Rate per night :	143.00	USD
Total for Stay per Room		
Rate:	429.00	USD
Taxes:	57.92	USD
Total:	486.92	USD
Total for Stay :	**486.92**	**USD**







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

Meeting Date: 11/20/2017

Re:

SUBJECT:

Approval of travel expenses in the amount of $923.75 for Mayor Linda Hudson to attend the Florida League of Cities 57th Annual Legislative Conference being held on December 6-8, 2017 in Kissimmee, Florida.

SUMMARY:

Approval of travel expenses in the amount of $923.75 for Mayor Linda Hudson to attend the Florida League of Cities 57th Annual Legislative Conference being held on December 6-8, 2017 in Kissimmee, Florida.

RECOMMENDATION:

Approve

ALTERNATIVES:

Do not approve.

RESPONSIBLE STAFF:

Noemi Rios

COORDINATED WITH:

Linda Cox

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2018
Amount:	923.75

OTHER INFORMATION:

Amount has been budgeted.

Attachments

Travel_Hudson

Form Review

Form Started By: Linda Cox Started On: 11/07/2017 02:26 PM

Final Approval Date: 11/07/2017

REGISTRATION INFORMATION
57th Annual Legislative Conference
PO Box 1757
Tallahassee, FL 32302
850-222-9684
850-222-3806 fx

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Embassy Suites Orlando
Lake Buena Vista South
4955 Kyngs Heath Road
Kissimmee, FL

DATE: **10/30/2017**

1. TRAVELER'S NAME: Hudson, Linda
2. DEPARTURE DATE: 12/5/2017
3. RETURN DATE: 12/8/2017
4. DESTINATION: Orlando, FL
5. CODE CHARGE: **001-1000-511-40.30**
6. AMT BUDGETED: 7,500.00

DEPARTMENT: Mayor/City Commission
DEPARTURE TIME: 5 p.m.
RETURN TIME: 5 p.m.
PURPOSE: 57th Annual Legislative Conference

7. BALANCE AVAILABLE: _____ **$7,500.00**

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

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
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* HOTEL BILL: Confirmation # **87689477**		486.92		
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
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ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY:

_____
DEPARTMENT SUPERVISOR

_____
CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

* RECEIPT REQUIRED
REV 1/17 DLN

Pending Approval By City Commission

RECEIVED
TIME_____

NOV 0 1 2017

CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

2017 LEGISLATIVE CONFERENCE REGISTRATION FORM

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Please type or print information requested. **Fill out a separate form for each registrant.**

Name: Linda (first) _____ (middle) Hudson (last)

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

Title: Mayor Affiliation: City of Fort Pierce (city, county or company)

Address: 100 N. US Hwy 1

City: Fort Pierce State: FL Zip: 34950

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

Email: NRios@City-FtPierce.com

Office Contact Person: Noemi Rios

ADDITIONAL ACTIVITIES

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

- ☒ **Wednesday, December 6** - Research Symposium
- ☐ **Friday, December 8** - Continuing Education in Ethics

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10:30 a.m. - 11:30 a.m.
Workshop – Update on Telecommunications Issues

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

1:15 p.m. - 2:15 p.m.
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Workshop – Lessons Learned in Hurricane Irma

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Workshop – Lobbying 101: Learn from the Pros on Effectively Communicating with Legislators

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

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

Friday, December 8

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Coffee Service

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Registration Desk Open

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** Program Subject to Change*

YOUR TRIP TO:

4955 Kyngs Heath Rd, Kissimmee, FL, 34746-5512

1 HR 52 MIN | 107 MI

Est. fuel cost: $7.35

Trip time based on traffic conditions as of 4:18 PM on October 30, 2017. Current Traffic: Moderate

1. Start out going **northwest** on N US Highway 1/US-1 N/FL-5 toward US-1 S.

Then 0.05 miles — 0.05 total miles

2. Turn **left** onto Avenue A.
If you reach Avenue B you've gone a little too far.

Then 0.16 miles — 0.21 total miles

3. Turn **left** onto N 7th St.
First United Methodist Church is on the corner.

Then 0.01 miles — 0.23 total miles

4. Take the 1st **right** onto Orange Ave/County Hwy-68.
First United Methodist Church is on the corner.

Then 0.52 miles — 0.74 total miles

5. Turn **left** onto S 13th St.
S 13th St is just past Alma Ct.
If you reach N 14th St you've gone a little too far.

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6. Take the 2nd **right** onto Delaware Ave/FL-70. Continue to follow FL-70.
FL-70 is just past Citrus Ave.
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Then 4.45 miles — 5.44 total miles

7. Merge onto FL-91 N/Florida's Tpke N via the ramp on the **left** toward **Orlando** (Portions toll).
If you reach S Rock Rd you've gone about 0.1 miles too far.

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8. Take the **US-192/US-441** exit, EXIT 242, toward **Kissimmee/St Cloud**.

Then 0.35 miles — 95.27 total miles

9. Keep **left** to take the ramp toward **Kissimmee/Disney World/Osceola Co Stadium**.

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10. Turn **left** onto E Irlo Bronson Memorial Hwy/US-441 N/US-192 W. Continue to follow US-192 W.

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11. Turn **right** onto State Road 535/FL-535.
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12. Turn **left** onto Kyngs Heath Rd.
If you are on FL-535 and reach Calypso Cay Way you've gone about 0.2 miles too far.

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If you reach Sadina St you've gone a little too far.

Use of directions and maps is subject to our Terms of Use. We don't guarantee accuracy, route conditions or usability. You assume all risk of use.

EMBASSY SUITES by HILTON

Embassy Suites by Hilton Orlando Lake Buena Vista South
4955 Kyngs Heath Road, Kissimmee, FL 34746
T: 1 407-597-4000

Dec. 05, 2017 – Dec. 08, 2017
Confirmation Number: 87689477

UPDATE

Linda Hudson,

see you on Dec 05, 2017

EXPLORE
Neighborhood



FIND US
Maps & Directions

DIG INTO
Dining

FOR YOUR
Convenience



LINDA HUDSON
ENJOY A SPECIAL ROOM UPGRADE FOR ONLY $7
SHOW MY CUSTOM UPGRADE

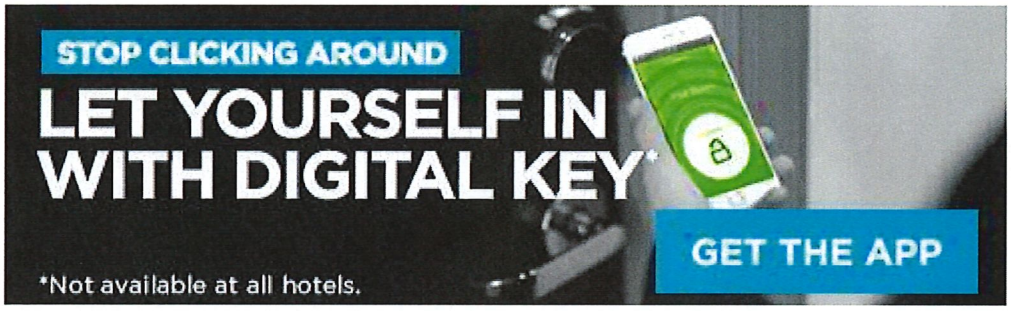
Your Room Information:

2 QUEEN BEDS NONSMOKING	
Rooms:	1
Guests:	1 Adult
Check In:	Dec 05 4:00 PM
Check Out:	Dec 08 11:00 AM

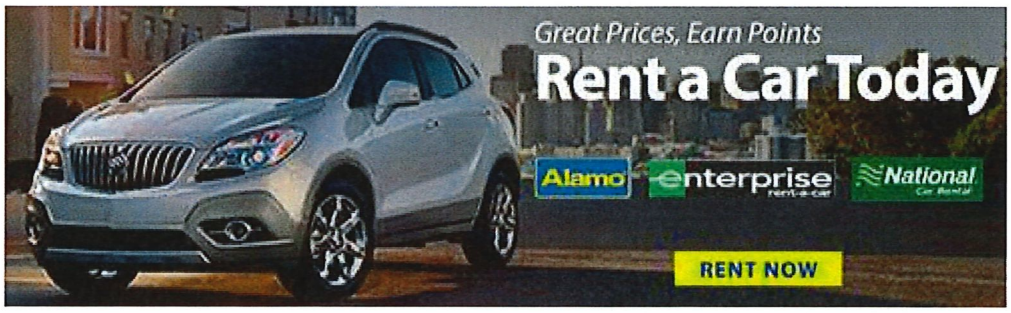
Free Cancellation: If your plans change, let us know by Dec 02 to avoid being charged for the first night.*

Your Plan Information:

LEGISLATIVE CONF		
Rate per night :	143.00	USD
Total for Stay per Room		
Rate:	429.00	USD
Taxes:	57.92	USD
Total:	486.92	USD
Total for Stay :	**486.92**	**USD**







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

Meeting Date: 11/20/2017

Re: Minor Amendment to Site Plan - Chick-fil-a - 5560 Okechobee Road

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Notification of Director of Development's approval of a Minor Amendment to Site Plan for a new 4,989 sq. ft. Chick-fil-a restaurant with drive-thru service at 5560 Okeechobee Road, Fort Pierce, FL. The properties are zoned General Commercial, C-3 zone. (Parcel IDs: 2419-603-0002-000-7 & 2419-603-0005-000-8.) The Minor Amendment accommodates storm water retention adjustments required with permitting by the South Florida Water Management District (SFWMD).

SUMMARY:

- The City Commission, on April, 3rd, 2017, approved a Site Plan for development of a 4,989 sq. ft. Chick-fil-a restaurant complete with drive-thru service, an indoor playground, and outdoor cafe dining at 5560 Okeechobee Road. The property is within the General Commercial, C-3, zone.
- In accordance with Section 22-58 (i) the applicant has requested authorization of a minor amendment to an approved site plan for based upon site layout design modifications necessary to avoid impacting the existing dry pond area located along the north side of the Chick-fil-A parcel.
- The summary minor adjustments to the site plan include shifting the drive-thru lane along the north side of the parcel south roughly 25’ to avoid impacting the existing pond, alteration of the parking configuration in the center of the site to accommodate shifting the drive-thru south, a reduction of the parking count by 7 spaces compared to the previous approval, and an increase to the percentage of open space to 33%.
- The amended site plan maintains compliance with the City’s land development code and comprehensive plan.

RECOMMENDATION:

View Approved Minor Amendment

ALTERNATIVES:

Present findings that the proposed amendment is substantial, not minor, in nature, whereupon the amendment shall then be reviewed by the same procedure required for original approval as set forth in this section.

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Increase in Ad-Valorem and Impact Fee Revenues

Attachments

Staff Report
Size Aerial & Zoning Map
Minor Amendment Application & Summary of Alterations
Amended Site & Landscape Plan
Approved Site & Landscape Plans

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/13/2017 04:36 PM

Form Started By: Kori Benton
Started On: 11/08/2017 11:44 AM
Final Approval Date: 11/13/2017

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

SUBJECT: **Administrative Approval of Minor Amendment to Site Plan**
Chick-fil-a
5560 Okechobee Road

DATE: November 8, 2017

STAFF REPORT

Owner/Applicant:
NNN/1031 #16 Jenkins LLC
2 Towne Sq Ste 900
Southfield, MI 48076

Representative:
Kristen Ferretti, Planning Manager
Corporate Property Services
1239 E. Newport Center Drive, Suite 113
Deerfield Beach, FL 33442

Staff Action: Approval of application for Minor Amendment to Site Plan for development of a restaurant with drive-thru service.

Location: 5560 Okeechobee Road

Parcel IDs: 2419-603-0002-000-7

Surrounding Zoning:

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

Future Land Use: GC, General Commercial

Parcel Size: 1.81 acres

Utilities: Located within the FPUA Water/Waste Water Service Area

Project History & Administrative Approval of Minor Amendment:

The City Commission, on April, 3rd, 2017, approved a Site Plan for development of a 4,989 sq. ft. Chick-fil-a restaurant complete with drive-thru service, an indoor playground, and outdoor cafe dining. The development plan provides support access, parking, lighting, landscaping, storm water, and pedestrian improvements consistent with the applicable land development regulations.

In accordance with Section 22-58 (i) the applicant has requested authorization of a minor amendment to an approved site plan for based upon site layout design modifications necessary to avoid impacting the existing dry pond area located along the north side of the Chick-fil-A parcel. Review by the South Florida Water Management District (SFWMD) rendered the condition to retain said dry detention area.

The summary of the changes includes shifting the drive-thru lane along the north side of the parcel south roughly 25' to avoid impacting the existing pond, alteration of the parking configuration in the center of the site to accommodate shifting the drive-thru south, a reduction of the parking count by 7 spaces compared to the previous approval, and an increase to the percentage of open space to 33%.

The amended site plan retains compliance with the City's land development code and comprehensive plan.

Administrative Approval

The director of development has determined the proposed minor amendment to the St. Lucie County approved site plan is consistent with the intent and purpose of the comprehensive plan, Section 22-58 – Site Plan, and the minor amendment does not:

(1) Change the use or character of the development;
(2) Increase the overall coverage or height of structures by more than ten (10) per cent;
(3) Reduce the approved open space or increase the impervious surface by more than ten (10) per cent;
(4) Increase density or the total number of dwelling units or the intensity of the development.

The minor amendment becomes effective upon the director's advisory to the city commission of the administrative approval; and such determination shall then become effective, unless the city commission thereupon finds that the proposed amendment is substantial, not minor, in nature, whereupon the amendment shall then be reviewed by the same procedure required for original approval as set forth in this section.



THE SUNRISE CITY FORT PIERCE Florida

Proposed Chick-fil-a

5560 Okeechobee Road–Site Aerial

N W E S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location NE Quadrant of Jenkins Road & Okeechobee Road, Fort Pierce, FL 34947

Parcel ID #(s) 2419-603-0002-000-7

Project description Modification to an approved site plan for a proposed Chick-fil-A. A description of the chnages are attached for reference.

NNN / 1031 No. 16 SR 70 Jenkins LLC
Property Owner(s)
4801 PGA Boulevard
Street Address
Palm Beach Gardens, FL 33418
City State Zip
561-630-6110
Phone Number

Email Address

Kristen Ferretti (Owner's Agent) Corporate Property Services, Inc.
Applicant/Representative, Title, Company
1239 E. Newport Center Drive, Suite 113
Street Address
Deefield Beach, FL 33442
City State Zip
954-426-5144
Phone Number
kristen@corporatepropertyservices.net
Email Address melissa@corporatepropertyservices.net

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Broward
The foregoing instrument was acknowledged before me this 7 day of NOV, 2017, by Kristen Ferretti who is personally known to me or has produced _____ as identification.

Signature of Notary

LILIANE D. GUIMARAES
MY COMMISSION #FF185522
EXPIRES January 23, 2019
FloridaNotaryService.com
(407) 398-0153

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

Kori Benton
Senior Planner
City of Ft Pierce Planning Department
100 North U.S. 1
Ft. Pierce, FL 34950

RE: Chick-Fil-A – Site Plan Amendment
Description of Changes

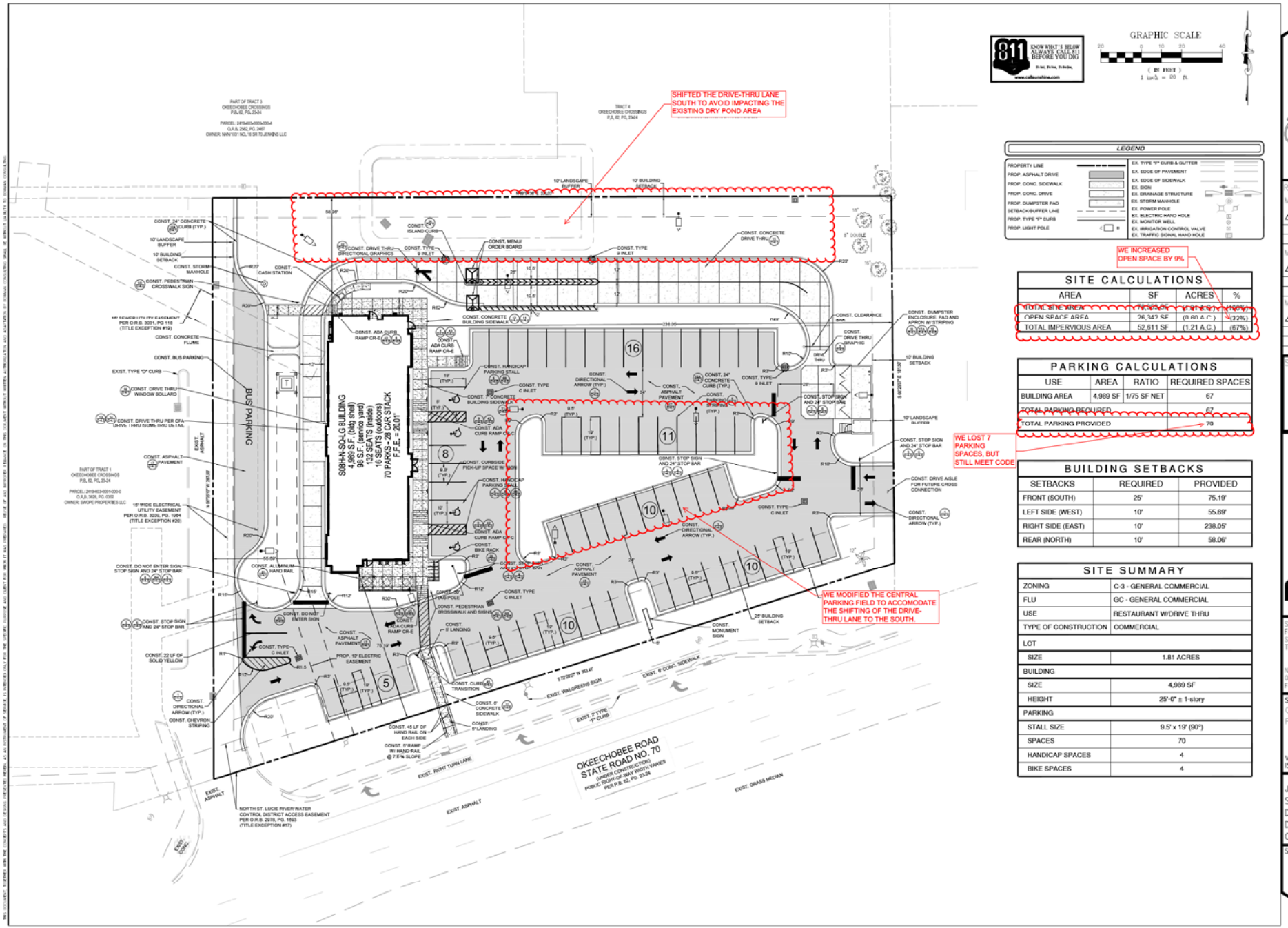
On April 3rd, 2017, the Ft Pierce City Commission approved a site plan for a proposed Chick-fil-A located at 5560 Okeechobee Road. Through the permitting process, the site layout design was modified to avoid impacting the existing dry pond area located along the north side of the Chick-fil-A parcel. Below is a summary of the changes.

- The drive-thru lane along the north side of the parcel was shifted south roughly 25' to avoid impacting the existing pond area.
- The parking configuration in the center of the site has been reconfigured to accommodate shifting the drive-thru south.
- The parking count has been reduced by 7 spaces compared to the previous approval. The total parking count is now 70 spaces.
- The percentage of open space has been increased to 33%.

The Applicant respectfully requests approval of the revised site plan as outlined above. A redlined plan with clouded revisions has been enclosed for reference. If you have any questions or require additional information, please give me a call at 954-314-4486

Bill Pfeffer, PE | Principal | Branch Manager
Bowman Consulting

13450 W. Sunrise Blvd. Suite 320, Sunrise, FL 33323
Office: 954-314-8466 | mobile: 772-341-6223
bpfeffer@bowmanconsulting.com | bowmanconsulting.com |



LEGEND

PROPERTY LINE	EX. TYPE "F" CURB & GUTTER
PROP. ASPHALT DRIVE	EX. EDGE OF PAVEMENT
PROP. CONC. SIDEWALK	EX. EDGE OF SIDEWALK
PROP. CONC. DRIVE	EX. SIGN
PROP. DUMPSTER PAD	EX. DRAINAGE STRUCTURE
SETBACK/BUFFER LINE	EX. STORM MANHOLE
PROP. TYPE "F" CURB	EX. POWER POLE
PROP. LIGHT POLE	EX. ELECTRIC HAND HOLE
	EX. MONITOR WELL
	EX. IRRIGATION CONTROL VALVE
	EX. TRAFFIC SIGNAL HAND HOLE

WE INCREASED OPEN SPACE BY 9%

SITE CALCULATIONS

AREA	SF	ACRES	%
TOTAL SITE AREA	79,589 SF	(1.83 A.C.)	(100%)
OPEN SPACE AREA	26,342 SF	(0.60 A.C.)	(33%)
TOTAL IMPERVIOUS AREA	52,611 SF	(1.21 A.C.)	(67%)

PARKING CALCULATIONS

USE	AREA	RATIO	REQUIRED SPACES
BUILDING AREA	4,989 SF	1/75 SF NET	67
TOTAL PARKING REQUIRED			67
TOTAL PARKING PROVIDED			70

WE LOST 7 PARKING SPACES, BUT STILL MEET CODE

BUILDING SETBACKS

SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	25'	75.19'
LEFT SIDE (WEST)	10'	55.69'
RIGHT SIDE (EAST)	10'	238.05'
REAR (NORTH)	10'	58.06'

SITE SUMMARY

ZONING	C-3 - GENERAL COMMERCIAL
FLU	GC - GENERAL COMMERCIAL
USE	RESTAURANT W/DRIVE THRU
TYPE OF CONSTRUCTION	COMMERCIAL
LOT	
SIZE	1.81 ACRES
BUILDING	
SIZE	4,989 SF
HEIGHT	25'-0" ± 1-story
PARKING	
STALL SIZE	9.5' x 19' (90°)
SPACES	70
HANDICAP SPACES	4
BIKE SPACES	4

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By
1 08/07/17 RM
OWNER COMMENTS, DESIGNOTES
Mark Date By
Mark Date By

Seal
WILLIAM PFEFFER, P.E.
LICENSE NO. 73058
10/31/2017

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Ft. Lauderdale, FL 33301
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STORE
FORT PIERCE FSU
S08H-N-SQ-LG
TIER 2

NEQ OF JENKINS RD. & OKEECHOBEE RD.
FORT PIERCE, FL

SHEET TITLE
CONCEPTUAL SITE PLAN FOR SEU

VERSION: 2017-03
ISSUE DATE: 12-2016

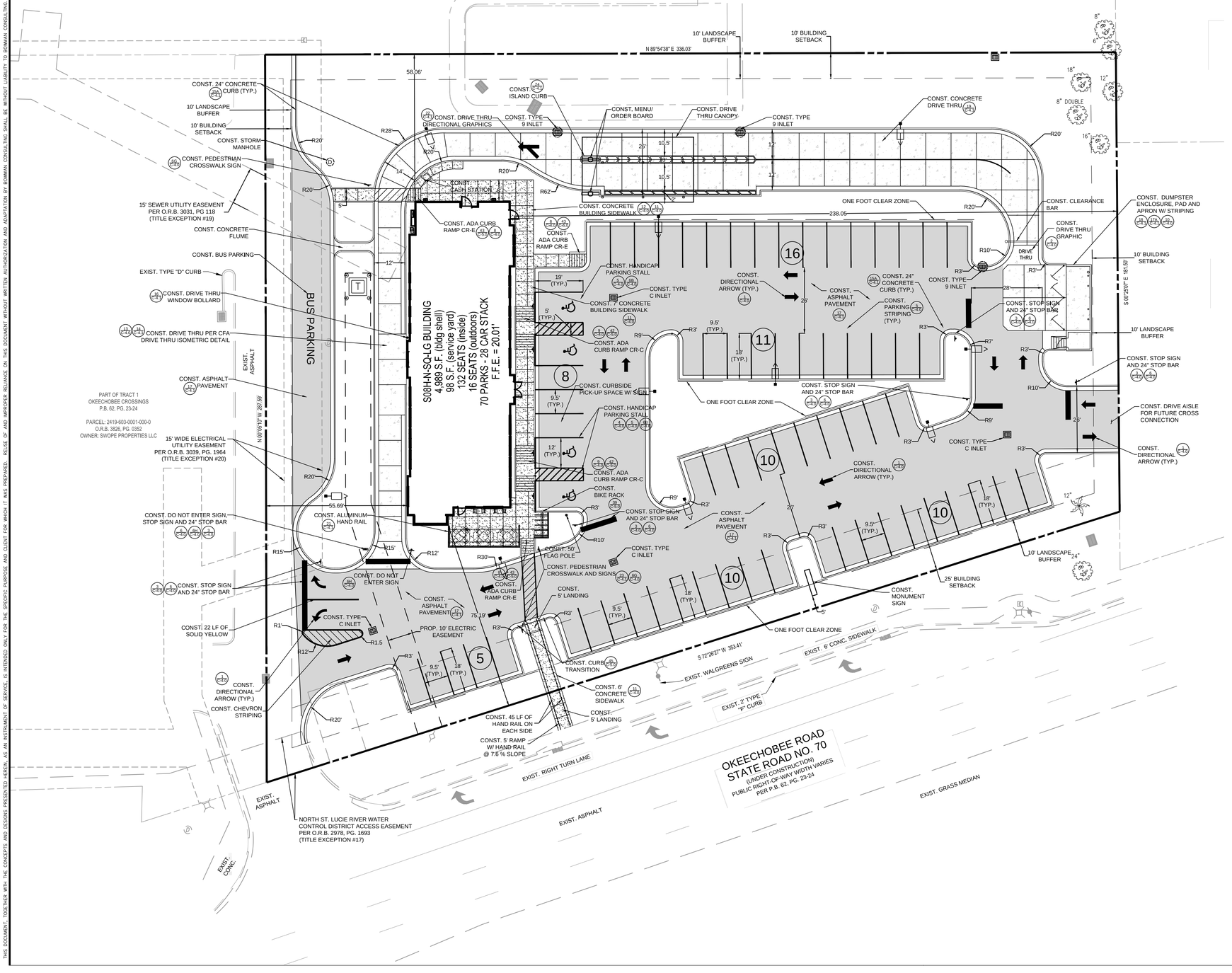
Job No.: 010014-01-046
Store : 03955
Date : 8/7/2017
Drawn By : AB
Checked By: JT

Sheet
C-2.0

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GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



LEGEND

PROPERTY LINE		EX. TYPE "F" CURB & GUTTER	
PROP. ASPHALT DRIVE		EX. EDGE OF PAVEMENT	
PROP. CONC. SIDEWALK		EX. EDGE OF SIDEWALK	
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PROP. LIGHT POLE		EX. ELECTRIC HAND HOLE	
		EX. MONITOR WELL	
		EX. IRRIGATION CONTROL VALVE	
		EX. TRAFFIC SIGNAL HAND HOLE	

SITE CALCULATIONS

AREA	SF	ACRES	%
TOTAL SITE AREA	78,953 SF	(1.81 A.C.)	(100%)
OPEN SPACE AREA	26,253 SF	(0.60 A.C.)	(33%)
TOTAL IMPERVIOUS AREA	52,700 SF	(1.21 A.C.)	(67%)

PARKING CALCULATIONS

USE	AREA	RATIO	REQUIRED SPACES
BUILDING AREA	4,989 SF	1/75 SF NET	67
TOTAL PARKING REQUIRED			67
TOTAL PARKING PROVIDED			70

BUILDING SETBACKS

SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	25'	75.19'
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SPACES	70
HANDICAP SPACES	4
BIKE SPACES	4

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
1	08/07/17	RM

OWNER COMMENTS, DESIGNOTES

Mark	Date	By

Seal
C:\Users\jwatson\Pictures\QR Real.jpg
WILLIAM PFEFFER, P.E.
LICENSE NO. 73058
11/2/2017

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STORE
FORT PIERCE FSU
S08H-N-SQ-LG
TIER 2

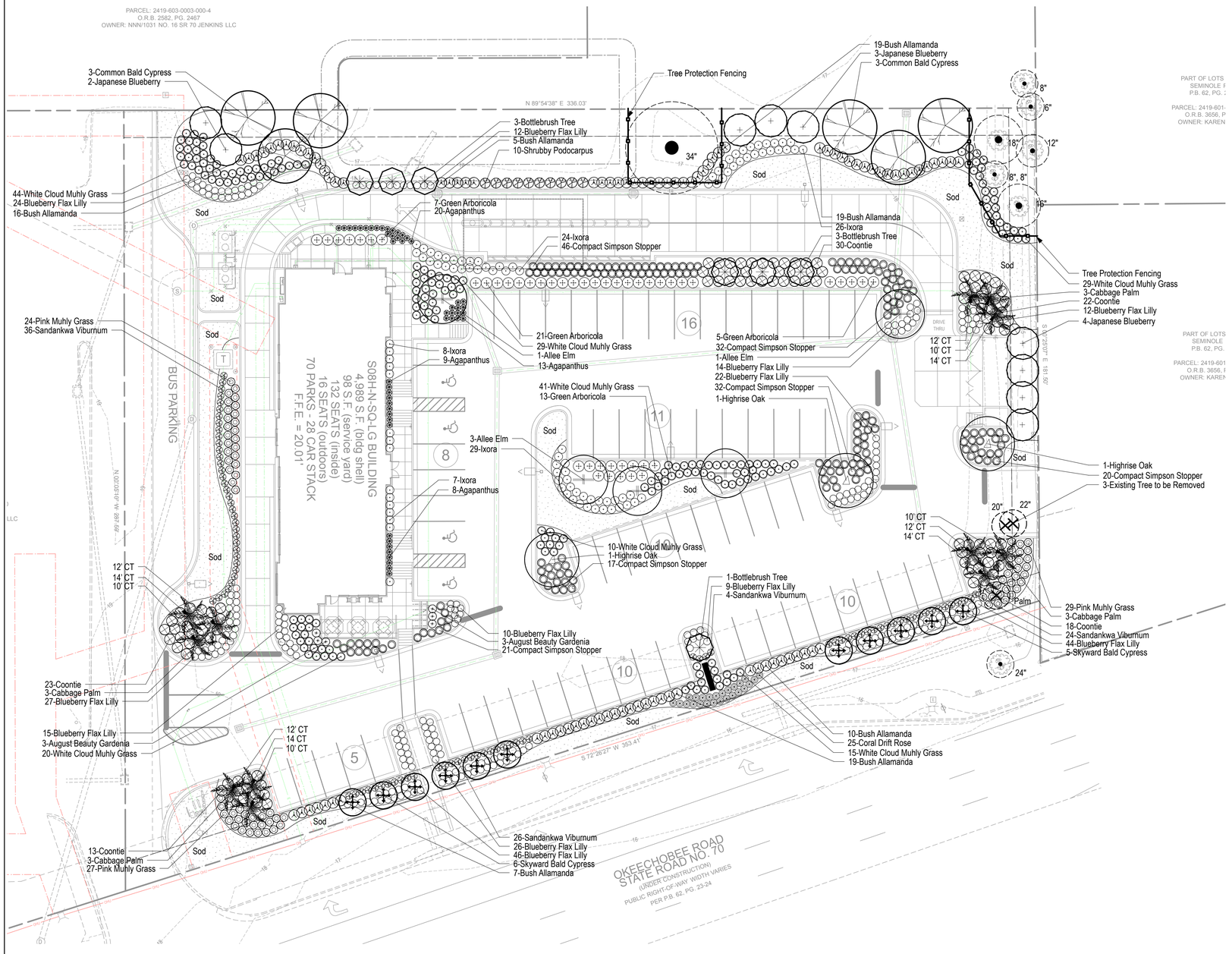
NEQ OF JENKINS RD. &
OKEECHOBEE RD.
FORT PIERCE, FL

SHEET TITLE
CONCEPTUAL SITE PLAN FOR SEU

VERSION: 2017-033
ISSUE DATE: 12-2016

Job No.: 010014-01-046
Store : 03955
Date : 8/7/2017
Drawn By : J.B.
Checked By: J.T.

Sheet
C-2.0



LANDSCAPE NOTES

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction.
3. All shrubs beds (existing and new) to be mulched with a 3 inch minimum layer of double shredded hardwood mulch.
4. All annual and perennial beds to be tilled to a minimum depth of 12 inches and amended with 4 inches of organic material. Mulch planted annual and perennial beds with 2 inch depth of mini nuggets.
5. Planting holes to be dug a minimum of twice the width of the size of the root ball of both shrub and tree. Back to be a mix of 4 parts topsoil and 1 part organic soil conditioner (ie. Nature's Helper or Pro Mix). Backfill and tamp bottom of hole prior to planting so top of root ball does not settle below surrounding grade.
6. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs.
7. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
8. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
9. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod is to be "V" trenched.
10. All changes to design or plant substitutions are to be authorized by the Landscape Architect.
11. All landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
12. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
13. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth shall be replaced by the Landscape Contractor.
14. General Contractor is responsible for adding a min of 4" of clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil. See specifications for required topsoil characteristics.
15. General Contractor to mound all parking islands 6" - 10" wt clean friable topsoil.
16. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
17. Stake all evergreen and deciduous trees as shown in the details this sheet.
18. Remove all stakes and guying from all trees after one year from planting.
19. Water thoroughly twice in first 24 hours and apply mulch immediately.
20. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-2.0 for design.
21. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
22. All tree protection areas to be protected from sedimentation.
23. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
24. No parking, storage or other construction activities are to occur within tree protection areas.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
7	Callistemon citrinus	Bottlebrush Tree	Min. 12' Hgt.	Single Stem
9	Elaeocarpus decipiens	Japanese Blueberry	Min. 12' Hgt	B & B; Full To Ground
3	Quercus virginiana 'QVTIA'	Highrise Oak	Min. 5" Cal.	B & B; 5' CT
12	Sabal palmetto	Cabbage Palm	10'-14' CT	CT as shown
6	Taxodium distichum	Common Bald Cypress	Min. 5" Cal.	B & B; 5' CT
11	Taxodium distichum 'Skyward'	Lindsey's Skyward Bald Cypress	Min. 2.5" Cal.	B & B; 5' CT
5	Ulmus parvifolia 'Allee'	Allee Elm	Min. 5" Cal.	B & B; 5' CT
	Shrubs			
50	Agapanthus x Monmid	Agapanthus	1 Gal.	
95	Allamanda schottii	Bush Allamanda	Min. 24" Hgt.	
6	Gardenia jasminoides 'August Beauty'	August Beauty Gardenia	Min. 24" Hgt.	
94	Ixora 'Maui Red'	Ixora	3 Gal.	
80	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
188	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	3 Gal.	
168	Myrcianthos fragrans 'Compacta'	Compact Simpson Stopper	3 Gal.	
10	Podocarpus macrophyllus 'Maki'	Shrubby Podocarpus	Min. 24" Hgt.	
46	Schefflera arboricola	Green Arboricola	Min. 24" Hgt.	
90	Viburnum suspensum	Sandankwa Viburnum	Min. 24" Hgt.	
106	Zamia pumila	Coontie	3 Gal.	
	Groundcovers			
261	Dianella tasmanica	Blueberry Flax Lilly	1 Gal.	
25	Rosa 'Meijocos'	Coral Drift Rose	3 Gal.	
6211	Stenotaphrum secundatum 'Palmetto'	St. Augustine Palmetto	SF; Sod	

LANDSCAPE REQUIREMENTS

A. LANDSCAPE STRIPS

REQUIRED

1. A min. 10' landscape strip is required when the VUA abuts a ROW.
2. 1 tree per 300 SF of required landscape area; A continuous hedge is also required.
   Okeechobee Rd: 331' x 10' = 3310 SF / 300 = 11 Trees
3. A min. 10' landscape is required when the VUA abuts other proptery.
4. 1 tree per 200 SF of required landscape area
   West: joint drive (no strip required)
   North: 336' x 10' = 3360 SF / 200 = 17 Trees
   East: 154' x 10' = 1540 SF / 200 = 8 Trees

PROVIDED

1. 10' landscape strip provided
2. Okeechobee Rd: (powerlines present) 11 Skyward Bald Cypress
3. 10' landscape strip provided
4. North: (17 total trees) 4 Existing Trees, 6 Bald Cypress, 5 Japanese Blueberry Trees
   East: (8 total trees) 1 Existing Tree, 3 Palm, 4 Japanese Blueberry Trees

B. INTERIOR LANDSCAPE

REQUIRED

1. A min. 1 SF of interior landscape area is required per 15 SF of VUA.
   29,351 SF (VUA) / 15 SF = 1,957 SF
2. Parking islands min. 100 SF
3. 1 tree per 100 SF of required landscape area
   1,957 SF / 100 = 20 Trees

PROVIDED

1. 5,509 SF provided
2. Parking island meet size requirement
3. 20 total parking lot trees: 9 Palm, 3 Bottlebrush Trees, 5 Elm, 3 Live Oak

C. TREE MITIGATION

REQUIRED

1. Existing trees 14" DBH and more must be replaed inch for inch
   42 inches (3 Trees) and 1 palm remvoed

PROVIDED

1. 2 Bottlebrush Trees @ 2.5" DBH each = 5"
   1 Palm (12' Hgt; 2.5" DBH) = 2.5"
   Tree sizes increased to receive half credit towards mitigation:
   14 trees @ 5" DBH (2.5" credit) = 32.5"
   Total Replacement Inches = 42.5" replaced

LEGEND

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

TREE PROTECTIN FENCING

N

0 20 40 FT

Chick-fil-A
5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:

Mark	Date	By
1	3.20.17	SLG
	City Comments	
	8.7.17	ADN
	For Bid	

Mark	Date	By

Mark	Date	By

Seal

REGISTERED LANDSCAPE ARCHITECT
STEPHEN L MANLEY
LA 0666777
STATE OF FLORIDA

manley LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
manleylanddesign.com

STORE
Fort Pierce

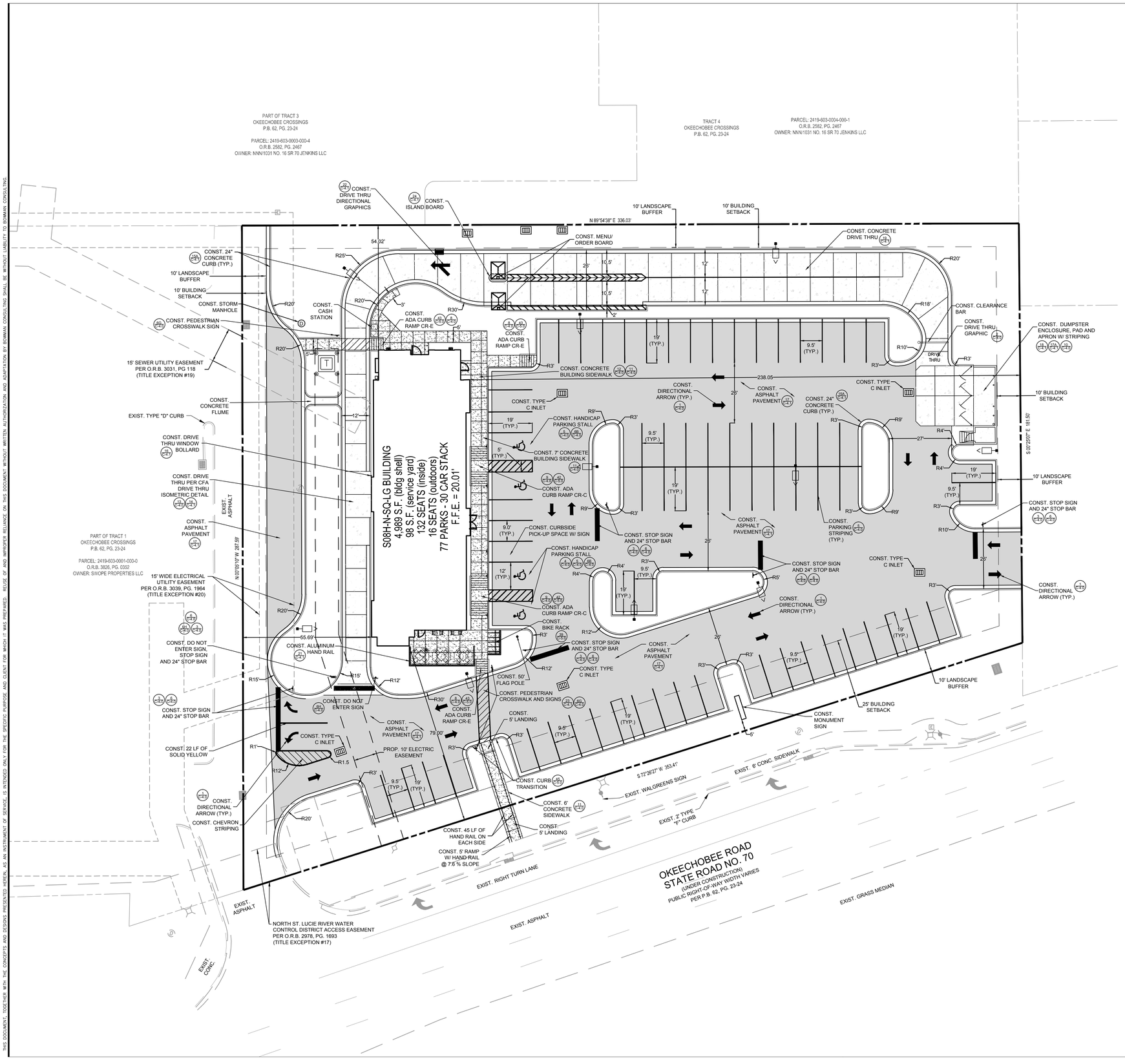
Jenkins Road &
Okeechobee Rd
Fort Pierce, FL

SHEET TITLE
Landscape Plan

VERSION:
ISSUE DATE:

Job No. : 2017001
Store : 3955
Date : 1.23.17
Drawn By : ADN
Checked By: SLM

Sheet
L-1.0



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GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

PROPERTY LINE		EX. TYPE "F" CURB & GUTTER	
PROP. ASPHALT DRIVE		EX. EDGE OF PAVEMENT	
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PROP. LIGHT POLE		EX. ELECTRIC HAND HOLE	
		EX. MONITOR WELL	
		EX. IRRIGATION CONTROL VALVE	
		EX. TRAFFIC SIGNAL HAND HOLE	

SITE CALCULATIONS

AREA	SF	ACRES	%
TOTAL SITE AREA	78,953 SF	(1.81 A.C.)	(100%)
OPEN SPACE AREA	19,021 SF	(0.44 A.C.)	(24%)
TOTAL IMPERVIOUS AREA	59,932 SF	(1.37 A.C.)	(76%)

PARKING CALCULATIONS

USE	AREA	RATIO	REQUIRED SPACES
BUILDING AREA	4,989 SF	1/75 SF NET	67
TOTAL PARKING REQUIRED			67
TOTAL PARKING PROVIDED			77

BUILDING SETBACKS

SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	25'	79.00'
LEFT SIDE (WEST)	10'	55.69'
RIGHT SIDE (EAST)	10'	238.05'
REAR (NORTH)	10'	54.02'

SITE SUMMARY

ZONING	C-3 - GENERAL COMMERCIAL
FLU	GC - GENERAL COMMERCIAL
USE	RESTAURANT W/DRIVE THRU
TYPE OF CONSTRUCTION	COMMERCIAL
LOT	
SIZE	1.81 ACRES
BUILDING	
SIZE	4,989 SF
HEIGHT	25'-0" ± 1-story
PARKING	
STALL SIZE	9.5' x 19' (90°)
SPACES	77
HANDICAP SPACES	4
BIKE SPACES	4

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

Seal
WILLIAM PFEFFER
LICENSE
NO. 73058
STATE OF
FLORIDA
WILLIAM PFEFFER
LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 73058

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CONSULTING
Certificate of Authorization License No. 30462
401 East Las Olas Blvd, Suite 1400
Fort Lauderdale, FL 33301
Phone: (954) 712-7482
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FORT PIERCE, FL
FSU #03955

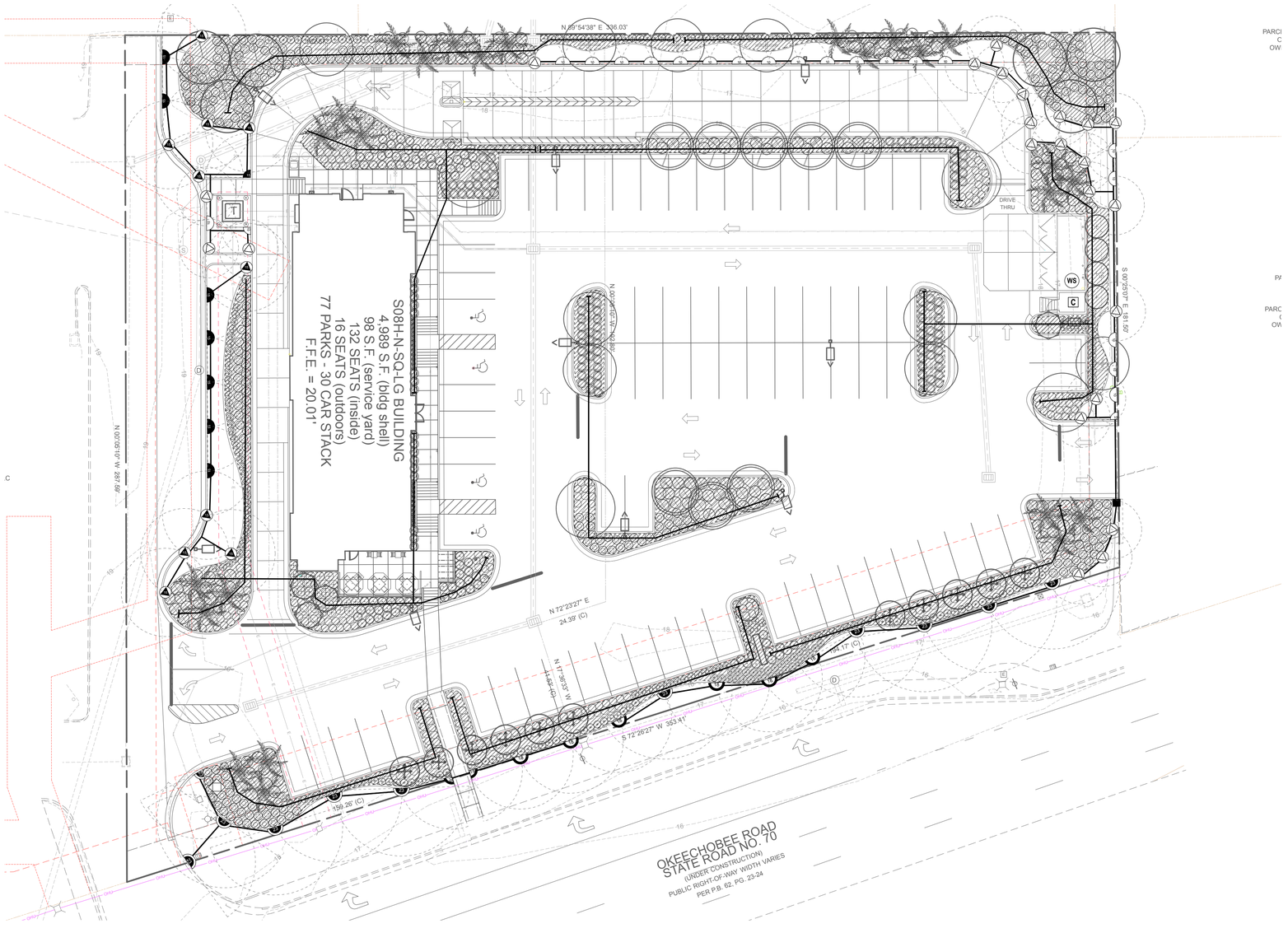
NEQ OF JENKINS ROAD AND OKEECHOBEE ROAD
FORT PIERCE, FL 34947

SHEET TITLE
SITE PLAN

VERSION: V7
ISSUE DATE: 06-2016

Job No.: 010014-01-046
Store : 03955
Date : 2/7/2017
Drawn By : J.B.
Checked By: J.T.

Sheet
C-2.0



N

0 20 40 FT

Irrigation contractor shall provide an as built drawing to the landscape architect. This drawing shall be overnighted to Manley Land Design, Inc within 24 hours of completion of installation.

Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.

IRRIGATION ZONES

SMART CONTROLLER

1	12.81	GPM	6	18.90	GPM	11	4.31	GPM
2	11.10	GPM	7	17.77	GPM	12	DRIP	
3	18.34	GPM	8	17.60	GPM	13	9.25	GPM
4	17.19	GPM	9	17.61	GPM	14	13.80	GPM
5	17.04	GPM	10	17.03	GPM	15	20.29	GPM

NOTE:
SEE SHEET L-2.1 FOR IRRIGATION DETAILS

IRRIGATION NOTES

1. Irrigation contractor to locate and protect all underground utilities prior to digging.
2. All valves to be located in valve box with cover at grade; Locate box in grass area when possible.
3. Automatic controller and weather sensor to be located in the storage room and trash enclosure respectively; Weather Sensor to be free from obstructions and exposed to the weather.
4. 45 psi. required per rotor station, 30 psi. required per spray station, and 40 psi. required per drip station. All spray and rotor bodies to have PRS (In-stem pressure regulation) as indicated in the legend.
5. Pressure regulator required by local code if static water pressure at point of connection for site is greater than 80 psi.
6. 4"- 6" SCH 40 PVC sleeves to be located as shown on drawing. Extend sleeve 18" beyond back of curb or pavement. Sleeves to be located and exposed by the general contractor prior to start of irrigation installation.
7. Pop-up height of spray heads to be as follows: 4" in Turf Zones, 12" in Shrub Zones, and 12" in Seasonal/color beds. Rotor height to be 4". MPR Rotor Nozzle size is indicated on drawing for each rotor.
8. All pipes, automatic valves, backflow preventor, manual valve and meter to be located within property lines. Shown outside on drawing for clarity only.
9. Irrigation meter and backflow preventor to be provided by the general contractor.
10. All 1.5" mainlines (class 200 PVC pipe) to have a minimum of 18" cover.
11. All lateral and sub-main pipe to have a minimum of 12" and a maximum of 18" cover.
12. No rocks, boulders, or other extraneous materials to be used in backfilling trenches.
13. All pipe, valves, drip, spray heads, rotors, controllers, and weather sensors to be installed as per manufacturers specifications. For any questions on Rainbird products or installation of rainbird products call Donn Mann 520-904-1146
14. All threaded joints to be coated with Teflon Tape or Liquid Teflon.
15. All lines to be thoroughly flushed before installation of sprinkler heads.
16. Must use products specified on this drawing, unless otherwise approved by the Landscape Architect.
17. Irrigation contractor shall provide an as-built drawing to the landscape architect; this drawing shall be overnighted within 24 hours of completion of installation.
18. Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.
19. Irrigation is to be installed as shown, unless otherwise approved by the Landscape Architect.

IRRIGATION LEGEND

M	1" IRRIGATION METER	PROVIDED BY THE GENERAL CONTRACTOR
S	1" MANUAL SHUTOFF VALVE	(1 REQUIRED)
BF	RPZ BACKFLOW PREVENTER	AS REQUIRED BY CITY
PR	1" PRESSURE REGULATOR	AS REQUIRED
EV	1" ELECTRICAL MASTER VALVE	(1 REQUIRED)
	LANDSCAPE DRIPLINE	RAINBIRD XFD-06-18
	SIDE STRIP SPRAY HEAD	RAINBIRD 1800-PRS-15SST
	END STRIP SPRAY HEAD	RAINBIRD 1800-PRS-15EST
10	360 SPRAY HEAD - 10' RADIUS	RAINBIRD 1800-PRS-U10F
10	180 SPRAY HEAD - 10' RADIUS	RAINBIRD 1800-PRS-U10H
10	90 SPRAY HEAD - 10' RADIUS	RAINBIRD 1800-PRS-U10Q
	HIGH EFFICIENCY VARIABLE SPRAY HEAD	RAINBIRD 1800-PRS-HE-VAN-10
	HIGH EFFICIENCY VARIABLE SPRAY HEAD	RAINBIRD 1800-PRS-HE-VAN-15
15	360 SPRAY HEAD - 15' RADIUS	RAINBIRD 1800-PRS-U15F
15	270 SPRAY HEAD - 15' RADIUS	RAINBIRD 1800-PRS-U15TQ
15	180 SPRAY HEAD - 15' RADIUS	RAINBIRD 1800-PRS-U15H
15	90 SPRAY HEAD - 15' RADIUS	RAINBIRD 1800-PRS-U15Q
18	360 ROTARY NOZZLE - 18' (regulated at 45psi)	RAINBIRD 1800-PRS-R13-18F
18	180 ROTARY NOZZLE - 18' (regulated at 45psi)	RAINBIRD 1800-PRS-R13-18H
18	VARIABLE ROTARY NOZZLE - 18' (regulated at 45psi)	RAINBIRD 1800-PRS-R-VAN-1318
23	360 ROTARY NOZZLE - 23' (regulated at 45psi)	RAINBIRD 1800-PRS-R17-24F
23	180 ROTARY NOZZLE - 23' (regulated at 45psi)	RAINBIRD 1800-PRS-R17-24H
24	VARIABLE ROTARY NOZZLE - 23' (regulated at 45psi)	RAINBIRD 1800-PRS-R-VAN-1724
	360 MPR SERIES STREAM ROTOR	RAINBIRD 5000-MPR-F25/30/35 (as indicated at the head)
	180 MPR SERIES STREAM ROTOR	RAINBIRD 5000-MPR-H25/30/35 (as indicated at the head)
	90 MPR SERIES STREAM ROTOR	RAINBIRD 5000-MPR-Q25/30/35 (as indicated at the head)
	1" ELECTRIC VALVE	RAINBIRD 100-PGA
	1" DRIP CONTROL ZONE VALVE	RAINBIRD XCZ-PRB-100-COM
C	AUTOMATIC SMART CONTROLLER	RAINBIRD ESP-SMT
WS	WEATHER SENSOR	INCLUDED W/T CONTROLLER
	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS	1" pipe unless otherwise indicated on drawing; 1.5" mainline
	4" - 6" CLASS 200 PVC SLEEVE UNDER PAVEMENT	installation of sleeves by contractor in location as shown on plan; size as indicated

Chick-fil-A
5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:

Mark	Date	By

Seal

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LA 6666777
STATE OF FLORIDA

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manleylanddesign.com

STORE
Fort Pierce

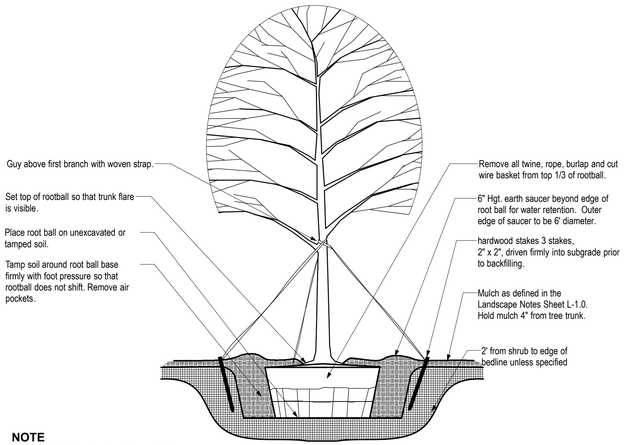
Jenkins Road &
Okeechobee Rd
Fort Pierce, FL

SHEET TITLE
Irrigation Plan

VERSION:
ISSUE DATE:

Job No.	:	2017001
Store	:	3955
Date	:	1.23.17
Drawn By	:	ADN
Checked By:		SLM

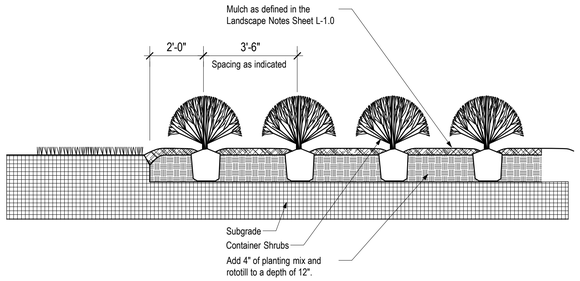
Sheet
L-2.0



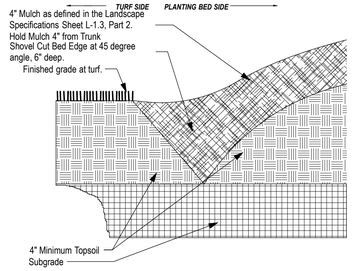
NOTE

1. Hole to be twice the size of the rootball.
2. Do not heavily prune the tree at planting. Prune only crossover limbsv and broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil or mulch.

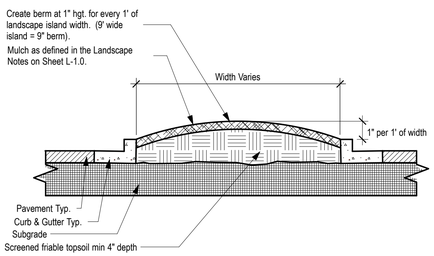
1 TREE PLANTING & STAKING
SCALE: NTS



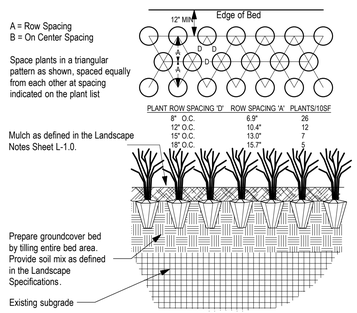
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



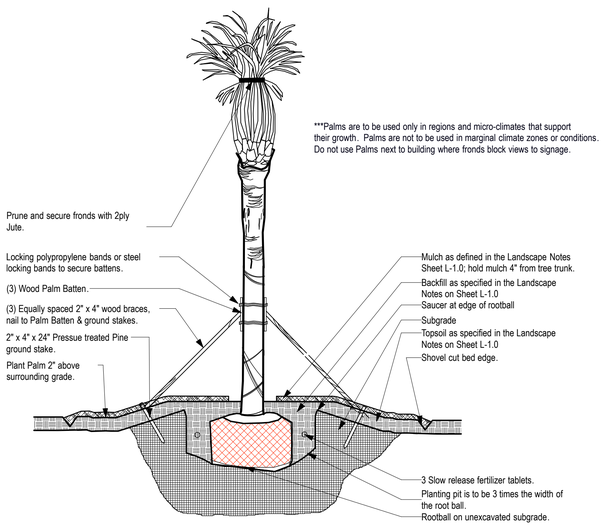
3 "V" TRENCH BED EDGING
SCALE: NTS



4 PARKING ISLAND DETAIL
SCALE: NTS



5 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



6 PALM PLANTING & STAKING DETAIL
SCALE: NTS

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5200 Buffington Rd.
Atlanta, Georgia
30349-2998

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LA 0666777
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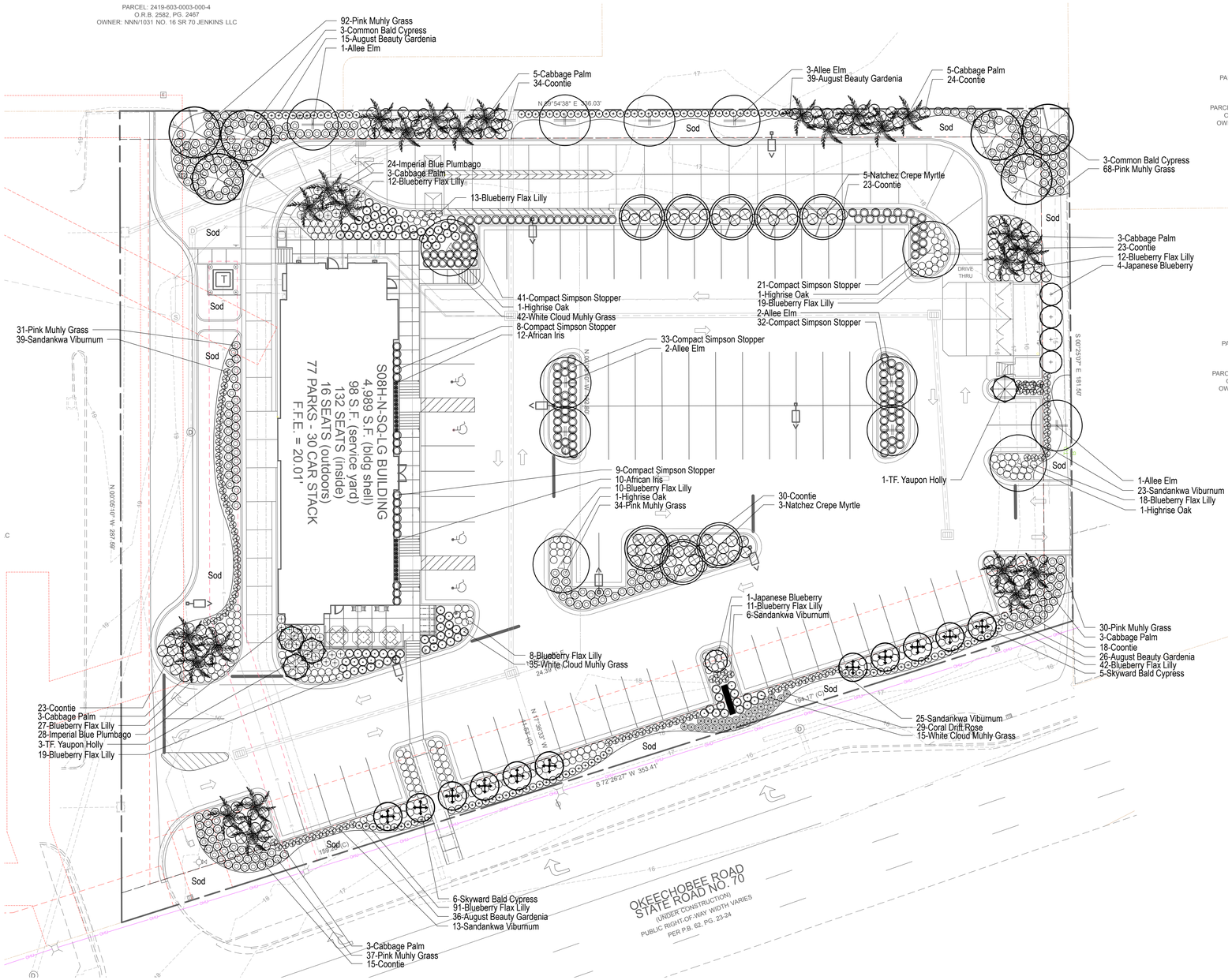
Jenkins Road &
Okeechobee Rd
Fort Pierce, FL

SHEET TITLE
Landscape Details

VERSION:
ISSUE DATE:

Job No.	:	2017001
Store	:	3955
Date	:	1.23.17
Drawn By	:	ADN
Checked By:		SLM

Sheet
L-1.1



LANDSCAPE NOTES

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction.
3. All shrubs beds (existing and new) to be mulched with a 3 inch minimum layer of double shredded hardwood mulch.
4. All annual and perennial beds to be tilled to a minimum depth of 12 inches and amended with 4 inches of organic material. Mulch planted annual and perennial beds with 2 inch depth of mini nuggets.
5. Planting holes to be dug a minimum of twice the width of the size of the root ball of both shrub and tree. Back to be a mix of 4 parts topsoil and 1 part organic soil conditioner (ie. Nature's Helper or Pro Mix). Backfill and tamp bottom of hole prior to planting so top of root ball does not settle below surrounding grade.
6. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs.
7. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
8. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
9. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod is to be "V" trenched.
10. All changes to design or plant substitutions are to be authorized by the Landscape Architect.
11. All landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
12. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
13. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth shall be replaced by the Landscape Contractor.
14. General Contractor is responsible for adding a min of 4" of clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil. See specifications for required topsoil characteristics.
15. General Contractor to mound all parking islands 6" - 10" w/t clean friable topsoil.
16. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
17. Stake all evergreen and deciduous trees as shown in the details this sheet.
18. Remove all stakes and guying from all trees after one year from planting.
19. Water thoroughly twice in first 24 hours and apply mulch immediately.
20. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-2.0 for design.
21. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
22. All tree protection areas to be protected from sedimentation.
23. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
24. No parking, storage or other construction activities are to occur within tree protection areas.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
5	Elaeocarpus decipiens	Japanese Blueberry	12' Hgt	B & B; Full To Ground
4	Ilex Vomitoria	Tree Form Yaupon Holly	12' Hgt	B & B; Multi-trunked
8	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	12' Hgt	B & B; Multi-trunked
4	Quercus virginiana 'QVTIA'	Highrise Oak	2.5" Dia; 12' Hgt	B & B; 5' CT
25	Sabal palmetto	Cabbage Palm	10'-14' CT	CT as shown
6	Taxodium distichum	Common Bald Cypress	2.5" Dia; 12' Hgt	B & B; 5' CT
11	Taxodium distichum 'Skyward'	Lindsey's Skyward Bald Cypress	2.5" Dia; 12' Hgt	B & B; 5' CT
9	Ulmus parvifolia 'Allee'	Allee Elm	2.5" Dia; 12' Hgt	B & B; 5' CT
	Shrubs			
116	Gardenia jasminoides 'August Beauty'	August Beauty Gardenia	Min. 24" Hgt.	Min. 24" OC.
292	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
92	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	3 Gal.	
144	Myrcianthos fragrans 'Compacta'	Compact Simpson Stopper	3 Gal.	
52	Plumbago auriculata 'Imperial Blue'	Imperial Blue Plumbago	3 Gal.	
106	Viburnum suspensum	Sandankwa Viburnum	Min. 24" Hgt.	Min. 24" OC.
190	Zamia pumila	Coontie	3 Gal.	
	Groundcovers			
282	Dianella tasmanica	Blueberry Flax Lilly	1 Gal.	
22	Dietes iridioides	African Iris	1 Gal.	
29	Rosa 'Meijocos'	Coral Drift Rose	3 Gal.	

LANDSCAPE REQUIREMENTS

a. LANDSCAPE STRIPS

REQUIRED

1. A min. 10' landscape strip is required when the VUA abuts a ROW.
2. 1 tree per 300 SF of required landscape area; A continuous hedge is also required.
   Okeechobee Rd: 331' x 10' = 3310 SF / 300 = 11 Trees
3. A min. 10' landscape is required when the VUA abuts other proptery.
4. 1 tree per 200 SF of required landscape area
   West: joint drive (no strip required)
   North: 336' x 10' = 3360 SF / 200 = 17 Trees
   East: 154' x 10' = 1540 SF / 200 = 8 Trees

PROVIDED

1. 10' landscape strip provided
2. Okeechobee Rd: (powerlines present) 11 Skyward Bald Cypress
3. 10' landscape stirp provided
4. North: (17 total trees) 3 Bald Cypress, 4 Elm, 10 Palm
   East: (8 total trees) 3 Bald Cypress, 4 Japanese Blueberry, 1 Elm

b. INTERIOR LANDSCAPE

REQUIRED

1. A min. 1 SF of interior landscape area is required per 15 SF of VUA.
   50,373 SF (VUA) / 15 SF = 3,358 SF
2. Parking islands min. 100 SF
3. 1 tree per 100 SF of required landscape area
   3,358 SF / 100 = 34 Trees

PROVIDED

1. 11,205 SF provided
2. Parking island meet size requirement
3. 36 total parking lot trees: 4 Elm, 4 Oak, 15 Palm, 5 TF Yaupon Holly, 8 Crepe Myrtle

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5200 Buffington Rd.
Atlanta, Georgia
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manleylanddesign.com

STORE
Fort Pierce

Jenkins Road &
Okeechobee Rd
Fort Pierce, FL

SHEET TITLE
Landscape Plan

VERSION:
ISSUE DATE:

Job No. : 2017001
Store : 3955
Date : 1.23.17
Drawn By : ADN
Checked By: SLM

Sheet
L-1.0

City Commission Regular Meeting **11.g.**

Meeting Date: 11/20/2017

Re: Approval of Contractual Agreements for Employment Arbitration

Submitted For: James Messer, City Attorney, City Attorney

SUBJECT:

Approval of contractual agreements for outside counsel to represent the City of Fort Pierce in related employment arbitration cases.

SUMMARY:

Due to a conflict of interest for the City Attorney arising due to multiple allegations of misconduct against the City Manager, Police Chief and the Chief Investigator in *Holmes v. City of Fort Pierce* and *MacNaught v. City of Fort Pierce*, it has been necessary to retain outside counsel for representation in the related cases.

The law firm of Bell and Roper, P.A., was utilized for the employment arbitration matters related to these employment arbitration cases prior to the selection of Olds and Stephens, P.A., as outside counsel for these cases. Moving forward, Olds and Stephens, P.A., will assume responsibility in both *Holmes and MacNaught v. City of Fort Pierce* matters at a reduced government rate.

RECOMMENDATION:

Approval of a Contractual Agreement with Bell & Roper, P.A. for prior services and approval of two (2) separate Contractual Agreements with Olds and Stephens, P.A., for representation in related employment arbitration cases for *Holmes and MacNaught v. City of Fort Pierce.*

ALTERNATIVES:

Deny approval of Contractual Agreements with Bell & Roper, P.A. and Olds and Stephens, P.A.

RESPONSIBLE STAFF:

James M. Messer, City Attorney

COORDINATED WITH:

Nicholas C. Mimms, P.E., City Manager

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2018
Account:	TBD
Amount:	TBD

FISCAL IMPACT:

Fiscal impact unknown at this time; contingent upon the time spent for the provision of legal services.

Attachments

Memo to City Commission Re - Conflict of Interest
Bell & Roper Memo
Bell & Roper Contractual Agreement
Olds and Stephens, P.A., Contractual Agreement - MacNaught v. City of Fort Pierce
Olds and Stephens, P.A., Contractual Agreement - Holmes v. City of Fort Pierce

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	11/14/2017 01:21 PM
City Manager	Nick Mimms	11/14/2017 06:22 PM
Form Started By: Angela Wilkinson		Started On: 11/06/2017 09:52 AM
Final Approval Date: 11/14/2017		

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO : The Honorable Mayor and City Commissioners

FROM : James M. Messer, City Attorney

RE : (1) Pending Arbitration of former Officers Holmes and Sgt. MacNaught

(2) Authorization to forward the Sworn Complaint of former Officer Holmes to the Florida Department of Law Enforcement

(3) Closed Attorney Client Meeting

DATE : June 15, 2017

(1) Pending Arbitration of former Officer Holmes and Sgt. MacNaught

As stated in the sworn complaint of former Officer Holmes dated May 31, 2017, the cases of terminated City of Fort Pierce police Officer Holmes and Sgt. MacNaught would appear to be headed toward an arbitration proceeding. Rather than discuss this problem at a later date, I believe it advisable to obtain guidance and concurrence from my client, the City Commission, at the earliest possible time.

The sworn complaint of former Officer Holmes has precipitated this issue.

Section 45 of the City Charter states that the City Attorney "shall act as the legal advisor to, and counselor for, the city ***and*** all of its officers in matters relating to their official duties..." This means that I represent two clients: the City ***and*** City Officers. Sometimes the interests of each client are aligned, and sometimes the interests are adverse or in conflict.

Former Officer Holmes' sworn complaint raises just such a conflict: It creates substantial risk that my duties of loyalty, confidentiality and candor would be compromised by representing both the City and its officials in the arbitration.

Thus, I am ethically forced to decline the representation at the outset. I can ensure that the interest of the City will be adequately represented by outside counsel at the arbitration; while I remain able to provide counsel to the City Commission on this or any other personnel matter springing from it.

Rule 4-1.7 of the Rules Regulating the Florida Bar, which are the rules of professionalism governing members of the Florida Bar, states that a lawyer is prohibited from representing a client if representation of one will be directly adverse to another; or there is a substantial risk that the representation of a client will be materially limited by the lawyer's responsibility to another client.

An attorney's duty of loyalty to a client is the motivating factor behind this rule and requires that an attorney decline representation in such a case. In short, I should be loyal to the City Commission, not the individuals named in the complaint.

Comments to the rule explain that "[l]oyalty to a client is impaired when a lawyer cannot consider, recommend or carry out an appropriate course of action for the client because of the lawyer's other responsibilities or interests. The conflict in effect forecloses alternatives that would otherwise be available to the client." Thus, the comments to the rule state, when an impermissible conflict of interest exists "before representation is undertaken...the representation should be declined."

Here, actions of the City ***and*** its officers are the subject of the pending arbitration. The City has received a sworn complaint, under penalty of perjury, from former Officer Holmes which alleges serious violations by city officers in their individual capacities relating to the same incident.

Based on this sworn complaint, I am alerted at the outset that there is a substantial risk that my representation will be materially limited because of the adverse position of each client. My duty of loyalty to each client forces me to decline representation in this instance. I will be impaired from recommending an appropriate course of action to the City Commission because it may be adverse to one of the named individuals in the complaint.

This is why Rule 4-1.13, the rule governing a lawyer's representation of a city, states that a lawyer employed by a city may represent any of its directors, officers or employees, but the lawyer is subject to rule 4-1.7, the rule governing conflicts between two clients detailed above.

Similarly, my duty of confidentiality to each client prevents me from representing both. Rule 4-1.6 states that "a lawyer must not reveal information relating to representation of a client except" for a few specific situations such as to prevent a client from committing a crime, or to prevent death or substantial bodily harm to another.

If I represent both the City and its officials, information I learn during the course of preparing for the arbitration may benefit one client, while on the other hand prejudice my other clients. However, my duty of confidentiality and duty of loyalty to each client prevents me from using or revealing this information to the City Commission.

Regardless, the sworn complaint under penalty of perjury will be resolved, in some manner. There is either some truth to the allegations or Officer Holmes has committed a crime by perjuring himself.

Additionally, Rule 4-2.1 states that "[i]n representing a client, a lawyer shall exercise independent professional judgment and render candid advice." In other words, I must render truthful advice. Where a conflict exists between my clients, my duty of loyalty and confidentiality prevent me from rendering candid advice.

An analogous example of this conflict is the situation where the Attorney General of the United States cannot participate in a legal proceeding because he cannot represent both the President of the United States and the Department Heads the President appoints without an ethical conflict.

This memorandum is an effort to educate everyone on a complicated issue that we have never had to deal with before. Hopefully, this explanation will enable us to reach an expeditious resolution when I bring this matter to the attention of the City Commission meeting to be held on Monday, June 19, 2017.

RECOMMENDATION: That the City Attorney be authorized to hire outside counsel to litigate the pending arbitration only.

(2) Authorization to forward the Sworn Complaint of former Officer Holmes to the Florida Department of Law Enforcement

On a related note, yesterday I received a copy of the sworn complaint by former Officer Holmes. I have contacted the Office of Executive Investigations of the Florida Department of Law Enforcement and have been informed that they are the correct agency to resolve the issues raised in the complaint.

RECOMMENDATION: That the City Attorney be authorized to forward the sworn complaint of former Officer Holmes to the Florida Department of Law Enforcement for whatever action they deem appropriate.

(3) Closed Attorney Client Meeting

I will also be requesting a closed attorney client meeting with the City Commission in the future for settlement advice in the pending case The Haven Detox Fort Pierce, LLC v. City of Fort Pierce (16-CV-14270-KAM).

c: Nicholas C. Mimms, P.E., City Manager
Linda Cox, City Clerk

THE SUNRISE CITY
FORT PIERCE
RISK MANAGER
Florida

TO : Nicholas C. Mimms, P.E., City Manager

FROM : Sheritta Johnson, Risk Manager

RE : Legal Representation for Holmes and MacNaught v City

DATE : July 11, 2017

Per my conversation with Florida League of Cities today, the above referenced matter at its current level, administrative, does not qualify for legal representation; however, if this matter is resolved during the internal phase back pay is afforded.

In contrast, if unresolved at the administrative level and a suit is filed, standard policy coverages are applicable which includes legal representation.

If you have any questions, please contact this office.

CHIEF
BASED UPON this update from THE RISK MANAGER we will proceed with the acquisition of external legal services
7/11/17

cc: Diane Hobley-Burney, Police Chief

Bell & Roper, P.A.
ATTORNEYS AT LAW

MICHAEL M. BELL
DAVID B. BLESSING
MICHAEL H. BOWLING
ANNA E. ENGELMAN
CHRISTOPHER R. FAY
JOHN M. JANOUSEK
MAI M. LE

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JOSEPH D. TESSITORE
DANI S. THEOBALD
CINDY A. TOWNSEND

Attorney County Communication
Attorney Work Product
Privileged-Confidential

July 5, 2017

VIA E-MAIL

Chief Diane Hobley-Burney
City of Fort Pierce Police Department
920 South U.S. Highway 1
Fort Pierce, FL 34950

Re: Holmes and MacNaught v. City of Fort Pierce, Florida
Claimants: Officer Ralph Holmes and Sergeant Brian MacNaught
Date of Incident: 05/05/17
Employment Arbitration Matter
Our File No.: 052-003

Dear Chief Hobley-Burney:

It was a pleasure speaking with you regarding the above referenced matter. As I advised, our firm would be happy to serve as counsel to the City of Fort Pierce. Pursuant to our discussion you indicated that you have been authorized by the City to retain counsel on behalf of the City in this matter. This letter, if signed below, will confirm the terms of our engagement. It also provides information concerning our fees, billing, and collection policies, and other terms which will govern our attorney-client relationship. We do not wish to be overly formal, but have found it helpful to confirm the nature and terms of our representation at the outset. Of course, we welcome any questions as to the terms below, or any aspect of the attorney-client relationship.

Communication: We believe communication is essential to the attorney-client relationship and our efforts on behalf of the City of Fort Pierce. In this regard,

we will endeavor to provide the City with regular status updates and will otherwise inform you of key events or occurrences throughout the course of this litigation and our representation. Of course, we welcome any feedback, questions, or other communications at any time and fully encourage the same.

Staffing Philosophy: The attorneys that will work on this file will be Joseph D. Tessitore and Cindy A. Townsend, along with associate attorneys on an as needed basis. We will endeavor to staff the case economically and efficiently to ensure that a balance is struck between the efficiency which a more experienced lawyer may bring to the task and the advantages of having the task performed by an associate or paralegal.

Billing: Our hourly rates for work performed by members of the firm on this matter are as follows: $225/hour for partners, $180/hour for associates, and $95/hour for paralegals. We bill our time in 1/10 hour increments (6 minutes). We prepare and submit our bills on a monthly basis. We charge for all time spent representing the City's interests, including but not limited to: telephone calls and conferences with your representatives, co-counsel, opposing counsel, consultants (if any) and others; conferences amongst our legal and paralegal personnel; legal research; responding to requests for information; preparation of letters, pleadings and other documents; attendance at depositions, hearings, meetings, mediations, closings, trials, and other proceedings; and travel. Our rates are then applied to each task. Our invoices will be itemized and include a brief description of the task, the amount of time spent on the task, and the total fee for the task. Each invoice is payable upon receipt. Should we receive a payment at a time when more than one invoice is outstanding, we will apply that payment to the oldest, outstanding bill. We will submit our monthly bills directly to whomever the City designates via E-Mail.

Costs: The City will be responsible for all reasonable charges and costs we incur in the course of this representation and will be responsible for reimbursing us for any actual costs advanced on the City's behalf. We are committed to remaining at the cutting edge of computer and communications technology so as to provide you with a competitive advantage. Our charges will include, but are not limited to: charges for copying ($0.15 per page); messenger services; computer research

services; airfare (business class), car rental, lodging, and meals for out-of-town trips; and court filings. These charges may also include any applicable sales or service tax. Receipts will be provided upon request.

Completion of Representation: Upon completion of the matter to which this representation applies, or otherwise upon the earlier termination of our relationship, the attorney-client relationship will end unless we have expressly agreed to a continuation with respect to other matters. Retention of our firm is, of course, terminable at will. However, termination of our services will not relieve the City's obligation to pay fees and expenses incurred prior to termination.

Again, we sincerely appreciate your confidence in our firm and look forward to serving as counsel for the City of Fort Pierce. If the above is acceptable, please sign below and return a copy of this letter to us for our file in order to finalize our retention. Once retained, we are available to assist you in any way regarding this matter.

We thank you for your kind consideration of our firm and look forward to working with you.

Sincerely,

Joseph D. Tessitore

JDT/kc
Cc: James Messer, Esquire, City Attorney, City of Fort Pierce, Florida
Nicholas Mimms, City Manager, City of Fort Pierce, Florida
Sheritta Johnson, City Risk Manager, City of Fort Pierce, Florida

****

Signed and approved on behalf of City of Fort Pierce:

Signature: _____ **Date:** 7/12/17

On behalf of City of Fort Pierce

Print Name: NICHOLAS C MIMMS

Title/Office: CITY MANAGER

THE SUNRISE CITY
FORT PIERCE
Florida
RISK MANAGER

TO : Nicholas C. Mimms, P.E., City Manager

FROM : Sheritta Johnson, Risk Manager

RE : Legal Representation for Holmes and MacNaught v City

DATE : July 11, 2017

Per my conversation with Florida League of Cities today, the above referenced matter at its current level, administrative, does not qualify for legal representation; however, if this matter is resolved during the internal phase back pay is afforded.

In contrast, if unresolved at the administrative level and a suit is filed, standard policy coverages are applicable which includes legal representation.

If you have any questions, please contact this office.

Chief
Based upon this update from the Risk Manager we will proceed with the acquisition of external legal services

7/11/17

cc: Diane Hobley-Burney, Police Chief

CONTRACT FOR LEGAL SERVICES

The City of Fort Pierce, a Florida Municipal Corporation, ("Client") retains the Law Firm of OLDS & STEPHENS, P.A., ("the Firm") to represent the CLIENT in Saint Lucie County, Florida, in the matter of arbitration between: Coastal Florida Police Benevolent Association, ("Union") and City of Fort Pierce Police Department, ("City") regarding: Termination of Sergeant Brian McNaught.

IN CONSIDERATION of the services rendered and to be rendered by the FIRM, CLIENT hereby agrees as follows:

1. **HOURLY RATE:** Client will be billed at the rate of $155.00 per hour for attorneys and $95.00 per hour for paralegals.

2. **COSTS:** Client agrees to pay the necessary expenses and disbursements separately as these expenses and disbursements are incurred by the Firm. The expenses and disbursements may include, but shall not be limited to, fees for private investigators, expert witnesses, court reporter transcripts, travel expenses, research, and any and all other expenses that the Firm considers reasonable and necessary for the proper defense and/or prosecution in this action.

3. **FEES:** Client acknowledges that Firm's compensation is based upon, among other factors, the time and labor involved, the novelty or difficulty of questions presented, the results obtained, time limitations imposed by this representation, and the reputation, experience and ability of Firm in performing this type of service. No maximum fee has been quoted and it is impossible to determine in advance how much time will be needed.

4. **PAYMENT:** Client shall pay each bill within 30 days of the date issued. The Client will be billed on a monthly basis for the fees and costs incurred in this matter.

5. **WITHDRAWAL:** The Firm may withdraw from this representation if the Client does not make payments required by this Agreement, if it has misrepresented or failed to disclose material facts to the Firm, or if it fails to follow the Firm's advice. In any of these events, the Client will execute such necessary documents to permit the Firm to withdraw. The Firm's failure to withdraw after the occurrence of any of the foregoing events, will not limit its right to withdraw after the occurrence of any other event that would permit withdrawal.

6. **DISPUTES:** In the event it is necessary to institute legal proceedings to collect the Firm's fees and costs or to otherwise litigate issues arising under this Agreement, the Firm will be entitled to collect its reasonable attorneys' fees and costs from the Client, even if the Firm chooses to represent itself. The Client and the Firm do hereby agree and consent that the courts situated in Saint Lucie County, Florida, shall have exclusive jurisdiction to adjudicate any claim, dispute, or controversy of any nature and of any kind arising under, pertaining to, or in any way relating to this Agreement, including without limitation, all issues concerning conditions, formation, prior negotiations, performance, validity, and enforceability. This mandatory exclusive jurisdiction provision also applies to all potential disputes involving or relating to any service provider relied upon or retained under

section four (4) of this Agreement. The Client expressly consents to the jurisdiction of the appropriate state court situated in Saint Lucie County, Florida, forsaking and waiving all other venues and jurisdictions.

7. Client acknowledges that the Firm has made no promises to Client as to the outcome of the case except that the Firm has promised to render its best professional skill.

DATED this 27th day of October, 2017.

Firm	Client
Olds & Stephens, P.A.	The City of Fort Pierce
BY: _____	BY: _____
Don Stephens, Esq.	TITLE: City Attorney
Shareholder	

CONTRACT FOR LEGAL SERVICES

The City of Fort Pierce, a Florida Municipal Corporation, ("Client") retains the Law Firm of OLDS & STEPHENS, P.A., ("the Firm") to represent the CLIENT in Saint Lucie County, Florida, in the matter of arbitration between: International Union of Police Association, AFL-CIO, ("Union") and City of Fort Pierce Police Department, ("City") regarding: Termination Case No.: 170831-54276, Officer Ralph K. Holmes.

IN CONSIDERATION of the services rendered and to be rendered by the FIRM, CLIENT hereby agrees as follows:

1. **HOURLY RATE:** Client will be billed at the rate of $155.00 per hour for attorneys and $95.00 per hour for paralegals.

2. **COSTS:** Client agrees to pay the necessary expenses and disbursements separately as these expenses and disbursements are incurred by the Firm. The expenses and disbursements may include, but shall not be limited to, fees for private investigators, expert witnesses, court reporter transcripts, travel expenses, research, and any and all other expenses that the Firm considers reasonable and necessary for the proper defense and/or prosecution in this action.

3. **FEES**: Client acknowledges that Firm's compensation is based upon, among other factors, the time and labor involved, the novelty or difficulty of questions presented, the results obtained, time limitations imposed by this representation, and the reputation, experience and ability of Firm in performing this type of service. No maximum fee has been quoted and it is impossible to determine in advance how much time will be needed.

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section four (4) of this Agreement. The Client expressly consents to the jurisdiction of the appropriate state court situated in Saint Lucie County, Florida, forsaking and waiving all other venues and jurisdictions.

7. Client acknowledges that the Firm has made no promises to Client as to the outcome of the case except that the Firm has promised to render its best professional skill.

DATED this 27th day of October, 2017.

Firm
Olds & Stephens, P.A.

BY: _____
Don Stephens, Esq.
Shareholder

Client
The City of Fort Pierce

BY: _____

TITLE: City Attorney

City Commission Regular Meeting **11.h.**

Meeting Date: 11/20/2017

Re: Recommendation of Award for Bid # 2017-030 - SHIP Home Rehabilitation Projec

Submitted For: Libby Woodruff, Manager, Finance Department

SUBJECT:

Approve De La Hoz Builders, Inc. as the lowest responsive bidder to Bid No. 2017-030 for an amount not to exceed $19,983 for rehabilitation of 1310 N 27th Street, funded through the State Housing Initiatives Partnership (SHIP) program.

SUMMARY:

According to the SHIP Local Housing Assistance Plan (LHAP) the City may provide Owner-Occupied Housing rehabilitations to upgrade substandard houses SHIP assistance is provided to income-eligible owner-occupied households on a first come, first qualified, first served basis.

The bid was advertised on October 4 and 11, 2017, with a scheduled opening at 3:00 PM, on October 25, 2017.

The invitation was sent to 452 vendors. Five (5) vendors requested specifications with three (3) responding (60%) plus 0 “No Bid” (60% total response).

RECOMMENDATION:

Approve De La Hoz Builders, Inc. as the lowest responsive bidder for Bid No. 2017-030, for the amount not to exceed $19,983.

ALTERNATIVES:

Do not approve the award of Bid No. 2017-030.

RESPONSIBLE STAFF:

Libby Woodruff, Grants Administration Manager

COORDINATED WITH:

Johnna Morris, Director of Finance
Geogria Montgomery, Purchasing Specialist

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2017-2018
Account: 10595025548310
Amount: 19983.00
FISCAL IMPACT:
This expenditure will be reimbursed to the City via SHIP funds.

Attachments

Purchasing Memo - Bid 2017-030
Winning Bid - 1310 N 27th Street

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/31/2017 02:31 PM
Finance Department	Johnna Morris	11/01/2017 03:53 PM
City Manager	Nick Mimms	11/13/2017 04:37 PM
Form Started By: Libby Woodruff		Started On: 10/27/2017 08:40 AM
Final Approval Date: 11/13/2017		

MEMORANDUM
from the
PURCHASING DEPARTMENT

TO: Elizabeth Woodruff, Grants Administration Manager

THROUGH: Gelencia Carter, Purchasing Manager

FROM: Georgia Montgomery, Purchasing Specialist

SUBJECT: Bid No. 2017-030 ~ Housing Rehabilitation Project (1310 North 27th Street)

DATE: October 26, 2017

Attached are the tabulation sheet and a copy of each bid submittal for the above referenced bid. The file is available for review in the Procurement Department.

The invitation was sent to 452 vendors. Five (5) vendors requested specifications with three (3) responding (60%) plus 0 "No Bid" (60% total response).

Please respond to the Procurement Department for recommendation of award. Expiration date is December 24, 2017. Commission approval must be completed by this date.

/gm

Attachment

cc: Karen Mike, Executive Assistant

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."

BID ON:	**HOUSING REHABILITATION PROJECT 1310 NORTH 27th STREET**
BID NUMBER:	**2017-030**
DATE:	10/26/17 @ 3:00 PM
RECOMMENDED AWARD:	Pending

RESPONSE
3 of 5 = 60 %
0 "No Bids"
Total = 60 %

VENDOR	TOTAL
De La Hoz Builders, Inc. Sebastian, FL	**$19,983.00**
Gentile Corporation West Palm Beach, FL	**$21,400.00**
Parkit Construction, Inc. West Melbourne, FL	**$28,285.00**

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.**

COPY #1

DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Contact: Georgia Montgomery, 772-467-3748	Bid No: 2017-030
Mandatory Site Visit Date: 10:00AM, THURSDAY, OCTOBER 12, 2017	Bid Title: HOUSING REHABILITATION PROJECT FOR 1310 NORTH 27TH STREET
Mandatory Site Visit Location: 1310 NORTH 27TH STREET FORT PIERCE, FL 34950	Bid Opening Location: City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00PM, WEDNESDAY, OCTOBER 25, 2017	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: DE LA HOZ BUILDERS, INC Mailing Address: 258 DEL MONTE RD SEBASTIAN, FL 32958	*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 Hilda R De La Hoz Authorized Signature (Manual)
City, State, Zip Code: SEBASTIAN, FL 32958	Typed or Printed Name: HILDA DE LA HOZ
Type of Entity (Circle One): (Corporation) Partnership Proprietorship	Title: V-PRESIDENT
Incorporated in the State of: FL Year: 2007	Delivery in 60 days, ARO
Phone Number: 772-228-9723	Payment Terms: Net 30 Days
Fax Number: 772-589-8127	FEIN or SS Number:
E-Mail Address: hilda@delahozbuilders.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	

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

DE LA HOZ BUILDERS, 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.

Alda R Dela Hoz

Proposer's Signature

10-25-17

Date

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

100 North U.S.1, P.O. Box 1480
Fort Pierce, Florida, 34954-1480

Phone: 772-467-3748
Fax: 772-467-3848

REFERENCE CHECK FORM

(Please print or type)

Bid Number: 2017-030 **Title:** SHIP Housing Rehabilitation Project – 1310 N. 27th Street
Proposer/Respondent Name: DE LA HOZ BUILDERS, INC
Reference Company Name: INDIAN RIVER COUNTY SHIP PROGRAM
Telephone #: 772-226-1870 **Fax #:**
Contact Name: DAWN BRADFORD **Email:** dbradford@ircgov.com

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

The above company submitted a proposal to provide rehabilitation 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?

_____

_____

_____

_____

THE SUNRISE CITY
FORT PIERCE
PURCHASING DEPARTMENT
Florida

100 North U.S.1, P.O. Box 1480
Fort Pierce, Florida, 34954-1480

Phone: 772-467-3748
Fax: 772-467-3848

REFERENCE CHECK FORM

(Please print or type)

Bid Number: 2017-030 **Title:** SHIP Housing Rehabilitation Project – 1310 N. 27th Street
Proposer/Respondent Name: DE LA HOZ BUILDERS, INC
Reference Company Name: CITY OF PALM BAY GROWTH MANAGEMENT
Telephone #: 321-733-3043 **Fax #:** 321-953-8920
Contact Name: LORI DAMMS **Email:** lori.damms@pbfl.org

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

The above company submitted a proposal to provide rehabilitation 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?

_____

_____

_____

_____

October 19, 2017

CITY OF FORT PIERCE

HOUSING REHABILITATION PROJECT ~ 1310 NORTH 27TH STREET

BID NO. 2017-030

ADDENDUM NO. 1

The purpose of this addendum is to modify the specifications to include:

- Repair ceilings throughout home caused from leaking roof

and

- To provide a *Revised Bid Form* (*see attached*).

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Hilda R De La Hoz
Manual

Signature: HILDA DE LA HOZ
Typed or Printed

Company Name: DE LA HOZ BUILDERS, INC

Address: 258 DEL MONTE RD

SEBASTION, FL 32958

Date: 10-25-17

/gc

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
CITY OF FORT PIERCE AND IT'S OFFICIALS AND OFFICERS PO BOX 1480 FORT PIERCE, FL 34954-1480	VARIOUS
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

© Insurance Services Office, Inc., 2012

Policy Change
Number 1

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

IL 12 01 11 85

POLICY CHANGES

POLICY NO.	POLICY CHANGES EFFECTIVE	COMPANY
1000113216	04/01/2017	Catlin Specialty Insurance Co

NAMED INSURED	AUTHORIZED REPRESENTATIVE
De La Hoz Builders, Inc.	N-Surance Outlets Inc.

COVERAGE PARTS AFFECTED
General Liability

CHANGES

In consideration of the premium previously charged, it is hereby understood that the policy is amended to read as follows:

In consideration of the premium already charged, it is agreed and understood that the Additional Insured is added per forms CG 2010 and CG 24 04, attached.

All other terms and conditions remain the same.

Kaye Hermann
2550 Okeechobee Blvd, #D
West Palm Beach, FL 33409

099773

Authorized Representative

Copyright, Insurance Services Office Inc., 1983
Copyright, ISO Commercial Risk Services, Inc., 1983

POLICY NUMBER: 1000113216

COMMERCIAL GENERAL LIABILITY
CG 24 04 05 09

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Person Or Organization: CITY OF FORT PIERCE AND IT'S OFFICIALS AND OFFICERS PO BOX 1480
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

© Insurance Services Office, Inc., 2008

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

© Insurance Services Office, Inc., 2012

Vendor: DE LA HOZ BUILDERS, INC

Address: 257 DEL MONTE RD

City, State, Zip Code: SEBASTIAN, FL 32958

Email Address: hilda@delahozbuilders.com

Typed Name, Title: HILDA DE LA HOZ

Signature Hilda R DeLaHoz **Date** 10-25-17

Telephone # 772-228-9723 **Fax #** 772-589-8127

(*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** ☑

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

DE LA HOZ, JOSE AUGUSTO
DE LA HOZ BUILDERS INC
258 DEL MONTE RD
SEBASTIAN FL 32958

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CGC1514151 ISSUED: 06/26/2016

CERTIFIED GENERAL CONTRACTOR
DE LA HOZ, JOSE AUGUSTO
DE LA HOZ BUILDERS INC

IS CERTIFIED under the provisions of Ch.489 FS.
Expiration date : AUG 31, 2018 L1606260001120

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER	
CGC1514151	

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2018

DE LA HOZ, JOSE AUGUSTO
DE LA HOZ BUILDERS INC
258 DEL MONTE RD
SEBASTIAN FL 32958

ISSUED: 06/26/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1606260001120

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/12/17

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 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	CONTACT NAME: KAYE T. HERMANN	
Freeway Insurance Florida #29 7377 Spring Hill Drive Spring Hill, FL 34606 Phone (352) 688-0109 Fax (352) 688-6050	PHONE (A/C, No, Ext): (352) 688-0109	FAX (A/C, No): (352) 688-6050
	E-MAIL ADDRESS: khermann@freewayinsurancefl.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : CATLIN SPECIALTY INSURANCE COMP.	
INSURED	INSURER B :	
DE LA HOZ BUILDERS, INC. 258 Del Monte Rd Sebastian, FL 32958-	INSURER C :	
	INSURER D : F C B & I FUND	
	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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY ☑ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☑ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☑ POLICY ☑ PRO-JECT ☐ LOC	Y	Y	1000104621	04/01/2017	04/01/2018	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000.00 $ 100,000.00 $ 5,000.00 $ 1,000,000.00 $ 2,000,000.00 $ 2,000,000.00
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			106-51352	01/16/2017	01/16/2018	☑ WC STATU-TORY LIMITS ☑ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYE E.L. DISEASE - POLICY LIMIT	$ 1,000,000.00 $ 1,000,000.00 $ 1,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFIED GENERAL CONTRACTOR JOSE DE LAHOZ LICENSE #CGC1514151
As required by written contract the City of Fort Pierce is additional insured per attached Additional Insured CG 20 10.
Waiver of Subrogation CG 24 04 has been attached in favor of "City of Fort Pierce."
Should any of the above described policies be cacelled before the expiration date, the Florida Stae law applies.

CERTIFICATE HOLDER

CITY OF FORT PIERCE
AND IT'S OFFICIALS AND OFFICERS
PO BOX 1480
FORT PIERCE, FL. 34954-1480
Ph: 772-467-3748

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

Kaye T. Hermann

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Revised

BID RESPONSE FORM

Bid Item	SHIP HOUSING REHABILITATION PROJECT FOR 1209 RAYMOND AVENUE		
Bid Number	2017-030	Due Date & Time	3:00PM, WEDNESDAY, OCTOBER 25, 2017

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

ITEM DESCRIPTION	TOTAL
Add new HVAC	$ 5,744.00
Repair damaged roof, as needed.	$ 1.925.00
Replace broken window panes, as needed.	$ 401.00
Add screen door (comparable to rear screen door) at front entrance.	$ 634.00
Adjust screen door at rear entrance.	$ 209.00
Add new door knobs and door locks on rear entrance screen door.	$ 185.00
Remove telephone box at rear of home.	$ 128.00
Replace falling ceiling in master bathroom.	$ 1.620.00
Replace shower unit in guest bathroom.	$ 6.314.00
Prep and paint exterior of home.	$ 1.925.00
Repair ceilings caused by leaking roof	$ 898.00
Total	$ 19.983.00

The Bidder hereby acknowledges receipt of the following addenda:

ADDENDUM NO.	ADDENDUM DATE
1	10-19-17

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 Bid 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 Eddie R Deal Jr

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

100 North U.S.1, P.O. Box 1480
Fort Pierce, Florida, 34954-1480

Phone: 772-467-3748
Fax: 772-467-3848

REFERENCE CHECK FORM

(Please print or type)

Bid Number: 2017-030 **Title:** SHIP Housing Rehabilitation Project – 1310 N. 27th Street
Proposer/Respondent Name: DE LA HOZ BUILDERS, INC
Reference Company Name: ST LUCIE COUNTY SHIP PROGRAM
Telephone #: 772-462-1290 **Fax #:** 772-462-2855
Contact Name: JENNIFER HANCE **Email:** hancej@stlucieco.org

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

The above company submitted a proposal to provide rehabilitation 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?

_____

_____

_____

_____

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.
DE LA HOZ BUZIDEAS, 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.)
258 DEL MONTE BLVD

Requester's name and address (optional)

6 City, state, and ZIP code
SEBASTIAN, FL 32958

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
20 - 8911993

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 ▶ Rilda R De La Hoz Date ▶ 10-25-17

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.

Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion

Contractor Covered Transactions

(1) The prospective contractor of the Recipient, DE LA HOZ BUILDERS, 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.

DE LA HOZ BUILDERS, INC
(Contractor's Name)

City of Fort Pierce
(Recipient's Name)

[signature]
(Authorized Signature)

Date: 10-25-17

HILDA DE LA HOZ
(Print Name)

V-PRESIDENT
(Title)

Division Contract Number

258 DEL MONTE RD
(Street and Address)

SEBASTIAN, FL 32958
(City, State, Zip)

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

DE LA HOZ, JOSE AUGUSTO
DE LA HOZ BUILDERS INC
258 DEL MONTE RD
SEBASTIAN FL 32958

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CGC1514151 ISSUED: 06/26/2016

CERTIFIED GENERAL CONTRACTOR
DE LA HOZ, JOSE AUGUSTO
DE LA HOZ BUILDERS INC

IS CERTIFIED under the provisions of Ch.489 FS.
Expiration date : AUG 31, 2018 L1606260001120

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER	
CGC1514151	

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2018

DE LA HOZ, JOSE AUGUSTO
DE LA HOZ BUILDERS INC
258 DEL MONTE RD
SEBASTIAN FL 32958

ISSUED: 06/26/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1606260001120

City Commission Regular Meeting **11.i.**

Meeting Date: 11/20/2017

Re: Recommendation of Award for Bid # 2017-029 - SHIP Home Rehabilitation Projec

Submitted For: Libby Woodruff, Manager, Finance Department

SUBJECT:

Approve Gentile Corporation as the lowest responsive bidder to Bid No. 2017-029 for an amount not to exceed $16,990 for rehabilitation of 517 North 16th Street funded through the State Housing Initiatives Partnership (SHIP) program.

SUMMARY:

According to the SHIP Local Housing Assistance Plan (LHAP), the City may provide Owner-Occupied Housing rehabilitation to upgrade substandard houses. SHIP assistance is provided to income-eligible owner-occupied households on a first come, first qualified, first served basis. The bid was advertised on October 4 and 16, 2017, with a scheduled opening at 3:00 PM on October 25, 2017. The bid invitation was sent to 452 vendors. Five (5) vendors requested specifications with two (2) responding (40%) plus 0 "No Bids" (40% total response).

RECOMMENDATION:

Approve Gentile Corporation as the lowest responsive bidder for Bid # 2017-029 in an amount not to exceed $16,990.

ALTERNATIVES:

Do not approve the award of Bid No. 2017-029.

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:	10590025548310
Amount:	16990.00

FISCAL IMPACT:

This expenditure will be reimbursed to the City via SHIP funds.

Attachments

Purchasing Memo - Bid 2017-029
Winning Bid 517 N 16th Street

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/31/2017 02:31 PM
Finance Department	Johnna Morris	11/01/2017 01:14 PM
City Manager	Nick Mimms	11/13/2017 04:37 PM
Form Started By: Libby Woodruff		Started On: 10/27/2017 08:30 AM
Final Approval Date: 11/13/2017		

MEMORANDUM
from the
PURCHASING DEPARTMENT

TO: **Elizabeth Woodruff, Grants Administration Manager**

THROUGH: **Gelencia Carter, Purchasing Manager**

FROM: **Georgia Montgomery, Purchasing Specialist**

SUBJECT: **Bid No. 2017-029 ~ Housing Rehabilitation Project (517 North 16th Street)**

DATE: **October 26, 2017**

Attached are the tabulation sheet and a copy of each bid submittal for the above referenced bid. The file is available for review in the Procurement Department.

The invitation was sent to 452 vendors. Five (5) vendors requested specifications with two (2) responding (40%) plus 0 "No Bid" (40% total response).

Please respond to the Procurement Department for recommendation of award. Expiration date is December 24, 2017. Commission approval must be completed by this date.

/gm

Attachment

cc: Karen Mike, Executive Assistant

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."

BID ON:	**HOUSING REHABILITATION PROJECT 517 NORTH 16th STREET**
BID NUMBER:	**2017-029**
DATE:	10/26/17 @ 3:00 PM
RECOMMENDED AWARD:	Pending

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

VENDOR	TOTAL
Gentile Corp. West Palm Beach, FL	**$16,990.00**
Parkit Construction, Inc. West Melbourne, FL	**$23,125.00**

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.**

COPY

DELIVER TO: City of Fort Pierce 100 North U.S. #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: Georgia Montgomery, 772-467-3748	Bid No: 2017-029
Mandatory Site Visit Date: 10:00AM, THURSDAY, OCTOBER 19, 2017	Bid Title: HOUSING REHABILITATION PROJECT FOR 517 NORTH 16TH STREET
Mandatory Site Visit Location: 517 North 16th Street Fort Pierce, FL 34950	Bid Opening Location: City of Ft. Pierce Purchasing Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00PM, WEDNESAY, OCTOBER 25, 2017	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: Tortile Coup Mailing Address: 3160 Turtle Cove West Palm Beach FL, 33411	*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:	Typed or Printed Name: Oscar Frooz-Vi
Type of Entity (Circle One): Corporation Partnership Proprietorship	Title: President
Incorporated in the State of: FL Year: 2008	Delivery in _____ days, ARO
Phone Number: (772) 342-6978	Payment Terms: Net 30 Days
Fax Number: (772) 448-8967	FEIN or SS Number: 46-197 6266
E-Mail Address:	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	

SECTION V

STATEMENT OF WORK

1. **SCOPE OF WORK**

This project should be bid according to the housing rehabilitation specifications set forth below. Project bid must be all inclusive.

- Re-Glaze all windows and patch around all windows
- Add accordion hurricane shutters to all windows (6 windows)
- Add new HVAC
- Pressure wash and paint exterior of home
- Replace disconnect box at exterior A/C unit
- Make exterior electrical safe; evaluate/replace existing panel

PLEASE NOTE:

- **Any roof work will require separate permit.**
- **The homeowner is responsible for boxing up and protecting any breakables. Owner is to supply and is also responsible for needed utilities to complete rehab.**

SECTION VI
FORMS

Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion

Contractor Covered Transactions

(1) The prospective contractor of the Recipient, OSCAR FROZINI, (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.

OSCAR FROZINI
(Contractor's Name)

City of Fort Pierce
(Recipient's Name)

Oscar Frozini
(Authorized Signature)

Date:

OSCAR FROZINI
(Print Name)

President
(Title)

Division Contract Number

3160 Turtle cove
(Street and Address)

West Palm Beach FL 33411
(City, State, Zip)

DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that Textile Corp 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.

Dean Trozzi

Proposer's Signature

10/19/17

Date

Form **W-9**
(Rev. October 2007)
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.

Name (as shown on your income tax return)
Beutile Corp

Business name, if different from above

Check appropriate box: ☐ Individual/Sole proprietor ☑ Corporation ☐ Partnership
☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ .....
☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.)
3160 Turtle Cove

Requester's name and address (optional)

City, state, and ZIP code
West Palm Beach FL 33411

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 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 chart on page 4 for guidelines on whose number to enter.

Social security number
: :

or

Employer identification number
46: 197 6266

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).

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 4.

Sign Here Signature of U.S. person ▶ Date ▶

General Instructions

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

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

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.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

Cat. No. 10231X

Form **W-9** (Rev. 10-2007)

October 20, 2017

CITY OF FORT PIERCE

HOUSING REHABILITATION PROJECT ~ 517 NORTH 16th STREET

BID NO. 2017-029

ADDENDUM NO. 1

The purpose of this addendum is to modify the specifications to include:

- Add gutters around entire roof

and

- To provide a Revised Bid Form (see attached)

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Oscar Frozini
Manual

Signature: Oscar Frozini
Typed or Printed

Company Name: Frontile Corp

Address: 3160 Turtle Cove

Date: 10/20/17

/gc

Revised
BID RESPONSE FORM

Bid Item	**SHIP HOUSING REHABILITATION PROJECT FOR 517 NORTH 16TH STREET**		
Bid Number	**2017-029**	**Due Date & Time**	**3:00PM, WEDNESDAY, OCTOBER 25, 2017**

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

ITEM DESCRIPTION	TOTAL
Re-Glaze all windows and patch around all windows	$ ———
Add accordion hurricane shutters to all windows (6 windows)	$ 3280
Add new HVAC	$ 5990
Pressure wash and paint exterior of home	$ 2890
Replace disconnect box at exterior A/C Unit	$ 250
Make exterior electrical safe; evaluate/replace existing panel	$ 1500
Re-Glaze all windows and patch around all windows	$ 1390
Add accordion hurricane shutters to all windows (6 windows)	$ ———
Add new HVAC	$ ———
Pressure wash and paint exterior of home	$ ———
Add gutters around entire roof	$ 1690
Total	$ 16,990.00

The Bidder hereby acknowledges receipt of the following addenda:

ADDENDUM NO.	ADDENDUM DATE
0	10/20/17

Vendor: Gentile Corp

Address: 3160 Turtle Cove

City, State, Zip Code: West Palm Beach, FL 33411

Email Address: Gentilellc@comcast.net

Typed Name, Title: Oscar Fiorini, President

Signature Oscar Fiorini **Date** 10/20/17

Telephone # (772) 342-6928 **Fax #** (772) 448-8967

(*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** ☐

THE SUNRISE CITY
FORT PIERCE
PURCHASING
DEPARTMENT
Florida

100 North U.S.1, P.O. Box 1480
Fort Pierce, Florida, 34954-1480

Phone: 772-467-3748
Fax: 772-467-3848

REFERENCE CHECK FORM

(Please print or type)

Bid Number: 2017-029 **Title: SHIP Housing Rehabilitation Project – 517 North 16th Street**
Proposer/Respondent Name: Heuble Corp
Reference Company Name: St Lucie County Housing
Telephone #: (772) 462-5143 **Fax #:** (772) 462-2855
Contact Name: Connie McIver **Email:** mciver@stlucieco.org

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

The above company submitted a proposal to provide janitorial 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?

_____

_____

_____

_____

THE SUNRISE CITY
FORT PIERCE
PURCHASING
DEPARTMENT
Florida

100 North U.S.1, P.O. Box 1480
Fort Pierce, Florida, 34954-1480

Phone: 772-467-3748
Fax: 772-467-3848

REFERENCE CHECK FORM

(Please print or type)

Bid Number: 2017-029 **Title:** SHIP Housing Rehabilitation Project – 517 North 16th Street
Proposer/Respondent Name: Treutle Corp
Reference Company Name: Port St Lucie Police Department
Telephone #: (772) 871-5183 **Fax #:** (772) 873-6520
Contact Name: Lisa Smith **Email:** lwsmith@cityofpsl.com

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

The above company submitted a proposal to provide janitorial 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?

_____

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

100 North U.S.1, P.O. Box 1480
Fort Pierce, Florida, 34954-1480

Phone: 772-467-3748
Fax: 772-467-3848

REFERENCE CHECK FORM

(Please print or type)

Bid Number: 2017-029 **Title:** SHIP Housing Rehabilitation Project -517 North 16th Street
Proposer/Respondent Name: Heritle CORP
Reference Company Name: City of Hollywood DPT of Community and Economic Developmen
Telephone #: (954) 921-3271 **Fax #:** (954) 921-3390
Contact Name: Cindy Milan **Email:** cmilan@hollywood fl. org

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

The above company submitted a proposal to provide janitorial 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?

_____

_____

_____

_____

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 Bid 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 Omar Tuozzi

CONSTRUCTION INDUSTRY LICENSING BOARD
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

(850) 487-139

FROZINI, OSCAR P
GENTILE CORP
3160 TURTLE COVE
WEST PALM BEACH FL 33411

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CGC1521508 ISSUED: 07/24/2016

CERTIFIED GENERAL CONTRACTOR
FROZINI, OSCAR P
GENTILE CORP

IS CERTIFIED under the provisions of Ch 489 FS.
Expiration date AUG 31, 2018
L1607240001976

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETAR

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER
CGC1521508

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2018

FROZINI, OSCAR P
GENTILE CORP
3160 TURTLE COVE
WEST PALM BEACH FL 33411

ISSUED: 07/24/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1607240001976

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/20/2017

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	CONTACT NAME:	
FrankCrum Insurance Agency, Inc. 100 South Missouri Avenue Clearwater, FL 33756	PHONE (A/C, No, Ext): (800) 277-1620 X4800	FAX (A/C, No): (727) 797-0704
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC#
	INSURER A: Frank Winston Crum Insurance Company	11600
INSURED	INSURER B:	
	INSURER C:	
FrankCrum L/C/F Gentile Corp. 100 South Missouri Avenue Clearwater, FL 33756	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 440834 **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 INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR ☐ _____ ☐ _____ GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS-COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCURRENCE	$
							AGGREGATE	$
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC201700000	01/01/2017	01/01/2018	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$1,000,000
							E.L. DISEASE-EA EMPLOYEE	$1,000,000
							E.L. DISEASE-POLICY LIMIT	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Effective 04/27/2015, coverage is for 100% of the employees of FrankCrum leased to Gentile Corp. (Client) for whom the client is reporting hours to FrankCrum. Coverage is not extended to statutory employees.

CERTIFICATE HOLDER

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

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



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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/20/2017

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.

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PRODUCER	CONTACT NAME: Melanie Shepherd
G.S. Insurance Services, LLC 1056 Hypoluxo Rd Lantana FL 33462	PHONE (A/C, No, Ext): 561-296-1771 FAX (A/C, No): 561-296-1772 E-MAIL ADDRESS: gsinsservice@aol.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : United Specialty
INSURED Gentile Corp. 3160 Turtle Cove West Palm Beach FL 33411	INSURER B : Progressive INSURER C : INSURER D : 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 GEN'L AGGREGATE LIMIT APPLIES PER POLICY PRO-JECT LOC OTHER	Y		DCG00337	12/31/2016	12/31/2017	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 1,000,000 $
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY X SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	Y		019188555	10/20/2017	10/20/2018	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE $	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City Of Fort Pierce/Grant Administrative Division and their members, officials, officers and employees.

CERTIFICATE HOLDER

City of Fort Pierce/Grant Administrative Division
Attn: Purchasing Department
P.O. Box 1480
Ft. Pierce FL 34954-1490

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

Melanie R Shepherd

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City Commission Regular Meeting **11.j.**

Meeting Date: 11/20/2017

Re: Letter of Support

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Approve letter to Florida Department of Transportation supporting fishing from the piers beneath the Peter P. Cobb Bridge upon completion of the rehabilitation.

Attachments

Letter of Support

Letter from Howard Tipton

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	11/02/2017 02:38 PM
City Manager	Nick Mimms	11/13/2017 04:36 PM
City Manager	Nick Mimms	11/13/2017 04:36 PM

Form Started By: Jennifer Robinson Started On: 11/02/2017 12:01 PM

Final Approval Date: 11/13/2017

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

November 20, 2017

Gerry O'Reilly
District Four Secretary
Florida Department of Transportation
3400 W. Commercial Blvd.
Fort Lauderdale, FL 33309

SUBJECT: FDOT Project 42684015201 - SR A1A Over Intra-Coastal Waterway
Peter P. Cobb Bridge

Dear Mr. O'Reilly:

The City of Fort Pierce has become aware that, as a result of the Department's rehabilitation project for the Peter P. Cobb Bridge, fishing will no longer be permitted from the piers beneath the bridge. For years this location has provided the public with an opportunity and easy access for fishing; both recreationally as well as the ability to provide food for the table. The City through the acquisition of environmentally sensitive lands as well as strategic planning has strived to provide public access all along the waterfront. The decision to eliminate this community asset without notification or public input has raised great concerns.

The City of Fort Pierce implores the FDOT to reconsider this directive and request the Department to work with the permitting agencies to once again allow fishing from the piers upon the completion of the rehabilitation.

Sincerely,

Linda Hudson, Mayor

LH:jdr

ST. LUCIE COUNTY
FLORIDA

HOWARD N. TIPTON
County Administrator

ST. LUCIE COUNTY
BOARD OF COUNTY
COMMISSIONERS

CHRIS DZADOVSKY
CHAIRMAN
DISTRICT 1

TOD MOWERY
VICE-CHAIRMAN
DISTRICT 2

LINDA BARTZ
DISTRICT 3

FRANNIE HUTCHINSON
DISTRICT 4

CATHY TOWNSEND
DISTRICT 5

DAN MCINTYRE
COUNTY ATTORNEY

MAILING ADDRESS
2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982

PHONE
(772) 462-1156

TDD
(772) 462-1428

FAX
(772) 462-2131

E-MAIL
PHELANK@STLUCIECO.ORG

WEBSITE
WWW.STLUCIECO.GOV

October 25, 2017

VIA: *USPS MAIL*

Gerry O'Reilly
District Four Secretary
Florida Department of Transportation
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309

Reference: Request Environmental Studies
42684015201 - SR A1A Over Intra-Coastal Waterway
Repair / Rehab of Br # 940094 and Replace of Observation Walks. Peter P Cobb Bridge **Fort Pierce**

Dear Mr. O'Reilly:

We understand that the referenced project at the Peter P. Cobb Bridge is currently underway. At this time, we respectfully request that the Florida Department of Transportation – initiate the required environmental studies (with respect to fishing and habitat, etc.) with the intent of permitting the proposed observation walks as fishing piers.

Fort Pierce and St. Lucie County have been known as premier fishing locations throughout the State of Florida and throughout North America, for over 100 years. The local fishing community values the ability to easily access fishing from the currently approved locations, including the existing fishing piers at the Peter P. Cobb Bridge. Prohibiting fishing at this location would discount the long history of accessible fishing within the local community, and we believe will negatively impact the economy and tourism in our region.

We have contacted the local Florida Department of Transportation (FDOT) District Four office on Oleander Avenue in Fort Pierce, the project manager, and FDOT is aware that this request is forthcoming. We believe that these studies are a beneficial endeavor and we would like to participate in discussions with you on how to work together through this process. We also believe the City of Fort Pierce is also interested in seeing these studies completed.

We appreciate your assistance and partnership on all of our projects with District Four, and value the continued relationship that we have with the Florida Department of Transportation. If you should have any questions, please do not hesitate to contact Public Works Director Don West at 772-462-2178 or by email at westd@stlucieco.org.

Sincerely,

Howard Tipton, County Administrator, St. Lucie County FL

CC E-mail Only: Nick Mimms, P.E., City Manager, City of Fort Pierce
Jack Andrews, P.E., City Engineer, City of Fort Pierce
Mark Satterlee, Assistant County Administrator, St. Lucie County
Don West, P.E., Public Works Director, St. Lucie County
Kyle Croce, P.E., Port Engineer, St. Lucie County
Kim Graham, P.E., County Engineer, St. Lucie County

City Commission Regular Meeting **11.k.**

Meeting Date: 11/20/2017

Re: Sights and Sounds on Second

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Approve the payment of $15,000 payable to Main Street Fort Pierce, Inc. for the sponsorship of the 29th Annual Sights and Sounds on Second Christmas event and parade.

SUMMARY:

Each year, the City of Fort Pierce provides financial support for the annual Christmas Sights and Sounds on Second event to help defray the expenses. A total of $15,000 has been budgeted and is available in the approved FY 2018 budget.

RECOMMENDATION:

Staff recommends the approval of $15,000, which is budgeted in the approved FY 2018 budget for the sponsorship of this event.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Nicholas C. Mimms, City Manager

COORDINATED WITH:

Doris Tillman, Manager

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2018

Account: 001-6000-513-83-93

Amount: $15,000

FISCAL IMPACT:

$15,000 is budgeted and available in the approved FY 2018 budget for the sponsorship of this event.

Attachments

Letter from Doris Tillman

Form Review

Inbox	Reviewed By	Date

City Manager	Kaitlyn Ballard	11/02/2017 11:41 AM
Finance Department	Johnna Morris	11/14/2017 01:22 PM
City Manager	Nick Mimms	11/14/2017 06:20 PM

Form Started By: Jennifer Robinson Started On: 11/02/2017 11:09 AM

Final Approval Date: 11/14/2017

MAIN STREET
FORT PIERCE

122 A. E. Backus Avenue, Fort Pierce, FL 34950

RECEIVED
TIME
NOV 0 1 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

October 25, 2017

Mr. Nick Mimms
City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34954

Dear Mr. Mims,

Tis the season to be jolly and enjoy the 29th Sights and Sounds on Second Christmas event and parade. This year's theme for the parade is Magical Musical Christmas. Main Street Fort Pierce appreciates the partnership with the city for this event that draws over 10,000 people to kick off the holiday.

I have enclosed a budget of expected expenses. If you have any questions please don't hesitate to call me.

Sincerely,

Doris Tillman

Doris Tillman
Manager

"A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE (800-435-7352) WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE." CH26923

Sights and Sounds on Second 29th Event
Payable to Main Street Fort Pierce, Inc.
122 A. E. Backus Avenue, Ft. Pierce, FL 34950
Contact: Doris Tillman 772-466-3880

Expenses for Sights and Sounds	
Insurance	1,600.00
City of Fort Pierce Permits	150.00
Coca Cola Bottling Company	1000.00
Park's Rental	700.00
Reliable Poly John	500.00
Staffing for set up and breakdown	2000.00
Entertainment	3800.00
Management	1000.00
Award Certificates	450.00
Promotion and Advertising	4000.00
Ice	500.00
Photographer	300.00
Total Sights and Sounds	$16,000.00

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

Meeting Date: 11/20/2017

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. SECOND 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: 11/07/2017

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 RL, Low Density Residential 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: Low Density Residential (RL)

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 RL, Low Density Residential 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)	RL	INST - Institutional
Land Use Objective	The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.	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 2013. However, due to a scrivener's error; the site's zoning and future land use were incorrectly applied and did not fit the City of Fort Pierce's comprehensive development plan or zoning code. 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 City Commission

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

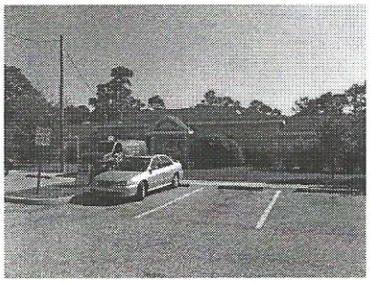
Finished Area of this building: 8,402 SF
Gross Area of this building: 9,737 SF

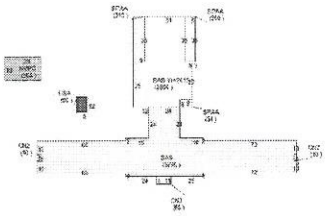
Exterior Data

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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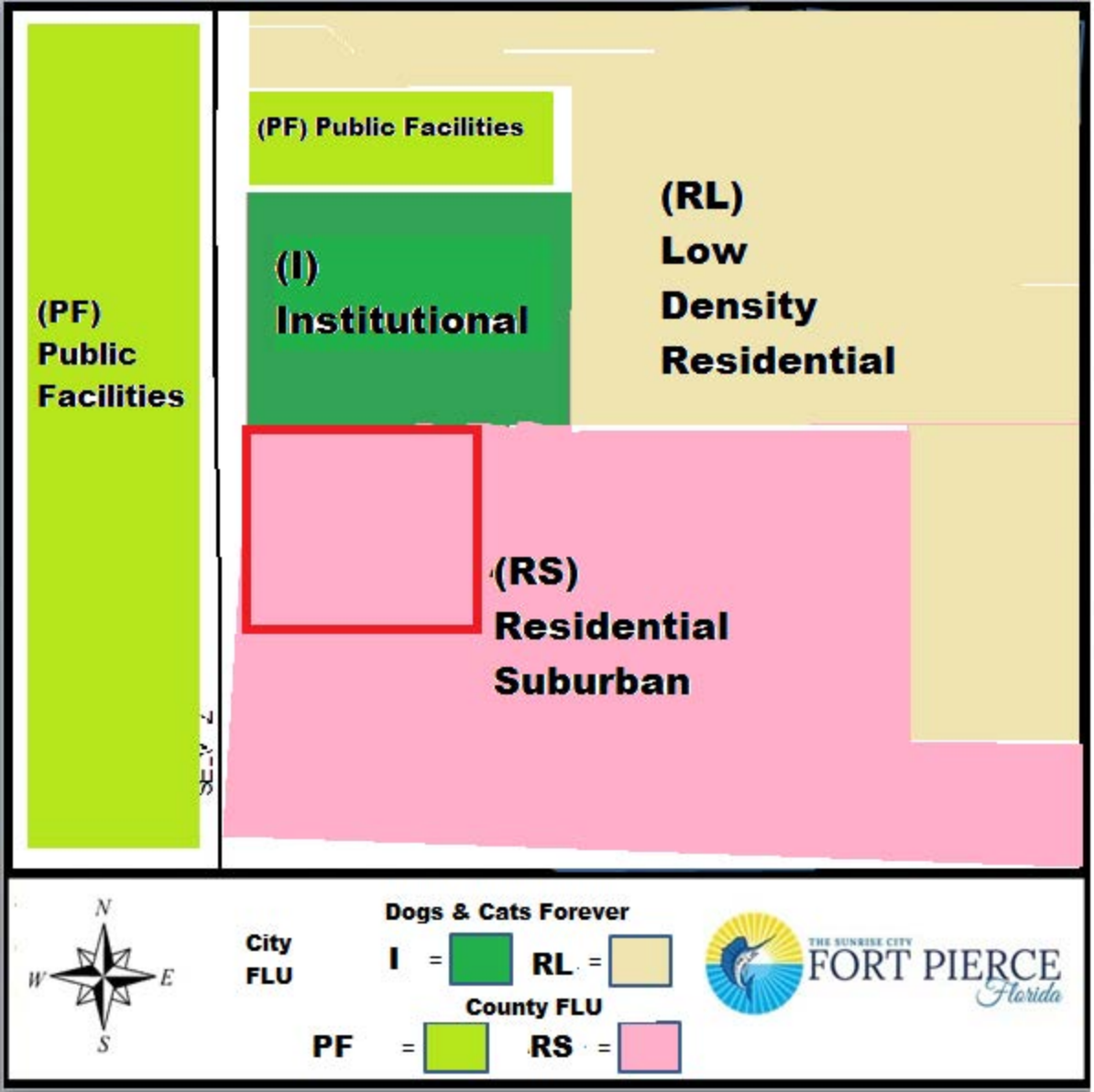
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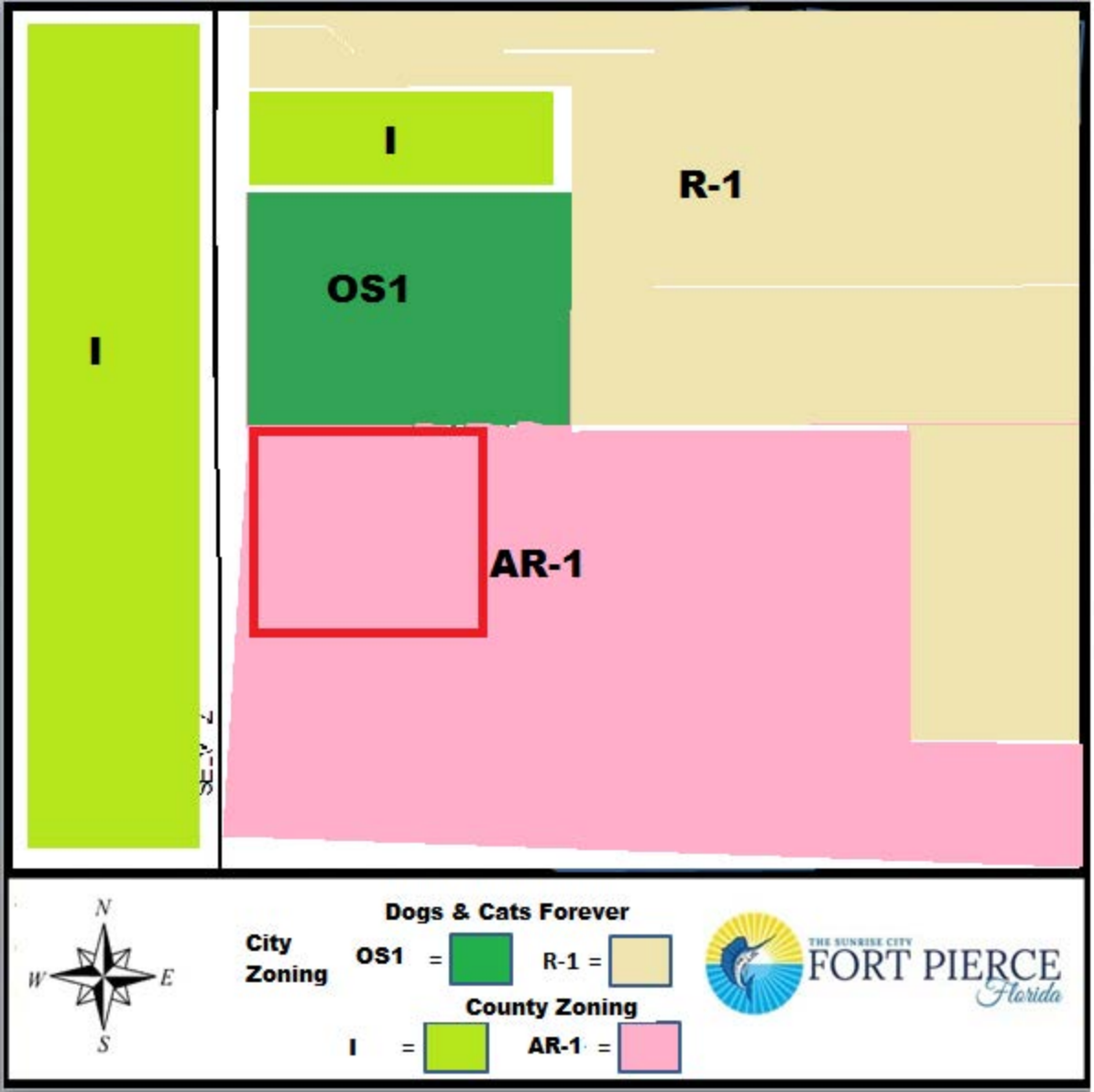
Dogs & Cats Forever

SITE AERIAL

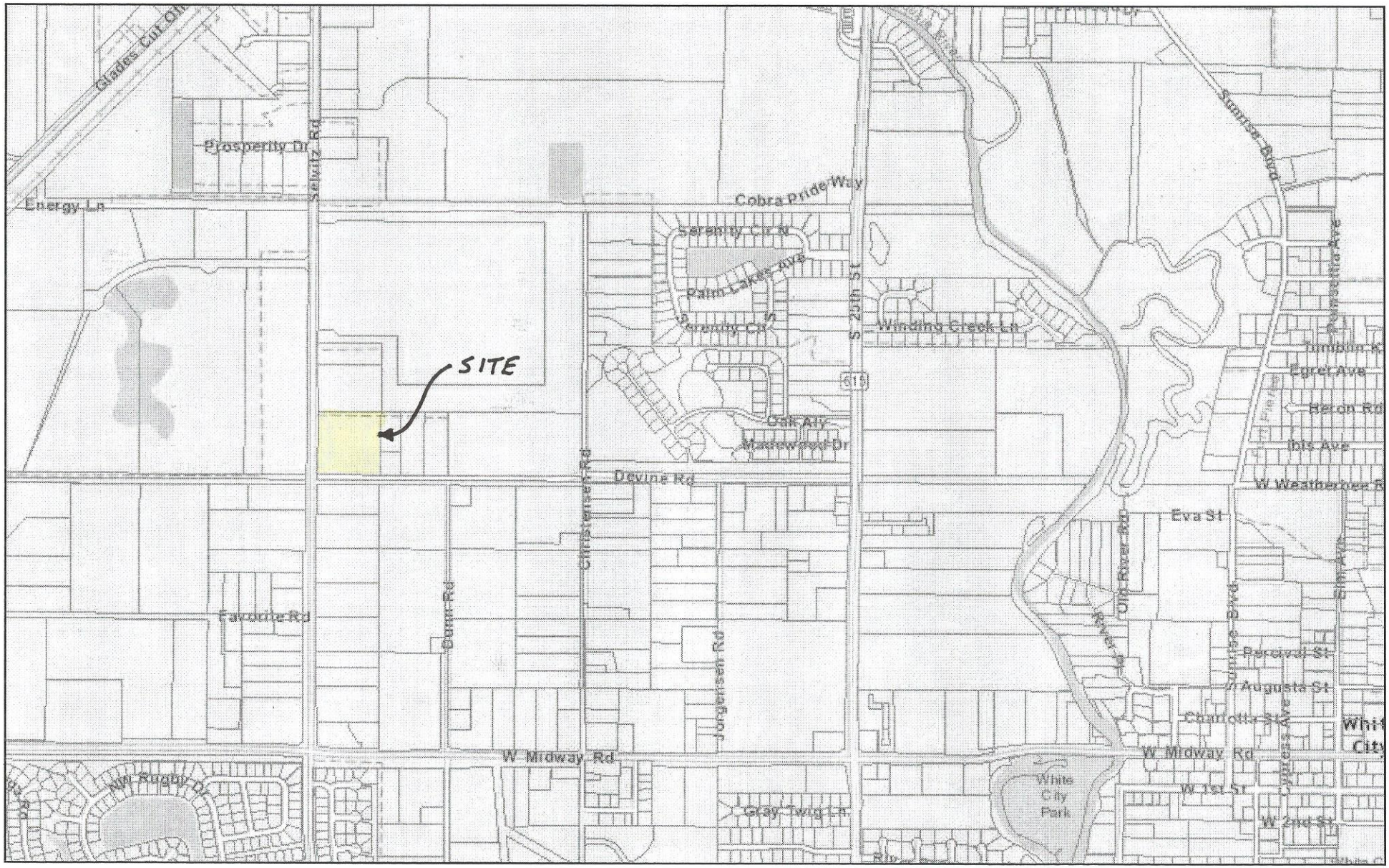
4600 Selvitz Road

THE SUNRISE CITY
FORT PIERCE
Florida


(PF) Public Facilities
(I) Institutional
(RL) Low Density Residential
(PF) Public Facilities
(RS) Residential Suburban
N
W
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Dogs & Cats Forever
City FLU
I =
RL =
County FLU
PF =
RS =
THE SUNRISE CITY
FORT PIERCE
Florida


I
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R-1
OS1
I
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.

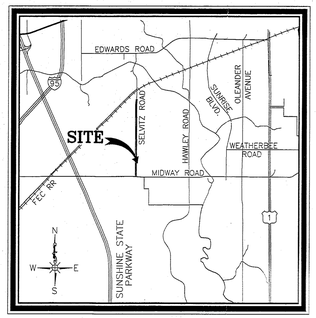
LEGEND

- 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).

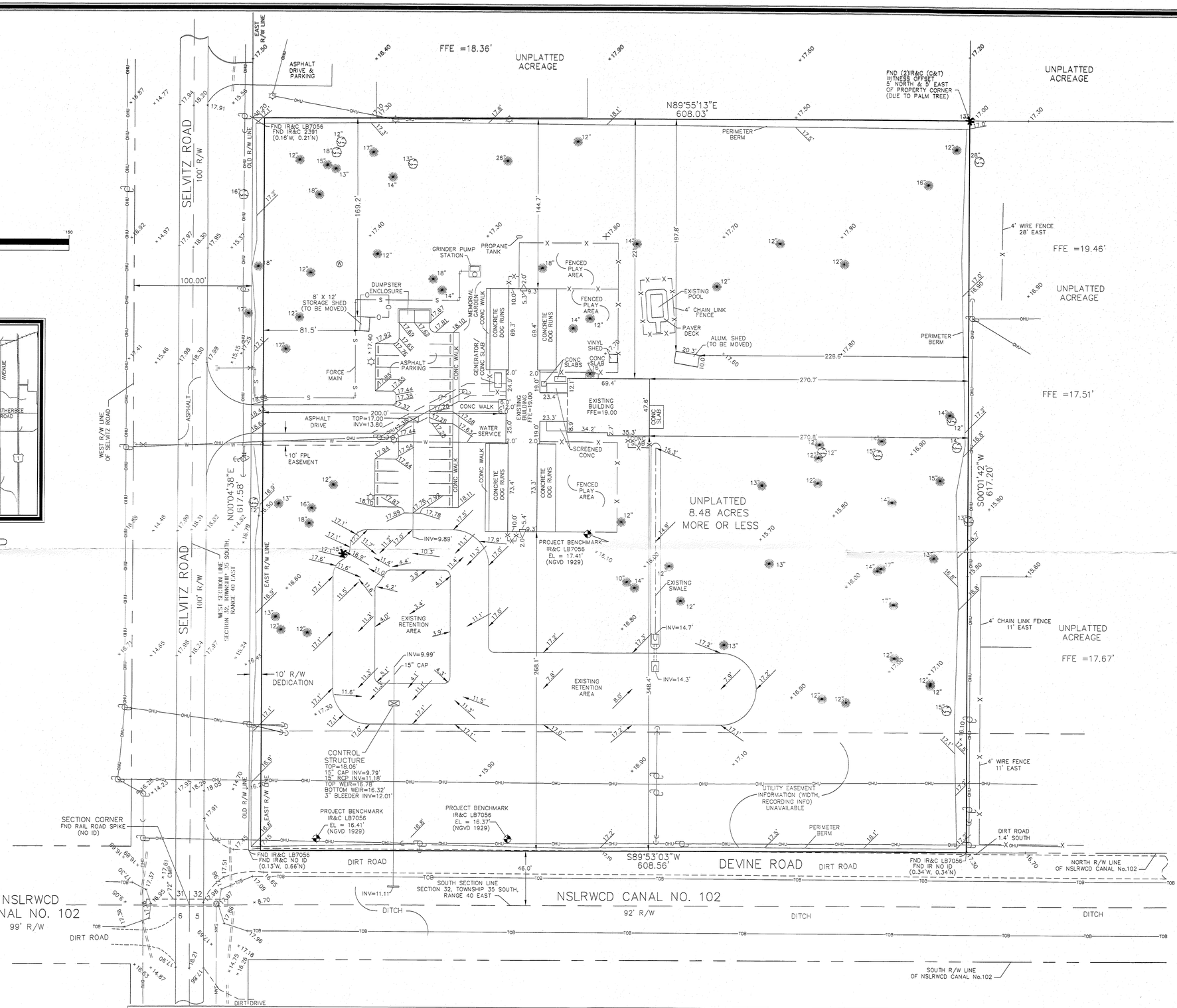
DESCRIPTION

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

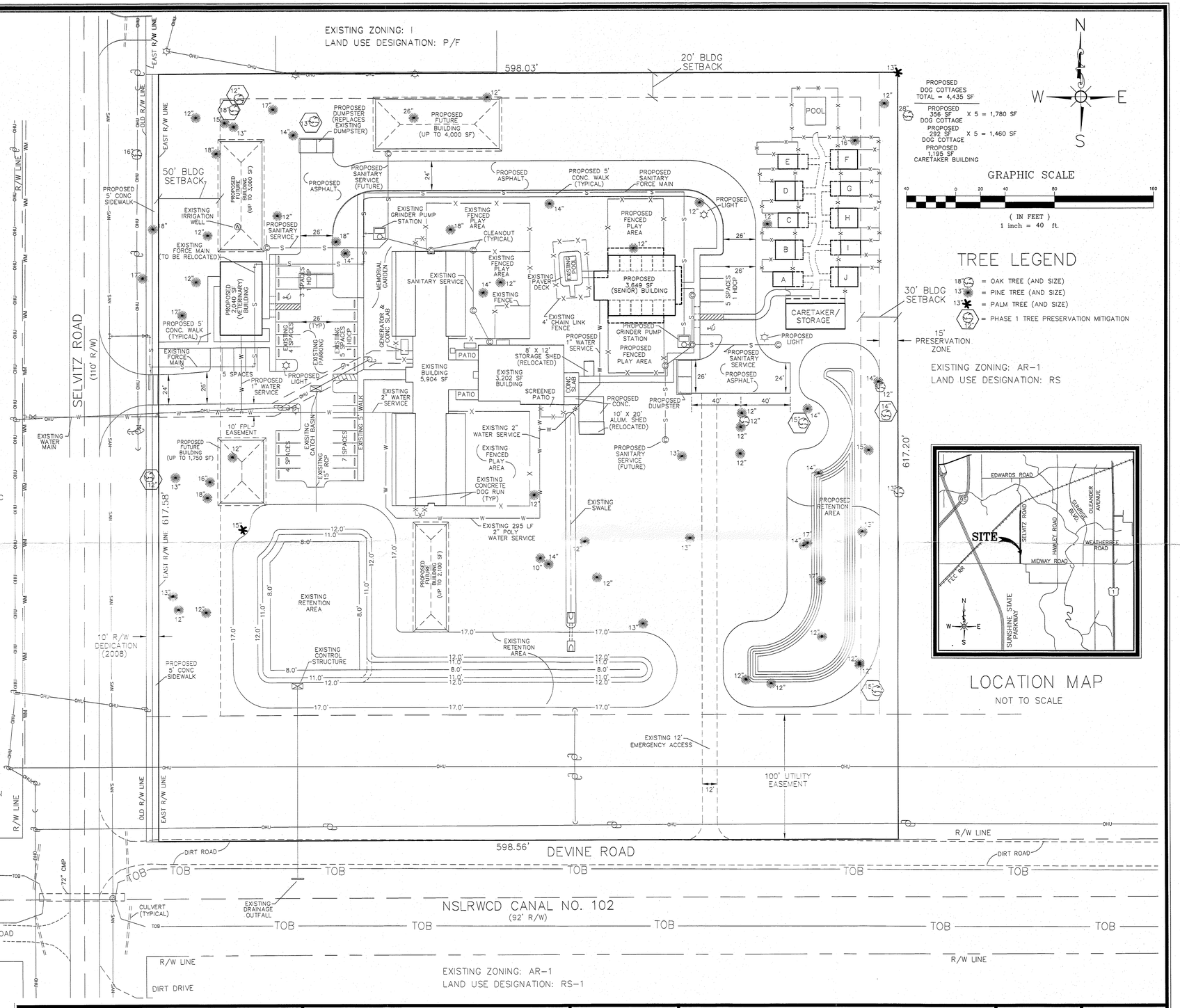
PROPOSED SITE DATA (PHASE 2)

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

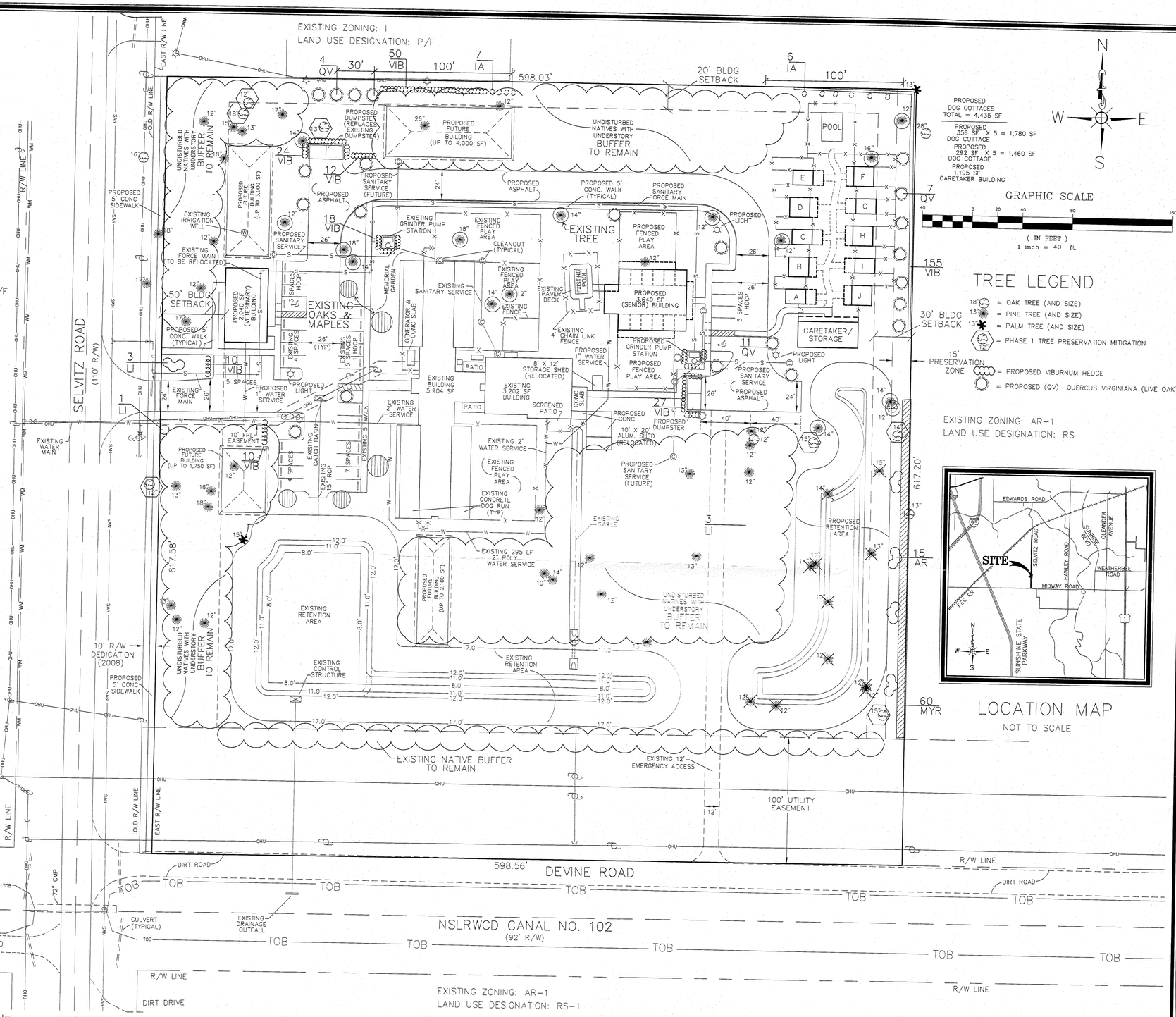
- REVISIONS -	BY	DATE

	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.

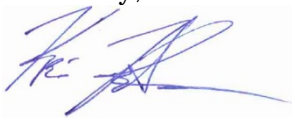
6)

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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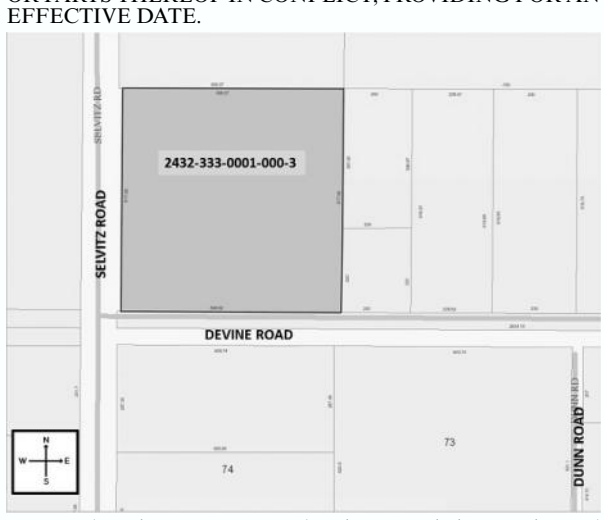
PUBLIC NOTICE
CITY OF FORT PIERCE
NOTICE OF PROPOSED ORDINANCE

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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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

To register, please go to www.medicareseminartc.com or call at 1-877-407-4114

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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.b.**

Meeting Date: 11/20/2017

Re: Planned Development - Dogs & Cats Forever - 4600 Selvitz Road

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for a Planned Development, submitted by Property Owner Dogs and Cats Forever, Inc. and Applicant, Atlantic Civil Engineering, Inc. to establish a Planned Development, at 4600 Selvitz Road, Fort Pierce, FL. The property is currently has St. Lucie County zoning AR-1, Agricultural Residential Zone (Parcel ID 2432-333-0001-000-3).

SUMMARY:

- Dogs and Cats Forever is a no-kill animal shelter which 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.

RECOMMENDATION:

The proposed Planned Development meets the criteria specified in Section 22-40 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 Planned Development.

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

Staff Report

Application - Planned Development

Project Narrative

Deed
Property Record Card
Site Aerial
Zoning & FLU Maps
Location Map
Planned Development District
Dog Cottage Elevations
Medical & Senior Bldgs Elevations
Survey
Site Plan
Landscape Plan
TRC Comments
Planning Board Minutes
Signed Attendance List
Proof of Publication Scripps

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/13/2017 04:37 PM

Form Started By: Vennis Gilmore
Started On: 10/16/2017 05:32 PM
Final Approval Date: 11/13/2017

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 Planned Development**
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 Planned Development

Location: 4600 Selvitz Road

Parcel ID: 2432-333-0001-000-3

Current Future Land Use: Low Density Residential (RL)

Proposed Future Land Use: Institutional (INST)

Current Zoning: Agricultural Residential (AR-1) County

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 RL, Low Density Residential to INST, Institutional and a Zoning Atlas Amendment (Rezoning) from AR-1, Agricultural Residential to PD, Planned Development. The applicant has submitted a conceptual site plan for the proposed Planned Development. The change of zoning and land use is being processed concurrently via Ordinance 17-033.

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)	RL	INST - Institutional
Land Use Objective	The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.	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 2013. However, due to a scrivener's error; the site's zoning and future land use were not correctly applied 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.

Planned Development Plan

Atlantic Civil Engineering Inc. is proposing that the Planned Development uses within the site will include kennels, veterinary science and storage buildings; all relative to the operation of Dogs & Cats Forever. The proposed Planned Development will maintain at least 20% open space with generous building setbacks buffering this site from surrounding sites. There is no anticipation of negative impacts to off-site traffic, on-site environmental components, and no increase in stormwater discharges.

The project proposed will add an additional 20, 974 square feet of total building gross area after all phases are completed. The proposed Planned Development is split into two (2) phases. The first (1st) phase of 10, 124 square feet will include the building of the Senior (elderly) Dog Building, Veterinary Building, and 8 of 10 proposed Dog Cottages. Phase one construction is scheduled to begin December 2017 and be completed within 270 days. The 2, 040 square feet Veterinary Building will commence construction by September, 2022 and complete construction by July, 2023.The second (2^{nd}) future phase; of 10,850 square feet has no set timeline and will include four (4) proposed buildings with no intended uses at this moment and the remaining 2 of 10 Dog Cottages.

The architectural style will be your standard Institutional Vernacular. Seven (7) parking spaces are required per City Code Section 22-60; the proposed development currently provides 14 spaces. The applicant is also proposing an additional retention pond in the Southeast corner of the property for stormwater drainage. Per City Code Section 22-62 Sidewalks; additional sidewalk connections are proposed throughout the development. Plentiful vegetation is proposed to be installed throughout the site. A Viburnum hedge will be aligned along the southern property line. A number of Quercus Virginiana (Live Oaks) will be provided. 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.

Technical Review Committee

All affected departments have reviewed the proposed Planned Development 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 in thr syysvhmrnyd.

Planning Board Recommendation

The Planning Board, at their September 28^{th}, 2017 meeting 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 in the attachments.

Staff Recommendation

The proposed Planned Development meets the criteria specified in Section 22-40 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 Planned Development.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 4600 Selvitz Road, Fort Pierce, FL 34981

Parcel ID #(s) 2432-333-0001-000-3

Project description Building addition to existing no-kill animal shelter

Dogs & Cats Forever	Atlantic Civil Engineering, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
4600 Selvitz Road	774 W. Midway Road
Street Address	Street Address
Fort Pierce FL 34981	Fort Pierce FL 34982
City State Zip	City State Zip
772.489.5454	772.398.1520
Phone Number	Phone Number
Marseph@aol.com	gatorrr@msn.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.*

Keri V. Burgess
Property Owner(s) Signature(s)

STATE OF FLORIDA -- MARTIN 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

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

☐ 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.: 10,124

Residential: Proposed Units: 0

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

North	South	East	West
Institutional	Residential	Residential	industrial

Application Outlook



Site Plan submittal requirements:

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

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

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

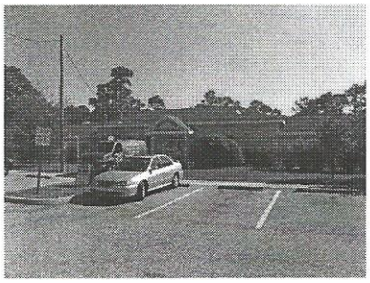
Finished Area of this building: 8,402 SF
Gross Area of this building: 9,737 SF

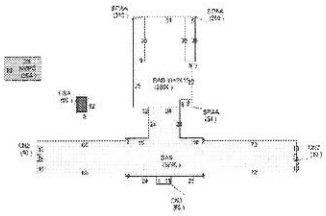
Exterior Data

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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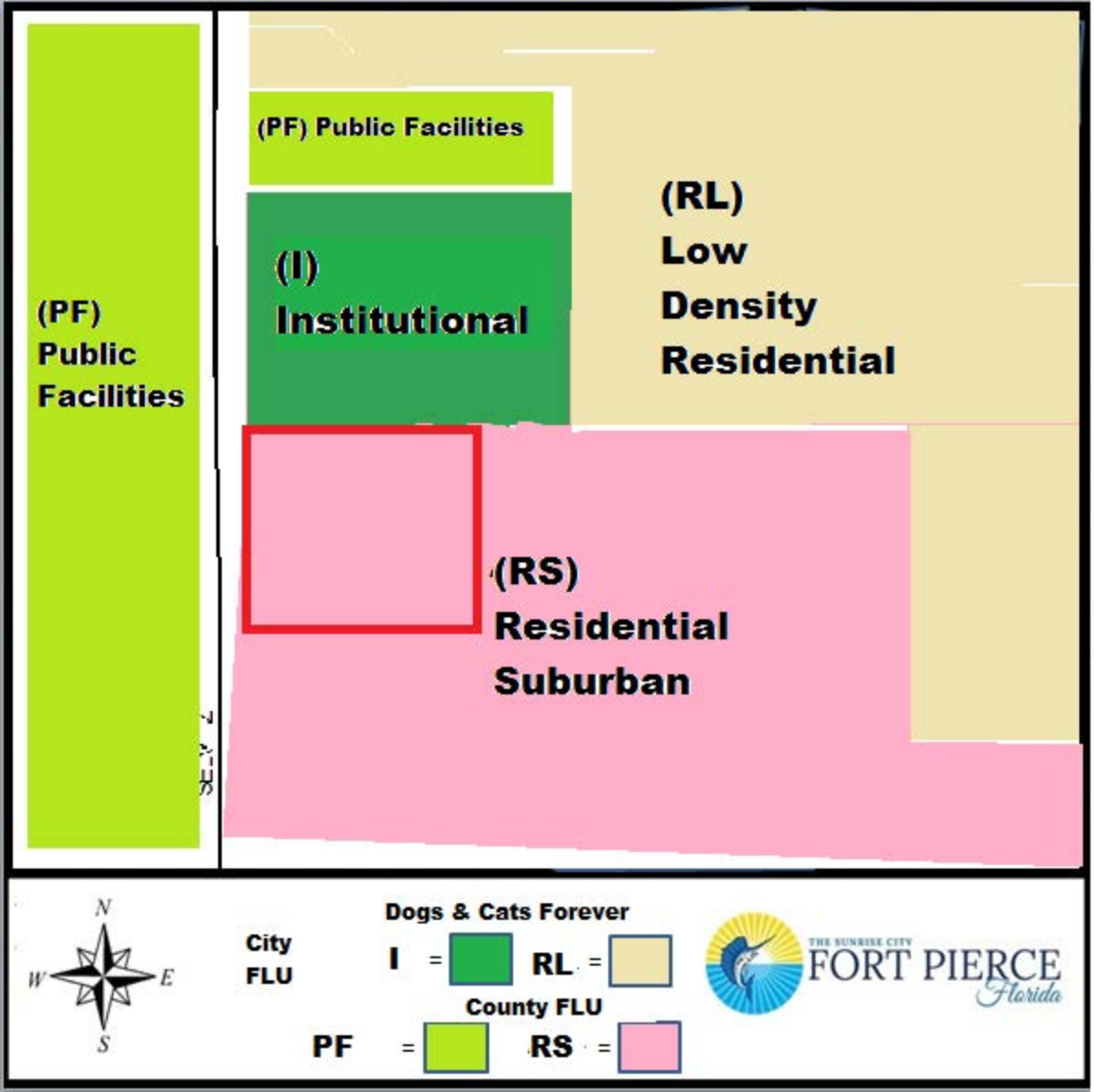
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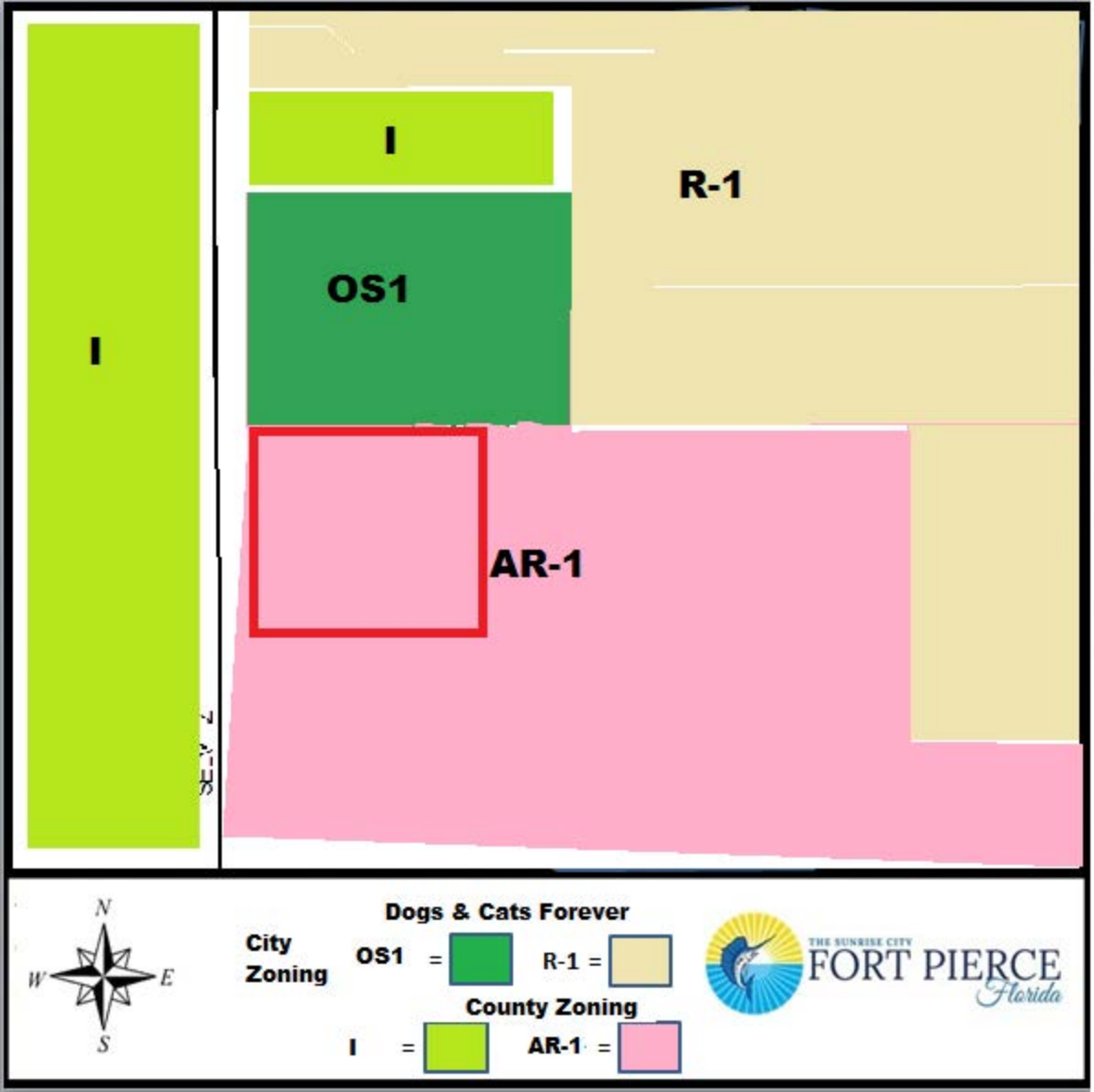
Dogs & Cats Forever

SITE AERIAL

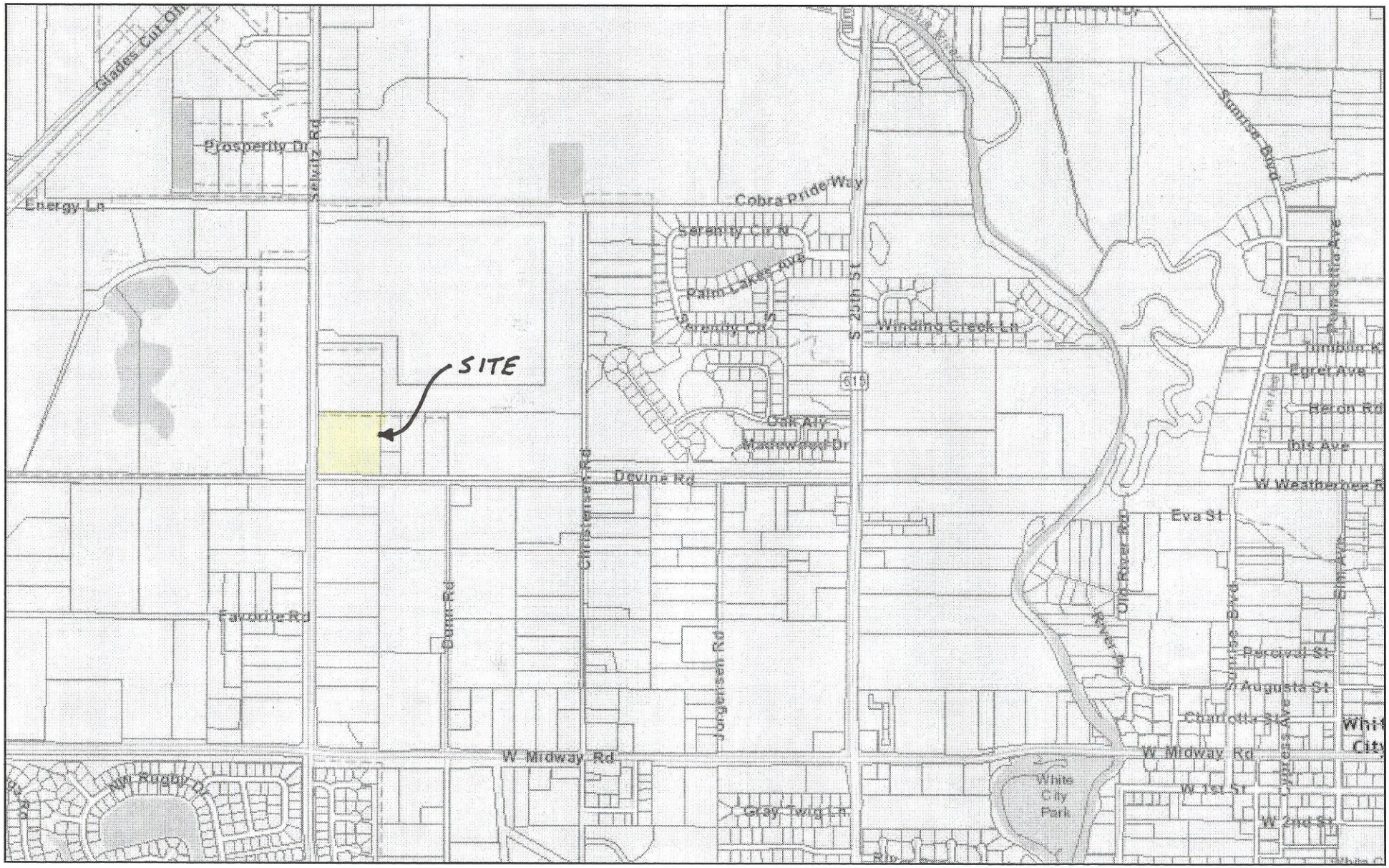
4600 Selvitz Road

THE SUNRISE CITY
FORT PIERCE
Florida


(PF) Public Facilities
(I) Institutional
(RL) Low Density Residential
(PF) Public Facilities
(RS) Residential Suburban
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Dogs & Cats Forever
City FLU
I =
RL =
County FLU
PF =
RS =
THE SUNRISE CITY
FORT PIERCE
Florida


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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.

Planned Development (P.D.) District
Dogs & Cats Forever

(a) Purpose. The Dogs & Cats Forever Planned Development District classification is intended as a guide for existing uses and future development for the property located at 4600 Selvitz Road, Fort Pierce, Florida 34981 (Parcel ID 2432-333-0001-0003). Allowable uses within this District include Animal Shelter, Enclosed Kennels, Veterinary Sciences (pertinent to the Dogs & Cats Forever operation) and Warehouse/Storage (pertinent to the Dogs & Cats Forever operation).

(b) Basic use standards. Uses in the Dogs & Cats Forever District must meet the requirements of this section. Any additional uses will require a zoning amendment as approved by the City Commission of Fort Pierce.

(1) Lot size.

a. The minimum lot area shall be ten thousand (10,000) square feet.

b. The minimum lot width shall be one hundred (100) feet.

c. The minimum lot depth shall be one hundred (100) feet.

(2) Yards.

a. The minimum depth of the front yard will be fifty (50) feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of- way shall be twenty (20) feet.

c. The minimum depth of the side yard will be twenty (20) feet.

D. The minimum depth of the rear yard will be thirty (30) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) percent of the lot area. All sites shall maintain at least twenty (20) percent as open space.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade.

(c) Other applicable use standards.

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with the parking standards indicated below.

(6) Landscape requirements will comply with the standards located in Land Development Regulations of the City of Fort Pierce, Section 22-187.

(7) Signage requirements will comply with the standards located in Chapter 15 of the Land Development Regulations of the City of Fort Pierce.

(8) Lighting requirements will comply with the standards located in the Land Development Regulations of the City of Fort Pierce.

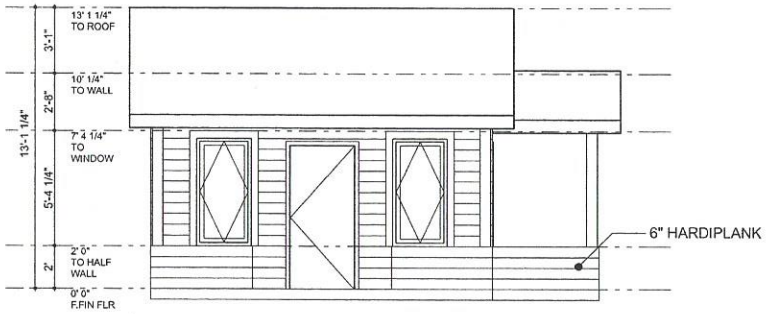
OFF-STREET PARKING REQUIREMENTS
Dogs & Cats Forever Planned Development (P.D.) District

(a) Off-street parking space size.

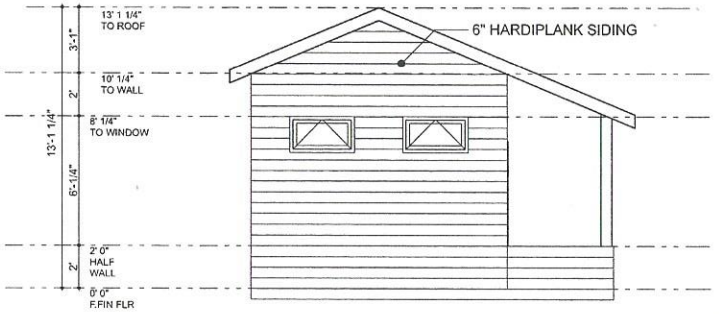
(1) Each off-street parking space shall be at least nine and one-half (9½) feet wide (except required spaces for the handicapped shall be at least twelve (12) feet wide and nineteen (19) feet deep and have a minimum vertical clearance of at least nine (9) feet). All parallel parking spaces shall also have a four-foot or larger maneuvering space for each two (2) parking spaces. These areas are exclusive of the area required for aisles or driveways. Where a parking space abuts a landscaped area, a maximum of one foot of the landscaped area may be part of the required depth of the parking space if the bumper rail is properly placed and if the landscaping will not be damaged.

(b) Amount and location of required spaces for the handicapped.

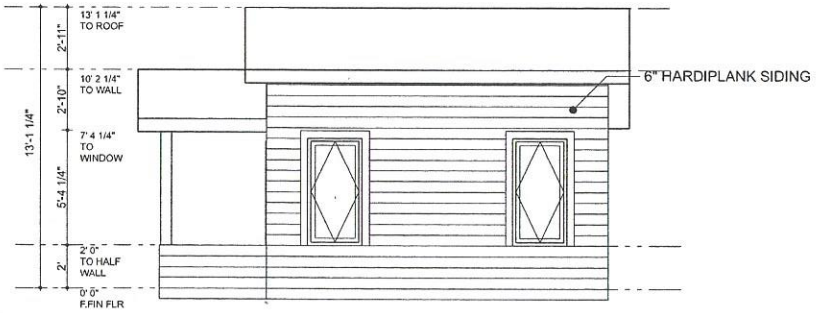
(2) Required off-street parking spaces for the handicapped shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place. They shall also be located 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. There shall be one (1) regular parking space per every 400 square feet of building area designed for human activities. Other parking spaces are calculated on an as-needed, case-by-case basis. There shall be at least one (1) handicapped parking space for each 25 regular off-street parking spaces.



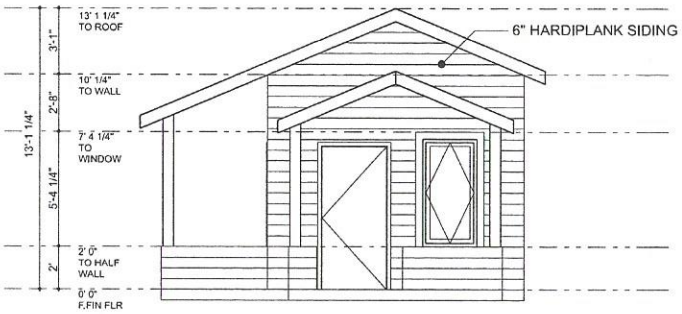
1 SOUTH ELEVATION- OPTION 2
SCALE: 3/8" = 1'-0"



2 WEST ELEVATION- OPTION 2
SCALE: 3/8" = 1'-0"



4 NORTH ELEVATION- OPTION 2
SCALE: 3/8" = 1'-0"



3 EAST ELEVATION- OPTION 2
SCALE: 3/8" = 1'-0"

4600 SELVITZ ROAD
FORT PIERCE, FLORIDA
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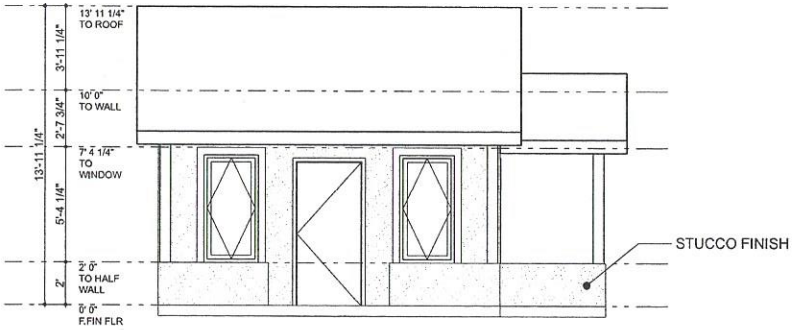
LICENSED ARCHITECT
CHARLES SCOTT UMBANHOWAR
AR0012261
STATE OF FLORIDA

DATE / ISSUE:
SCHEMATIC SET 08.02.17

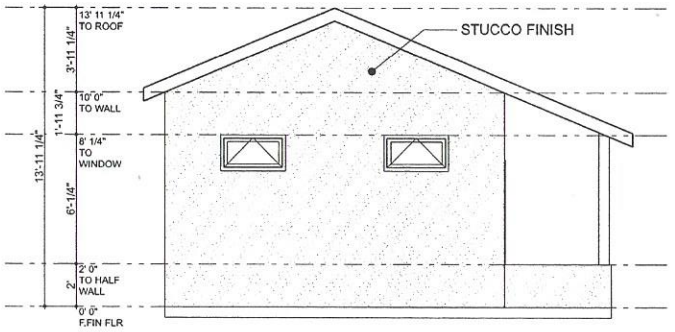
scale:
date: 8/2/17
project: 19_132

drawing:
ELEVATIONS

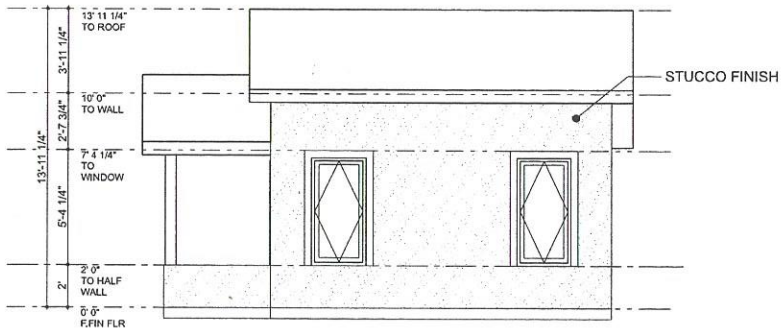
sheet:
A-5



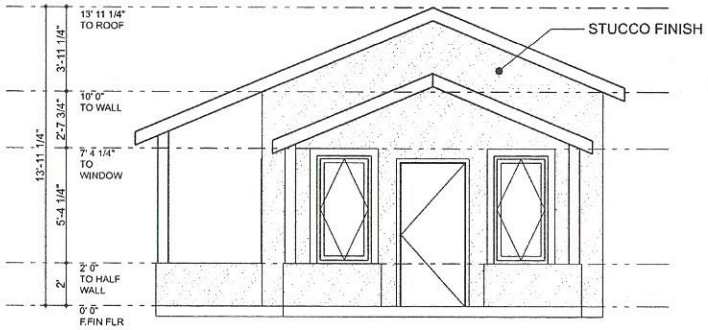
4 SOUTH ELEVATION- OPTION 1
SCALE: 3/8" = 1'-0"



3 WEST ELEVATION- OPTION 1
SCALE: 3/8" = 1'-0"



2 NORTH ELEVATION- OPTION 1
SCALE: 3/8" = 1'-0"



1 EAST ELEVATION- OPTION 1
SCALE: 3/8" = 1'-0"

4600 SELVITZ ROAD
FORT PIERCE, FLORIDA
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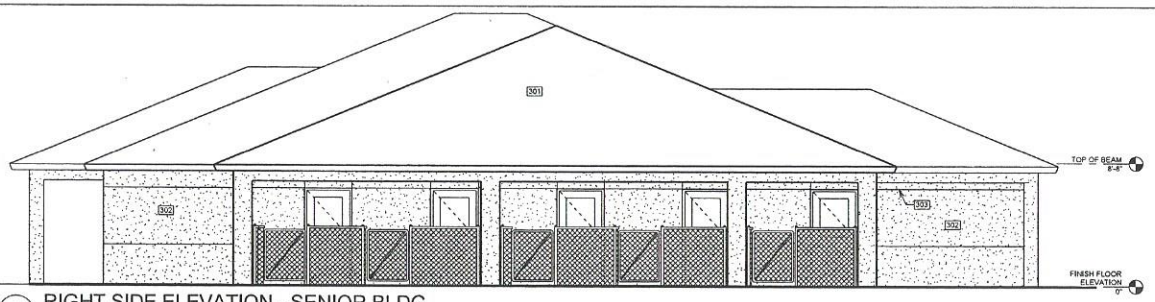
LICENSED ARCHITECT
CHARLES R. SCOTT
AR-0025251
STATE OF FLORIDA

DATE / ISSUE:
SCHEMATIC SET 08.02.17

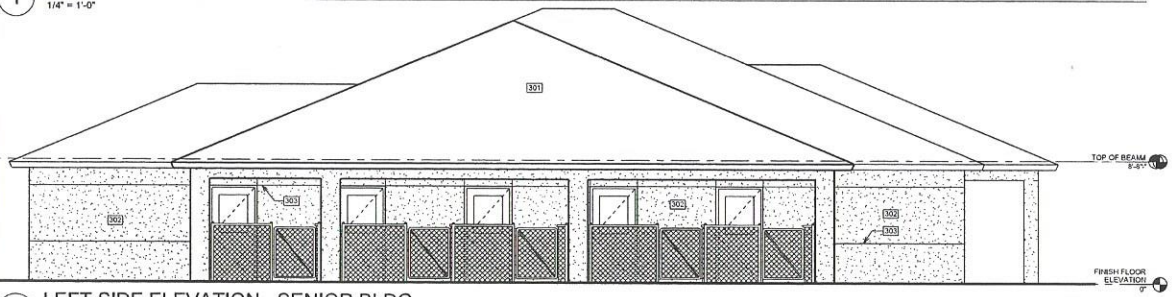
scale:
date: 8/2/17
project: 10_132

drawing:
ELEVATIONS

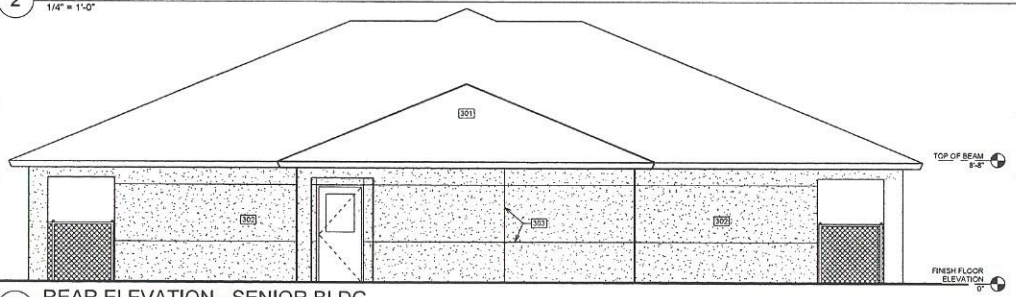
sheet:
A-4



1 RIGHT SIDE ELEVATION - SENIOR BLDG
1/4" = 1'-0"



2 LEFT SIDE ELEVATION - SENIOR BLDG
1/4" = 1'-0"



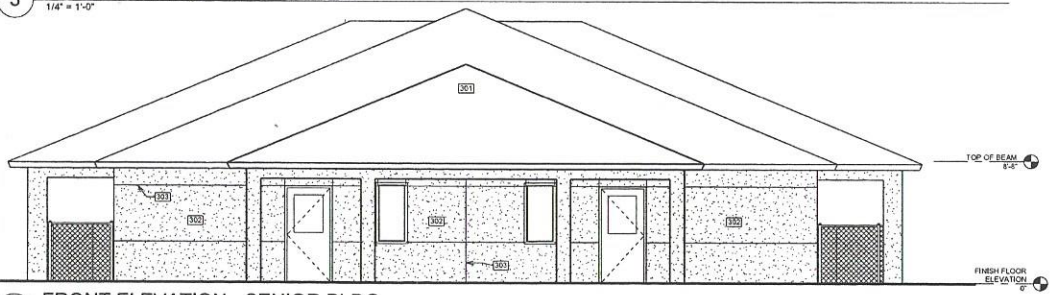
3 REAR ELEVATION - SENIOR BLDG
1/4" = 1'-0"

KEYNOTES FOR ELEVATIONS:

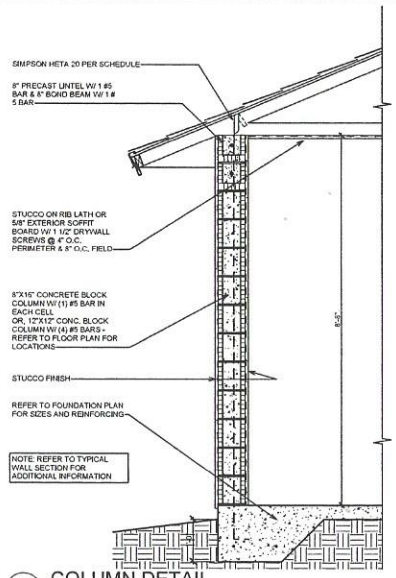
301	FIBERGLASS SHINGLES
302	STUCCO FINISH
303	STUCCO CONTROL JOINT

ELEVATION NOTES:

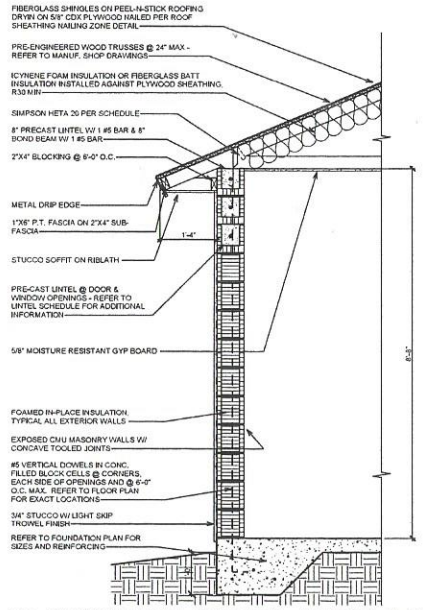
REFER TO SHEET A1.20 FOR ADDITIONAL INFORMATION.



4 FRONT ELEVATION - SENIOR BLDG
1/4" = 1'-0"



5 COLUMN DETAIL
3/4" = 1'-0"



6 TYPICAL WALL SECTION - SENIOR BLDG
3/4" = 1'-0"

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STATE REG # AA26003348

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PROJECT

NEW ANIMAL MEDICAL BUILDING & SENIOR DOG KENNEL

Fort Pierce, Florida

CLIENT

DOGS & CATS FOREVER

CONSULTANTS

REGISTRATION

MICHAEL SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

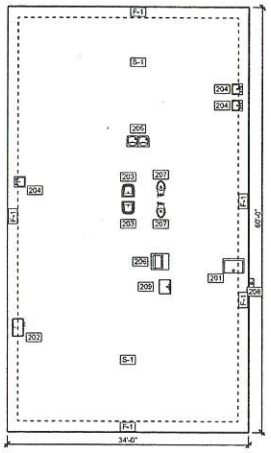
KEY PLAN

SHEET TITLE / SHEET NUMBER

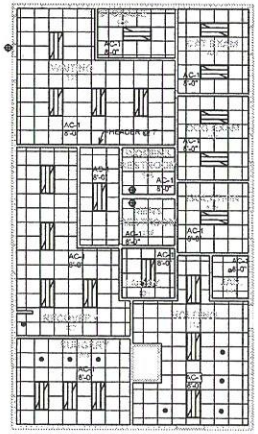
SENIOR BLDG EXT. ELEVATIONS & DETAILS

A2.30

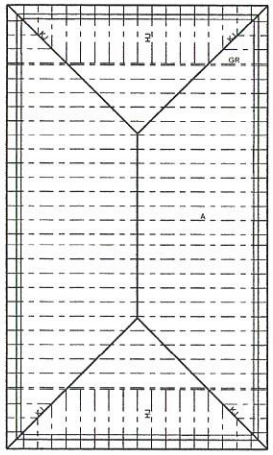
PROJECT NUMBER C16099
DATE 02/16/17



1 FOUNDATION PLAN
1/8" = 1'-0"



2 REFLECTED CLG PLAN
1/8" = 1'-0"



3 ROOF FRAMING PLAN
1/8" = 1'-0"

CONNECTOR SCHEDULE

TRUSS NO.	BEARING POINT(S)	TRUSS ACTUAL UPLIFT (GROUPED, WORST CASE)	SIMPSON CONNECTOR(S)	CONNECTOR(S) UPLIFT DESIGN	FASTENERS
A	EACH	853#	(1) HETA 20	1810#	10-10d
GR	EACH	2306#	(2) HETA 20	2500#	10-10d
KING JACKS (KJ)	1ST BRG	743#	(1) HETA 20	1810#	10-10d
	2ND BRG	591#	(1) MTS 16	1000#	14-10d
HIP JACKS (HJ)	1ST BRG	157#	(2) HETA 20	1810#	14-10d
	2ND BRG	NAILED PER	TRUSS COMPANY		

CONTRACTOR TO PROVIDE MANUFACTURERS SHOP DRAWINGS AND ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF STRAPS AND POURING BEAM.

KEYNOTES FOR FOUNDATION PLAN

F-1 18"W x 18"D THICKENED EDGE FOUNDATION W/ (3) #5 BARS CONTINUOUS

S-1 4" CONCRETE SLAB W/ 10MIL VAPOR BARRIER ON CLEAN, COMPACTED, SAND FILL. REINFORCE CONC. SLAB W/ 6"x6"xW1.4xW1.4 W.W.M. PROVIDE TERMITE CONTROL TREATMENT UNDER ALL SLABS AND IN FOUNDATION WALLS.

FOUNDATION SCHEDULE

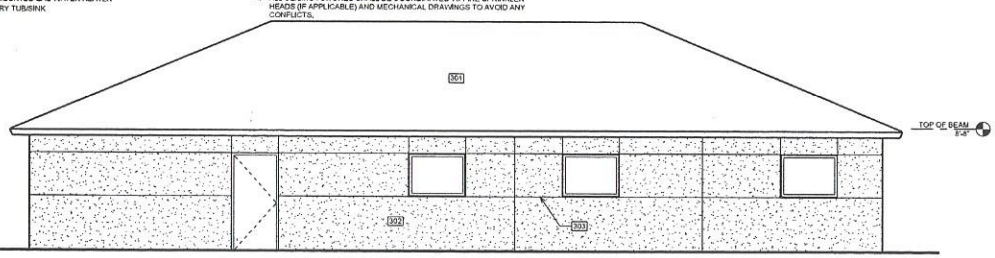
201 FLOOR MOUNTED MOP SINK
202 SCRUB SINK
203 WALL MOUNTED LAVATORY
204 CABINET MOUNTED HAND SINK
205 HI/LO WATER FOUNTAIN
206 WASHING MACHINE
207 FLOOR MOUNTED WATER CLOSET
208 WALL MOUNTED GAS WATER HEATER
209 LAUNDRY TUB/SINK

KEYNOTES FOR REFLECTED CLG PLAN

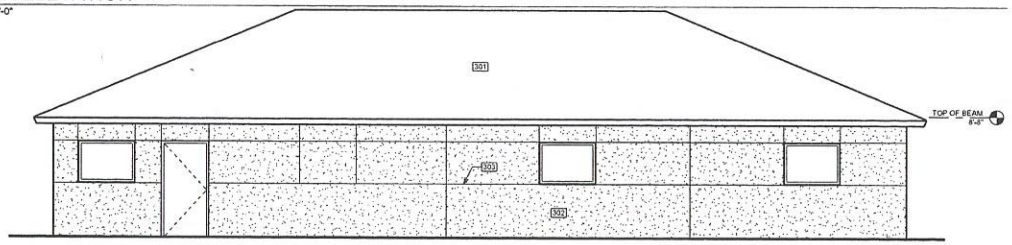
AC-1 24"x24" TEGULAR ACOUSTICAL CEILING TILE W/ SUSPENDED METAL GRID

CEILING NOTES:

1. ALL CEILING MOUNTED ITEMS, INCLUDING LIGHTS, FIRE SPRINKLER HEADS, AND HVAC REGISTERS, SHALL BE CENTERED IN THE TILE. ANY CONFLICTS SHALL BE REPORTED TO THE ARCHITECT UPON DISCOVERY. UNDER NO CIRCUMSTANCES SHALL ANY ITEM BE RELOCATED WITHOUT THE ARCHITECT'S APPROVAL.
2. ALL RECTANGULAR ROOMS SHALL HAVE EQUAL BORDERS UNLESS NOTED OTHERWISE. SEE THE PLANS FOR DENOTED STARTING POINTS AND POINTS OF ALIGNMENT.
3. ALL DRYWALL CEILING SURFACES SHALL BE FINISHED SMOOTH AND PAINTED WHITE.
4. ALL CEILING FIXTURES SHALL BE COORDINATED W/ FIRE SPRINKLER HEADS (IF APPLICABLE) AND MECHANICAL DRAWINGS TO AVOID ANY CONFLICTS.



4 REAR ELEVATION
1/4" = 1'-0"



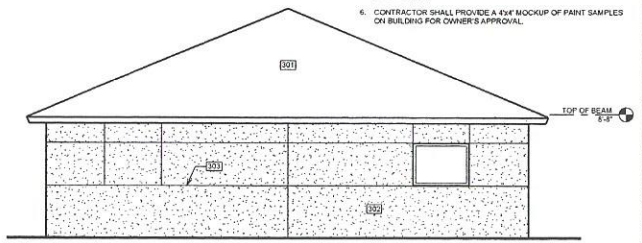
5 FRONT ELEVATION
1/4" = 1'-0"

KEYNOTES FOR EXT. ELEVATIONS

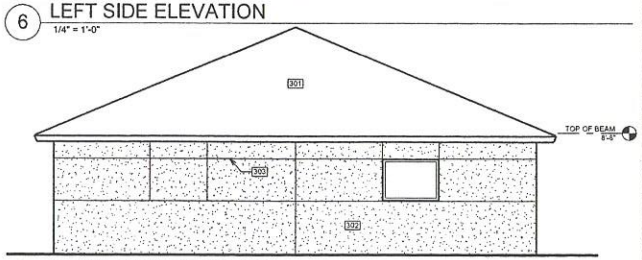
301 FIBERGLASS SHINGLES
302 STUCCO FINISH
303 STUCCO CONTROL JOINT

ELEVATION NOTES NOTES:

1. ELEVATION TARGET SYMBOLS ARE TO TOP OF SLAB, AND OTHER ELEMENTS AS NOTED.
2. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOUNDATION, BUILDING STRUCTURE, AND LAYOUT OF SUCH.
3. REFER TO THE FLOOR PLANS FOR LOUVER, DOOR, AND WINDOW SYMBOLS, AND THE REFERENCED MATERIAL INFORMATION.
4. CONTRACTOR SHALL COORDINATE ROUGH OPENING DIMENSIONS WITH WINDOW AND DOOR MANUFACTURER PRIOR TO ORDERING.
5. REFER TO STRUCTURAL DRAWINGS FOR WIND PRESSURE INFORMATION.
6. CONTRACTOR SHALL PROVIDE A 4'x4' MOCKUP OF PAINT SAMPLES ON BUILDING FOR OWNER'S APPROVAL.



6 LEFT SIDE ELEVATION
1/4" = 1'-0"



7 RIGHT SIDE ELEVATION
1/4" = 1'-0"

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STATE REG # AA26003348

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PROJECT

NEW ANIMAL MEDICAL BUILDING & SENIOR DOG KENNEL

Fort Pierce, Florida

CLIENT

DOGS & CATS FOREVER

CONSULTANTS

REGISTRATION

MICHAEL SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

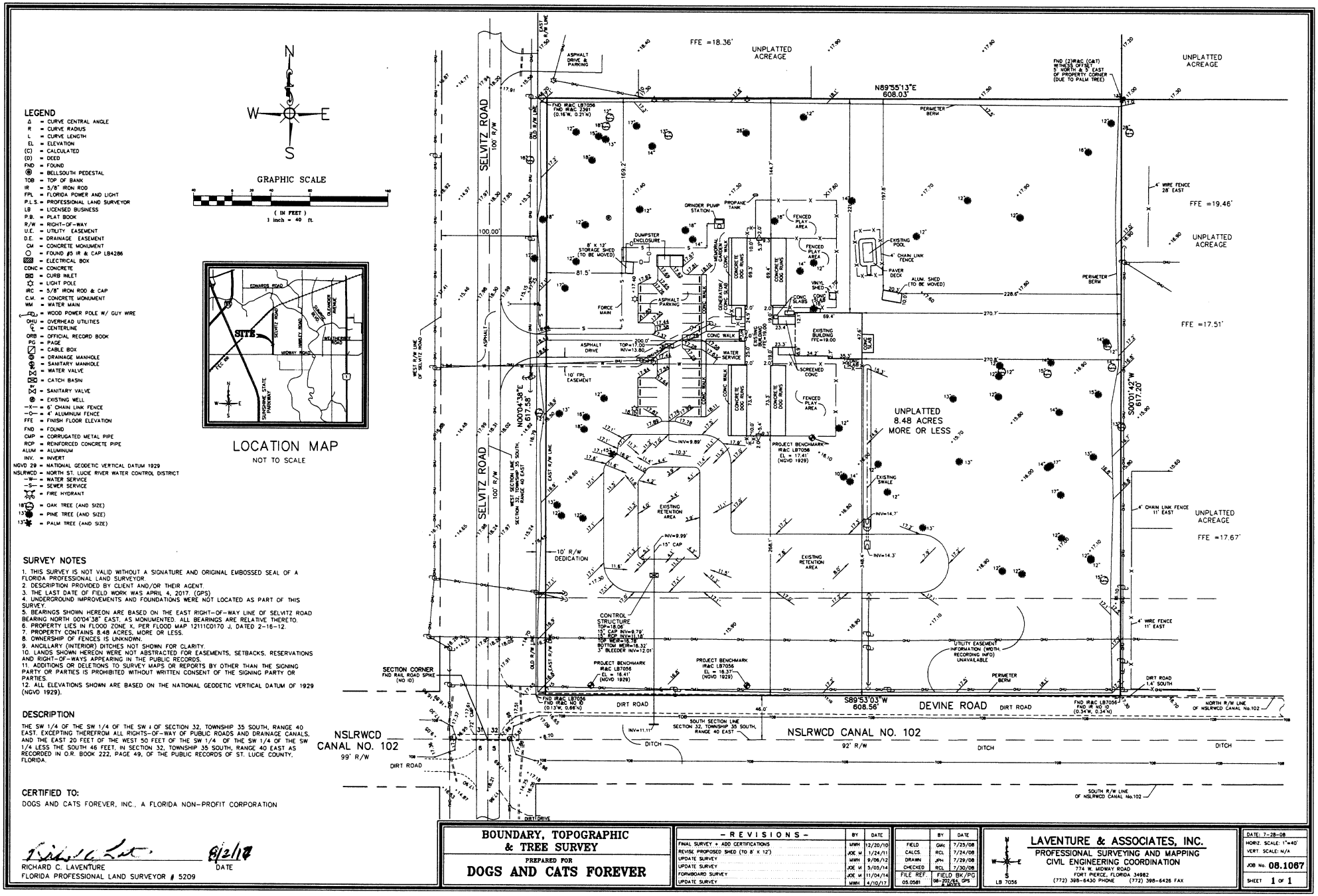
KEY PLAN

SHEET TITLE / SHEET NUMBER

MEDICAL BLDG - FND'N, ROOF FRM'NG & RCP PLAN

A1.20

PROJECT NUMBER C16099
DATE 02/14/17



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
- = 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
- = OAK TREE (AND SIZE)
- = PINE TREE (AND SIZE)
- = PALM TREE (AND SIZE)

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 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

6/21/17
RICHARD C. LAVENTURE — DATE
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 08-202/64 GPS & MISC.	

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

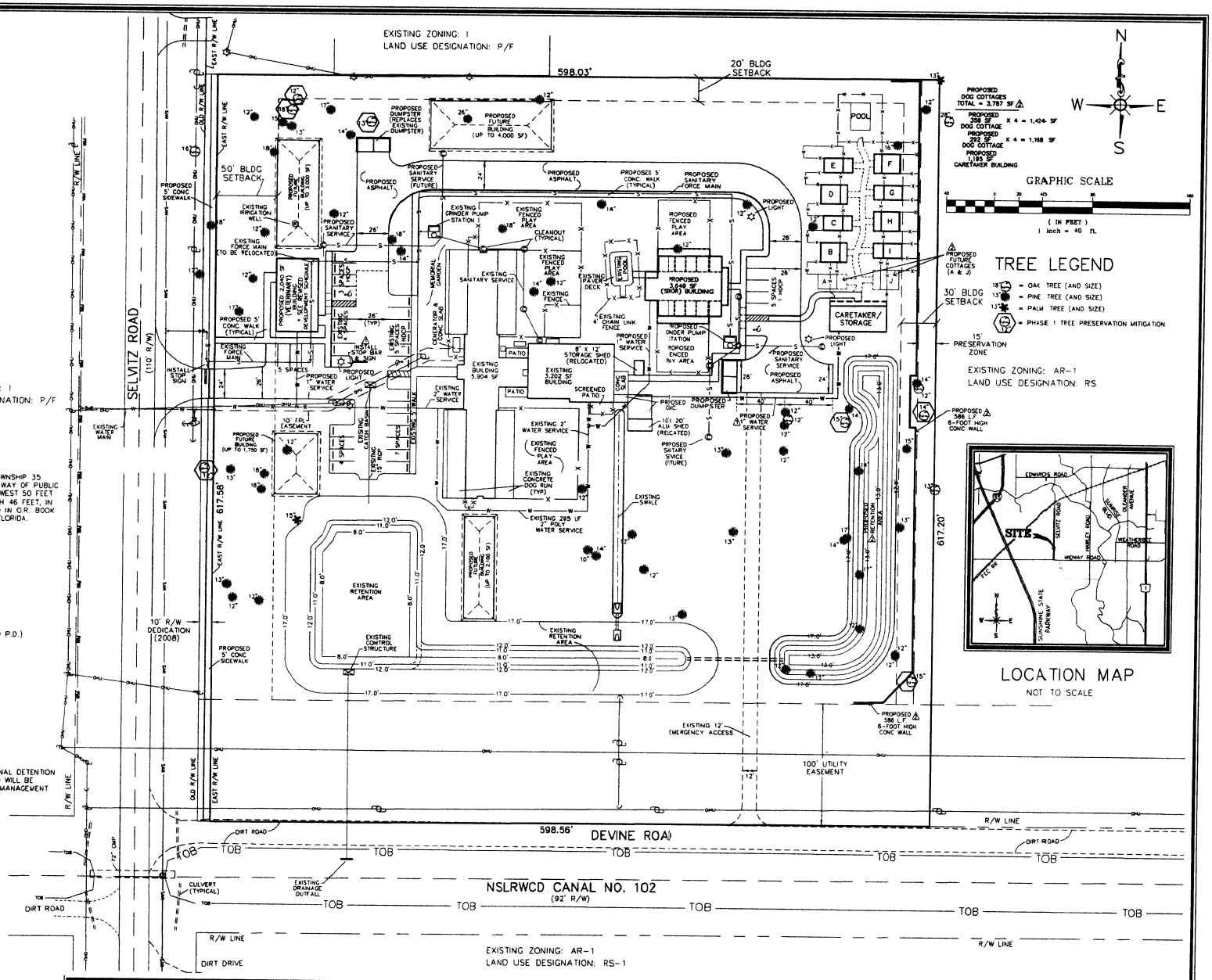
PROPOSED SITE DATA (PHASE 3)

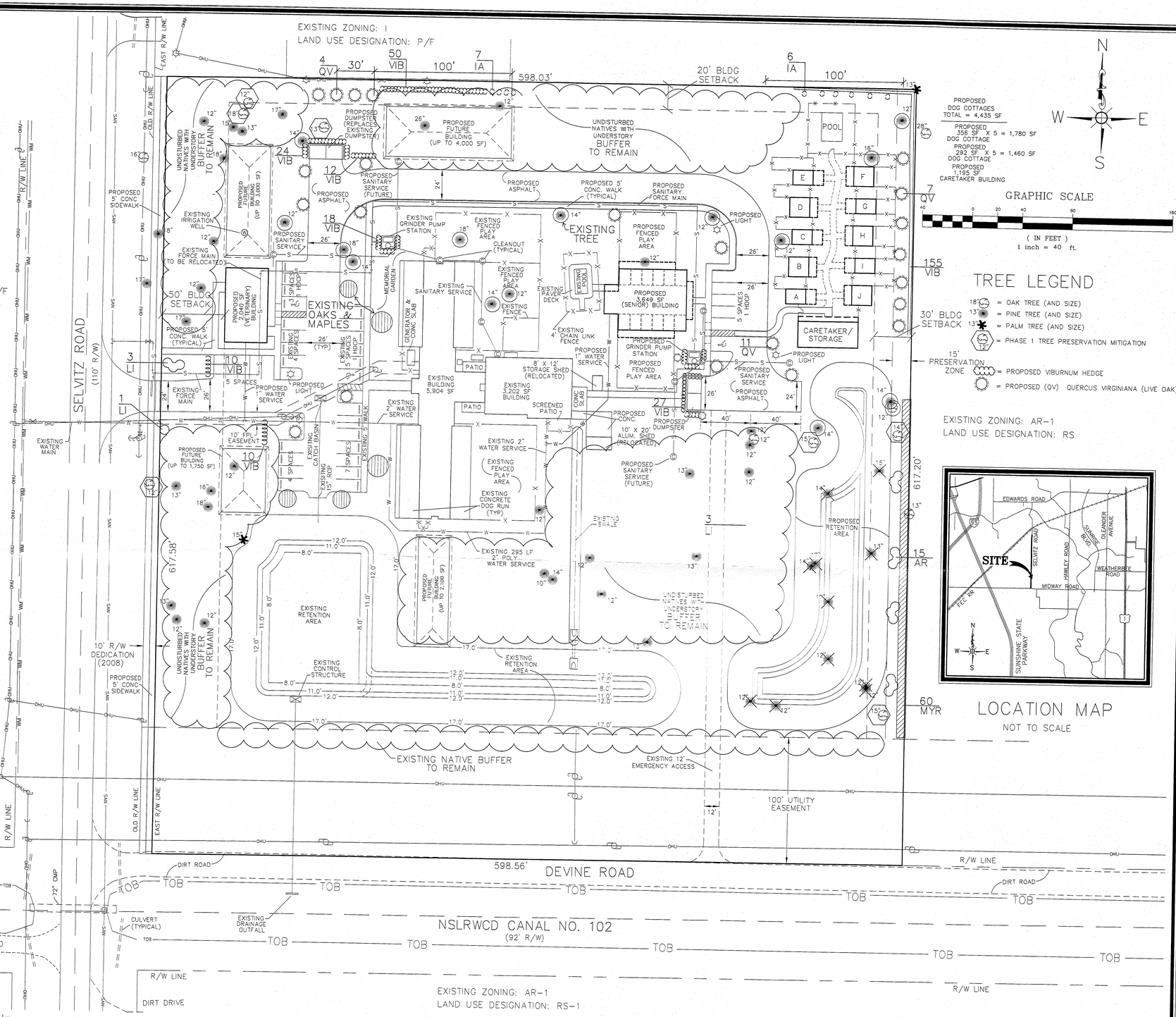
COMPONENT	ACRES	SQ. FT.	% OF SITE
EXISTING BUILDINGS	0.21	9,106	2.5
△ PROPOSED BUILDINGS	0.22	9,476	2.6
EXISTING PAVING	0.27	11,595	3.1
PROPOSED PAVING	0.46	20,193	5.5
EXISTING MISCELLANEOUS	0.14	6,334	1.7
PROPOSED MISCELLANEOUS	0.12	5,491	1.5
LAKE	0.78	34,000	9.2
PROPOSED LAKE (EXPANSION)	0.52	22,477	6.1
IMPERVIOUS	2.72	118,672	32.1 (ABOVE TOTAL)
OPEN SPACE	5.76	250,708	67.9
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 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.
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: 9,476 SQ FT. (0.22 ACRES) (PROPOSED ADDITION) 2.6% △
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.

△ * THE 2,040 SQ. FT. VETERINARY BUILDING WILL COMMENCE CONSTRUCTION BY SEPTEMBER, 2022 AND COMPLETE CONSTRUCTION BY JULY, 2023.


EXISTING ZONING: I
LAND USE DESIGNATION: P/F
598.03'
20' BLDG SETBACK
50' BLDG SETBACK
SELVITZ ROAD (110' R/W)
617.58'
617.20'
598.56'
DEVINE ROAD
NSLRWCD CANAL NO. 102 (92' R/W)
EXISTING ZONING: AR-1
LAND USE DESIGNATION: RS-1
EXISTING ZONING: AR-1
LAND USE DESIGNATION: RS
PROPOSED 3,649 SF (SHOP) BUILDING
CARETAKER/ STORAGE
EXISTING 5,202 SF BUILDING
EXISTING 5,904 SF BUILDING
POOL
EXISTING RETENTION AREA
EXISTING CONTROL STRUCTURE
EXISTING 12' EMERGENCY ACCESS
100' UTILITY EASEMENT
10' R/W DEDICATION (2008)
PROPOSED 586 L.F. 6-FOOT HIGH CONC WALL
PROPOSED 5' CONC SIDEWALK
EXISTING 295 LF 2" POLY WATER SERVICE
EXISTING SWALE
EXISTING 12" WATER MAIN
EXISTING FORCE MAIN
EXISTING IRRIGATION WELL
EXISTING FORCE MAIN TO BE RELOCATED
PROPOSED 8" X 12' STORAGE SHED (RELOCATED)
PROPOSED 10'(20' ALUM SHED (RELOCATED)
PROPOSED DUMPSTER (REPLACES EXISTING DUMPSTER)
PROPOSED FUTURE BUILDING (UP TO 4,000 SF)
PROPOSED FUTURE BUILDING (UP TO 1,700 SF)
PROPOSED ADDITION (UP TO 3,000 SF)
PROPOSED ASPHALT
PROPOSED SANITARY SERVICE (FUTURE)
PROPOSED SANITARY FORCE MAIN
PROPOSED 5' CONC WALK (TYPICAL)
PROPOSED LIGHT
PROPOSED FENCED PLAY AREA
PROPOSED UNDER PUMP STATION
PROPOSED SANITARY SERVICE
PROPOSED 1" WATER SERVICE
PROPOSED 2" WATER SERVICE
PROPOSED DOG COTTAGES TOTAL = 3,787 SF △
PROPOSED 396 SF DOG COTTAGE X 4 = 1,424 SF
PROPOSED 292 SF DOG COTTAGE X 4 = 1,168 SF
PROPOSED 1,195 SF CARETAKER BUILDING
PROPOSED FUTURE COTTAGES (A & J)
30' BLDG SETBACK
15' PRESERVATION ZONE
PROPOSED 586 L.F. 6-FOOT HIGH CONC WALL
EXISTING 4' CHAIN LINK FENCE
EXISTING POOL DECK
EXISTING SANITARY SERVICE
EXISTING GRINDER PUMP STATION
EXISTING FENCED PLAY AREA
EXISTING CONCRETE DOG RUN (TYP)
EXISTING 2" WATER SERVICE
EXISTING FENCE
CLEANOUT (TYPICAL)
PROPOSED DUMPSTER
PROPOSED 1" WATER SERVICE
PROPOSED SANITARY SERVICE (FUTURE)
PROPOSED 2" WATER SERVICE
PROPOSED ONC
EXISTING 2" WATER SERVICE
EXISTING CATCH BASIN
EXISTING 15" RCP
EXISTING 12" CMP
EXISTING DRAINAGE OUTFALL
CULVERT (TYPICAL)
DIRT ROAD
DIRT DRIVE
72" CMP
TOB
R/W LINE
EAST R/W LINE
OLD R/W LINE
INSTALL STOP SIGN
INSTALL STOP BAR & SIGN
PROPOSED JUNG'S (VETERINARY) BUILDING (RELOCATED + SEE REVISED DEVELOPMENT SCHEDULE)
PROPOSED 5' CONC WALK (TYPICAL)
EXISTING 5 SPACES
EXISTING 4 SPACES
EXISTING 7 SPACES
EXISTING 3 SPACES
EXISTING 1 HC SPACE
EXISTING 2 HC SPACES
EXISTING 5 SPACES
EXISTING 1 HC SPACE



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.

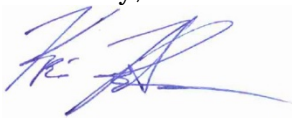
6)

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

Oct. 3 2017

Dog & Cats Forever
(Devine Road Neighborhood)
Attendance List

1. Harold [illegible]
2. Linda [illegible]
3. [illegible]
4. Don Schmidt
5. Rebecca Grohall (COFP)
6. RICHARD LAVENTURE (ATLANTIC ENGINEERING)
7. Michelle Calandro
8. Keith Bond
9. Brenda Calandro
10. Vennis Gilmore (COFP)
11. Jared Medina (Contractor Rep)

Dog and Cats Forever –Neighborhood Noise Concern Meeting

Attendance List

1. Harold Johns
2. Linda Johns
3. Jennifer Schooley
4. Don Schooley
5. Rebecca Grohall (COFP Planning Director)
6. Richard Laventure (Applicant)
7. Michelle Calandro
8. Keith Burd
9. Brenda Calandro
10. Vennis Gilmore
11. Jared Modine (Contracter Representative)

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 #
461756 - CITY OF FT PIERCE	1808783	CITY OF FORT PIERCE NOTICE OF PUBLIC	

Pub Dates
November 5, 2017

Sworn to and subscribed before me this day of, November 07, 2017, by

Natalie Zollar, who is

Natalie Zollar

(X) personally known to me or

( ) who has produced _____ as identification.

Karol E Kangas

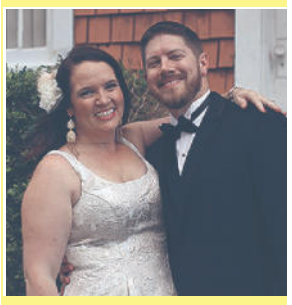
Karol Kangas **Notary Public**

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

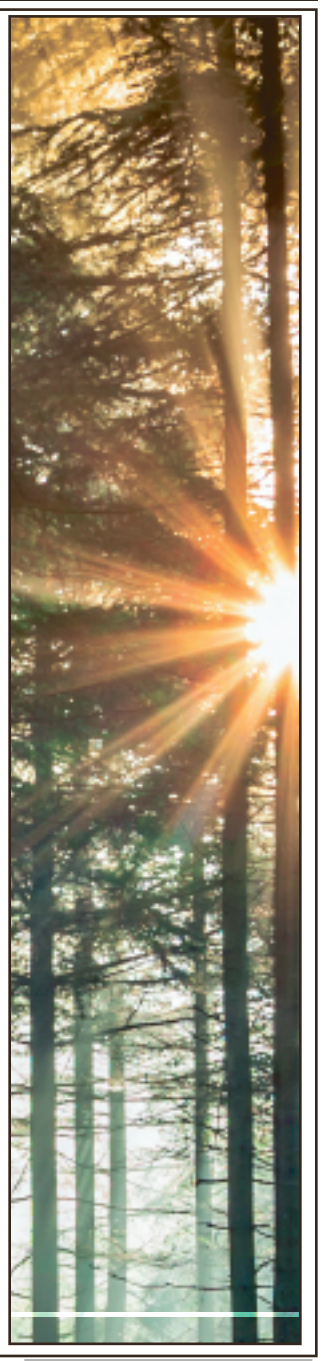
Milestones

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 & 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 agency.



Garage Sales

SEBASTIAN 1085 Guava St. - Sat. and Sun. 11/04/17-11/05/17, 9 AM - 1 PM. Estate Sale. Inside. 1085 Guava St. Sebastian. Sat. and Sun. 9-1. Nearly new designer furniture including Broyhill queen bedroom set and electric lift recliner, decorator items, artwork, housewares, antiques and collectibles, plus more. Off Roseland Rd.

SEBASTIAN - PRE-CHRISTMAS BAY SALE at Sebastian United Methodist Church 1029 Main St., Fri & Sat, 9-3. All holiday, furniture and items in the bays to be sold. (772)388-0405 (772)5895230

STUART 694 SE Ashley Oaks Way - 11/4/2017, 7am - 11am. Garage Sale

Wheels/Recreation

Buy and Sell here!

TCPALM localfieds

Crafts & Bazaars

PALM CITY CHRISTMAS HOLIDAY FAIR
Holy Redeemer Guild
Nov 11 & 12, 8:30 to 2
Holy Redeemer Parish Hall
Corner of Mapp & Matheson.
Chance to Win
$200 Cash
Christmas Decor, Home Goods, Specialty Items, Collectibles, Jewelry & Home Baked Goods. For info call: 772-781-3844

PORT SAINT LUCIE Community Center STAMP, COIN, POSTCARD, and MILITARY COLLECTIBLES ANNUAL FALL SHOW
Sponsored by
Port St Lucie Stamp Club
Saturday 11/11, 10am - 4pm
2195 SE Airoso Blvd 34984
FREE Parking, Admission & Appraisals including Children's Stamp Table
Contact Marty (772)344-9593

PORT ST. LUCIE Holiday Craft Fair & Bake Sale @ St. James Golf Community Clubhouse Selvitz & St. James Dr. Come Join us Sat. Nov. 11 from 9-3.

STUART - COMMUNITY BAZAAR & BAKE SALE
Pinelake Gardens & Estates
4463 SE Sweetwood Way,
Sat 11/11, 8AM-1PM. Crafts/Flea/White Elephant & Raffles. Breakfast & Lunch Available Vendor Tables $10 each Call Sandy 616-240-9222

STUART 623 SE Ocean Blvd - Nov 3rd and 4th, Friday 9-2 Saturday 9-12. SE Ocean/Amerigo. St. Mary's Closet Annual Christmas Showcase Sale. Beautiful decor, ornaments, trees, etc. ALL proceeds from this sale go to VOLUNTEERS IN MEDICINE FRI 9-2 SAT 9-12

Estate Sales

STUART 6940 SE Princewood Lane - 11/5/17, 9-3. Furniture, household accessories, linens and clothing

Moving Sales

VERO BEACH 1146 21st Street - 11/3/2017, 9am-2pm. Salt of the Earth Ministry is having a moving sale beginning,-Friday, November 3,2017 & Nov. 4, Saturday - everything 50% off. This will be until 1PM. This Monday only Nov. 5, 2017 "clothes Bag Stuffer Day" $5.00 until 12pm only. Every Tuesday 10% off Day. Wednesday " SENIOR DAY" 20% OFF. THURSDAY'S "FLIP THE TOP" TO GET SPECIAL"% OFF. "FRIDAY FLIP THE COIN" IF YOU GET "HEADS, IT'S 20% OFF. IF IT'S TAIL 10% OFF. 'SATURDAY SPECIAL" EVERY SATURDAY. We have nice new and used clothes, jacket's, new bathing suits, new and used shoes, blankets,furniture, dining room chairs, cocktail tables, Christmas items. Take US1 to 22nd street, look for purple gate. It's for a good cause.

Pets

Dogs

BICHON FRISE - AKC 1st shots. 1 male $600, 4 females $700; Ready 11/6 Call 321-327-3277

CHIHUAHUA - Female deerhead puppy 12 wks, Text or lv. msg. $350 (772)559-4548

EUROPEAN MALTESE
Health Certified, Home Raised, Adorable, Sweet & Cuddly; Call for price info 772-216-3958

LABRADOR RET PUPS - AKC, shots, dewormed, Home Raised, started training, Parents 90lbs, chocolate, yellow. $800ea 561-413-4943 WEBID 1810916

TOY POODLE - AKC, champion lines, female, black, 5 months, all shots, vet checked, health certificate, $1250 (772)410-7660 Vero

Merchandise

Antiques

ANTIQUES & ART WANTED
Courteous Palm Beach buyer seeks quality paintings, sculpture, glass, porcelain, silver, jewelry, Tiffany, Cartier, modern art, Picasso, Warhol, etc, Old Masters, Chinese antiques, jade, buddhas. Call 561-801-0222

Wheels/Recreation

Buy and Sell here!

TCPALM localfieds

Appliances

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Featuring New & Used
Warranty & Delivery
PRO*TECH APPLIANCE
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Sales • Service • Parts
3600 Oleander Ave
Fort Pierce.....461-2444
Stuart.....335-9498
Vero Beach (772)567-7298

Appliances

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MOST COLORS & SIZES IN STOCK
PRE-OWNED APPLIANCES

Washers/Dryers
Refrigerators/Ranges

LOWEST PRICES ON THE TREASURE COAST

All with Jetsons Exclusive Warranty AT OUR FT PIERCE WAREHOUSE STORE ONLY!!!

DELIVERY AVAILABLE

4145 S. US Hwy 1,
Ft. Pierce
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Auctions

CHOICE AUCTION at TREASURE COAST AUCTION GALLERY
Public Auction
EVERY Friday at 6:30PM
New & Used Home Goods, Tools, Furniture & More
tcauctiongallery.com
8930 S US Hwy 1, PSL
(772) 359-1400
Lic AU4620/AB3435
Always Buying & Consigning Furniture & Estates

Clothing

QUALITY MENSWEAR! - Suit jackets, 38; dress shoes snakeskin boots, 7.5 etc to benefit church.(772)240-1625

Collectibles

HIGHWAYMEN PAINTINGS WANTED - By H. Newton, A. Hair, R.A. McLendon or Others. Call **(772) 473-2507**

NORITAKE FINE CHINA - "Grand Terrace" pattern, service for 12 + completer set. New $975 (928)279-9394

Furniture

CHINA HUTCH - Must Sell, Like New in Excel Cond.$1,000 OBO Pd.$1500 (772)999-2651

DINING TABLE - Solid Oak Trestle Dining Table. 60" - 96" 3 leaves each 12" wide. 6 solid oak chairs (4 side and 2 end arm chairs). This is a beautiful table and they really don't build them like this any more! Price check at Hunts Country Furniture for thousands! Asking only $500.Available for one week only. (772)419-8819

ENTERTAINMENT CENTER - Must Sell, Excel Cond. Fl. Decor $1,000 OBO Pd.$1500 (772)999-2651

ESTATE SALE - PSL - Piano, dining table, couches, yellow collared Macaw, etc. Call for appt. (772)349-2123

LEATHER LOVESEAT - Brown, All Leather Loveseat Power Reclining with Dual Control. Like New. Reasonably Priced, Negotiable. Please call (772)546-5259

Jewelry: Costume/Fine

ROLEX - Man's Gold Datejust - Never Worn and Ladies Rolex Diamond President (904)806-3059

Med Equip & Supplies

MOBILITY SCOOTER - Pride GoGo Sport, 3 wheel, 1 yr old, Like New! Perfect Cond! Easy disassembly for travel, $625 772-577-8493 **WEBID** 1764379

PRIDE POWER LIFT CHAIR - Beige vinyl, pristine cond. Sacrifice $400. (772)231-7930

Pool & Spa Supplies

CLARITY 524 HOT TUB - 3-person spa w/fountain, steps, cover. $2500 (772)283-8247

Sporting Goods

GOLF CAR CLUB CAR - '02 48 Vt, new batteries, back seat, mint, $2500 772-332-3600

Wanted

MODEL TRAINS - Lionel, MTH, Rail King, etc. Any condition. Also buying Dept.56 & Lemax Cash paid. (772)334-0334MC

VETERAN - Would like to buy old canes and umbrellas. Non-dealer (772)571-2451

Announcements

Announcements

QUIT SMOKING
or Your Money Back!
Call (772)801-5995

Legals

Auction/Public Sale

NOTICE OF SHERIFF SALE

NOTICE IS HERBY given that pursuant to a Writ of Execution issued in the Circuit Court of Palm Beach County, Florida, on the 2nd day of August, 2007, in the cause wherein Chase Bank U.S.A. N.A. was Plaintiff and Chris A Stiver aka Christopher A Stiver, was Defendant, being Case No. 2007CA007945 in said court.

I, WILLIAM D. SNYDER, as Sheriff of Martin County, Florida, have levied upon all the right, title, and interest of the defendants, Chris A Stiver aka Christopher A Stiver in and to the following described property, to wit:

2014 White Ram 1500
VIN: 3C6JR6DT0EG178664

and on November 21, 2017, at Martin County Courthouse Complex located at 100 E. Ocean Blvd., Suite B329 in the City of Stuart, Martin County, Florida, at the hour of 11:00am or as soon thereafter as possible, I will offer for sale all of the said defendant's right, title and interest in aforesaid property at public outcry and will sell the same, as-is, subject to all prior liens, encumbrances and judgments, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution. Vehicle may be viewed between the hours of 9:00am and 10:00am the day of sale at the Martin County Sheriff's Office 800 SE Monterey Road, Stuart, Florida 34994. Interested buyers should contact the Martin County Sheriff's Civil Process Unit at (772) 220-7030 the morning of sale to confirm status.

IN ACCORDANCE With the Americans with Disabilities Act, Persons with a disability needing special accommodations to participate in this proceeding should contact the Clerk of Circuit Court, Martin County not later than seven days prior to the proceeding at P.O. Box 9016, Stuart, Florida 34995-9016. Telephone: (772) 288-5576; via 1-800-955-8771 (TTY), or 711 (Florida Relay Service).

WILLIAM D. SNYDER
Sheriff of Martin County
By: Sarah Rogers
Civil Process

Sale Date: November 21, 2017
Advertising Dates: October 22, November 1, 5, 15, 2017
TCN 1793215

Legals

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Master Tailor of Vero located at 124 43rd Ave, in the County of Indian River, in Vero Beach, Florida 32968, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Vero Beach, Florida, October 17, 2017.
Zhanna Valieva
Pub. November 5, 2017
TCN. 1815362

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 of the Code of Ordinances of the City of Fort Pierce, will on Monday, November 20th, 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 an application for a Planned Development, submitted by Property Owner Dogs and Cats Forever, Inc. and Applicant, Atlantic Civil Engineering, Inc. to establish a Planned Development, at 4600 Selvitz Road, Fort Pierce, FL. The property currently has St. Lucie County zoning AR-1, Agricultural Residential Zone (Parcel ID 2432-333-0001-000-3).

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

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

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

/s/ Linda W. Cox, City Clerk
Publish: 11/5/2017
TCN 1808783

TOWN OF JUPITER ISLAND NOTICE OF RESCHEDULED TOWN COMMISSION MEETING TO NOVEMBER 9, 2017

Please take notice that the meeting of the Town Commission of the Town of Jupiter Island scheduled for November 16, 2017 has been RESCHEDULED to Thursday, NOVEMBER 9, 2017. The rescheduled meeting on November 9 will be held at 9:30 a.m. at Town Hall, Island Room, 2 Bridge Road, Hobe Sound, FL 33455.

A copy of the agenda for the Meeting will be available at Town Hall on Friday, November 3, 2017. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact Town Hall, or call 772-545-0103.

Publish: Sunday, November 5, 2017
TCN 1808854

Request for Bids

CITY OF SEBASTIAN

REQUEST FOR QUALIFICATION (RFQ) FOR CONTINUING PROFESSIONAL PLANNING AND LANDSCAPE ARCHITECT SERVICES FOR THE CITY OF SEBASTIAN

1. INVITATION
In accordance with section 287.055 of Florida statutes "consultants competitive negotiations act" (CCNA) the City of Sebastian hereby invites interested and qualified professional planners and landscape architects to present their qualifications for providing continuing professional services for the city as may be required.

Six (6) copies of the document must be submitted in a sealed envelope or package, clearly marked on both the outside and inside as:

REQUEST FOR QUALIFICATION (RFQ) FOR CONTINUING PROFESSIONAL PLANNING AND LANDSCAPE ARCHITECT SERVICES FOR THE CITY OF SEBASTIAN 17-21

(The above label must also appear on outside of any overnight or express mail envelope or package.) The time and date for receipt of proposals will be scrupulously observed. The City will not be responsible for late deliveries. Documents received after the specified date and time shall



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TCPalm delivers a team of experts in marketing strategy. We get digital, and we understand how it can best impact your business goals. Partner with us for a customized plan and key reporting insights to see the trends influencing your campaign's performance and growth opportunity.

TCPalm is your digital marketing powerhouse, delivering the most comprehensive solution portfolio and expert support team on the Treasure Coast. ▸

STRENGTH in NUMBERS | TCPALM
PART OF THE USA TODAY NETWORK

City Commission Regular Meeting **12.c.**

Meeting Date: 11/20/2017

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) SECOND 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: 11/07/2017

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.

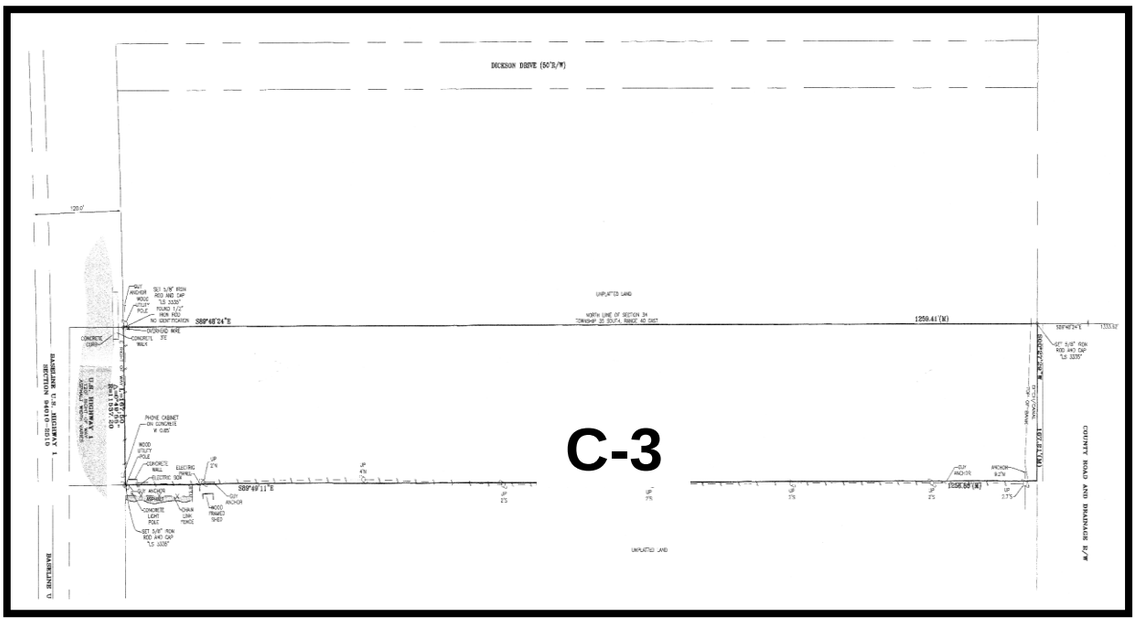
_____
Linda Hudson
Mayor Commissioner

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.

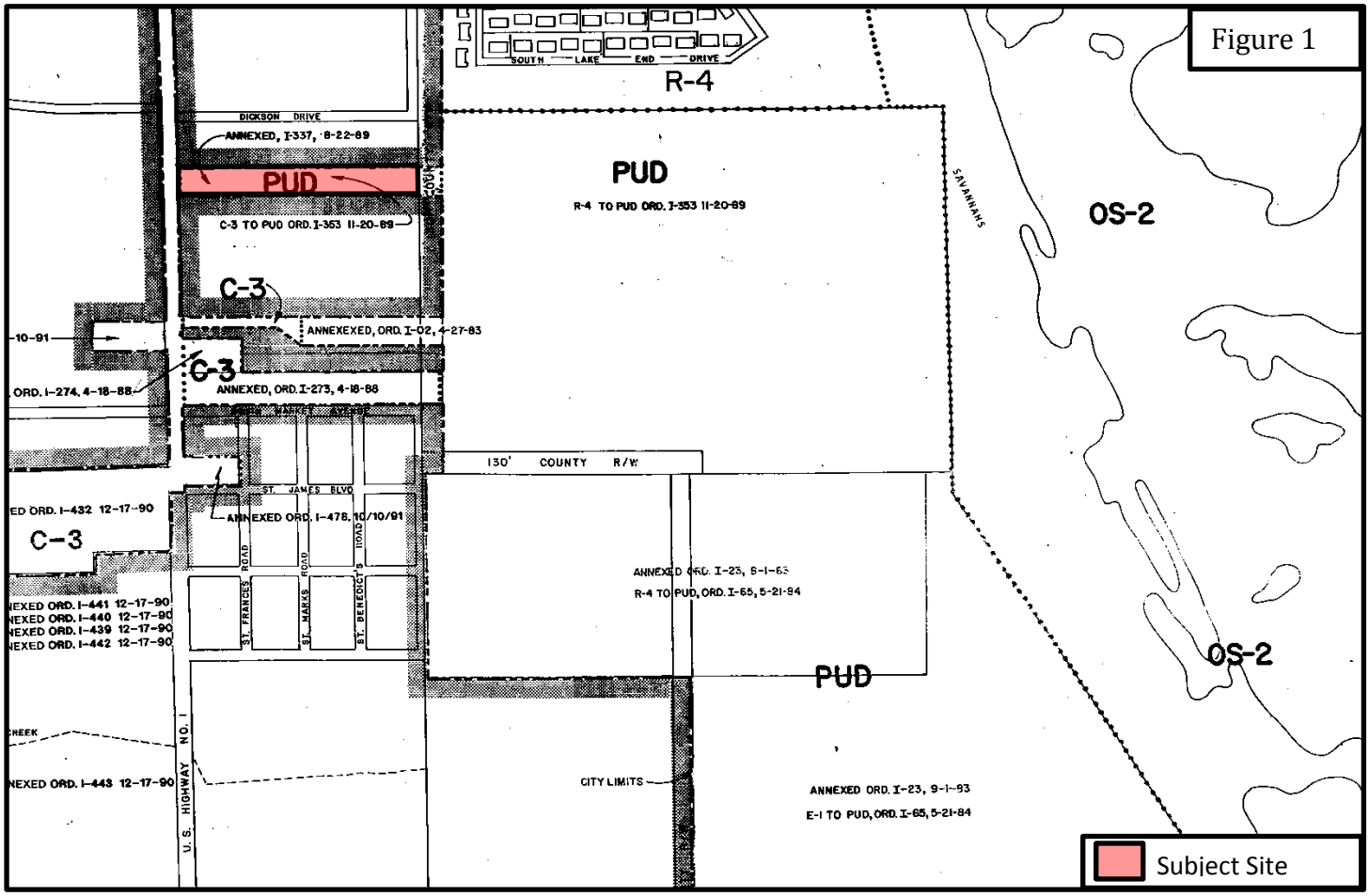


Figure 1 represents sheet number 13 of the City of Fort Pierce Zoning Atlas. This Zoning Atlas shows the Ordinance number and date for when the parcel was annexed into the city. The document also provided an Ordinance number and date for when the parcel was rezoned from C-3, General Commercial to PD, 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:

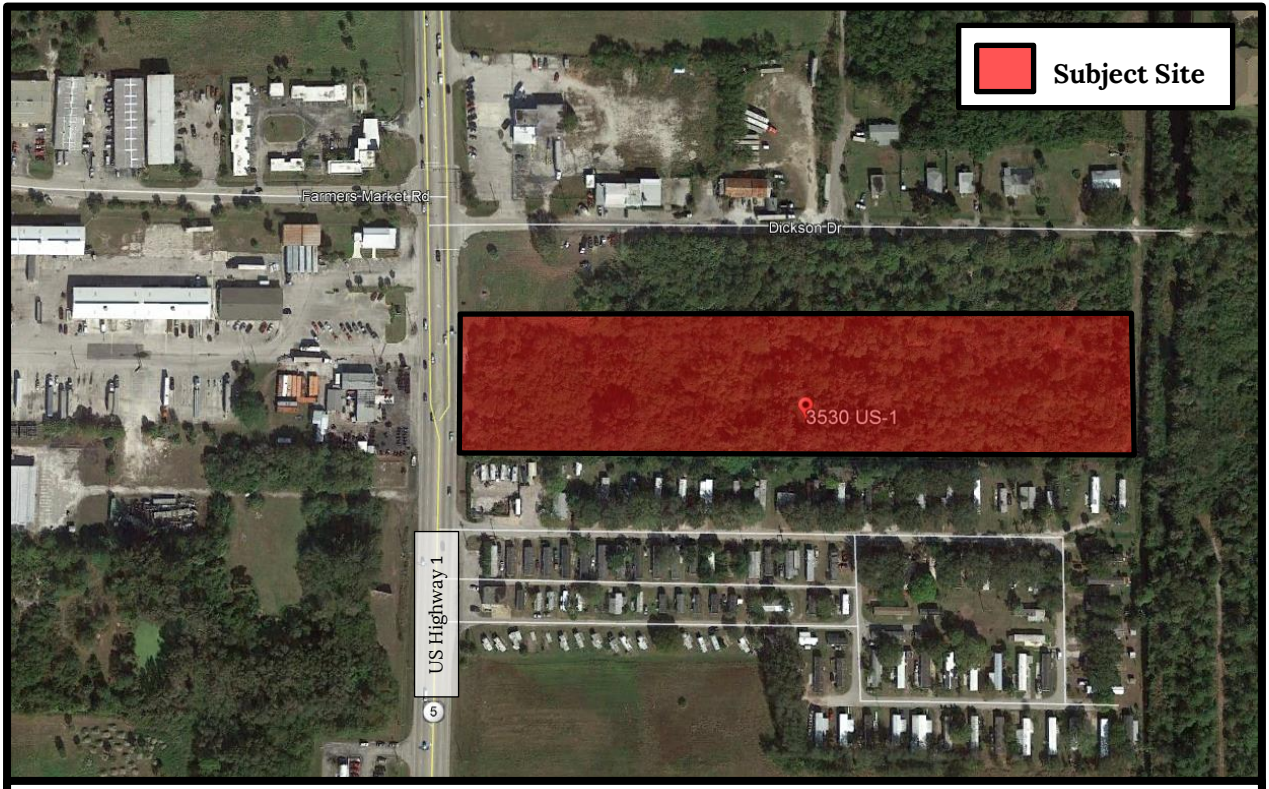
20 notification letters have been mailed out to owners of property within 500 feet of the proposed rezoning. As of October 24, 2017 no letters have been received in favor of or in opposition to the request. An update will be given at the City Commission meeting on November 6, 2017.

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

Property Identification

Site Address:
Sec/Town/Range:
Map ID:
Zoning:

Parcel ID:
Account #:
Use Type:
Jurisdiction:

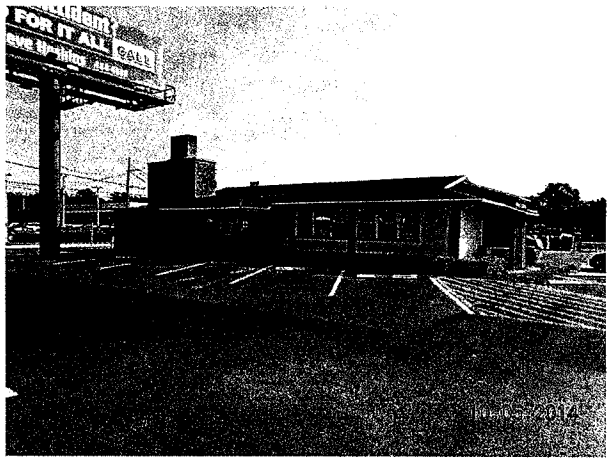
Ownership

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

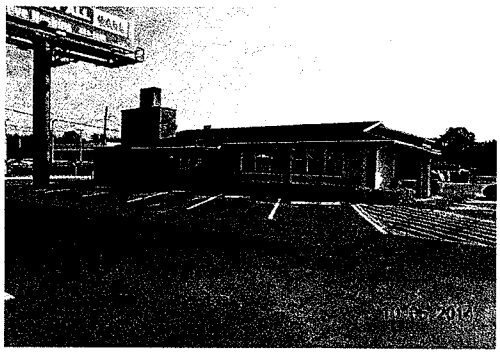
Gross Total Area: 3,635 SF

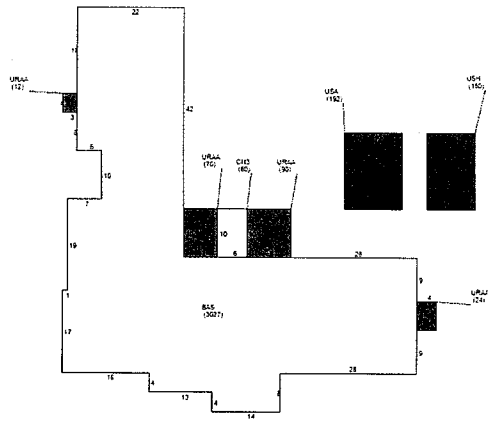
Exterior Data

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

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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

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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

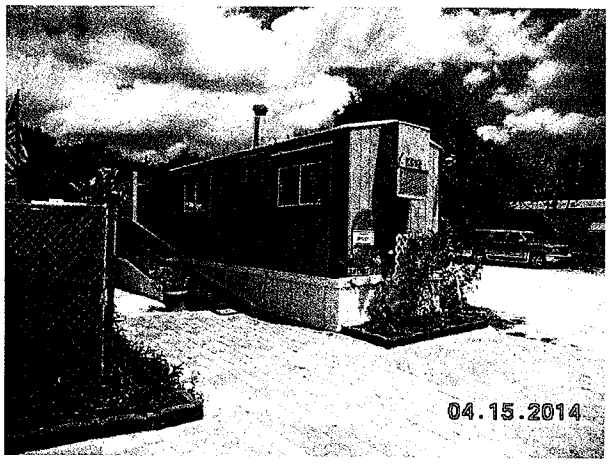
Parcel ID: 2434-121-0002-000-5
Account #: 33241
Use Type: 2800
Jurisdiction: Fort Pierce

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:

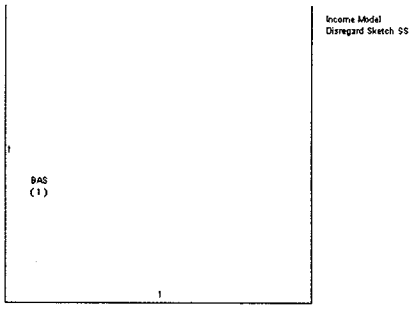
Interior Data

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.
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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

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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

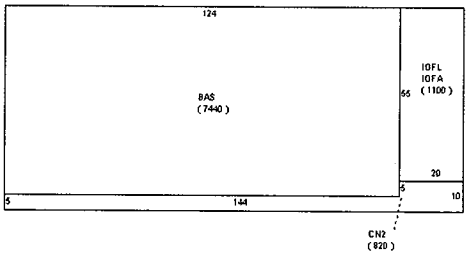
Interior Data

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

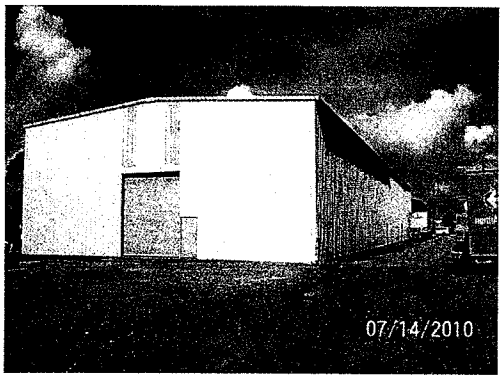
Roof Structure: Steel Rigid
Frame:
Primary Wall: Corr Metal
Secondary Wall:

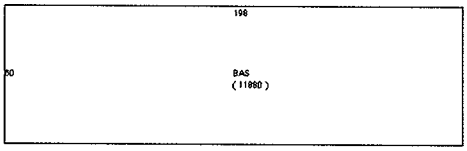
Interior Data

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

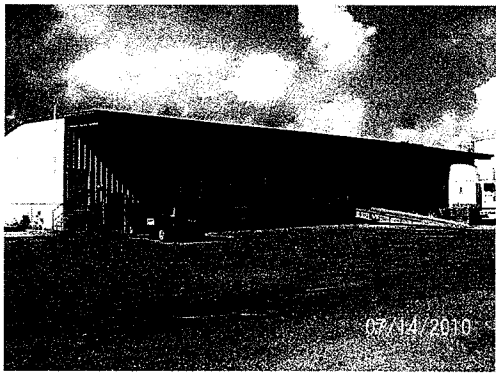
Frame:
Primary Wall: Corr Metal
Secondary Wall: CB Stucco

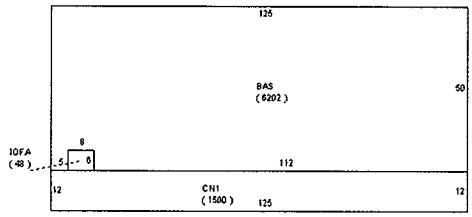
Interior Data

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.

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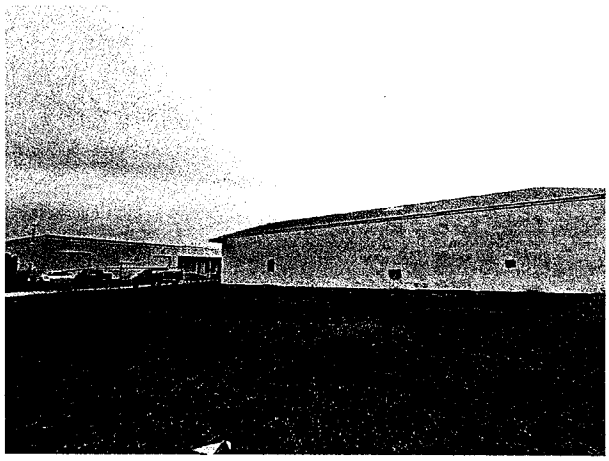
Property Identification

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:

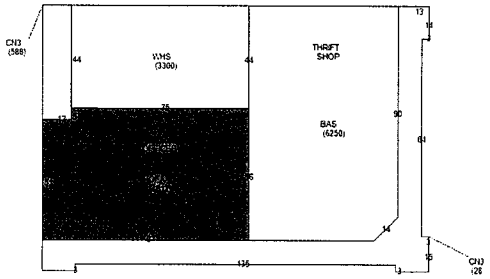
Interior Data

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.

Click the following link to check for additional permit data in Saint Lucie County

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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

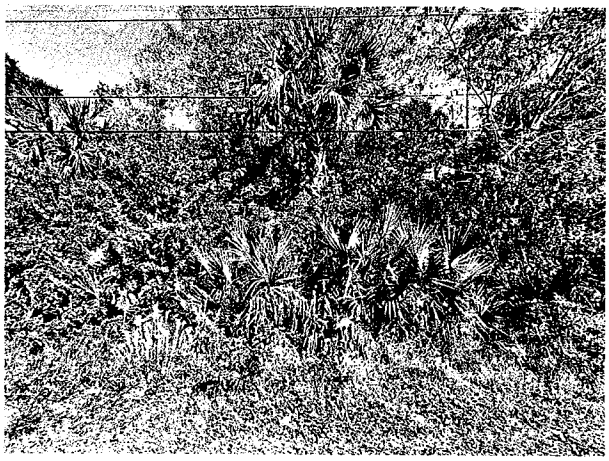
Ownership

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:

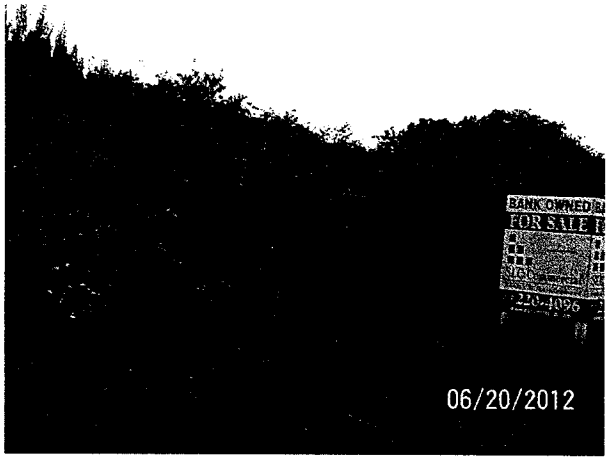
Parcel ID: 2434-601-0055-000-4
Account #: 33459
Use Type: 1000
Jurisdiction: Saint Lucie County

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

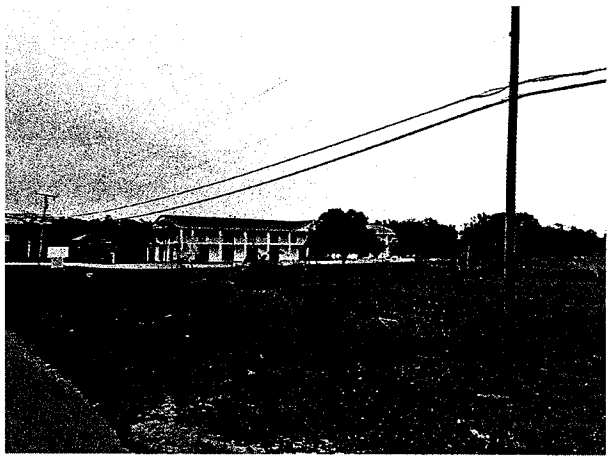
Ownership

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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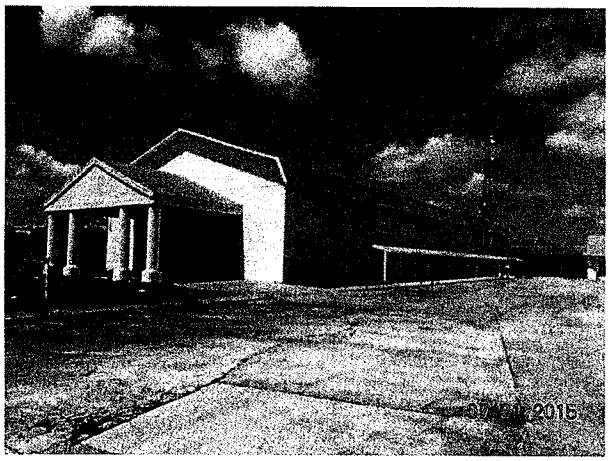
Property Identification

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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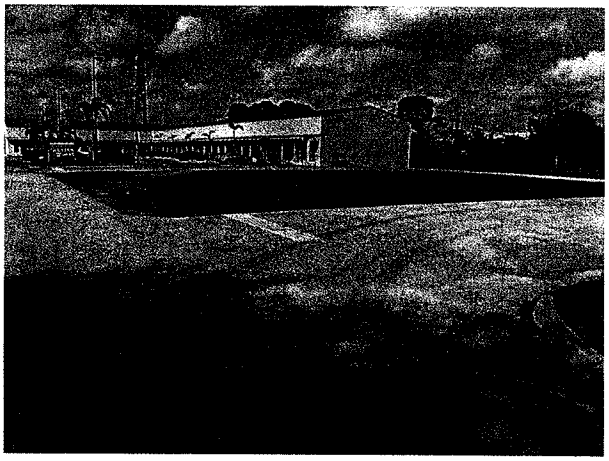
Property Identification

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

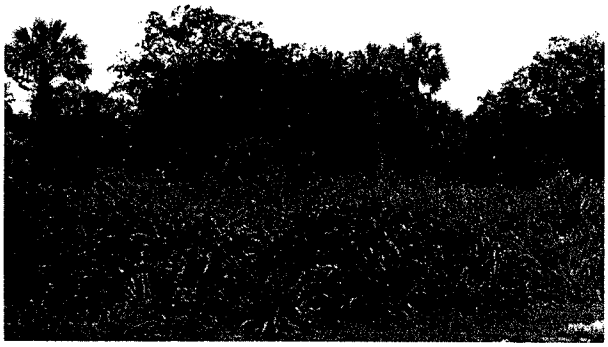
Parcel ID: 2433-144-0001-000-6
Account #: 33036
Use Type: 4000
Jurisdiction: Fort Pierce

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

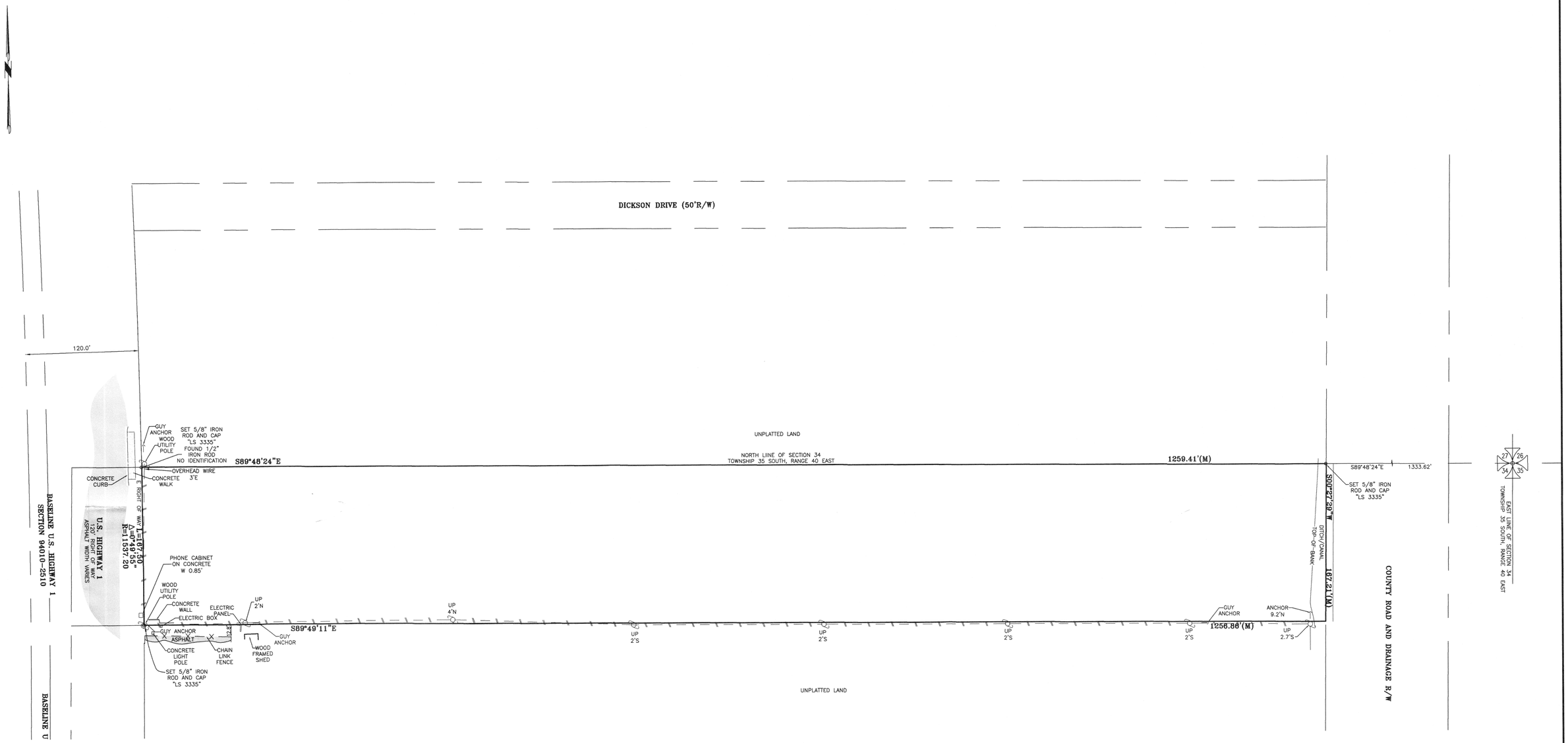
B. 1. Does this application involve demolition or re-use of any structure(s)? ☐Yes ☑No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

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

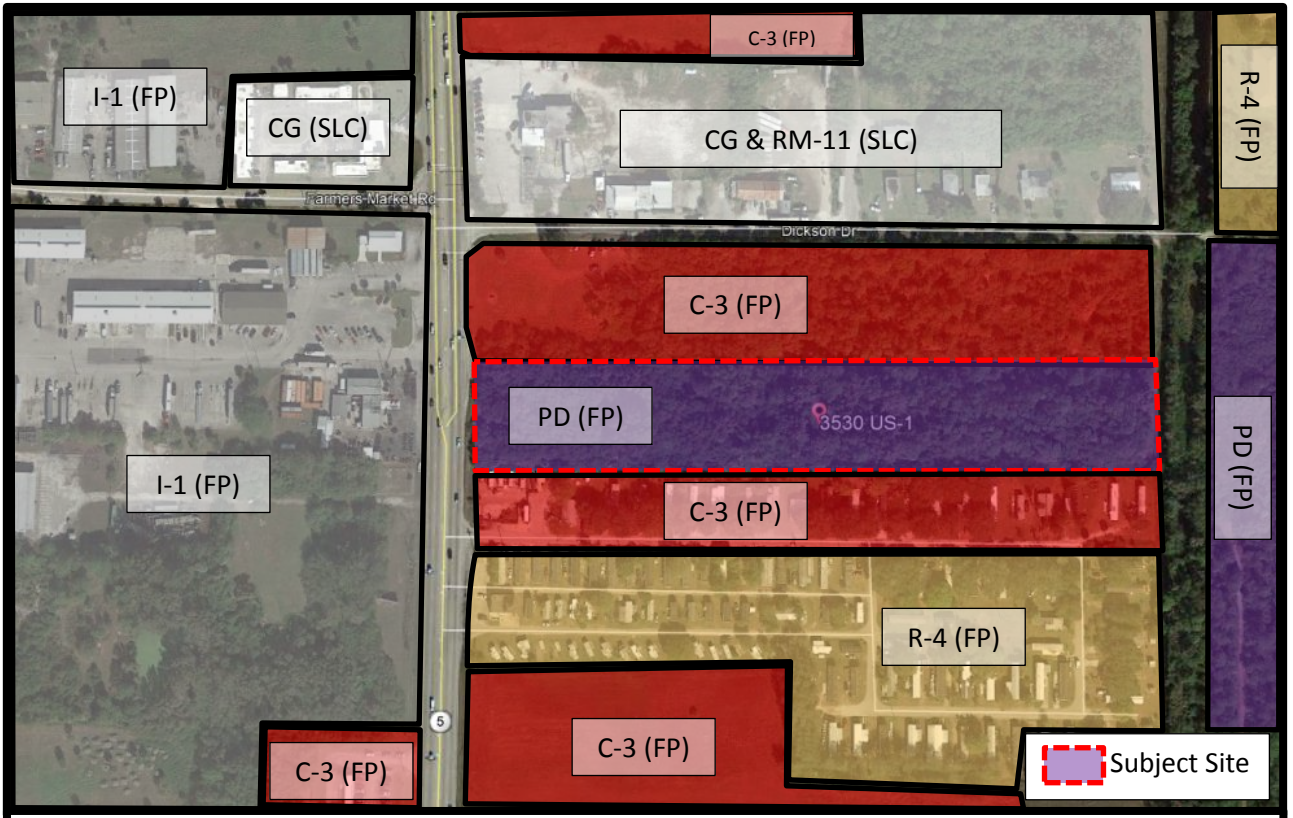
DATE June 22, 1991

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.d.**

Meeting Date: 11/20/2017

Re: Proposed Ordinance 17-035: Amending City Code Section 22-16 - Designation of Overlay Districts

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Legislative Hearing - Ordinance 17-035 to amend City Code Section 22-16 - Designation of overlay districts, specifically (a) South Beach Overlay District (1) Applicability and Purpose & (2) Delineation of the district; to amend Figure 1 which designated the boundaries of the overlay district, removing approximately 18.02 acres of land, known as 601 Seaway Drive, from the South Beach Overlay. FIRST READING

SUMMARY:

- The applicant, G Flash GP Inc., owner of property located at 601 Seaway Drive, and representative, James H. (Mac) McCarty, Jr., Esq., have filed a request for a Text Amendment to Chapter 22-Zoning, to amend the South Beach Overlay District to remove property located at 601 Seaway Drive, eliminating applicability of the standards and guidelines contained within the South Beach Overlay from the subject property, known as Causeway Cove Marina.
- The South Beach Overlay was established via Ordinance K-441, adopted by the City Commission on January 16th, 2007. The purpose of the South Beach Overlay District is to promote good planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island.
- The district regulations affirm a residential density limitation subject to the underlying zoning district, but in no instance exceeding eight (8) units per acre. The district further establishes maximum heights for each zoning district within the overlay, most notably limiting residential development in the C-5 district to 45 ft., and both commercial and residential development in the C-3 district to 45ft.
- The proposed amendment would eliminate applicability, to the subject property, provisions of the South Beach Overlay district that affirm residential density limitations on the barrier island at eight (8) units per acre and provide a limit of building height to forty-five (45) ft, providing capacity to pursue land use amendment to increase residential density and development height of up to two hundred (2oo) feet.
- The amendment, as presented, conflicts with established policies of the comprehensive plan therefore is not wholly consistent with the basic amendment standards adopted by the City land development code.
- The Planning Board, at their October 10th, 2017 meeting, voted 4 to 1 to recommend approval of the amendment.

RECOMMENDATION:

The proposed amendment to the City's land development code does not demonstrate consistency with the basic amendment standards required of City Code Section 22-131, the Comprehensive Plan, and is inconsistent with the Western Peninsula Charrette Report therefore Staff recommends the City Commission disapprove the amendment as presented via Ordinance 17-035.

ALTERNATIVES:

The City Commission may alternatively consider acceptance of a modified amendment consistent with the City's Comprehensive Plan, the basic amendment standards of the City's land development code, and the South Beach Western Peninsula Charrette report referred by the applicant. An alternative may feature an amendment to the South Beach Overlay which advances objectives of the Western Peninsula Charrette report, or the coupling of updates to Section 22-33. - Tourist Commercial Zone (C-5) which reflect basic use standards, consistent with the general character of South Hutchinson Island and the Comprehensive Plan.

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

No fiscal impact is presently identified with this request.

Attachments

Proposed Ordinance 17-035
Staff Report
Aerial & Zoning Map
Application & Supporting Documents
Supplemental Documents & Responses by Representative to Planning Department Comments
Land Development Code Excerpts: SB Overlay, R-5 District & C-5 District
South Beach Western Penisula Charrette Report
PB Minutes - October 10, 2017 - (Not Yet Approved)

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/13/2017 04:48 PM

Form Started By: Kori Benton Started On: 11/08/2017 01:23 PM
Final Approval Date: 11/13/2017

ORDINANCE NO. 17-035

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 22, ARTICLE II, ESTABLISHMENT OF ZONES, SECTION 22-16, DESIGNATION OF OVERLAY DISTRICTS, SPECIFICALLY AMENDING FIGURE 1 WITHIN SUBPART A, **SOUTH BEACH OVERLAY DISTRICT, TO REMOVE PROPERTY GENERALLY LOCATED AT 601 SEAWAY DRIVE FROM SAID OVERLAY DISTRICT**; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce land development code provides for regulation of uses allowed in zoning districts established within the City limits;

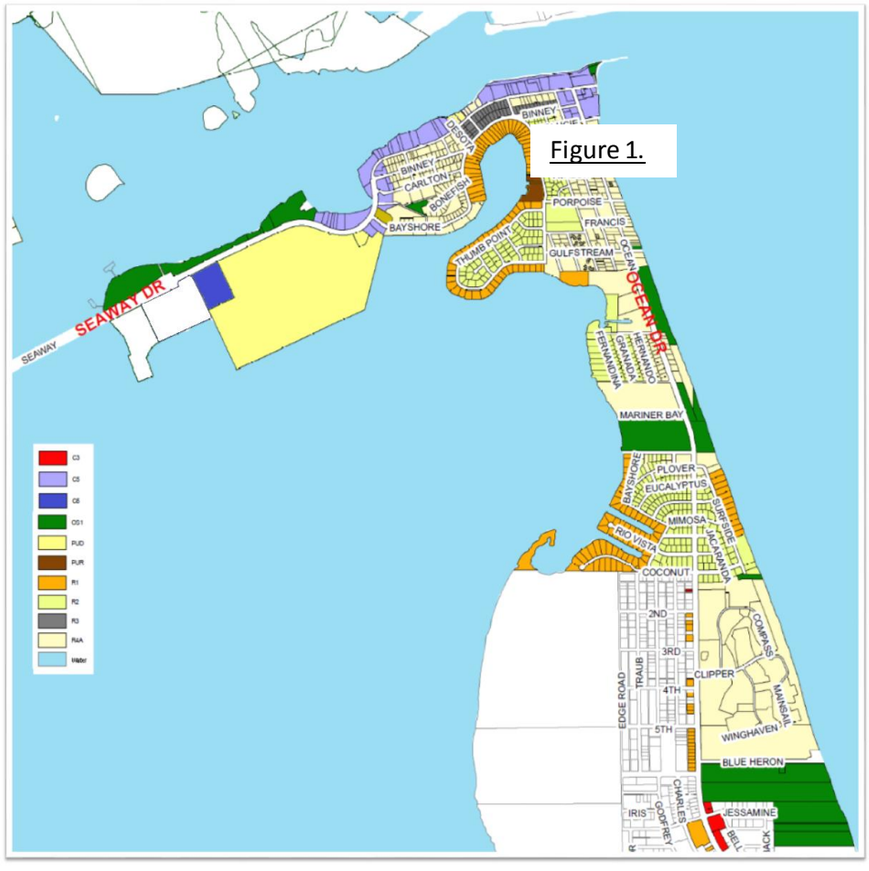
WHEREAS, an owner of real property within the City of Fort Pierce has petitioned the City of Fort Pierce to amend the boundaries of the South Beach Overlay District, to remove property generally located at 601 Seaway Drive; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on October 10th, 2017, to consider the land development code amendment and recommended approval of the amendment by a vote of 4 to 1;

WHEREAS, the proposed amendment has been reviewed in accordance with City Code Section 22-131 - Basic amendment standards to determine consistency with the comprehensive plan; whether the amendment will not have an adverse effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services; and whether the amendment will promote and protect the public health, safety and general welfare.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 22-16(a), Figure 1: South Beach Overlay District, is hereby amended so that the same shall read and establish revised boundaries as follows:



Said boundaries no longer including the following properties legally described as:

Parcel IDs: 2402-312-0001-000-5 & 2402-331-0002-000-1 (Uplands):

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST,ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT IN EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN DECK OF AFORESAID BRIDGE RUN NORTH 64^0 50' 00" E EAST ALONG CENTER LINE OF SEAWAY DR A DISTANCE OF 525 FT,THENCE SOUTH 25’ 09” A DISTANCE OF 154.91 FT TO SOUTH RIGHT OF WAY OF SEAWAY DR AND POINT OF BEGINNING,THENCE CONTINUE SOUTH A DISTANCE OF 656.44 FT TO HWM OF INDIAN RIVER, THENCE MEANDER SHORE NORTH 70’ 49” EAST A DISTANCE OF 564.9 FT,THENCE NORTH 55^0 30’ 00" EAST A DISTANCE OF 482.41 FT,THENCE NORTH 25^0 10' 00" WEST A DISTANCE OF 159.50 FT,THENCE NORTH 64^0 50' 00" EAST A DISTANCE OF 12 FT,THENCE NORTH 25^0 10' 00" WEST A DISTANCE OF 500 FT,THENCE CONTINUE SOUTH 64^0 50 00" WEST A DISTANCE OF 12 FT,THENCE NORTH 25^0 10' 00" WEST A DISTANCE OF 73.5 FT TO SOUTH RIGHT OF WAY LINE OF SEAWAY DR,THENCE SOUTH 62^0 52’ 16" WEST ALONG SOUTH RIGHT OF WAY LINE A DISTANCE OF 294.42 FT,THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 50.34 FT,THENCE SOUTHERLY ALONG RIGHT OF WAY LINE A DISTANCE OF 49.64 FT,THENCE SOUTH WESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 708.38 FT TO POINT OF BEGINNING (OR 1674-1067). Containing 17.04 acres, more or less.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST,ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE BASELINE OF SURVEY FOR SEAWAY DRIVE AT STATION: 51+67.21, AS SHOWN ON THE MAP PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 94050-2509, SHEET 1 OF 6, DATED 11-Q7-69 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY PROPERTY; THENCE SOUTH 25^{0}28'28" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 766.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70^{0}30'13" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 564.95 FEET; THENCE NORTH 55^{0}11'19" EAST, A DISTANCE OF 156.79 FEET TO A POINT, SAID POINT ALSO KNOWN AS REFERENCE PONT "A"; THENCE SOUTH 13^{0}24'23" WEST, A DISTANCE OF 24.33 FEET; THENCE SOUTH 62^{0}05'49" WEST, A DISTANCE OF 58.43 FEET; THENCE SOUTH 59^{0}09'13" WEST, A DISTANCE OF 75.90 FEET; THENCE SOUTH 45^{0}44'33" WEST, A DISTANCE OF 28.96 FEET; THENCE SOUTH 68^{0}03'20' WEST, A DISTANCE OF 93.99 FEET; THENCE SOUTH 64^{0}05'22" WEST, A DISTANCE OF 131.22 FEET; THENCE SOUTH 65^{0}50'33" WEST, A DISTANCE OF 123.03 FEET; THENCE SOUTH 64^{0}49'33" WEST, A DISTANCE OF 76.95 FEET; THENCE SOUTH 68^{0}25'21" WEST, A DISTANCE OF 115.25 FEET TO THE SAID EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY; THENCE NORTH 25^{0}28'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 55.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 55^{0}11 '19" EAST, A DISTANCE OF 3.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 55^{0}11'19" EAST, A DISTANCE OF 321.96 FEET TO THE WEST LINE OF HARBOUR ISLE AT HUTCHINSON ISLAND AS

RECORDED IN PLAT BOOK 43, PAGES 31A AND 31B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25^{0}27'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 196.21 FEET; THENCE NORTH 67^{0}36'11" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 24.64 FEET; THENCE NORTH 75^{0}56'23" WEST, A DISTANCE OF 65.84 FEET; THENCE NORTH 81^{0}49'27" WEST, A DISTANCE OF 62.56 FEET; THENCE NORTH 89^{0}18'33" WEST, A DISTANCE OF 83.36 FEET; THENCE SOUTH 80^{0}11'48" WEST, A DISTANCE OF 66.03 FEET; THENCE SOUTH 59^{0}18'05" WEST. A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING. Containing .98 acres, more or less.

CONTAINING IN ALL 18.02 ACRES, MORE OR LESS.

and further depicted on Exhibit "A", attached hereto and incorporated herein, said properties being located at 601 Seaway Drive 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 of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
James M. Messer
City Attorney

STATE OF FLORIDA

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- 035 was duly advertised by title only in the St. Lucie News Tribune on November 4, 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 20, 2017; and was duly introduced, read by title only, and passed on second and final reading December 4, 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 4th day of December, 2017.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A-1

Sketch of Subject Property

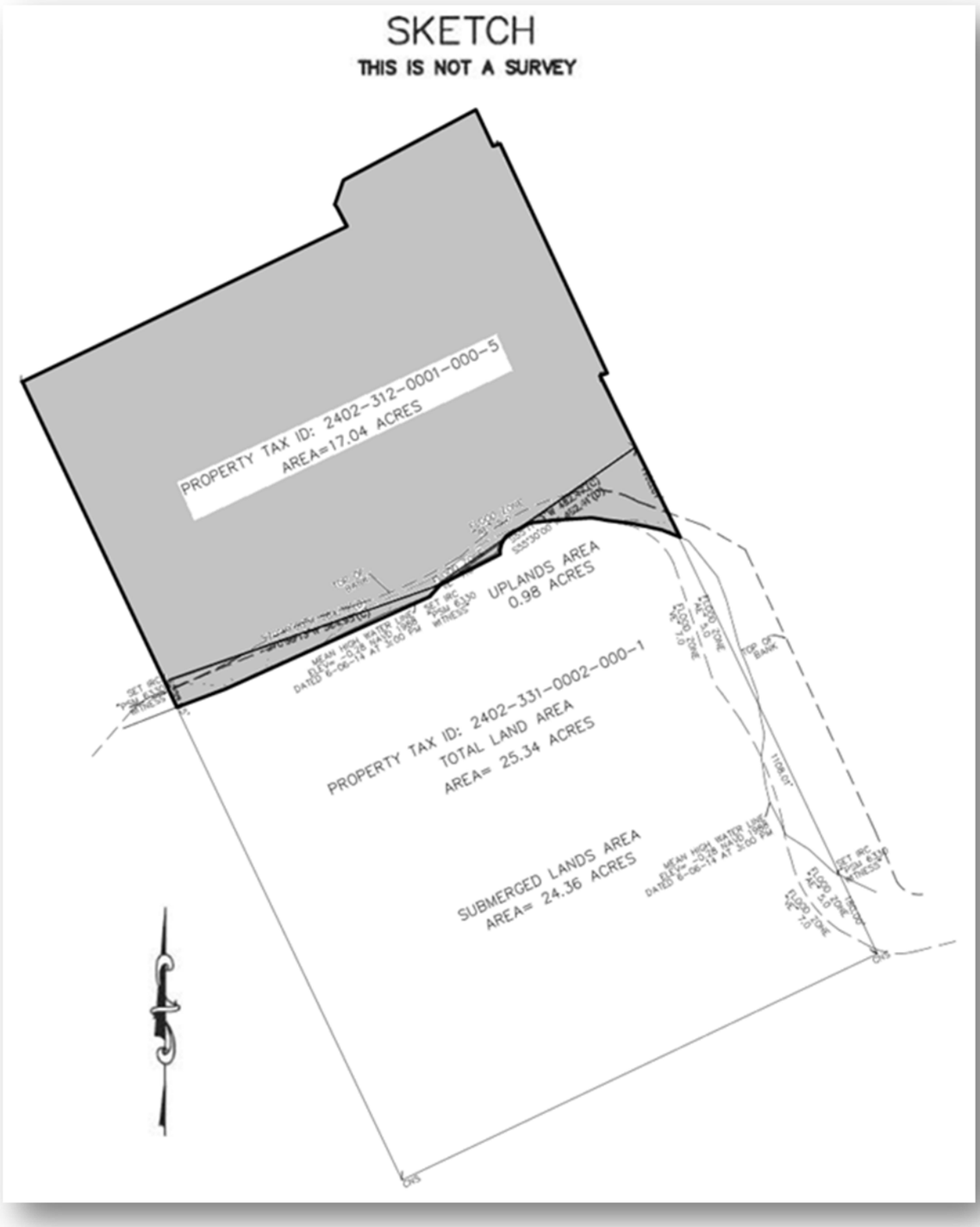


EXHIBIT A-2

Legal Description of Subject Property

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST,ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT IN EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN DECK OF AFORESD BRIDGE RUN NORTH 64^0 50' 00" E EAST ALONG CENTER LINE OF SEAWAY DR A DISTANCE OF 525 FT,THENCE SOUTH 25’ 09” A DISTANCE OF 154.91 FT TO SOUTH RIGHT OF WAY OF SEAWAY DR AND POINT OF BEGINNING,THENCE CONTINUE SOUTH A DISTANCE OF 656.44 FT TO HWM OF INDIAN RIVER, THENCE MEANDER SHORE NORTH 70’ 49” EAST A DISTANCE OF 564.9 FT,THENCE NORTH 55^0 30’ 00" EAST A DISTANCE OF 482.41 FT,THENCE NORTH 25^0 10' 00" WEST A DISTANCE OF 159.50 FT,THENCE NORTH 64^0 50' 00" EAST A DISTANCE OF 12 FT,THENCE NORTH 25^0 10' 00" WEST A DISTANCE OF 500 FT,THENCE CONTINUE SOUTH 64^0 50 00" WEST A DISTANCE OF 12 FT,THENCE NORTH 25^0 10' 00" WEST A DISTANCE OF 73.5 FT TO SOUTH RIGHT OF WAY LINE OF SEAWAY DR,THENCE SOUTH 62^0 52’ 16" WEST ALONG SOUTH RIGHT OF WAY LINE A DISTANCE OF 294.42 FT,THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 50.34 FT,THENCE SOUTHERLY ALONG RIGHT OF WAY LINE A DISTANCE OF 49.64 FT,THENCE SOUTH WESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 708.38 FT TO POINT OF BEGINNING (OR 1674-1067). Containing 17.04 acres, more or less.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST,ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE BASELINE OF SURVEY FOR SEAWAY DRIVE AT STATION: 51+67.21, AS SHOWN ON THE MAP PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 94050-2509, SHEET 1 OF 6, DATED 11-Q7-69 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY PROPERTY; THENCE SOUTH 25^{0}28'28" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 766.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70^{0}30'13" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 564.95 FEET; THENCE NORTH 55^{0}11'19" EAST, A DISTANCE OF 156.79 FEET TO A POINT, SAID POINT ALSO KNOWN AS REFERENCE PONT "A"; THENCE SOUTH 13^{0}24'23" WEST, A DISTANCE OF 24.33 FEET; THENCE SOUTH 62^{0}05'49" WEST, A DISTANCE OF 58.43 FEET; THENCE SOUTH 59^{0}09'13" WEST, A DISTANCE OF 75.90 FEET; THENCE SOUTH 45^{0}44'33" WEST, A DISTANCE OF 28.96 FEET; THENCE SOUTH 68^{0}03'20' WEST, A DISTANCE OF 93.99 FEET; THENCE SOUTH 64^{0}05'22" WEST, A DISTANCE OF 131.22 FEET; THENCE SOUTH 65^{0}50'33" WEST, A DISTANCE OF 123.03 FEET; THENCE SOUTH 64^{0}49'33" WEST, A DISTANCE OF 76.95 FEET; THENCE SOUTH 68^{0}25'21" WEST, A DISTANCE OF 115.25 FEET TO THE SAID EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY; THENCE NORTH 25^{0}28'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 55.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE

COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 55^{0}11 '19" EAST, A DISTANCE OF 3.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 55^{0}11'19" EAST, A DISTANCE OF 321.96 FEET TO THE WEST LINE OF HARBOUR ISLE AT HUTCHINSON ISLAND AS RECORDED IN PLAT BOOK 43, PAGES 31A AND 31B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25^{0}27'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 196.21 FEET; THENCE NORTH 67^{0}36'11" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 24.64 FEET; THENCE NORTH 75^{0}56'23" WEST, A DISTANCE OF 65.84 FEET; THENCE NORTH 81^{0}49'27" WEST, A DISTANCE OF 62.56 FEET; THENCE NORTH 89^{0}18'33" WEST, A DISTANCE OF 83.36 FEET; THENCE SOUTH 80^{0}11'48" WEST, A DISTANCE OF 66.03 FEET; THENCE SOUTH 59^{0}18'05" WEST. A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING. Containing .98 acres, more or less.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: **Proposed Ordinance 17-035**
Amending City Code Section 22-16 - Designation of Overlay Districts
Request to Remove 601 Seaway Drive from the South Beach Overlay

DATE: November 8, 2017

STAFF REPORT

Applicant:
G Flash GP Inc (TR)
c/o DE Peyster
306 Worth Avenue
Palm Beach, FL 33480

Representative:
James H. (Mac) McCarty, Jr., Esq.
McCarty, Naim, Focks & Keeter, P.A.
2630-A NW 41st Street
Gainesville, Florida 32606-6666

Parcel(s): 2402-312-0001-000-5 & 2402-331-0002-000-1 (Uplands)

Applicant's Requested Action:

Review and approval of Ordinance 17-035 to amend City Code Section 22-16 - Designation of overlay districts, specifically (a) South Beach Overlay District (1) Applicability and Purpose & (2) Delineation of the district; to amend Figure 1 which designated the boundaries of the overlay district, removing approximately 18.02 acres of land, known as 601 Seaway Drive, from the South Beach Overlay.

Staff Analysis:

The applicant and representative have filed a request for a Text Amendment to Chapter 22-Zoning, to amend the South Beach Overlay District to remove property located at 601 Seaway Drive, eliminating applicability of the standards and guidelines contained within the South Beach Overlay from the subject property, known as Causeway Cove Marina.

South Beach Overlay District.
The South Beach Overlay was established via Ordinance *K-441*, adopted by the City Commission on January 16th, 2007. The purpose of the South Beach Overlay District is to promote good planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. By way of this overlay district, the city

seeks to preserve, protect and enhance the unique barrier island environment through regulation of development and redevelopment of lots within the district. The standards allow for and promote design integration of the man-made improvements to the land with the natural elements of the land. All new development and changes to existing development in the district that require site plan or building permit approval are subject to the overlay district requirements in addition to other applicable regulations in this Code.

The district regulations affirm a residential density limitation subject to the underlying zoning district, but *in no instance* exceeding eight (8) units per acre. The district further establishes maximum heights for each zoning district within the overlay, most notably limiting residential development in the C-5 district to 45 ft., and both commercial and residential development in the C-3 district to 45ft.

The district does account for the unique nature of the barrier island, accommodating FEMA mandates through calculation of height from the established FEMA Base Flood Elevation to the highest point of the roof, while granting non-habitable architectural elements relief to exceed the maximum height requirement by 20 percent if contributing stylistically to the building. The site design standards seek to enhance building form, architectural compatibility and detail, as well as maximization of opportunities for public access to the water.

The district provides the commitment to monitor and review the city's land development regulations on an on-going basis in order to assess their reasonability and effectiveness in promoting the identified purpose, due to ever-accumulating knowledge about the dynamics of a barrier island community, and new and better information about site design.

Site History
The City Commission, on September 21st, 2015, approved Ordinance 15-51 enacting a Zoning Atlas Amendment (Rezoning) of the subject property from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial.

The subject property is the former home of the Causeway Mobile Home Park, which was destroyed during hurricanes Frances and Jeanne in 2004. The former mobile home park featured approximately 250 units prior to its completed removal in 2006. The property was predominantly vacant, until the active development of Causeway Cove Marina commenced after the City Commission approved a Site Plan and Conditional Use to develop a 198 slip marina, 10 space RV Park, Dock Master's Quarter's and Ship store at the site.

The rezoning was filed with the applicant's expressed interest in pursuing construction of a marina and support recreational facilities as the local economy develops and further exploration commences for strategies to relocate the Wastewater Treatment Plant. The development right increase achieved for the site(s) via the rezoning are demonstrated in Table 1, through comparison of the previous and existing guidelines and use standards applicable. Additionally, Table 1 presents notes reflecting areas of development regulations with the proposed amendment:

	Previous *(Prior to 2015 Rezoning)*	**Existing** *(Within the SB Overlay)*	**<u>Proposed</u>** ***<u>(Without the SB Overlay)</u>***
Zoning	***R-3***	**C-5**	***C-5***
Purpose	The major purpose of this zoning district is to provide for areas of single-family dwellings with an average net density in conventional developments of approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled.	The intent of this district is primarily to provide suitable locations for tourist facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. Regulations for the district are designed to enhance the attractiveness and convenience of the *facilities for tourist use.*	
Density	Approximately six (6) units per acre or less	Eight (8) units per acre based upon current Future Land Use Designation of Hutchinson Island Mixed Use (HIMU)	Eight (8) units per acre based upon current Future Land Use Designation of Hutchinson Island Mixed Use (HIMU). Density allowance would increase if amendment to the Comprehensive Plan is approved.
Permitted Uses Excerpts	➢ Detached House ➢ Family Day Care ➢ Park & Open Space	➢ Eating & Drinking Establishments ➢ Retail Stores & Professional Offices ➢ Indoor & Outdoor Entertainment ➢ Overnight Accommodations ➢ Vertical Mixed-use	
Conditional Uses Excerpts	➢ Duplex ➢ Townhouse ➢ Mobile Home Park ➢ School ➢ Medical Facility ➢ Neighborhood Commercial Sale	➢ Townhouses ➢ Multi-Dwelling Building ➢ Recreational Vehicle Park ➢ Grocery or Liquor Store ➢ Boat & Auto Sales/Rental ➢ Marine-Related Commercial ➢ Commercial Parking	
Maximum Lot Coverage	35%	60%	

	Previous *(Prior to 2015 Rezoning)*	**Existing** *(Within the SB Overlay)*	**<u>Proposed</u>** ***<u>(Without the SB Overlay)</u>***
Maximum Building Height	28 ft. – Permitted 35 ft. – Conditional Use	**45 ft.*** (South Beach Overlay) Measured from FEMA Base Flood Elevation, with 20% extension for Architectural Features	**45 ft. for Commercial Development** **Up to 200 ft. for Multifamily Housing Developments** in accordance with the requirements of the High Density Residential (R-5) zone may be approved. Measured as the vertical distance from the *grade* to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the center height between the highest and lowest points of other types of roofs.

Table 1: Comparison of Previous, Existing, and Proposed Use Standards for the Site(s)

The proposed amendment would eliminate applicability, to this property, provisions of the South Beach Overlay district that affirm residential density limitations on the barrier island at eight (8) units per acre and provide a limit consideration of building height to forty-five (45) ft, thus providing capacity to pursue land use amendment to increase residential density on the property, as well as application for residential development with structural height up to two hundred (200) feet above grade as derived from the following land development code extracts:

> City Code Section 22-33. - Tourist Commercial Zone (C-5). (b) *Basic use standards,* provides that Uses in a C-5 zone except multifamily housing developments, must meet the requirements of this section. More restrictive requirements set forth in accordance with other provisions of this chapter must be satisfied by some conditional uses:
>
> (4) *Building height.* No building shall exceed a height of forty-five (45) feet above grade, *except that multifamily housing developments in accordance with the requirements of the R-5 zone may be approved.*
>
> - *City Code Section 22-28 (b) (4) Building heights. No building shall exceed two hundred (200) feet above grade.*
>
> - Note, the removal of the subject properties from the South Beach Overlay provides the capacity for a development application for a Conditional Use & Site Plan with a building height of up to 200ft.
> - Hutchinson Island Mixed Use (HIMU) accounts for a non-residential Floor Area Ratio (FAR), but doesn't clearly define a residential FAR due to the enactment of the South Beach Overlay district to provide such limitation based upon lot coverage and building height for residential development.

Adjacent "multifamily structures", represented by Harbour Isle, feature a peak height of approximately 60ft granted via a Planned Development approval, whereas the construction of a 200ft. tall structure, or structures, would represents nearly a 235% increase in height about this development or over a 300% increase from the existing maximum for the site, presenting concern of compatibility. The Planned Development approval for height of 45ft. to façade crown, and a

peak roof height of 60ft. accounted for consideration of building placement, setbacks, buffering provisions, public access tracts, infrastructure improvements, and other notable site enhancements.

The application documents offer that "it is significant to note that a potential capacity of a 200 ft. high building is a conditional use and not a vested right per the Fort Pierce Code of Ordinances of an owner in this C-5 Zoning Designation". This proposition is partially misleading, as the height consideration is not the direct aspect of potential development prompting the requirement for Conditional Use approval, but rather the proposed use of Muilti-dwelling buildings/townhomes (multi-family) within the Tourist Commercial (C-5) district, which may be presented with building height up to 200ft. in the C-5 district without control of the South Beach Overlay.

The prospective height allowance of up to 200ft. is provided for consideration of multi-family structures while commercial development would remain limited to 45ft. in height, presenting potential for incompatibility of future development on the site due to the notable disparity.

History of South Hutchinson Island Building Height

In 1981, the City held a Special Municipal Referendum Election to determine if citizens of Fort Pierce (registered to vote) were "In factor of limiting building specifications to Four (4) stories in height and a density of (8) units per acre, all within the city limits…". The results of the non-binding election returned 3,242 votes in support of the restriction, and 1,416 votes in opposition to the limitation.

In 1982, the City Commission subsequently adopted Ordinances No. H-208 and No. H-209 which temporarily amended density provisions of the Future Land Use Plan of the Comprehensive Plan and placed a moratorium on approval of site plans for construction on Hutchinson Island situated within the city limits, affecting new development in excess of four stories in height or eight units per acre.

In July of 1985, after further study of the impact of height and density regulations on that portion of Hutchinson Island, a barrier island, the City Commission adopted Ordinance I-114 which established height and density limitations for all land east of the Indian River on Hutchinson Island, in the City Limits. This Ordinance established height limitations of forty-five (45) feet above grade, with the exception as to buildings in the R-5 zone of sixty-five (65) feet above grade, if various criteria were met regarding increased setbacks, distances between buildings, and landscape requirements.

Ordinance I-114 further amended City Code Section 22-33, pertaining to the Tourist Commercial (C-5) district, to provide as eligible Conditional Use: Multi-family housing developments which satisfy the standards for multi-family housing developments in an R-5 zone and standards for Hutchinson Island.

On June 3rd, 1991, the City Commission adopted Ordinances I-461 and I-463 pertaining to height, density, and zoning designations for property located on Hutchinson Island. Ordinance I-461 created the Hutchinson Island Medium Density Residential Zone, while Ordinance I-463 concurrently rezoned numerous properties on South Hutchinson island from the R-5 and R-4 districts into the nearly created R-4A district for the purpose of establishing height and density regulations for lands located within the city which are situated east of the Indian River, because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

The adoption of the R-4A district provided that building(s) in any area zoned R-5 immediately prior to adoption of the ordinance not exceed forty-five (45) feet above grade except that buildings may be constructed to a maximum height of sixty-five (65) above grade if criteria such as increased setbacks, distance between buildings, additional landscape quantity and height, as well as incorporation of interior parking accommodations for at least 50% of the required parking.

The transition of land development code for South Hutchinson Island in the City Limits provide for an eclectic evolution of building style from market driven construction. A snapshot of several existing structures within the City Limits on South Hutchinson Island are presented in **Table 2** to demonstrate various building height and construction dates.

South Hutchinson Island Development Snapshot – *Notable Buildings & Structures*

Development Name *(Type)*	***Year Constructed***	***Zoning District at Time of Development***	***Height***
Inlet Palms (Luxury Townhomes)	***Under Construction***	*PD, Planned Development*	***Three (3) Stories*** *- 43′ 3″/47′ 4″*
Harbour Isle (Condominium)	***2005***	*PD, Planned Development*	***Four (4) Stories*** *- 45 feet from final grade to the top plate of the building, with the top of the roof not to exceed 60 feet *Planned Development*
Oceanhouses at Ocean Village (Condominium)	***2003***	*R-4A*	***Five (5) stories (including first floor lobby and garages)***
Sea Pointe Towers (Condominium)	***1983***	*R-5*	***Twelve (12) Stories***
Avalon Beach Club (Condominium)	***1982***	*R-5*	***Eight (8) Stories***
Ocean Village SeaScape II (Condominium)	***1981***	*R-5*	***Fourteen (14) Stories (lobby)***
Ocean Village SeaScape I (Condominium)	***1980***	*R-5*	***Nine (9) Stories (lobby)***
South Causeway Bridge (Infrastructure; Peter P. Cobb Causeway)	***1974***	*N/A*	***65 feet***

Table 2: Comparison of Structures within the City Limits on *South Hutchinson Island*, including height and construction date.

Western Peninsula Charrette

The City of Fort Pierce, in a joint effort with St. Lucie County and a collection of stakeholders, engaged the public in an effort to garner public input via a design Charrette to encapsulate feedback, vision, and unique characteristics regarding the western peninsula of South Hutchinson Island.

The Charrette plan suggests "increments to existing densities, permitted uses and height, but *only* to be awarded as a result of the direct provision of design and implementation of the goals and physical elements outlined in this (the) report". The proposed amendment to the land development code does not include any provisions for design or implementation of the goals and physical elements identified within the Charrette Report.

Page 18 of the Charrette report affirms, "The analysis conducted has not identified a need to increase height beyond the four stories currently permitted strictly to accommodate residential uses". It further clarifies that "*If* the City chooses to increase height beyond this for *residential uses*, it should be limited to specific locations, and only allowed *if* or when the fabric is complete so as to not hinder demand. The Charrette emphasizes that height beyond four stories is only intended and proposed for *hotel sites.*

The Charrette report further mandated that increases shall be considered *only* if necessary to enable the ultimate goal of relocating the Waste Water Treatment Plant, attracting a much desired resort hotel or job generator to the City, or achieving design-specific improvements such as the provision of a public waterfront. The requested amendment fails to demonstrate achievement or fulfillment of any added value in the pursuit of increased development capacity and height allowance.

The report presents preliminary consideration of a "Value and Bonus" matrix to depict various options to classify added public value opportunities for development and potential quantification of development right incentives. The initial draft suggested basis for these development bonuses as demonstrated in Matrix 1 below:

VALUE AND BONUS MATRIX

Added Value	Description	Bonus Factor	Height Increase
Publicly Accessible Waterfront	- Minimum 50% - Every Addt'l 10%	1.75 1.1	Yes, **up to** 1 addtl' story
Parks and Public Open Spaces	- Within fabric - Waterfront	1.1 1.25	No
Resort Hotel	- With public ground level that engages the street	2	Yes TBD
Blueway	- Within fabric - Waterfront	1.5	No
Civic Buildings and Infrastructure	- Within fabric - Waterfront	1.5 1.75	Yes, **up to** 1 addtl' story
Public Parking (shielded)	- Surface - Structured	1.1 1.75	No

Matrix 1: Exhibit from Page 12 of Charrette Report: "Value and Bonus" matrix

The Charrette Master Plan does not demonstrated specific limitation of hotels in height or size, but does propose specific placement and accessibility. Further, calling for the City to employ and require from future developers the best available urban design and architecture techniques to create harmonious relationship between humans and the environment.

The Charrette report provided the following conclusions, largely in conflict with the proposed amendment at this time:

- Increases in density and intensity are *only* necessary as a result of the cost of relocating the Waste Water Treatment Plant.
- Increases in density and intensity for parcels other than the Waste Water Treatment Plant are proposed solely to:

❖ Attract a use that was indicated as desirable by the community (i.e. a *resort hotel*); and
❖ Encourage physical improvements that are important and valuable to the residents of Fort Pierce.

- Proposed uses, program, density and intensity should be defined within the parameters
- Increases in densities, intensities and height should only be allowed in exchange for the implementation of the principles and uses as outlined in the community's vision.

The presented amendment directly conflicts with the vision and guidance presented in Western Peninsula Charrette, whereas the application states "removal of the parcels from the South Beach Overlay as show in Figure 1 of Section 22-16 is also in line with the South Beach Charrette (referred as Western Peninsula Charrette by staff)". The application further notes anticipation that future development of the parcels would be in conjunction with development of the Fort Pierce Waste Water Treatment Plant's parcel, however the current request does not act to promote this concept.

The design exhibits featured in the Western Peninsula Charrette present *commercial* buildings of roughly six (6) stories, or building height that generally does not exceed seventy-five (75) feet. Residential buildings presented do not exceed four (4) stories, or height above that of Harbour Isle for such building type. The proposal to remove the property from the South Beach Overlay, providing for residential development capacity to 200ft, absent design standards or strategies to move the Waste Water Treatment Plant, attract uses indicated in the charrette as desirable by the community (i.e. **a resort hotel**); or provide physical improvements important and valuable to the residents of Fort Pierce. The development right bonuses sought by the applicant do not integrate any of the strategies or objectives forwarded by the charrette report.

Basic amendment standards (City Code Section 22-131)

Before an amendment is approved, findings will be made that the following standards are satisfied:

(1)The amendment is consistent with the comprehensive plan;
(2)The amendment will not have an adverse affect on the ability of the city to:
a. Satisfy land and water use needs; and
b. Meet transportation demands and provide community facilities and services; and
(3)The amendment will promote and protect the public health, safety and general welfare.

The applicant testifies "the proposed amendment will promote and protect the public health, safety and general welfare of the citizens of the City of Fort Pierce because it is in accord with the findings of the Western Peninsula Waste Water Treatment Charrette, which was adopted by the Fort Pierce City Commission", however staff demonstrated the inconsistencies between the proposed zoning text amendment and the guidance and conclusions demonstrated by the Western Peninsula Charrette Report. Further, the application fails to demonstrate that amendment will not have an adverse affect on the ability of the city to: a. Satisfy land and water use needs; and b. Meet transportation demands and provide community facilities and services.

City of Fort Pierce Comprehensive Plan

City Comprehensive *Plan Policy 1.1.*10 guides the City *shall* maintain the South Beach Overlay District in the Land Development Regulations for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density, "Tropical Village by the Sea" character. Further, the City will promote opportunities for *tourism-related* development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.

Comprehensive Plan *Objective 5.6* provides: The City shall direct population concentrations away from known or predicted Coastal High Hazard Areas (CHHA).

Policy 5.6.2 directs the City to amend Land Development Regulations, by December 2010, to restrict development in Coastal High Hazard Areas.

Policy 5.11.1 seeks for the City to ensure that no development approval shall be granted until it is demonstrated that all required infrastructure shall be in place and available for use by the future development or redevelopment within the Coastal Planning Area concurrent with the impacts of development. All development in the Coastal Planning Area shall conform to the densities proposed by the future land use element and to the level of service standards adopted in the appropriate elements of this Plan.

The amendment as presented conflicts with these policies of the comprehensive plan, while failing to demonstrate that the action promotes and protects the public health, safety and general welfare, therefore is not wholly consistent with the basic amendment standards adopted by the City land development code.

Technical Review Committee

All affected departments have reviewed the proposed amendment with regards to their requirements of the City Code. The City Commission is provided findings from review by corresponding departments for viewing. A copy of the Western Peninsula Charrette Report is also included for reference.

Planning Board

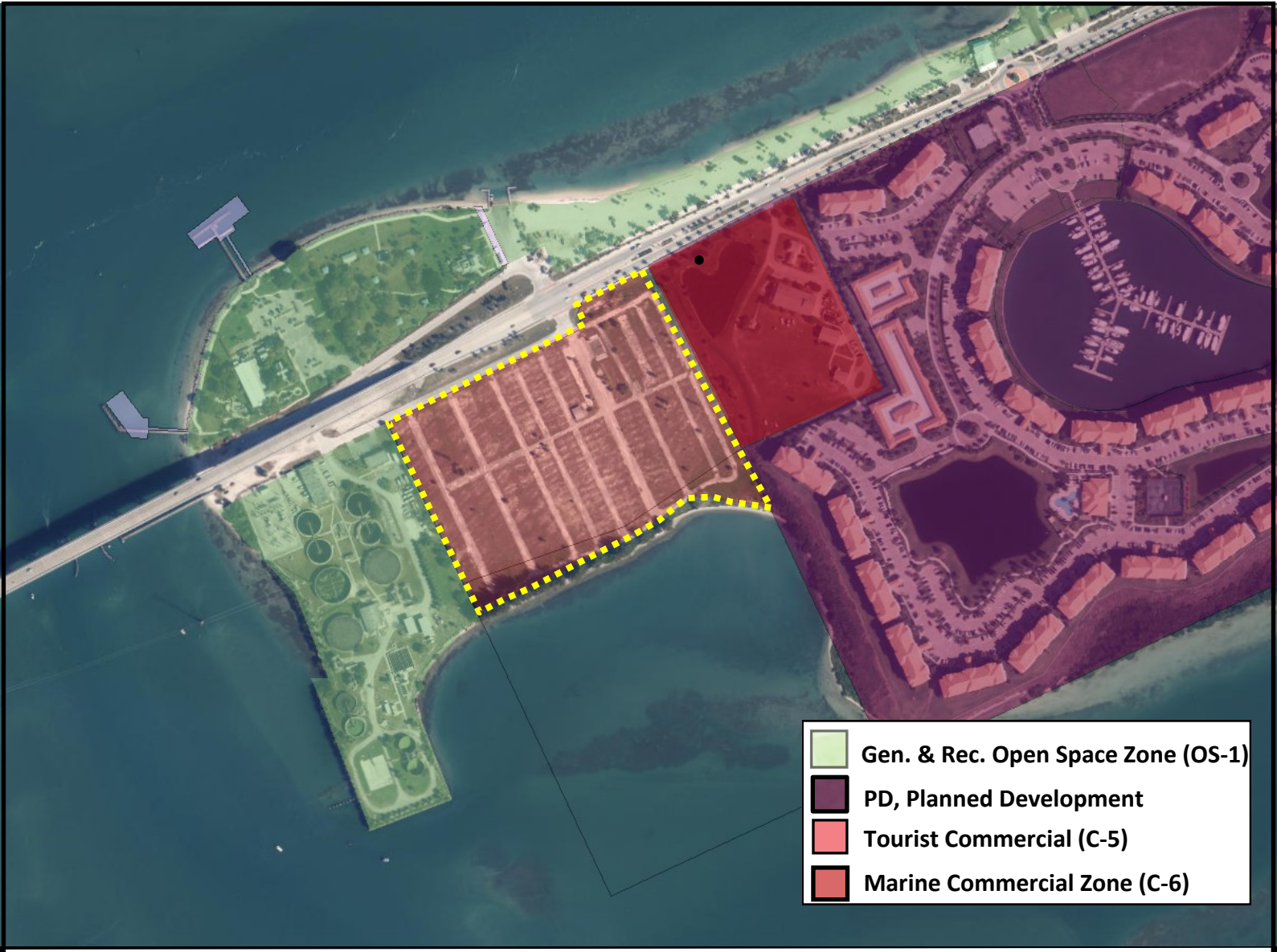
The Planning Board, at their October 10th, 2017 meeting, voted 4 to 1 to recommend approval of the amendment.

Staff Recommendation:

The proposed amendment to the City's land development code does not demonstrate consistency with the basic amendment standards required of City Code Section 22-131, the Comprehensive Plan, and is inconsistent with the Western Peninsula Charrette Report therefore Staff recommends the City Commission **disapprove** the amendment as presented via Ordinance 17-035.

The City Commission may alternatively consider acceptance of a modified amendment consistent with the City's Comprehensive Plan, the basic amendment standards of the City's land development code, and the South Beach Western Peninsula Charrette report referred by the applicant. An alternative may feature an amendment to the South Beach Overlay which advances objectives of the Western Peninsula Charrette report, or the coupling of updates to Section 22-33. - Tourist Commercial Zone (C-5) which

reflect basic use standards, consistent with the general character of South Hutchinson Island and the Comprehensive Plan.



THE SUNRISE CITY FORT PIERCE Florida

601 Seaway Drive - Zoning Map



THE SUNRISE CITY
FORT PIERCE
Florida

601 Seaway Drive - Aerial

N
W
E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Text Amendment

Property address or Location 601 Seaway Drive

Parcel ID #(s) 2402-312-0001-000-5 & 2402-331-0002-000-1

Project description Removal of the parcels referenced above from the "South Beach Overlay", City of Fort Pierce Code of Ordinances, Section 22-16

See attached Exhibit "A" for further narrative describing the reason for the proposed amendment

G. Flash G.P., Inc, a Florida corporation, as Trustee	James H. (Mac) McCarty, Jr., Esq.
Property Owner(s)	**Applicant/Representative, Title, Company**
601 Seaway Drive	2630 NW 41st Street, STE A
Street Address	Street Address
Fort Pierce FL 34989	Gainesville FL 32606-6666
City State Zip	City State Zip
561-267-2636	352-240-1226
Phone Number	Phone Number
bizashton@gmail.com	mac@lawgators.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.*

Ashton de Peyster, President
Property Owner(s) Signature(s)

STATE OF NEW YORK N-- Suffolk COUNTY

The foregoing instrument was acknowledged before me this 1 day of September 2017 by Frederic Ashton DePeyster III who is personally known to me or has produced Florida State Drivers License as identification.

Signature of Notary (seal)

AMY E. WILCOX
No. 01WI6224680
Notary Public, State of New York
Qualified in Westchester County
My Commission Expires July 6, 2018

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ TEXT AMENDMENT

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☐ Complete notarized application
- ☐ Narrative describing the reason for the proposed amendment
- ☐ Draft Ordinance specifying changes

Application Type:

- ☒ Text Amendment to the Land Development Regulations (Zoning Code)
- ☐ Text Amendment to the Comprehensive Plan

Sec. 22-131. - Basic amendment standards.

Before an amendment is approved, findings will be made that the following standards are satisfied:

(1)The amendment is consistent with the comprehensive plan;

(2)The amendment will not have an adverse 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.

Application Outlook



Exhibit "A"

The proposed text amendment to Section 22-16 of the City of Fort Pierce Code of Ordinances is designed to remove Parcel ID Numbers 2402-312-0001-000-5 and 2402-331-0002-000-1 (hereinafter referenced as the "Parcels) from the shaded sections of "Figure 1" of Section 22-16. Figure 1 is the map of the South Beach Overlay referenced in Section 22-16 which defines all parcels covered by the requirements of the South Beach Overlay.

The Parcels in this proposed text amendment are commonly referenced as the "Causeway Cove" or the "former Causeway Mobile Home Park" parcels. Currently, a marina is under construction on the Parcels as a partial use replacement for the mobile home park, which was destroyed in the 2004 hurricanes.

By way of Ordinance 15-051, passed by the Fort Pierce City Commission, the uplands portions of the Parcels were rezoned in 2015 from Zoning Classification R-3, Single-Family Moderate Density, to C-5, Tourist Commercial. That zoning atlas amendment was consistent with the findings and recommendation of the South Beach Charrette.

Removal of the Parcels from the South Beach Overlay as shown in Figure 1 of Section 22-16 is also in line with the South Beach Charrette and will allow for planning consistent with possible future uses of the Parcels in conjunction with the parcel currently used as the Fort Pierce Utilities Authority's Waste Water Treatment Plan, which abuts the Parcels to the west. The height and density limitations of the current C-5 zoning designation for the Parcels are consistent with the South Beach Charrette's findings and recommendations without any further restrictions as imposed by the South Beach Overlay. The unique location and nature of the Parcels minimizes any differences between the current C-5 zoning with or without the South Beach Overlay particularly due to the Parcels proximity to the Peter P. Cobb Bridge over the Intracoastal Waterway--the height and location of which substantially impact the Parcels—and the Waste Water Treatment Plant's parcel.

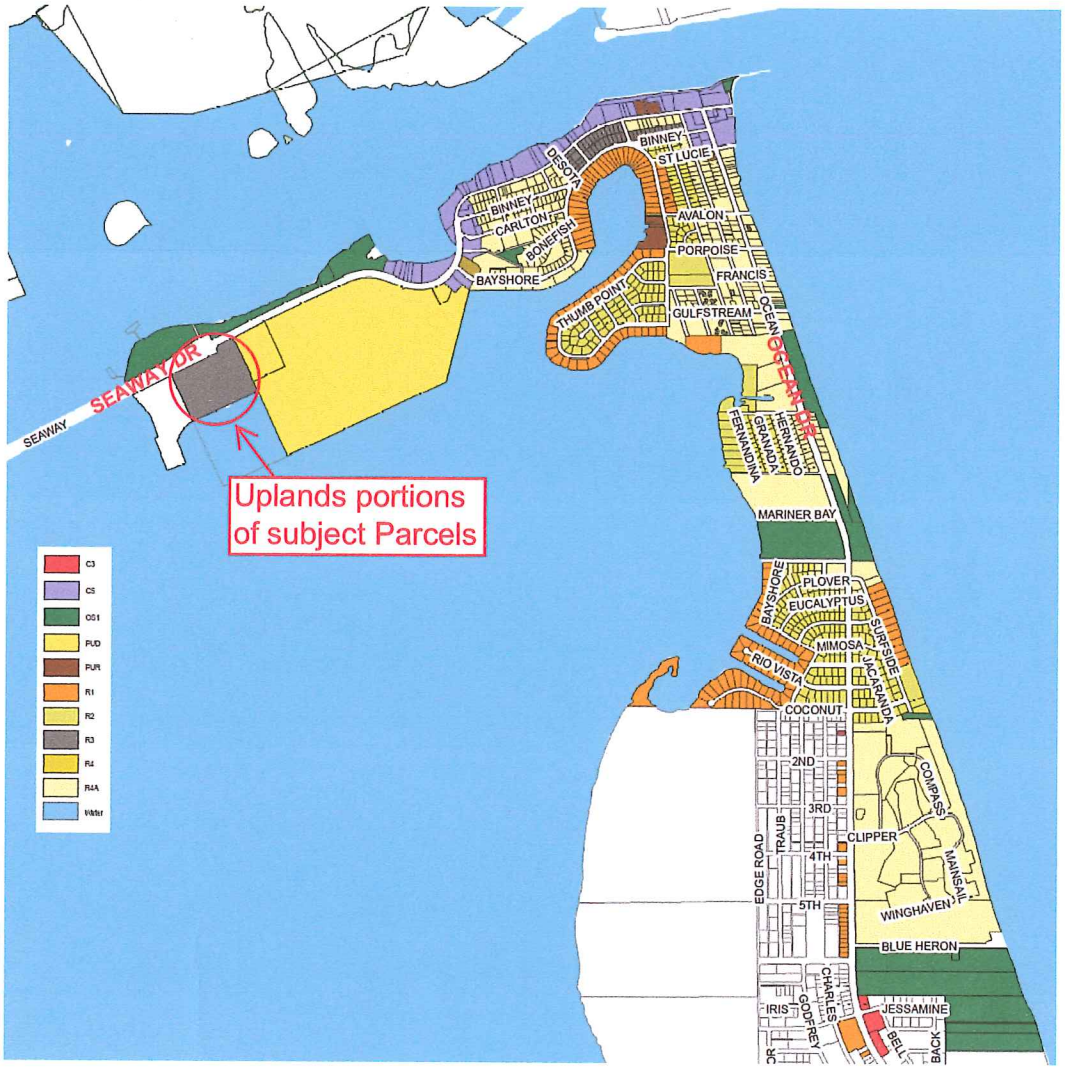
It is anticipated that future development of the Parcels would be in conjunction with development of the Fort Pierce Waste Water Treatment Plant's parcel upon relocation of the plant at an indefinite time in the future.

Sec. 22-16. - Designation of overlay districts.

The city's overlay zoning districts stipulate special provisions that, along with the provisions of the basic zoning district and other ordinance regulations, govern the use of property within the city limits.

(a) *South Beach Overlay District.*

(1) *Applicability and purpose.* The purpose of the South Beach Overlay District is to promote good planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. By way of this overlay district, the city seeks to preserve, protect and enhance the unique barrier island environment through regulation of development and redevelopment of lots within the district.



SOUTH BEACH OVERLAY DISTRICT

The standards allow for and promote design integration of the man-made improvements to the land with the natural elements of the land. All new development and changes to existing development in the district that require site plan or building permit approval are subject to the overlay district requirements in addition to other applicable regulations in this Code.

Due to ever-accumulating knowledge about the dynamics of a barrier island community, and new and better information about site design, the city's land development regulations will be monitored and reviewed on an on-going basis in order to assess their reasonability and effectiveness in promoting these purposes.

(2) *Delineation of the district.* The South Beach Overlay District includes all parcels designated in the shaded area as indicated in Figure 1. The boundary of the South Beach Overlay District shall be deemed to automatically adjust pursuant to any annexation approval on South Hutchinson Island.

(3) *District regulations.*

a. *Density.*

1. *Residential.* Residential density shall be based on the requirements of the underlying zoning district except that in no instance shall residential density in the South Beach Overlay District exceed eight (8) units per acre.

2. *Non-residential.* Non-residential density shall be based on the requirements of the underlying zoning district.

3. *Mixed use.* The residential component of a mixed use development shall not exceed eight (8) units per acre. The non-residential component of a mixed use development shall be based on the requirements of the underlying zoning district while factoring the affect and impacts of the residential component on the site.

b. Height.

	OS-1	R-1	R-2	R-3	R-4A	C-3	C-5
Maximum height							
- Single family	**-**	**28**	**28**	**28**	**45**	-	-
- Duplex	-	-	-	28	45	-	-
- Triplex	-	-	-	-	45	-	-
- Quadraplex	-	-	-	-	45	-	-
- Multifamily	-	-	-	-	45	45	45
- Other	35	28	28	28	45	45	45
1. Maximum height may be extended up to 35' in the R-1, R-2 and R-3 zoning districts subject to conditional use approval.							
2. No habitable space is permitted above the maximum height specified in the zoning district.							
Not to Exceed							
- Single family	-	-	-	-	-	-	-
- Duplex	-	-	-	-	-	-	-
- Triplex	-	-	-	-	-	-	-
- Quadraplex	-	-	-	-	-	-	-

ORDINANCE NO. 17-_____

ORDINANCE NO. 17-_____ - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, REMOVING PROPERTIES GENERALLY LOCATED AT 601 SEAWAY DRIVE FROM FIGURE 1 OF SECTION 22-16 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida, a municipal corporation, as follows:

SECTION 1. From and after the effective date hereof, the following properties legally described as:

Parcel IDs: 2402-312-0001-000-5 & 2402-331-0002-000-1 (uplands):

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT IN EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN DECK OF AFORESAID BRIDGE RUN NORTH 64° 50' 00" E EAST ALONG CENTER LINE OF SEAWAY DR A DISTANCE OF 525 FT, THENCE SOUTH 25' 09" A DISTANCE OF 154.91 FT TO SOUTH RIGHT OF WAY OF SEAWAY DR AND POINT OF BEGINNING, THENCE CONTINUE SOUTH A DISTANCE OF 656.44 FT TO HWM OF INDIAN RIVER, THENCE, MEANDER SHORE NORTH 70' 49" EAST A DISTANCE OF 564.9 FT, THENCE NORTH 55° 30' 00" EAST A DISTANCE OF 482.41 FT, THENCE NORTH 25° 10' 00" WEST A DISTANCE OF 159.50 FT, THENCE NORTH 64° 50' 00" EAST A DISTANCE OF 12 FT, THENCE NORTH 25° 10' 00" WEST A DISTANCE OF 500 FT, THENCE CONTINUE SOUTH 64° 50 00" WEST A DISTANCE OF 12 FT, THENCE NORTH 25 10' 00" WEST A DISTANCE OF 73.5 FT TO SOUTH RIGHT OF WAY LINE OF SEAWAY DR, THENCE SOUTH 62° 52' 16" WEST ALONG SOUTH RIGHT OF WAY LINE A DISTANCE OF 294.42 FT, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 50.34 FT, THENCE SOUTHERLY ALONG RIGHT OF WAY LINE A DISTANCE OF 49.64 FT, THENCE SOUTH WESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 708.38 FT TO POINT OF BEGINNING (OR 1674-1067).

Containing 17.04 acres, more or less. I

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE BASELINE OF SURVEY FOR SEAWAY DRIVE AT STATION: 51+67.21, AS SHOWN ON THE MAP PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY PROPERTY; THENCE SOUTH 25°28'28" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 766.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70°30'13" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 564.95 FEET; THENCE NORTH 55°11'19" EAST, A DISTANCE OF 156.79 FEET TO A POINT, SAID POINT ALSO KNOWN AS REFERENCE POINT "A"; THENCE SOUTH 13°24'23" WEST, A DISTANCE OF 24.33 FEET; THENCE SOUTH 62°05'49" WEST, A DISTANCE OF 58.43 FEET; THENCE SOUTH 59°09'13" WEST, A DISTANCE OF 75.90 FEET; THENCE SOUTH 45°44'33" WEST, A DISTANCE OF 28.96 FEET; THENCE SOUTH 68°03'20" WEST, A DISTANCE OF 93.99 FEET; THENCE SOUTH 64°05'22" WEST, A DISTANCE OF 131.22 FEET; THENCE SOUTH 65°50'33" WEST, A DISTANCE OF 123.03 FEET; THENCE SOUTH 64°49'33" WEST, A DISTANCE OF 76.95 FEET; THENCE SOUTH 68°25'21" WEST, A DISTANCE OF 115.25 FEET TO THE SAID EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY; THENCE NORTH 25°28'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 55.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 55°11 '19" EAST, A DISTANCE OF 3.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 55°11'19" EAST, A DISTANCE OF 321.96 FEET TO THE WEST LINE OF HARBOUR ISLE AT HUTCHINSON ISLAND AS RECORDED IN PLAT BOOK 43, PAGES 31A AND 31B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°27'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 196.21 FEET; THENCE NORTH 67°36'11" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 24.64 FEET; THENCE NORTH 75°56'23" WEST, A DISTANCE OF 65.84 FEET; THENCE NORTH 81°49'27" WEST, A DISTANCE OF 62.56 FEET; THENCE NORTH 89°18'33" WEST, A DISTANCE OF 83.36 FEET; THENCE SOUTH 80°11'48" WEST, A DISTANCE OF 66.03 FEET; THENCE SOUTH 59°18'05" WEST. A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING.

Containing .98 acres, more or less.

CONTAINING IN ALL 18.02 ACRES, MORE OR LESS.

and further depicted on Exhibit "A", attached hereto and incorporated herein, shall be and the same is hereby removed from the shaded portions of Figure 1 of Section 22-16 of the City of Fort Pierce

Code of Ordinances and thereby being removed from the South Beach Overlay set forth in Section 22-16 of the City of Fort Pierce Code of Ordinances and all provisions or restrictions set forth in said Section 22-16, said properties being located at 601 Seaway Drive in Fort Pierce, Florida.

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3. This Ordinance is and the same shall become effective immediately upon final passage thereof.

APPROVED AS TO FORM AND CORRECTNESS:

_____
James Messer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY)

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-_____ was duly advertised by title only in the St. Lucie News Tribune on _____, 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 ___, 2017; and was duly introduced, read by title only, and passed on second and final reading on November ___, 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 _____ day of November, 2017.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

EXHIBIT A

Sketch of Subject Property

[NOTE TO SCRIVENER: UTILIZE SAME EXHIBIT A AS INCLUDED IN ORDINANCE 15-051]

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2630-A NW 41ST STREET, GAINESVILLE, FL 32606
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October 2, 2017 Via email

Mr. Kori Benton
Senior Planner
City of Fort Pierce Planning Department
100 North U.S. 1
Fort Pierce, Florida 34950

SUBJECT: Zoning Text Amendment
Amending the South Beach Overlay Boundaries
601 Seaway Drive

Dear Mr. Benton,

Thank you for your correspondence dated September 26, 2017. Please accept this as the applicant/owner's responses, which follow the points in your letter restated below.

> ***1) Please provide analysis presenting consistency of the requested amendment with the provisions of City Code, Section 22-131. - Basic amendment standards:***
> ***Before an amendment is approved, findings will be made that the following standards are satisfied:***
> ***(1) The amendment is consistent with the comprehensive plan;***
> ***(2) The amendment will not have an adverse 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.***

Because the removal of the South Beach Overlay will increase the maximum allowable density of the parcels, an amendment to the Comprehensive Plan may be required depending on the nature and design of any proposed future development. Also, depending on the specific design details of any proposed future development, there may be infrastructure improvements required to satisfy land and water use needs and meet the transportation and community facility demands and required services. However, each of those aspects of a future development can be adequately addressed if and when a development plan is submitted by the owner/applicant.

The proposed amendment will promote and protect the public health, safety and general welfare of the citizens of the City of Fort Pierce because it is in accord with the findings of the Western Peninsula Waste Water Treatment Charrette, which was adopted by the Fort Pierce City Commission and which is incorporated by reference herein in this response. The removal of the South Beach Overlay through the

text amendment proposed is a step in the implementation of the adopted charrette findings. Also attached hereto for ease of reference is the application of the owner/applicant from June, 2015, requesting the rezoning of the subject parcels to C-5 along with the Staff Report thereon (application subsequently approved by the Fort Pierce City Commission by way of Ordinance 15-051), wherein the analysis and reasoning for a Comprehensive Land Use Amendment from HIMU (Hutchinson Island Mixed Use) to MXD (Mixed Use Development) were provided to the Planning Department. This application outlines the reasons that a Comprehensive Plan Amendment would be consistent with the adopted findings of the Western Peninsula Waste Water Treatment Charrette. The owner/applicant embraces the process and results of the Western Peninsula Waste Water Treatment Charrette and believes that the proposed text amendment to remove the subject parcels from the South Beach Overlay is consistent with the stated goals and actions of the Fort Pierce City Commission when adopting the Western Peninsula Waste Water Treatment Charrette report. Additionally, the City Commission expressed its intent for the use of the subject parcels when in 2015 it amended the Zoning Designation of the uplands portions of the parcels from R-3 to C-5, which contemplates a use consistent with the Western Peninsula Waste Water Treatment Charrette under the unrestricted provisions of the C-5 Zoning Designation.

> ***2) City Code Section 22-33. - Tourist Commercial Zone (C-5). (b) Basic use standards, provides that Uses in a C-5 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses:***
>
> ***(4) Building height. No building shall exceed a height of forty-five (45) feet above grade, except that multifamily housing developments in accordance with the requirements of the R-5 zone may be approved.***
>
> ***~ City Code Section 22-28 (b) (4) Building heights. No building shall exceed two hundred (200) feet above grade.***
>
> ***o The removal of the subject properties from the South Beach Overlay provides the capacity for a development application for a Conditional Use & Site Plan with a building height of up to 200 ft.***
>
> ***o This potential scenario may present conflict with City Code Section 22-59 - Design Review, as the purpose of the design review guidelines proposed in this section shall be considered as addenda to rather than replacement of existing code requirements of this chapter. The quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements. The city's design review guidelines suggest approaches to design situations that will contribute to the existing and developing character of the city. The guidelines further serve to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses.***
>
> ***o Adjacent "multifamily structures" feature a height of 45ft, whereas the construction of a 200 ft. tall structure, or structures, represents over a 400% increase in height, presenting concern of compatibility.***

In response, it is significant to note that a potential capacity of a 200 ft. high building is a conditional use and not a vested right per the Fort Pierce Code of Ordinances of an owner in this C-5 Zoning Designation. The owner/applicant assumes that sufficient policies and procedures are in place in the City of Fort Pierce to ensure that if an application for a conditional use to build a 200 ft. high building were to be submitted by any citizen, that no approval would be given if the proposed project did not meet the requirements of

the applicable code and, in addition, was of sufficient import to justify approval by the Fort Pierce City Commission.

The owner/applicant is cognizant of the adjacent "multifamily structures" at a height of 45 ft., but also notes that the subject parcels are currently adjacent to the Fort Pierce Utilities Authority Waste Water Treatment Plant and, more significantly from a height perspective, the Peter P. Cobb Bridge over the Intracoastal Waterway. The bridge dominates the view from the subject parcels and, even in the event that a building over 45' was proposed, the impact of such a building (or buildings) would be reduced on adjacent parcels due to present impacts of the bridge. However, as set forth previously, the owner/applicant embraces the findings of the Western Peninsula Waste Water Treatment Charrette, which proposes a multi-function mixed use development complementing and/or coordinating with the parcel on which the Waste Water Treatment Plant currently is located. The charrette findings and recommendations do not propose any building of 200 feet in height. Summarizing, the owner/applicant does not believe that the comment set forth above presents a significant issue due to the conditional approval process of any proposal for a 200 ft. building and the design review process in place to assure consistency of any proposed development with both the city code and the vision of the citizens of Fort Pierce as set forth in the charrette.

> ***3) City Comprehensive Plan 1.1.10 Policy guides the City shall maintain the South Beach Overlay District in the Land Development Regulations for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density, "Tropical Village by the Sea" character. The City will promote opportunities for tourism related development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.***
>
> ***-The Western Peninsula Charrette explored concepts to provide development incentives, within the South Beach Overlay, or a special area plan subject, which provides tiered density or intensity bonuses for eligible infrastructure or public investment benefits, including consideration of relocation of the WWTPlant.***

The removal of the South Beach Overlay from the subject parcels is consistent with the principals set forth in both the Comprehensive Plan and the Western Peninsula Charrette. Any additional density provided through the unrestricted C-5 classification will have no significant impact on the adjacent parcels and will enhance and promote tourism related development. An analysis of the adjacent parcels generally reflects a wastewater treatment plant to the west, a roadway to the north with recreational areas to the north of the roadway, the Indian River to the south, and the Smithsonian Marine Station providing somewhat of a buffer to the east before residential properties are impacted by any development on the subject parcels. Implementation of the vision contained in the Western Peninsula Charrette, including the use of development incentives, intensity bonuses, and tiered density will maintain the concepts contained in the Comprehensive Plan. Nothing in the applicant/owner's proposal is inconsistent with these goals.

> ***4) The subject property is located within the Coastal High Hazard Area, as identified in the Comprehensive Plan. (image and specific policies omitted).***

As set forth in the Coastal High Hazard Memorandum attached hereto from Leo Giangrande, PE, all buildings and other aspects of any development will comply with and conform to the requirements of Comprehensive Plan Objective 5.6 through design, location, materials, and construction of any proposed improvements to be located on the subject parcels.

As additional responses to the comments included with your correspondence, please find attached the following:

1) Digital copies of surveys of the subject parcels showing elevations as requested by St. Lucie County;

2) Surveyor's rendition of the subject parcels showing the mean high water line, flood zones, and elevations;

3) Legal description with sketches of the uplands portions of the subject parcels.

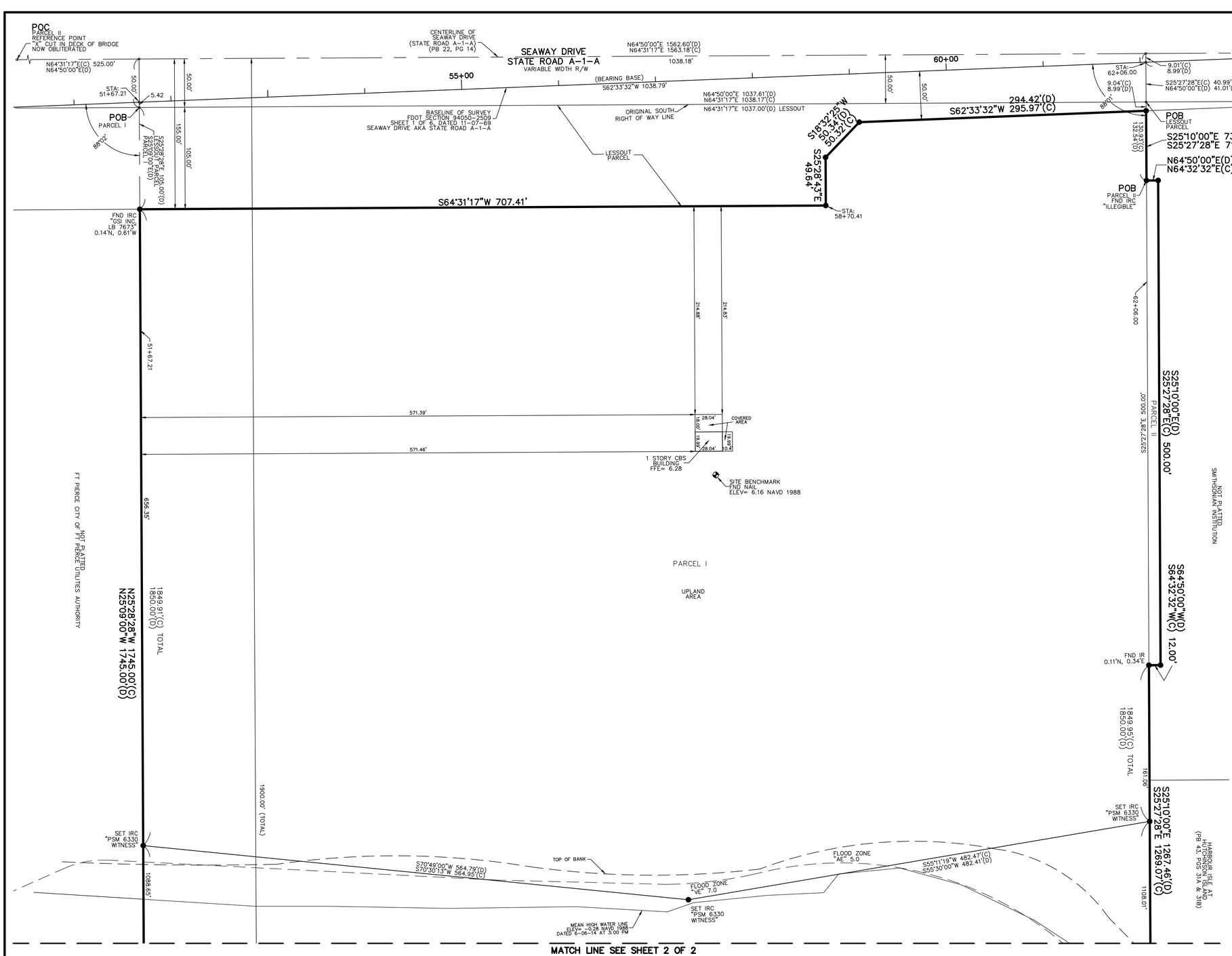
Thank you for your time and efforts reviewing this proposed text amendment. Please do not hesitate to contact me if you have any additional questions or concerns.

Sincerely,

Mac

James H. (Mac) McCarty, Jr., Esq.

Attachments: As described in the body of the letter



ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
DB = DEED BOOK
FND = FOUND
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
MHWL = MEAN HIGH WATER LINE
MON = MONUMENT
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP

SYMBOLS:

● = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

1 .5 0 1 2
GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

LEGAL DESCRIPTION:

PARCEL I:

BEING A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE EAST 2240 FEET; THENCE NORTH 720 FEET; THENCE NORTH 70 DEGREES 58 1/2 MINUTES EAST, 1200 FEET; THENCE SOUTH 19 DEGREES 01 1/2 MINUTES EAST, 85 FEET; THENCE NORTH 70 DEGREES 16 MINUTES EAST, 2009.5 FEET TO A POINT OF REFERENCE ON THE EAST END OF EXISTING STATE HIGHWAY BRIDGE ACROSS THE INDIAN RIVER AT THE WEST SHORE OF CAUSEWAY ISLAND, SAID POINT BEING A CROSS ON THE DECK AT THE EAST END OF AFORESAID BRIDGE (NOW OBLITERATED).

FROM SAID POINT OF REFERENCE RUN NORTH 64 DEGREES 50 MINUTES EAST (REFERENCE BEARING), ALONG THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), 525.0 FEET (SAID POINT BEING SOUTH 64°50' WEST A DISTANCE OF 3132.32 FEET FROM AN IRON PIPE FOUND AT THE POINT OF INTERSECTION OF A 8°00', CURVE CONCAVE TO THE SOUTHEAST, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE ROAD A-1-A AS RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA); THENCE SOUTH 25 DEGREES 09 MINUTES EAST, 50 FEET TO THE SOUTH RIGHT- OF- WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A), AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING CONTINUE SOUTH 25 DEGREES 09 MINUTES EAST, ALONG THE EASTERLY LINE OF LANDS OF FORT PIERCE PORT AUTHORITY 1850 FEET TO A POINT IN THE INDIAN RIVER; THENCE NORTH 64 DEGREES 50 MINUTES EAST, ON A LINE PARALLEL TO AND 1900 FEET SOUTH OF THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), RUN 1038.16 FEET TO A POINT; THENCE NORTH 25 DEGREES 10 MINUTES WEST, ALONG THE WESTERLY LINE OF LANDS OF FORT PIERCE PORT AND TERMINAL COMPANY, 1850 FEET TO THE SOUTH RIGHT-OF- WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A); THENCE SOUTH 64 DEGREES 50 MINUTES WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A), 1037.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM A PARCEL DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE IN THE CENTER OF STATE ROAD A-1-A, SAID SPIKE BEING 1,955 FEET MORE OR LESS EASTERLY OF THE WESTERLY BANK OF CAUSEWAY ISLAND; THENCE RUN ALONG THE BASELINE OF SURVEY OF SECTION 94050-2509 STATE ROAD A-1-A, SOUTH 62°32'32" WEST* A DISTANCE OF 262.59 FEET; THENCE SOUTH 25°27'28" EAST A DISTANCE OF 41.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 25°27'28" EAST A DISTANCE OF 8.99 FEET; THENCE SOUTH 62°33'32" WEST A DISTANCE OF 294.42 FEET; THENCE SOUTH 18°32'25" WEST A DISTANCE OF 50.34 FEET; THENCE SOUTH 25°28'43" EAST A DISTANCE OF 49.64 FEET; THENCE SOUTH 64°31'17" WEST A DISTANCE OF 707.41 FEET; THENCE NORTH 25°28'28" WEST A DISTANCE OF 104.91 FEET TO THE EXISTING RIGHT- OF- WAY LINE OF STATE ROAD A-1-A; THENCE NORTH 64°31'17" EAST A DISTANCE OF 1037 (FEET) TO THE POINT OF BEGINNING. ALL ACCORDING TO RIGHT-OF-WAY MAP OF SECTION 94050-2509, STATE ROAD A-1-A.

* BEARING BELIEVED TO BE A SCRIVENER'S ERROR, AS THE REFERENCED RIGHT-OF-WAY MAP SHOWS SOUTH 62°33'32" WEST.

TOGETHER WITH:

PARCEL II:

A PARCEL OF LAND LOCATED IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REFERENCE POINT IN THE EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN THE DECK OF AFORESAID BRIDGE (NOW OBLITERATED); THENCE RUN NORTH 64°50'00" EAST, ALONG THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), A DISTANCE OF 1562.60 FEET; THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A) IS ASSUMED TO BEAR NORTH 64°50'00" EAST AND ALL OTHER BEARINGS REFERENCED HEREIN ARE RELATIVE THERETO; SAID POINT BEING SOUTH 64°50'00" WEST, A DISTANCE OF 2094.72 FEET FROM AN IRON PIPE FOUND AT THE POINT OF INTERSECTION OF AN 8°00' CURVE CONCAVE TO THE SOUTHEAST AS SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE ROAD A-1-A, AS RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°10'00" EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 132.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 64°50'00" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 500 FEET; THENCE 64°50'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 25°10'00" WEST, A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,846,356 SQUARE FEET OR 42.3865 ACRES, MORE OF 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 FOUND MONUMENTATION, FDOT SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69, A SURVEY PREPARED BY GCY INCORPORATED FILE NUMBER 95-1057-01-01, DATED 6-06-95, A SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. JOB NUMBER 7957, DATED 11-11-04.
3. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
4. BEARING BASIS: S62°33'32"W ALONG BASELINE OF SURVEY OF FDOT SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "AE" BASE FLOOD ELEVATION= 5.0 & "VE" BASE FLOOD ELEVATION= 7.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J & 12111C0183 J, EFFECTIVE DATE 2-16-12.
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 THE MARKING OF BOUNDARY LIMITS FOR FUTURE DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(ii), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. 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.
11. 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.
12. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS 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 MINIMUM TECHNICAL STANDARDS 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.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: SMYTH BUILDERS, INC.
14. © COPYRIGHT 2014 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: 6-12-14
DATE OF SURVEY: 6-12-14

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
601 SEAWAY DRIVE
SEC 2, TWP 35S, RGE 40E
AS PREPARED FOR
SMYTH BUILDERS, INC.

CAD	K:\BUILDERS\\DWG2014\DWG\14-1784.DWG		
REF	K:\		
FLD	CJM / AJP	FB. PG.	JOB 14-1784
OFF	CJM		DATE 6-12-14
CKD	AJP	SHEET 1 OF 2	DWG D-590

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DESCRIPTION & SKETCH
PREPARED FOR:
SMYTH BUILDERS, INC.

UPLANDS PARCEL

LEGAL DESCRIPTION:

PARCEL 1:

BEING A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE BASELINE OF SURVEY FOR SEAWAY DRIVE AT STATION: 51+67.21, AS SHOWN ON THE MAP PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY PROPERTY; THENCE SOUTH 25°28'28" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 766.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70°30'13" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 564.95 FEET; THENCE NORTH 55°11'19" EAST, A DISTANCE OF 156.79 FEET TO A POINT, SAID POINT ALSO KNOWN AS REFERENCE PONT "A"; THENCE SOUTH 13°24'23" WEST, A DISTANCE OF 24.33 FEET; THENCE SOUTH 62°05'49" WEST, A DISTANCE OF 58.43 FEET; THENCE SOUTH 59°09'13" WEST, A DISTANCE OF 75.90 FEET; THENCE SOUTH 45°44'33" WEST, A DISTANCE OF 28.96 FEET; THENCE SOUTH 68°03'20' WEST, A DISTANCE OF 93.99 FEET; THENCE SOUTH 64°05'22" WEST, A DISTANCE OF 131.22 FEET; THENCE SOUTH 65°50'33" WEST, A DISTANCE OF 123.03 FEET; THENCE SOUTH 64°49'33" WEST, A DISTANCE OF 76.95 FEET; THENCE SOUTH 68°25'21" WEST, A DISTANCE OF 115.25 FEET TO THE SAID EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY; THENCE NORTH 25°28'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 55.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:

BEING A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 55°11'19" EAST, A DISTANCE OF 3.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 55°11'19" EAST, A DISTANCE OF 321.96 FEET TO THE WEST LINE OF HARBOUR ISLE AT HUTCHINSON ISLAND AS RECORDED IN PLAT BOOK 43, PAGES 31A AND 31B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°27'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 196.21 FEET; THENCE NORTH 67°36'11" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 24.64 FEET; THENCE NORTH 75°

LEGAL DESCRIPTION CONTINUED ON SHEET 2 OF 5

ALEXANDER J. PIAZZA PSM, INC.
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619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

CAD	K:\SMYTHBUILD\601 SEAWAY\14-1784SK1.DWG				
REF	K:\SMYTHBUILD\601 SEAWAY\14-1784				
FLD	NA	FB.	PG.	JOB	14-1784
OFF	AJP			DATE	8-10-15
CKD	AJP	SHEET 1 OF 5		DWG	A-0127

DESCRIPTION & SKETCH
PREPARED FOR:
SMYTH BUILDERS, INC.

UPLANDS PARCEL

LEGAL DESCRIPTION CONTINUED FROM SHEET 1 OF 5

56'23" WEST, A DISTANCE OF 65.84 FEET; THENCE NORTH 81°49'27" WEST, A DISTANCE OF 62.56 FEET; THENCE NORTH 89°18'33" WEST, A DISTANCE OF 83.36 FEET; THENCE SOUTH 80°11'48" WEST, A DISTANCE OF 66.03 FEET; THENCE SOUTH 59°18'05" WEST. A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 42,785 SQUARE FEET OR 0.9822 ACRES, MORE OF LESS.

SURVEYOR'S NOTES:

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.
   THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.
5. DATE OF LEGAL DESCRIPTION: AUGUST 10, 2015

ALEXANDER J. PIAZZA PSM, INC.

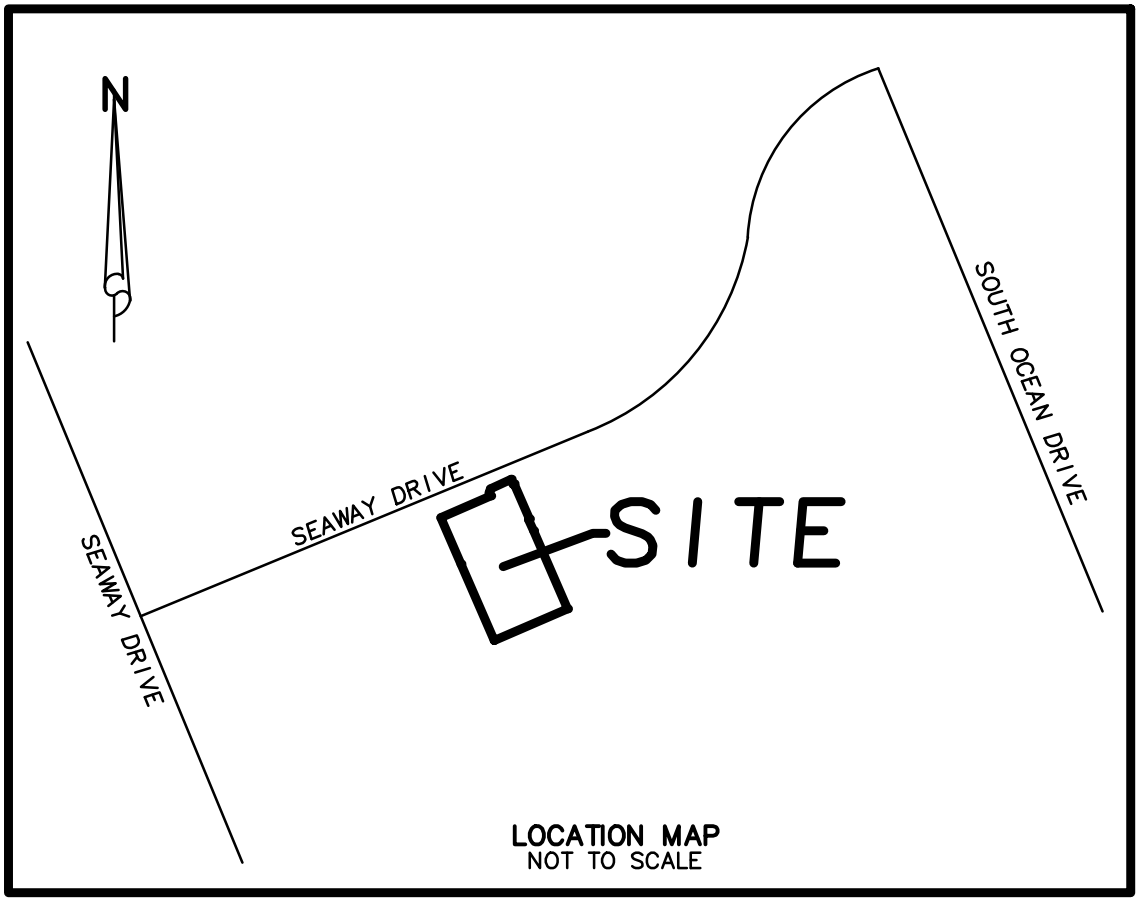
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
CERTIFICATE No. 6330

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CKD	AJP	SHEET 2	OF 5	DWG	A-0127

DESCRIPTION & SKETCH
PREPARED FOR:
SMYTH BUILDERS, INC.

UPLANDS PARCEL



LOCATION MAP
NOT TO SCALE

LEGEND:

DE	= DRAINAGE EASEMENT
DB	= DEED BOOK
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
ORB	= OFFICIAL RECORD BOOK
PB	= PLAT BOOK
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
ROW	= RIGHT-OF-WAY
RPB	= ROAD PLAT BOOK
UE	= UTILITY EASEMENT

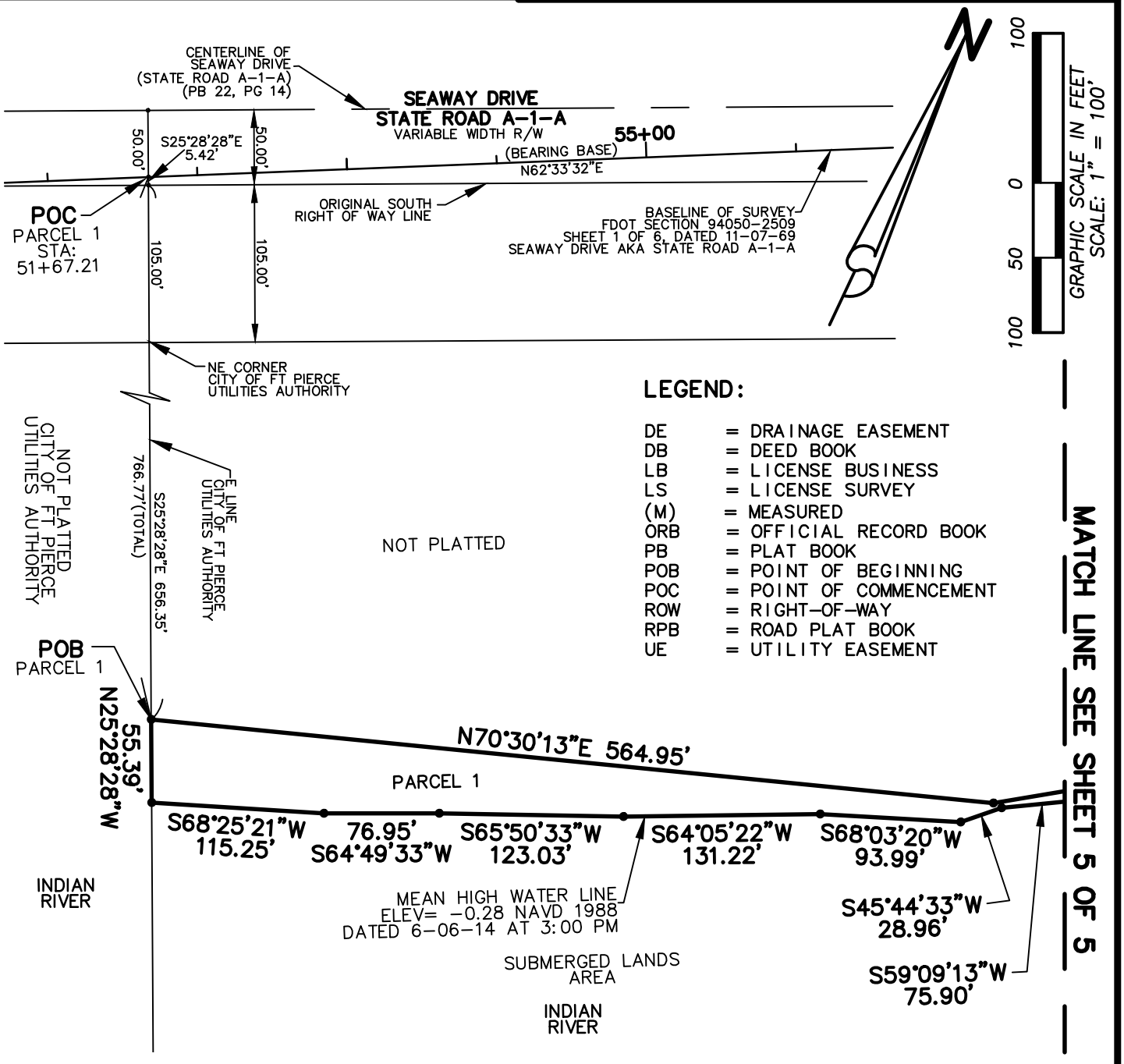
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CKD	AJP	SHEET	3 OF 5	DWG	A-0127

DESCRIPTION & SKETCH

PREPARED FOR:
SMYTH BUILDERS, INC.

UPLANDS PARCEL



LEGEND:

DE	= DRAINAGE EASEMENT
DB	= DEED BOOK
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
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UE	= UTILITY EASEMENT

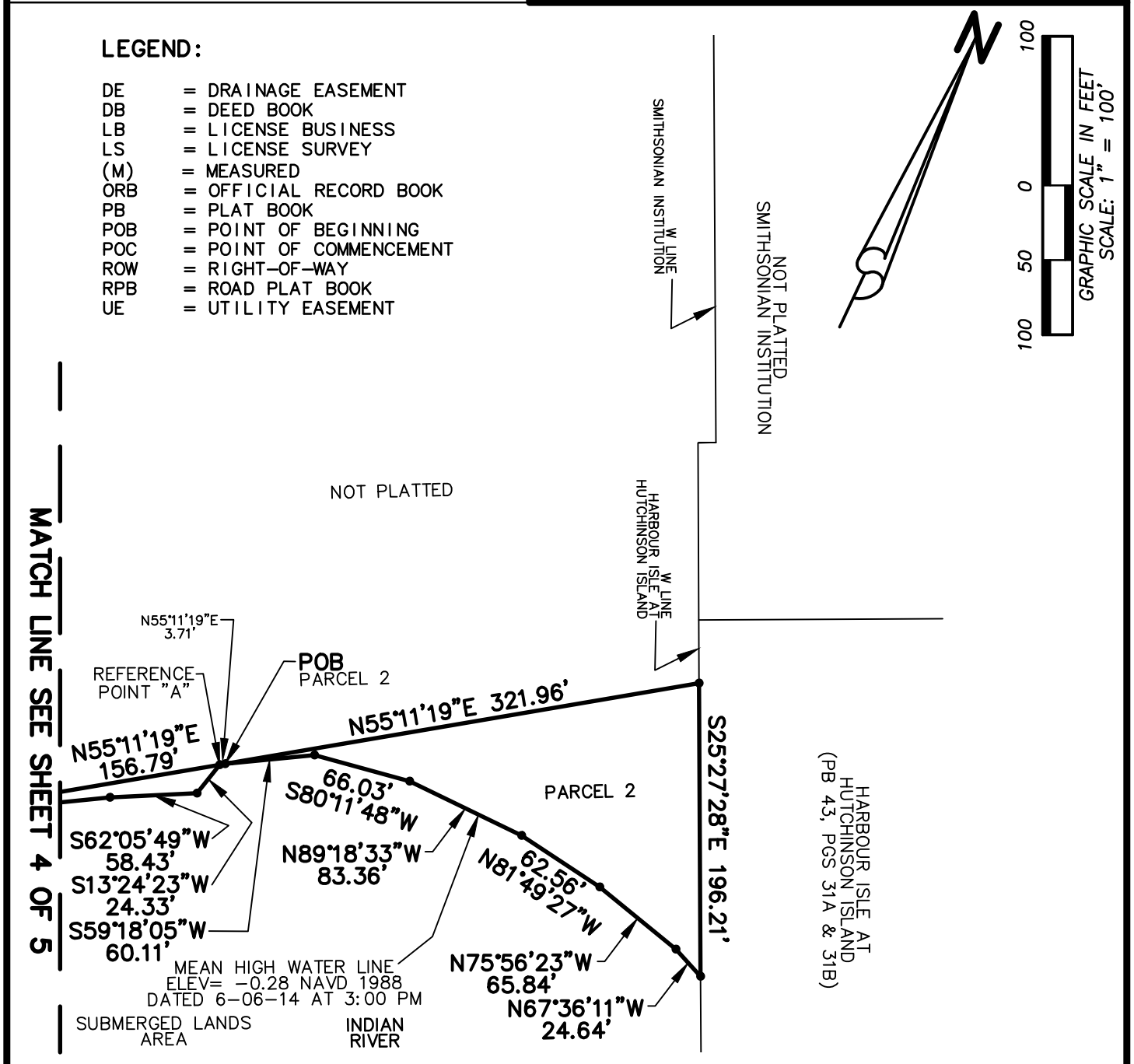
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OFF	AJP			DATE	8-10-15
CKD	AJP	SHEET	4 OF 5	DWG	A-0127

DESCRIPTION & SKETCH

PREPARED FOR:
SMYTH BUILDERS, INC.

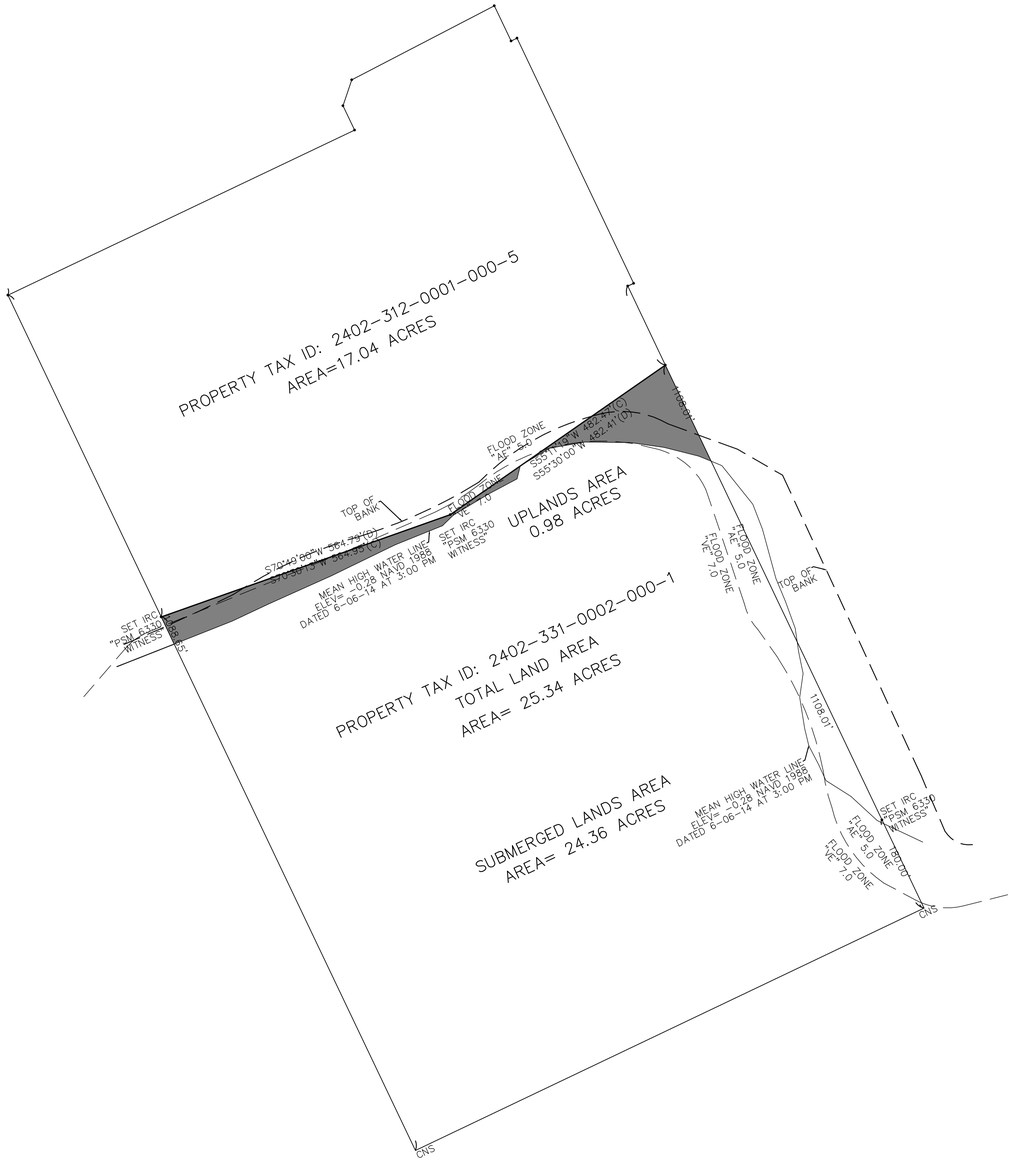
UPLANDS PARCEL



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FLD	NA	FB.	PG.	JOB	14-1784
OFF	AJP			DATE	8-10-15
CKD	AJP	SHEET 5	OF 5	DWG	A-0127

North


PROPERTY TAX ID: 2402-312-0001-000-5
AREA=17.04 ACRES
PROPERTY TAX ID: 2402-331-0002-000-1
TOTAL LAND AREA
AREA= 25.34 ACRES
UPLANDS AREA
0.98 ACRES
SUBMERGED LANDS AREA
AREA= 24.36 ACRES
TOP OF BANK
MEAN HIGH WATER LINE
ELEV= -0.28 NAVD 1988
DATED 6-06-14 AT 3:00 PM
SET IRC
"PSM 6330"
WITNESS
FLOOD ZONE
"AE" 5.0
FLOOD ZONE
"AE" 7.0
FLOOD ZONE
"AE" 5.0
FLOOD ZONE
"AE" 7.0
FLOOD ZONE
"AE" 5.0
FLOOD ZONE
"VE" 7.0
S55°30'00"W 452.44'(C)
S55°30'00"W 452.44'(D)
S70°49'06"W 564.75'(D)
S70°39'13"W 564.75'(C)
N19°51'01"E
N19°51'01"E
N19°51'01"E

GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

73 SW Flagler Avenue
Stuart, FL 34994
772.888.9076

Coastal High Hazard Area Memorandum

Date:	September 29, 2017
To:	City of Fort Pierce Planning Department
From:	Leo Giangrande, PE
Subject:	Causeway Cove; Text Amendment GEP # 15-003
Distribution:	Buzz Smyth, Ashton DePeyster, File

The memorandum is being prepared to provide verification that structures can be built within the Coastal High Hazard area if designed properly. The structures that will be proposed are required to conform with the **Comprehensive Plan Objective 5.6.** The following policies will be complied with for the development of structures within the Coastal High Hazard Area:

- **Policy 5.6.1**
- **Policy 5.6.2**
- **Policy 5.6.3**
- **Policy 5.6.4**
- **Policy 5.11.1**

The above information is provided to support a text amendment application.

Should you have any questions, please contact Leo Giangrande at (772) 888 9076 or e-mail at Leo@GEP-LLC.com

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Robert Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: Ordinance 15-051 –Amending the Zoning Atlas
Rezoning 18.04 acres +/- from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial
601 Seaway Drive - Causeway Cove

DATE: August 27, 2015

STAFF REPORT

Owner: G. Flash G.P., Inc. c/o Ashton de Peyster
306 Worth Avenue, Suite 4
Palm Beach, FL 33480

Applicant: Harold H. Smyth
P.O. Box 13088
Fort Pierce, FL 34979

Representative: William P. Stoddard, Ph. D., P.E.,
Schulke, Bittle, & Stoddard, LLC.
1717 Indian River Blvd. Suite 201
Vero Beach, FL 32960

Requested Action: Approval of Ordinance 15-051, encompassing a Zoning Atlas Amendment to adjust the zoning designation of 18.02 +/- acres of property located at 601 Seaway Drive from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial.

Location: 601 Seaway Drive

Parcel ID: 2402-312-0001-000-5 & 2402-331-0002-000-1 (Uplands)

Zoning: R-3, Single-Family Moderate Density Residential

Surrounding Zoning

North	East	South	West
OS-1	C-6/PD	A-2	OS-1

Future Land Use: Hutchinson Island Mixed Use (HIMU)

Parcel Size: 17.04 +/- acres & .98 +/- acres

Staff Analysis:

Request & Site History

The property owner and applicant are requesting approval of a Zoning Atlas Amendment (Rezoning) from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial for 18.02 acres of property located 601 Seaway Drive, known as the Causeway Cove property, formerly the Causeway Mobile Home Park.

The subject property is the former home of the Causeway Mobile Home Park, which was shattered in during hurricanes Frances and Jeanne in 2004. The former mobile home park featured approximately 250 units prior to its completed removal in 2006. The property remains predominantly vacant, with decrepit driveways and a common area structure remaining on-site from the previous use.

The applicant has expressed interest in pursuing the construction of a marina and support marine recreational and commercial uses in the near term as the local economy develops, and further exploration commences for strategies to relocate the wastewater treatment plant. The existing R-3, Single-Family Moderate Density Residential zoning designation restricts most commercial uses, including a commercial marina.

The site is surrounded by South Causeway Park, Harbour Isle, the Smithsonian Marine Station, State Road AIA, and the FPUA Waste Water Treatment Plant. These adjacent uses present more intense activity than traditionally adjacent to a single-family residential development. The sites of Harbour Isle and the Smithsonian Marine Station were previously within the R-3 district until amendment to PD, Planned Development and C-6, Marine Commercial respectively, at the time of development.

R-3, C-5, & South Beach Overlay Districts

The R-3, Single-Family Moderate Density Residential and C-5, Tourist Commercial zones present distinct differentiation in intended purposes for development and use. The amendment would shift focus from single-family residential development to tourist related commercial and residential uses. Furthermore, the amendment in designation to the upland property shifts the prospects of development within the aquatic area, as the prospective marine related uses also become tourist commercial centered, in contrast with limitations of accessory structures and uses associated with upland single-family development.

The property is located within the South Beach Overlay District which provides unique use, design, and dimensional regulations to promote improved planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. Collectively, the overlay district emphasizes the preservation, protection, and enhancement of the unique barrier island environment through regulation of development and redevelopment of lots within the district. The amendment is consistent with the overlay district, as the Future Land Use of the property limits density of development to eight (8) units per acre. The allowable height increases to a maximum of 45 feet, however further design standards for the form and architecture of buildings with future commercial development are prompted. Furthermore, the Overlay seeks to maximize opportunities for public access to the water, and facilitation of waterfront connectivity amongst commercial development.

A comparison of the current and proposed zoning designation for the property is explored in Table 1: Existing and Proposed Site Information, to present the variation of intended uses and dimensional standards for development within the different districts.

Table 1: Existing and Proposed Site Information

	Existing	Proposed
Zoning	*R-3*	*C-5*
Purpose	The major purpose of this zoning district is to provide for areas of single-family dwellings with an average net density in conventional developments of approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities.	The intent of this district is primarily to provide suitable locations for tourist facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. Regulations for the district are designed to enhance the attractiveness and convenience of the facilities for tourist use.
Permitted Uses Excerpts	➢ Detached House ➢ Family Day Care ➢ Park & Open Space	➢ Eating & Drinking Establishments ➢ Retail Stores & Professional Offices ➢ Indoor & Outdoor Entertainment ➢ Overnight Accommodations ➢ Vertical Mixed-use ➢ Townhouses
Conditional Uses Excerpts	➢ Duplex ➢ Townhouse ➢ Mobile Home Park ➢ School ➢ Medical Facility ➢ Neighborhood Commercial Sale	➢ Recreational Vehicle Park ➢ Grocery or Liquor Store ➢ Boat & Auto Sales/Rental ➢ Marine-Related Commercial ➢ Commercial Parking
Maximum Lot Coverage	35%	60%
Maximum Building Height	28 ft. – Permitted 35 ft. – Conditional Use	45 ft.

The location and established environment around the subject site present an opportunity to establish limited commercial and mixed-use development, eligible within the C-5, Tourist Commercial zone, with minimal impacts to and from neighboring uses.

The subject property features a Hutchinson Island Mixed Use (HIMU) future land use designation. This district is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and a maximum, non-residential, floor area ratio (FAR) for construction of 1.0. The requested zoning

designation of C-5, Tourist Commercial, is consistent with this designation in providing opportunity for medium to high density and intensity residential, tourist commercial, and mixed use development to enhance and assimilate with South Hutchinson Island.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse effect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, and is consistent with the current Future Land Use Designation of the site. Furthermore, the amendment will not have an adverse effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment will promote and protect the public health, safety and general welfare through an increase in variety of, and access to, tourist, marine, and recreational related activities.

City Code Section 22-58 maintains the capacity for Site Plan review of specific development proposals in order to review and determine compatibility with the surrounding area and suitability for on-site activities consistent with the natural features of the property for multifamily construction exceeding twenty (20) living units on one lot, group of lots or parcel of land; and commercial, or public development where the principal structure exceeds four thousand (4,000) square feet of gross floor area. Future development proposals will be reviewed for impacts more intimately to ensure proper public facilities are provided to accommodate transportation demands, and provide community facilities and services consistent with the scale of development.

Technical Review Committee

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

Planning Board Recommendation:

The Planning Board, at their August 11th, 2015 meeting, voted unanimously to recommend approval of the requested Zoning Atlas Amendment.

Property Owner Response Summary:

A total of 126 notifications of the proposed Zoning Atlas Amendment were mailed to the owners of property located within 500 feet of the subject property. As of August 27th, 2015, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Staff Recommendation:

The requested Zoning Atlas Amendment is consistent with the consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; therefore Staff recommends that the City Commission approve Ordinance 15-051, rezoning the subject property.

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 Additional supporting documents

1. Property Address/Location: 601 Seaway Drive, Fort Pierce, FL 34949
2. Property Tax ID(s): 2402-312-0001-000-5
3. Total Acreage: 17.43
4. Existing Future Land Use Designation: HIMU (Hutchinson Island Mixed Use)
5. Existing Zoning Classification: R3 (Single Family Moderate Density)

6. Proposed Zoning Classification: C-5

7. Other applications being submitted concurrent with this application, if any: Future Land Use Map Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant, previously Mobile Home Park

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: Entitle land for future development of the Fort pierce Western Peninsula as described in the Charette for development of the Western Peninsula and relocation of the wastewater treatment plant

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Government	COS	OS1
South	Indian River Lagoon		A-2
East	Institutional Residential	HIMU HIMU	C-6 PUD
West	Government	HIMU	OS1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIMU	R-3	8 du/ac FAR 1.0	17.43	AE 5.0 VE 7.0
Proposed	MXD	C-5	15 du/ac FAR 1.5		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 55,121
Proposed Zoning	Total gallons per day 113,724

Change in Demand	**Total gallons per day** 58,603

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 51,325
Proposed Zoning	Total gallons per day 104,500
Change in Demand	**Total gallons per day** 53,175

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	2.23	2.25	+0.02
Urban District	5 acres per 1,000 people	8.92	8.98	+0.06
Community	2.5 acres per 1,000 people	17.84	17.96	+0.12
Neighborhood	1.36 acres per 1,000 people	32.79	33.02	+0.23

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	Lawnwood Elem./Dan McCarty Middle	Lincoln Park Academy
City	Fort Pierce	Fort Pierce
Distance		
Current Zoning Enrollment Demand	39.41	16.89
Proposed Zoning Enrollment Demand	73.71	31.59 (Maximum Single Family)
Change in Demand	+34.30	+14.70

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	20 yd
Proposed Zoning	36 yd
Change in Demand	+16 yd

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 potential increase in stormwater volume discharge. See attached drainage analysis.

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	1218	84
Proposed Zoning	20538	1806
Change in Demand	19320 Trips	1722 Trips
Impact to Capacity	Roadway network will likely require future improvements	

12. Name of Owner(s): G. Flash G.P., Inc. c/o Ashton de Peyster
Mailing Address: 306 Worth Ave, Suite 4
City Palm Beach State FL Zip 33480
Phone # 561-267-2636
E-mail: bizashton@gmail.com

13. Name of Applicant: Harold H. Smyth
Mailing Address: P.O. Box 13088
City Fort Pierce State FL Zip 34979
Phone # 772-489-0168 Fax # 772-489-0077
E-mail: smythbuild@aol.com

14. Name of Representative: William P. Stoddard, Ph.D., P.E., Schulke, Bittle & Stoddard, LLC
Mailing Address: 1717 Indian River Blvd, Suite 201
City Vero Beach State FL Zip 32960
Phone # 772-770-9622 Fax # 772-770-9496
E-mail: wstoddard@sbsengineers.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.

ZONING CHANGE

Smyth Builders Inc.

Applicant's Signature 6-22-15 Date

P.O. Box 13088 Ft. Pierce FL. 34979
Address State Zip

772-201-8230 Smythbuild@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.

G. Flagler G.P., Inc. Trustee 561/835-8126
Property Owner's Name (Please Print) Phone

306 Worth Ave. Palm Beach FL 33480
Address State Zip

Assistant Secretary, President 6/23/15
Property Owner's Signature Date

STATE OF ~~FLORIDA~~ Idaho)
~~ST LUCIE COUNTY~~) Blaine County

The foregoing instrument was acknowledged before me this 23 day of June, 2015, by

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

Amy K. Thompson
Signature of Notary

(Seal) AMY K. THOMPSON NOTARY PUBLIC STATE OF IDAHO

OFFICE USE:		
DATE RECEIVED:	Signed:	
File Number:	Check No:	Receipt No:
TRC Review:	Planning Board Review:	City Commission:
Ordinance No:	Date Approved:	

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

June 26, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Future Land Use Map Amendment and Map Amendment to the Zoning Atlas Map
601 Seaway Drive, Ft. Pierce, FL
Parcel ID 2402-312-0001-000-5
Statement of Need

Dear Ms. Grohall:

On March 17, 2012, members of the City of Fort Pierce and the community met to discuss and plan the future of the Western Peninsula of Hutchinson Island. The property included in this study consisted of the existing waste water treatment plant facility (Parcel ID: 2402-323-0003-000-3) along with the adjacent privately owned 17.43 acres of uplands (Parcel ID: 2402-312-0001-000-5) and 25.39 acres of submerged lands (Parcel ID: 2402-331-0002-000-1). These properties offer an exceptional opportunity for development given the available contiguous parcel size, views of the intracoastal waterway and Ft. Pierce inlet, and the location at the entrance to Hutchinson Island.

The Master Plan that was developed during this charrette is predicated on the relocation of the existing waste water treatment facility. The City of Fort Pierce has made a commitment d to pursue the relocation of the facility on December 2, 2013 through issuance of resolution 13-27. The community's vision includes a mixed use type development including resort hotels, multi-family residential buildings, a waterfront marketplace, community gathering areas, as well as public access to the waterfront through piers, docks, and marinas. One of the steps as outlined in the report to implementing this vision includes an agreement with the private property owner to develop all parcels jointly in accordance with the Master Plan.

The private property owner, G Flash GP Inc (TR), who owns the upland and submerged land is in full support of this vision and would like to move forward now with the preliminary steps necessary in order to allow for the future development of the Master Plan.

The first step in this process involves amending the future land use and zoning district to allow for the mixed use type development and density described in the Community's Vision report. The privately owned upland parcel has a current residential land use designation of HIMU (Hutchinson Island Mixed Use) and a zoning of R-3 (Single Family Moderate Density). This limits development to a maximum of 139 residential units and a maximum of 20% of the floor area as non-residential. The current land use and zoning is inconsistent with Community's Vision and would not allow for development of the Master Plan. Section 9 Financial Strategy of the Vision report, offers the recommendation to increase density and intensity to

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

a) attract a use that was indicated as desirable by the community (i.e. a resort hotel) and; b) to encourage physical improvements that are important and valuable to the residents of Fort Pierce"

G Flash GP Inc (TR) has secured permits from the Florida Department of Environmental Protection for construction of a 198 slip marina including a 2 lane boat ramp and 29 boat moorings. However, under the current zoning designation R-3 (Section 22-22(e) City of Fort Pierce Land Development Regulations) marine related commercial activity is not a permitted use within this zoning district.

After many discussions and meetings with the City of Fort Pierce Planning Staff about the future development of the Western Peninsula, the recommendation was to submit applications to amend the future land use for Parcel ID: 2402-312-0001-000- to MXD (Mixed Use Development) and the zoning district to C-5 (Tourist Commercial Zone). This would be more compatible and consistent with the goals and desires described in the Community's Vision report. The following Table is a comparison of the existing, proposed, and Community Vision development possibilities.

	Existing FLU: HIMU Zoning: R-3	Proposed FLU: MXD Zoning: C-5	Community Vision Report
FAR	1.0	1.5	1.0 to 7.5
Density	8 du/acre	15 du/acre	23 du/acre
Maximum Non-Residential	20%	60%	60%+

It is important that the future and use and zoning designations be amended to preserve the vison outlined for the Western Peninsula for the following reasons:

1. Currently the privately owned parcels are vacant and under single ownership. This offers a unique opportunity for future development of the Western Peninsula. However, as long as the waste water treatment plant is located adjacent to the site, mixed use type development as outlined in the vision report is highly unlikely. Under the current future land use and zoning designations the 17.43 acres of uplands could be subdivided and developed as single family residences. If this was to occur, it would create multiple property owners and improvements on the site. Future agreement among the property owners to redevelop the property as part of the Master Plan would be very difficult to achieve.

2. The current residential mixed land use HIMU allows non-residential uses to comprise no more that 20% of the total floor area. The Comprehensive Land Use plan for HIMU does not specify any required mixed use distribution. Under the proposed MXD commercial future Land use, development must contain a minimum of three different types of uses. This requirement of mixed uses is consistent with the Vision report and avoids the possibility of an exclusively residential development.

3. The existing R-3 zoning district does not allow for marine related commercial uses. As expressed by the community, marine related activities including marinas are desired in the future Development of the Western Peninsula. A change in the zoning designation to C-5 would allow for these marine related commercial activities. This would also grant the current property owner to generate income form the property through the

construction of a marina during the time required to relocate the waste water treatment plant.

This request for amending the future land use and zoning designation for Parcel ID: 2402-312-0001-000-5 is consistent with the community's and the property owner's long term vision of redevelopment of the Western Peninsula.

Sincerely,
Date: 6/22/15

William P. Stoddard, Ph.D., P.E.

Property Identification

Site Address: 601 SEAWAY DR
Sec/Town/Range: 02/35S/40E
Map ID: 24/02S
Zoning: R3

Parcel ID: 2402-312-0001-000-5
Account #: 15792
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

G Flash GP Inc (TR)

% Peter Harrison
23285 Orange Ave
Fort Pierce, FL 34945-4337



Legal Description

2 35 40 FROM REF PT IN E END OF S BRIDGE, SD PT BEING A CROSS IN DECK OF AFORESD BRIDGE RUN N 64 50 00 E ALG C/L SEAWAY DR 525 FT,TH S 25 09 E 154.91 FT TO S R/W SEAWAY DR AND POB,TH CONT S 656.44 FT TO HWM IND RIVER,TH MEANDER SHORE N 70 49 E 564.9 FT,TH N 55 30 00 E 482.41 FT,TH N 25 10 00 W 159.50 FT,TH N 64 50 00 E 12 FT,TH N 25 10 00 W 500 FT,TH S 64 50 00 W 12 FT,TH N 25 10 00 W 73.5 FT TO S R/W LI SEAWAY DR,TH S 62 52 16 W ALG S R/W LI 294.42 FT,TH SWLY ALG S R/W LI 50.34 FT,TH SLY ALG R/W LI 49.64 FT,TH SWLY ALG S R/W LI 708.38 FT TO POB (17.43 AC) (OR 1674-1067)

Total Areas

Land Size (acres):	17.43
Land Size (SF):	759,036

Current Values

Just/Market Value:	$4,009,100
Assessed Value:	$4,009,100
Exemptions:	$0
Taxable Value:	$4,009,100

Taxes for this parcel: SLC Tax Collector's Office

Land Information

Total Area: 759,036 SF / 17.43 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	17.43 Acres	0

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	1000	1900
ASP2 LOW	1	1000	1900
ASP2 LOW	1	1000	1900
CHAINLINK 6'	1	3360	2004

Permits

Number	Date	Description	Amount	Fee
9900001219		Tie Down for Mobile Home	$0	$0
F00-0000102		Alterations/Remodeling	$4,800	$0
F00-0000109		Roof	$5,192	$0
F00-0000233		Enclosure	$1,000	$0
F00-000085		Roof	$5,332	$0
F00-0001487		Roof	$2,509	$0
F00-0001526		Roof	$2,289	$0

F00-000214		Roof	$2,130	$0
F00-000222		Roof	$1,926	$0
F00-000233		Enclosure	$1,000	$0
F00-000288		Roof	$2,635	$0
F00-000289		Roof	$2,090	$0
F00-000354		Alterations/Remodeling	$2,000	$0
F00-000380		Alterations/Remodeling	$3,149	$0
F00-000396		Alterations/Remodeling	$1,568	$0
F00-000437		Alterations/Remodeling	$4,092	$0
F00-000686		Roof	$5,061	$0
F00-000822		Roof	$1,804	$0
F00-000828		Screen Porch	$500	$0
F00-001387		Additions to existing construction	$2,400	$0
F00-001432		Roof	$2,204	$0
F01-00001322		Carport	$2,000	$75
F01-0000210		Roof	$3,874	$0
F01-0000239		Roof	$0	$0
F01-0000240		Roof	$2,347	$0
F01-0000995		Roof	$6,645	$0
F01-000251		Carport	$1,500	$0
F01-000270		Roof	$4,453	$0
F01-000272		Alterations/Remodeling	$1,825	$0
F01-000329		Alterations/Remodeling	$2,343	$0
F01-000329		Alterations/Remodeling	$2,343	$0
F99-0000124		Alterations/Remodeling	$4,032	$0
F99-0000125		Alterations/Remodeling	$3,110	$0
F99-000126		Alterations/Remodeling	$4,092	$0
F89001024	Sep 1, 1989	Air Conditioning Only	$2,000	$2,000
F89001024M	Sep 1, 1989	Air Conditioning Only	$2,000	$2,000
F89001124E	Oct 1, 1989	Enclosure	$2,000	$2,000
F89001229E	Nov 1, 1989	Enclosure	$150	$150
F89001244M	Nov 1, 1989	Air Conditioning Only	$1,421	$1,421
9090000174	Oct 26, 1990	Shed	$400	$400
F93-001440	Oct 29, 1993	Trailer	$22,423	$22,423
F93-001460	Nov 10, 1993	Enclosure	$1,350	$1,350
F94-000095	Jan 13, 1994	Alterations/Remodeling	$5,600	$5,600
F94-000201	Feb 14, 1994	Shed	$400	$400
F94-000270	Feb 25, 1994	Roof	$600	$600
F94-000871	Jul 15, 1994	Enclosure	$1,200	$1,200
F95-000008	Jan 3, 1995	Roof	$1,280	$1,280
F95-000265	Mar 10, 1995	Alterations/Remodeling	$1,860	$1,860
F95-000291	Mar 20, 1995	Roof	$4,300	$4,300
F95-00413A	Apr 13, 1995	Enclosure	$250	$250
F95-000413	Apr 14, 1995	Enclosure	$1,500	$1,500
F95-000599	May 23, 1995	Air Conditioning Only	$1,800	$1,800
F95-000558	May 24, 1995	Air Conditioning Only	$1,800	$1,800
F95-001054	Sep 19, 1995	Roof	$615	$615
F95-001388	Dec 12, 1995	Roof	$2,084	$2,084
F95-000019	Jan 5, 1996	Roof	$1,987	$1,987
F95-000082	Jan 25, 1996	Shed	$300	$300
F95-000112	Jan 30, 1996	Slab	$100	$100
F96-000163	Feb 16, 1996	Slab	$200	$200
F96-000912	Jul 29, 1996	Roof	$2,495	$2,495
F97-000760	Jul 21, 1997	Roof	$1,600	$1,600
F97-000800	Jul 29, 1997	Heat and Air Conditioning	$1,450	$1,450
F97-000846	Aug 7, 1997	Roof	$1,500	$1,500
F97-001266	Nov 14, 1997	Alterations/Remodeling	$950	$950
F98-000061	Jan 15, 1998	Alterations/Remodeling	$1,400	$1,400
F98-000153	Feb 12, 1998	Alterations/Remodeling	$1,500	$1,500
F98-000155	Feb 12, 1998	Alterations/Remodeling	$0	$0
F98-000214	Feb 27, 1998	Tie Down for Mobile Home	$0	$0
F98-000267	Mar 10, 1998	Alterations/Remodeling	$920	$920
F98-001420	Nov 20, 1998	Shed	$375	$375
F98-001597	Dec 30, 1998	Shed	$2,945	$2,945
F99-000025	Jan 14, 1999	Slab	$900	$900
F99-000069	Jan 21, 1999	Alterations/Remodeling	$80,000	$80,000
F99-000114	Feb 1, 1999	Roof	$2,527	$2,527
F99-000115	Feb 1, 1999	Roof	$1,192	$1,192
F99-000216	Mar 11, 1999	Alterations/Remodeling	$1,000	$1,000
F95-000579	May 23, 1999	Air Conditioning Only	$2,000	$2,000

F99-001024	Aug 11, 1999	Roof	$2,103	$2,103
F01-00001417	Mar 5, 2002	Alterations/Remodeling	$2,200	$75
F01-1526	Mar 18, 2002	Exterior Siding	$850	$850
F01-1634	Mar 20, 2002	Additions to existing construction	$2,000	$75
F02-172	Jun 11, 2002	Carport	$1,500	$75
F02-234	Jun 12, 2002	Alterations/Remodeling	$1,500	$75
F02-0630	Sep 5, 2002	Roof	$3,950	$165
F02-0787	Sep 5, 2002	Heat and Air Conditioning	$0	$155
CRPT2002-1	Nov 25, 2002	Carport	$0	$100
CP2002-9	Dec 27, 2002	Concrete	$100	$50
RR2003-30	Mar 21, 2003	Alterations/Remodeling	$500	$75
MC2003-27	Mar 24, 2003	Air Conditioning Only	$2,500	$75
RF2003-83	Jul 24, 2003	Roof	$1,975	$75
CP2003-3	Jul 25, 2003	Concrete	$100	$50
CRPT2003-5	Aug 25, 2003	Carport	$1,500	$100
RR2003-66	Aug 25, 2003	Additions to existing construction	$2,500	$75
RFA20034	Aug 26, 2003	Roof	$1,800	$100
WD20041	Apr 12, 2004	Deck	$300	$75
MC200458	Jun 22, 2004	Air Conditioning Only	$2,459	$75
0700000955	Sep 17, 2007	Demolition	$16,000	$0
0700000956	Sep 17, 2007	Demolition	$0	$130
0800000678	Nov 10, 2008	Demolition	$0	$130
BP09-61	Aug 27, 2009	Additions to existing construction	$100,000	$1,300
BP09-208	Aug 31, 2009	Alterations/Remodeling	$1,000	$100

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 31, 2003	1674 / 1067	02	DE	De Peyster III,Ashton	$100
Jun 28, 1995	0963 / 2409	02	WD	FINANCIAL BENEFIT LIFE INS CO	$3,590,000
Mar 25, 1993	0833 / 2523	01	WD	VAP/CAUSEWAY LTD	$3,394,300
Jul 3, 1990	0698 / 1162	02	WD		$3,330,000

Current Year Values

Current Values Breakdown

Building:	$200
Land:	$4,008,900
Just/Market:	$4,009,100
Ag Credit:	$0
Mkt/Asmnt Differential:	$0
Assessed:	$4,009,100
Exemption(s):	$0
Taxable:	$4,009,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	34.2	Fort Pierce Stormwater Charge	$1,846.80

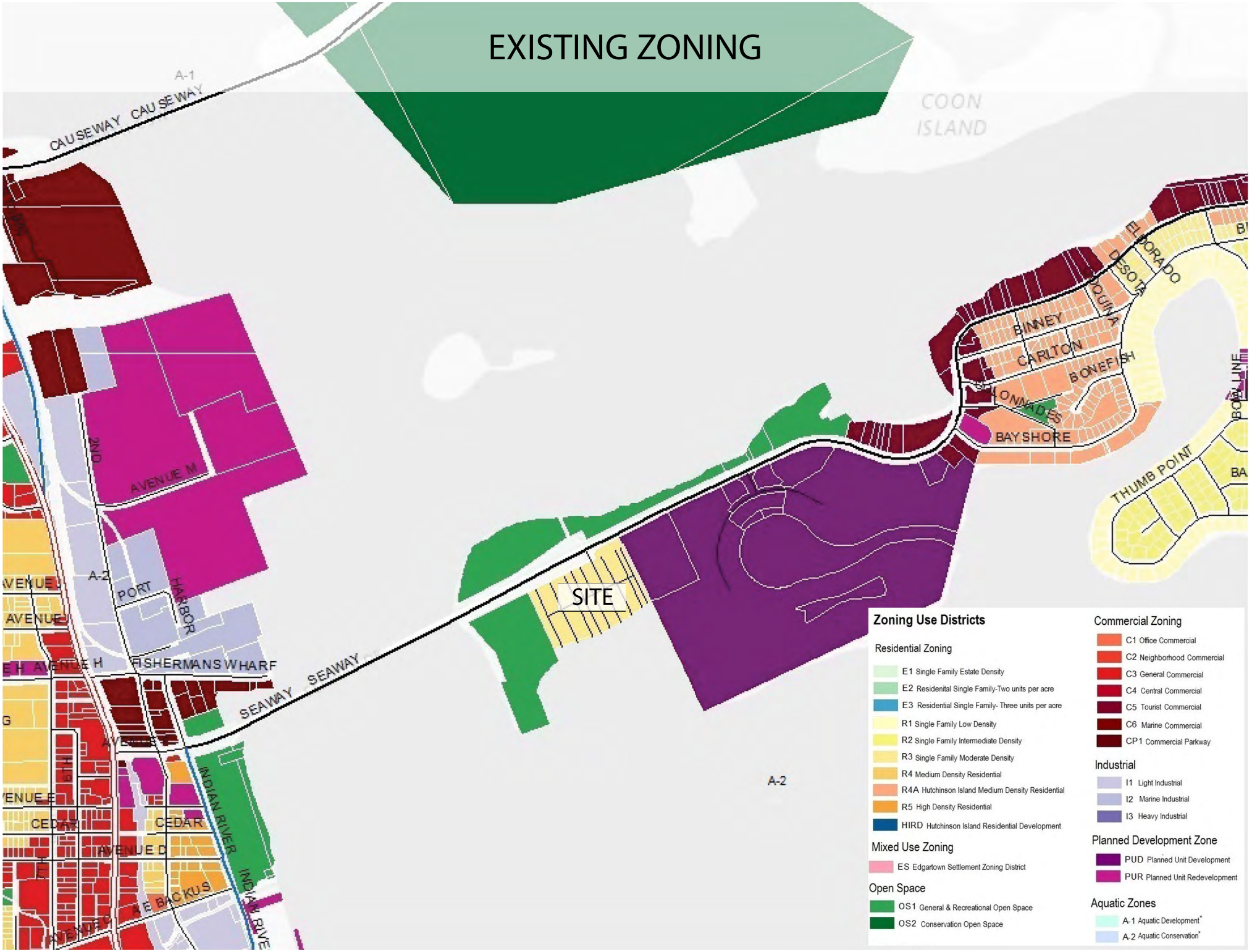
This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

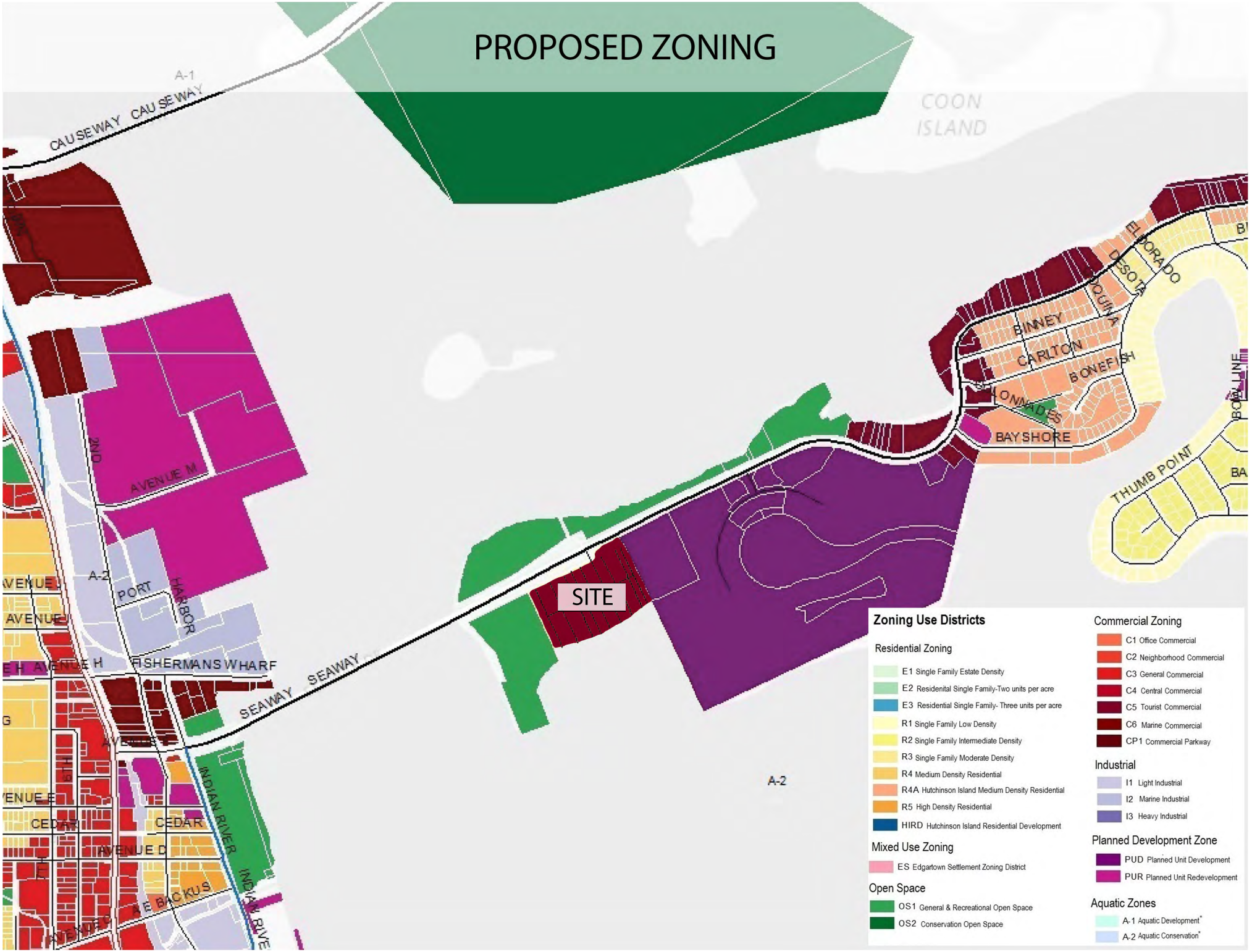
Year	Just/Market	Assessed	Exemptions	Taxable
2014	$4,009,100	$4,009,100	$0	$4,009,100
2013	$4,009,100	$4,009,100	$0	$4,009,100
2012	$4,009,100	$4,009,100	$0	$4,009,100

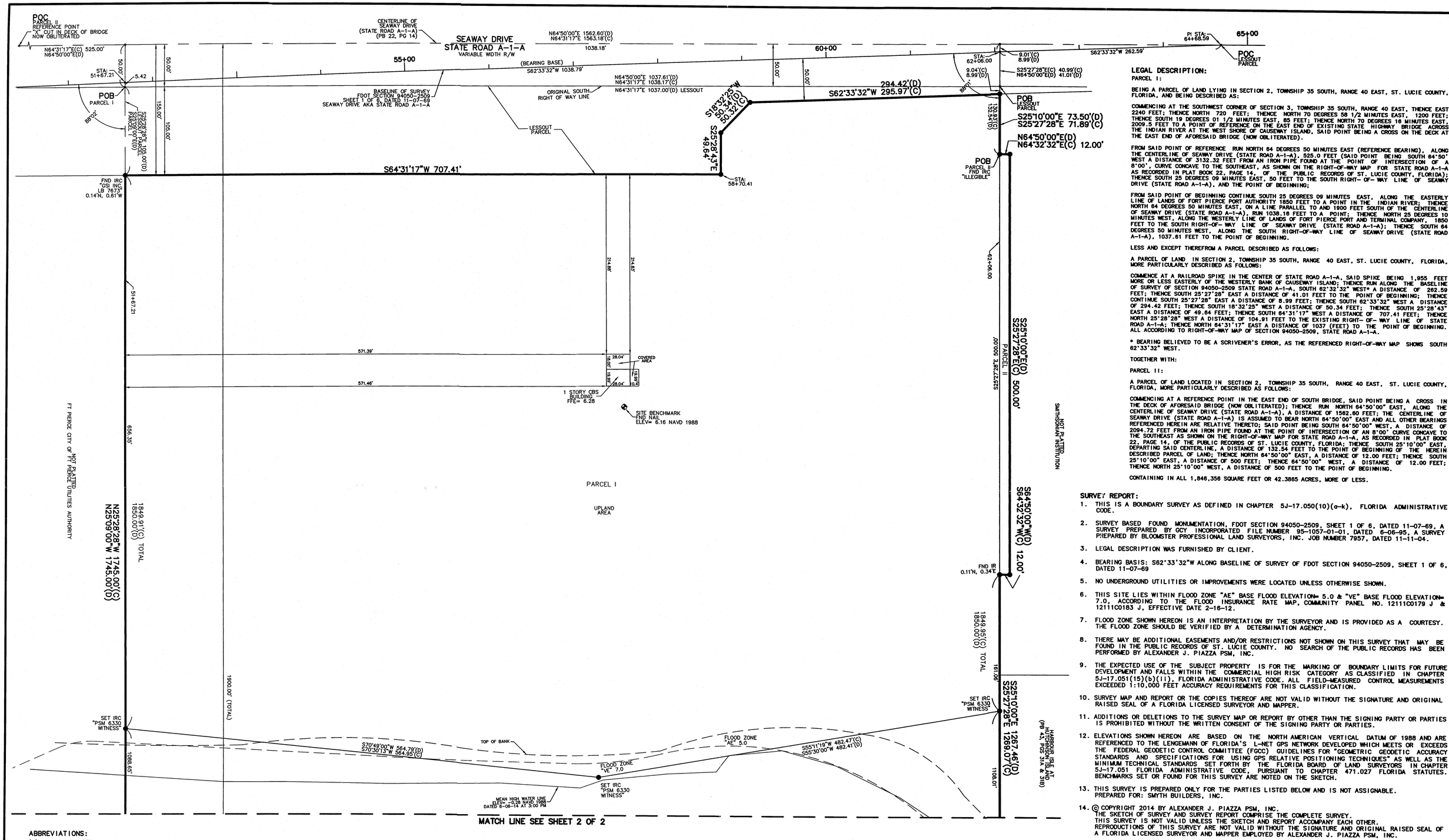
This information is believed to be correct at this time but it is subject to change and is not warranted.
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EXISTING ZONING



PROPOSED ZONING





MATCH LINE SEE SHEET 2 OF 2

LEGAL DESCRIPTION:

PARCEL I:

BEING A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE EAST 2240 FEET; THENCE NORTH 720 FEET; THENCE NORTH 70 DEGREES 58 1/2 MINUTES EAST, 1200 FEET; THENCE SOUTH 19 DEGREES 01 1/2 MINUTES EAST, 85 FEET; THENCE NORTH 70 DEGREES 16 MINUTES EAST, 2009.5 FEET TO A POINT OF REFERENCE ON THE EAST END OF EXISTING STATE HIGHWAY BRIDGE ACROSS THE INDIAN RIVER AT THE WEST SHORE OF CAUSEWAY ISLAND, SAID POINT BEING A CROSS ON THE DECK AT THE EAST END OF AFORESAID BRIDGE (NOW OBLITERATED).

FROM SAID POINT OF REFERENCE RUN NORTH 64 DEGREES 50 MINUTES EAST (REFERENCE BEARING), ALONG THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), 525.0 FEET (SAID POINT BEING SOUTH 64°50' WEST A DISTANCE OF 3132.32 FEET FROM AN IRON PIPE FOUND AT THE POINT OF INTERSECTION OF A 8°00', CURVE CONCAVE TO THE SOUTHEAST, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE ROAD A-1-A AS RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA); THENCE SOUTH 25 DEGREES 09 MINUTES EAST, 50 FEET TO THE SOUTH RIGHT- OF- WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A), AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING CONTINUE SOUTH 25 DEGREES 09 MINUTES EAST, ALONG THE EASTERLY LINE OF LANDS OF FORT PIERCE PORT AUTHORITY 1850 FEET TO A POINT IN THE INDIAN RIVER; THENCE NORTH 64 DEGREES 50 MINUTES EAST, ON A LINE PARALLEL TO AND 1900 FEET SOUTH OF THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), RUN 1038.18 FEET TO A POINT; THENCE NORTH 25 DEGREES 10 MINUTES WEST, ALONG THE WESTERLY LINE OF LANDS OF FORT PIERCE PORT AND TERMINAL COMPANY, 1850 FEET TO THE SOUTH RIGHT-OF- WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A); THENCE SOUTH 64 DEGREES 50 MINUTES WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A), 1037.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM A PARCEL DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE IN THE CENTER OF STATE ROAD A-1-A, SAID SPIKE BEING 1,955 FEET MORE OR LESS EASTERLY OF THE WESTERLY BANK OF CAUSEWAY ISLAND; THENCE RUN ALONG THE BASELINE OF SURVEY OF SECTION 94050-2509 STATE ROAD A-1-A, SOUTH 62°32'32" WEST* A DISTANCE OF 262.59 FEET; THENCE SOUTH 25°27'28" EAST A DISTANCE OF 41.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 25°27'28" EAST A DISTANCE OF 8.99 FEET; THENCE SOUTH 62°33'32" WEST A DISTANCE OF 294.42 FEET; THENCE SOUTH 18°32'25" WEST A DISTANCE OF 50.34 FEET; THENCE SOUTH 25°28'43" EAST A DISTANCE OF 49.64 FEET; THENCE SOUTH 64°31'17" WEST A DISTANCE OF 707.41 FEET; THENCE NORTH 25°28'28" WEST A DISTANCE OF 104.91 FEET TO THE EXISTING RIGHT- OF- WAY LINE OF STATE ROAD A-1-A; THENCE NORTH 64°31'17" EAST A DISTANCE OF 1037 (FEET) TO THE POINT OF BEGINNING. ALL ACCORDING TO RIGHT-OF-WAY MAP OF SECTION 94050-2509, STATE ROAD A-1-A.

* BEARING BELIEVED TO BE A SCRIVENER'S ERROR, AS THE REFERENCED RIGHT-OF-WAY MAP SHOWS SOUTH 62°33'32" WEST.

TOGETHER WITH:

PARCEL II:

A PARCEL OF LAND LOCATED IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REFERENCE POINT IN THE EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN THE DECK OF AFORESAID BRIDGE (NOW OBLITERATED); THENCE RUN NORTH 64°50'00" EAST, ALONG THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), A DISTANCE OF 1562.60 FEET; THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A) IS ASSUMED TO BEAR NORTH 64°50'00" EAST AND ALL OTHER BEARINGS REFERENCED HEREIN ARE RELATIVE THERETO; SAID POINT BEING SOUTH 64°50'00" WEST, A DISTANCE OF 2094.72 FEET FROM AN IRON PIPE FOUND AT THE POINT OF INTERSECTION OF AN 8°00' CURVE CONCAVE TO THE SOUTHEAST AS SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE ROAD A-1-A, AS RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°10'00" EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 132.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 64°50'00" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 500 FEET; THENCE 64°50'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 25°10'00" WEST, A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,846,356 SQUARE FEET OR 42.3865 ACRES, MORE OF 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 FOUND MONUMENTATION, FDOT SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69, A SURVEY PREPARED BY GCY INCORPORATED FILE NUMBER 95-1057-01-01, DATED 6-06-95, A SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. JOB NUMBER 7957, DATED 11-11-04.
3. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
4. BEARING BASIS: S62°33'32"W ALONG BASELINE OF SURVEY OF FDOT SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "AE" BASE FLOOD ELEVATION= 5.0 & "VE" BASE FLOOD ELEVATION= 7.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J & 12111C0183 J, EFFECTIVE DATE 2-16-12.
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 THE MARKING OF BOUNDARY LIMITS FOR FUTURE DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(ii), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. 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.
11. 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.
12. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS 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 MINIMUM TECHNICAL STANDARDS 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.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: SMYTH BUILDERS, INC.
14. © COPYRIGHT 2014 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: 6-12-14

DATE OF SURVEY: 6-12-14

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

ABBREVIATIONS:

(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CONC	= CONCRETE
DB	= DEED BOOK
FND	= FOUND
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MHWL	= MEAN HIGH WATER LINE
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
R/W	= RIGHT-OF-WAY
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP

SYMBOLS:

● = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

1 .5 0 1 2

GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

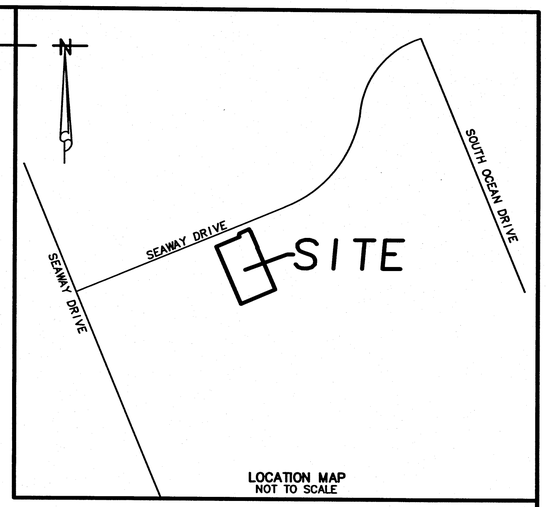
DATE:	REVISIONS:	BY:

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
601 SEAWAY DRIVE
SEC 2, TWP 35S, RGE 40E
AS PREPARED FOR
SMYTH BUILDERS, INC.

CAD	K:\BUILDERS\\DWG2014\DWG\14-1784.DWG		
REF	K:\		
FLD	CJM / AJP	FB. PG.	JOB 14-1784
OFF	CJM		DATE 6-12-14
CKD	AJP	SHEET 1 OF 2	DWG D-590

MATCH LINE SEE SHEET 1 OF 2



LOCATION MAP
NOT TO SCALE

INDIAN RIVER

N25°28'28"W 1745.00'(C)
N25°09'00"W 1745.00'(D)

1088.65'

1900.00' (TOTAL)

SUBMERGED LANDS AREA

FLOOD ZONE AE 5.0
FLOOD ZONE AE 7.0

TOP OF BANK

S25°10'00"E 1267.46'(D)
S25°27'28"E 1269.07'(C)

1108.01'

HARBOUR ISLE AT HUTCHINSON ISLAND (PB 43, PGS 31A & 31B)

MEAN HIGH WATER LINE
ELEV= -0.09 NAVD 1988
DATED 6-06-14 AT 3:00 PM

SET IRC
"PSM 6330
WITNESS"

180.00'

FLOOD ZONE AE 5.0
FLOOD ZONE AE 7.0

CNS

S64°31'17"W 1037.63'(C)
S64°50'00"W 1038.16'(D)

CNS

INDIAN RIVER

GRAPHIC SCALE: IN FEET
SCALE: 1" = 50'
2 1 0 .5 1

ABBREVIATIONS:

(c)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CONC	= CONCRETE
DB	= DEED BOOK
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RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP

SYMBOLS:
● = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#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
601 SEAWAY DRIVE
SEC 2, TWP 35S, RGE 40E
AS PREPARED FOR
SMYTH BUILDERS, INC.

CAD	K:\BUILDERS\DWG2014\DWG\14-1784.DWG				
REF	K:\				
FLD	CJM / AJP	FB.	PG.	JOB	14-1784
OFF	CJM			DATE	6-12-14
CKD	AJP	SHEET	2 OF 2	DWG	D-590

K:\BUILDERS\DWG2014\DWG\14-1784.dwg, 2/24/2015 1:21:18 PM

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT — SAINT LUCIE COUNTY
File Number: 2171786 OR BOOK 1674 PAGE 1067
Recorded:03/14/03 15:17

* Doc Assump: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

This instrument prepared without examination
of title at the request of the parties
by (and return to):
Richard S. Webb, IV, Esq.
Lutz, Webb & Bobo, P.A.
2 North Tamiami Trail, #500
Sarasota, Florida 34236
877-951-1800

Rel.

COPY

DEED TO TRUSTEE

THIS INDENTURE, made this 31st day of January, 2003, by and between ASHTON DePEYSTER (hereinafter referred to as "Grantor") and G. FLASH G.P., INC., a Florida corporation, Trustee, under unrecorded Land Trust Agreement dated December 13, 2002 (hereinafter referred to as "Trustee"), whose post office address is c/o DePeyster, 306 Worth Avenue, Palm Beach, Florida 33480.

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations to it in hand paid by Trustee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, his successors and assigns, forever that certain real property situated in St. Lucie County, Florida, and more particularly described as follows, to wit:

Exhibit "A" attached hereto and made a part hereof

This conveyance is subject to taxes for 2003 and subsequent years, existing mortgages and all valid and existing easements, restrictions and reservations of record, none of which shall be reimposed hereby.

This conveyance is made for no consideration and is exempt from documentary stamp tax pursuant to the provisions of Rule 12B.4.013(32)(a), Florida Administrative Code, as the Grantor is the sole beneficiary under the Land Trust Agreement referenced above.

COPY

OR BOOK 1674 PAGE 1068

TOGETHER WITH, all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining (all of the foregoing being hereinafter alternatively referred to as the "real estate" or the "property").

TO HAVE AND TO HOLD the above described real estate with the following powers and for the following uses and purposes:

1. The Trustee is vested with full rights of ownership over the above described real estate and any part of it and the Trustee is specifically granted and given the full power and authority (without limiting the foregoing):

COPY

(a) To protect and conserve said real estate or any part of it and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell and convey said real estate, or any part of it for cash or on credit, at public or private sale, to exchange said real estate or any part of it, for other property and grant options to sell said real estate or any part of it, and to determine the price and terms of such sales, exchanges and options;

(c) To execute leases and subleases of said real estate or any part of it for terms as long as 200 years, to subdivide or improve said real estate or any part of it and tear down or alter improvements thereon, to grant easements, licences, charges and other use rights, give consents and make contracts relating to said real estate or any part of it or its use, to release or dedicate any interest in said real estate and to submit said real estate or any part of it to condominium ownership;

(d) To borrow money and to mortgage, pledge or otherwise encumber any part or all of said real estate to secure payment thereof;

COPY

(e) To otherwise manage, control, develop, operate and dispose of said real estate or any part thereof, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, or any part thereof, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes;

(f) To convey to a successor or successors in trust and to grant to such successor or successors all of the title, estate, powers, privileges and authorities vested in the Trustee.

2. The Trustee shall hold said real estate and make distributions of said real estate or the proceeds derived therefrom in accordance with the terms, conditions and provisions of that certain aforementioned unrecorded Land Trust Agreement, collateral hereto, dated December 13, 2002.

COPY

3. In no case shall any party dealing with the Trustee in relation to said real estate, or any part of it, or to whom the real estate, any part of it, or any interests therein shall be conveyed, transferred, assigned, contracted to be sold, leased, mortgaged, or otherwise encumbered by said Trustee, be obligated to see to the application or disposition of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, [or be obliged to inquire into the identification or status of any beneficiary under this Deed, or their heirs or assigns, or any collateral instrument,] [or be obliged to inquire into or ascertain the authority of the Trustee to act within and exercise the powers granted by this Deed,] or said Trust, [or be obliged to inquire into the adequacy or disposition of any consideration, if any, paid to the Trustee,] [or be obliged to inquire into any of the provisions of said unrecorded Trust Agreement, collateral hereto, and any amendments thereto,] and every deed, trust deed, mortgage, lease, easement, license, condominium declaration, or any other instrument executed by said Trustee in relation of said real estate, shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, mortgage, lease, easement, license, condominium declaration or other instrument (a) That at the time of its execution and delivery the trust created by this indenture and by the Trust Agreement was in full force and effect; (b) That such conveyance, mortgage, lease, easement, license, condominium declaration or other instrument was executed in accordance with the trust conditions and limitation contained in this Deed and in the Trust Agreement and is binding upon any and all beneficiaries under such instrument; (c) The said Trustee was duly authorized and empowered to execute and deliver every such conveyance, lease, mortgage, easement, license, condominium declaration, or other instrument; and (d) That if a conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the right, title, estates, powers, authorities, duties and privileges of the predecessor in trust and the trust.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement and any amendment thereto, collateral hereto, shall be personal property only.

5. The Grantor recites that this conveyance is made pursuant to and in conformance with the provisions of Section 689.071 of the Florida Statutes.

6. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon him binding.

7. Any Trustee named hereunder shall serve without bond.

8. The Trustee hereunder may resign. In the event of the dissolution, resignation or insolvency of the Trustee, the beneficiaries of the Trust may designate a successor trustee by a majority vote of the beneficiaries of the Trust at the time of such resignation, dissolution or insolvency. Upon the resignation, dissolution or insolvency of the Trustee, the recording of an affidavit in the Public Records of St. Lucie County, Florida, by the successor or substitute

COPY

Trustee joined by a majority of the beneficiaries of the Trust reciting that the predecessor Trustee has either resigned, has been dissolved or is insolvent and that the successor trustee has been appointed by a majority vote of the Trust beneficiaries, shall be conclusive evidence in favor of every person dealing with such successor or substitute Trustee in relation to said real estate of such fact, and that such successor or substitute Trustee is fully vested with all the right, title, estates, powers, authorities, duties and privilege of the predecessor Trustee and of the trust.

9. Grantor, does hereby convey all right, title and interest of Grantor.

10. Grantor does hereby warrant the title to said real property and will defend the title against lawful claims of all persons whomsoever; and further warrants that the said real property is free of all encumbrances except taxes for 2003 and subsequent years, existing mortgages, and all valid and existing easements and restrictions and reservations of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the date first above written.

In the presence of:

print name: JENNIFER DELBY

Ashton DePeyster

print name: LISA TOBIN

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 31 day of January, 2003, by Ashton DePeyster,

___✓___ who is personally known to me,
_____ who has produced _____ as identification

and who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

NOTARY PUBLIC

Print _____

State of Florida at Large (Seal)
My Commission Expires:

Kari Richardson
MY COMMISSION # CC904533 EXPIRES
May 6, 2004
BONDED THRU TROY FAIN INSURANCE, INC

I:\RSW\DePeyster\deed to trustee.5.wpd

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

(Being a parcel of land lying in Section 2, Township 35 South, Range 40 East, St. Lucie County, Florida, and being desribed as:)

Commencing at the Southwest corner of Section 3, Township 35 South, Range 40 East, thence East 2240 feet; thence North 720 feet; thence North 70 degrees 58 1/2 minutes East, 1200 feet; thence South 19 degrees 01 1/2 minutes East, 85 feet; thence North 70 degrees 16 minutes East, 2009.5 feet to a Point of Reference on the East end of existing State highway bridge across the Indian River at the West shore of Causeway Island, said point being a cross on the deck at the East end of aforesaid bridge (now obliterated).

From said Point of Reference run North 64 degrees 50 minutes East (reference bearing), along the centerline of Seaway Drive (State Road A-1-A), 525.0 feet (said point being South 64 50' West a distance of 3132.32 feet from an iron pipe found at the point of intersection of a 8 00', curve concave to the southeast, as shown on the right-of-way Map for State Road A-1-A as recorded in plat book 22, page 14, of the public records of St. Lucie County, Florida); thence South 25 degrees 09 minutes East, 50 feet to the south right-of-way line of Seaway Drive (State Road A-1-A), and the POINT OF BEGINNING;

From said POINT OF BEGINNING continue South 25 degrees 09 minutes East, along the Easterly line of lands of Fort Pierce Port Authority 1850 feet to a point in the Indian River; thence North 64 degrees 50 minutes East, on a line parallel to and 1900 feet South of the centerline of Seaway Drive (State Road A-1-A), run 1038.16 feet to a point; thence North 25 degrees 10 minutes West, along the Westerly line of lands of Fort Pierce Port and Terminal Company, 1850 feet to the South right-of-way line of Seaway Drive (State Road A-1-A); thence South 64 degrees 50 minutes West, along the South right-of-way line of Seaway Drive (State Road A-1-A), 1037.61 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM A PARCEL DESCRIBED AS FOLLOWS:

A parcel of land in Section 2, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Commence at a railroad spike in the center of State Road A-1-A, said spike being 1,955 feet more or less easterly of the westerly bank of Causeway Island; thence run along the baseline of survey of Section 94050-2509 State Road A-1-A, South 62 32'32" West* a distance of 262.59 feet; thence South 25 27'28" East a distance of 41.01 feet to the POINT OF BEGINNING; thence continue South 25 27'28" East a distance of 8.99 feet; thence South 62 33'32" West a distance of 294.42 feet; thence South 18 32'25" West a distance of 50.34 feet; thence South 25 28'43" East a distance of 49.64 feet; thence South 64 31'17" West a distance of 707.41 feet; thence North 25 28'28" West a distance of 104.91 feet to the existing right-of-way line of State Road A-1-A; thence North 64 31'17" East a distance of 1037 (feet) to the POINT OF BEGINNING. All according to right-of-way map of Section 94050-2509, State Road A-1-A.

Containing 42.25 acres more or less.

A&P

* Bearing believed to be a scrivener's error, as the referenced right-of-way map shows South 62 33'32" West.

[Legal description continued on next page]

COPY

OR BOOK 1674 PAGE 1071

COPY

EXHIBIT "A" - Continued
Legal Description

PARCEL II:

A parcel of land located in section 2, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows:

Commencing at a reference point in the east end of south bridge, said point being a cross in the deck of aforesaid bridge (now obliterated); thence run north 64°50'00" east, along the centerline of seaway drive (State Road A-1-A), a distance of 1562.60 feet; the centerline of seaway drive (State Road A-1-A) is assumed to bear north 64°50'00" east and all other bearings referenced herein are relative thereto; said point being south 64°50'00" west, a distance of 2094.72 feet from an iron pipe found at the point of intersection of an 8°00' curve concave to the southeast as shown on the right-of-way map for State Road A-1-A, as recorded in plat book 22, page 14, of the public records of St. Lucie County, Florida; thence south 25°10'00" east, departing said centerline, a distance of 132.54 feet to the point of beginning of the herein described parcel of land; thence north 64°50'00" east, a distance of 12.00 feet; thence south 25°10'00" east, a distance of 500.00 feet; thence south 64°50'00" west, a distance of 12.00 feet; thence north 25°10'00" west, a distance of 500.00 feet to the point of beginning.

Said parcel containing 0.14 acres, more or less.

COPY

		Maximum residential		100%		Minimum residential		80%					
		Maximum non-residential		20%		Minimum non-residential		0%					
	Site Area	FAR	Maximum Density	Percent Residential	Percent Commercial	Maximum Building Area	Maximum Dwelling Units	Residential Area	Average Area Dwelling Unit	Dwelling Units	Commercial Area		
ac													
17.43	759,251	1	8	80.00%	20.00%	759,251	139	607400.64	1500	139	151,850		

Potable Water	
Demand (gpd)	55,121
Wastewater	
Demand (gpd)	51,325
Parks and Recreation	
Regional	2.23
Urban District	8.92
Community	17.84
Neighborhood	32.79

Public Schools (Residential Classification Only)

	Students	K-8	High
Single Family	56.30	39.41	16.89
Multifamily	28.77	20.14	8.63

Solid Waste

20

		Maximum residential		100%		Minimum residential		40%					
		Maximum non-residential		60%		Minimum non-residential		0%					
	Site Area		FAR	Maximum Density	Percent Residential	Percent Commercial	Maximum Building Area	Maximum Dwelling Units	Residential Area	Average Area Dwelling Unit	Dwelling Units	Commercial Area	
ac													
	17.43	759,251	1.5	15	51.40%	48.60%	1,138,876	261	390254.9112	1500	260	368,996	

Potable Water Demand (gpd)	113,724
Wastewater Demand (gpd)	104,500

Parks and Recreation	
Regional	2.25
Urban District	8.98
Community	17.96
Neighborhood	33.02

Public Schools (Residential Classification Only)

	Students	K-8	High
Single Family	105.30	73.71	31.59
Multifamily	53.82	37.67	16.15

Solid Waste
36

A Traffic Impact Analysis of:

Causeway Cove

Located in:

City of Ft. Pierce
St. Lucie County, Florida

Prepared for:

Ashton de Peyster
306 Worth Ave, Suite 4
Palm Beach, FL 33480

Prepared by:

GIANGRANDE
Engineering & Planning
73 SW Flagler Avenue
Stuart FL, 34994
703 999 8972

Prepared:
June 2015

Prepared by:



Leo D. Giangrande, PE
PE Reg #68387
Date: 6-21-15

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St. Lucie County Traffic Counts

INTRODUCTION

Giangrande Engineering and Planning has been requested to provide traffic impact analysis in support of a rezoning application for the proposed land use of Mixed Use Development (MXD) on an existing site located at 601 Seaway Drive. The rezoning is for approximately 17.43 acres of R-3 (Single-Family Moderate Density) designation which is being proposed to be rezoned to Tourist Commercial (C-5) zoning to match the proposed future development of the Fort Pierce Western Peninsula as described in the Charrette for development of the Western Peninsula and relocation of the wastewater treatment plant..

The analysis performed in this report provides the potential impacts to the County's transportation system brought about by the proposed land use change. The analysis includes existing, background, committed trips, and the projected traffic volumes and the level of service for all affected roadways. Projected traffic volumes are based on the highest density/intensity allowed under the requested future land use designation.

The project development proposes the maximum residential building space of 455,550 sf (square feet) and the maximum commercial building space of 683,326 sf allowed per the Land Development Code, which is 40% residential building coverage. **Figure 1** below shows the location of the parcel in relation to the surrounding roadways.

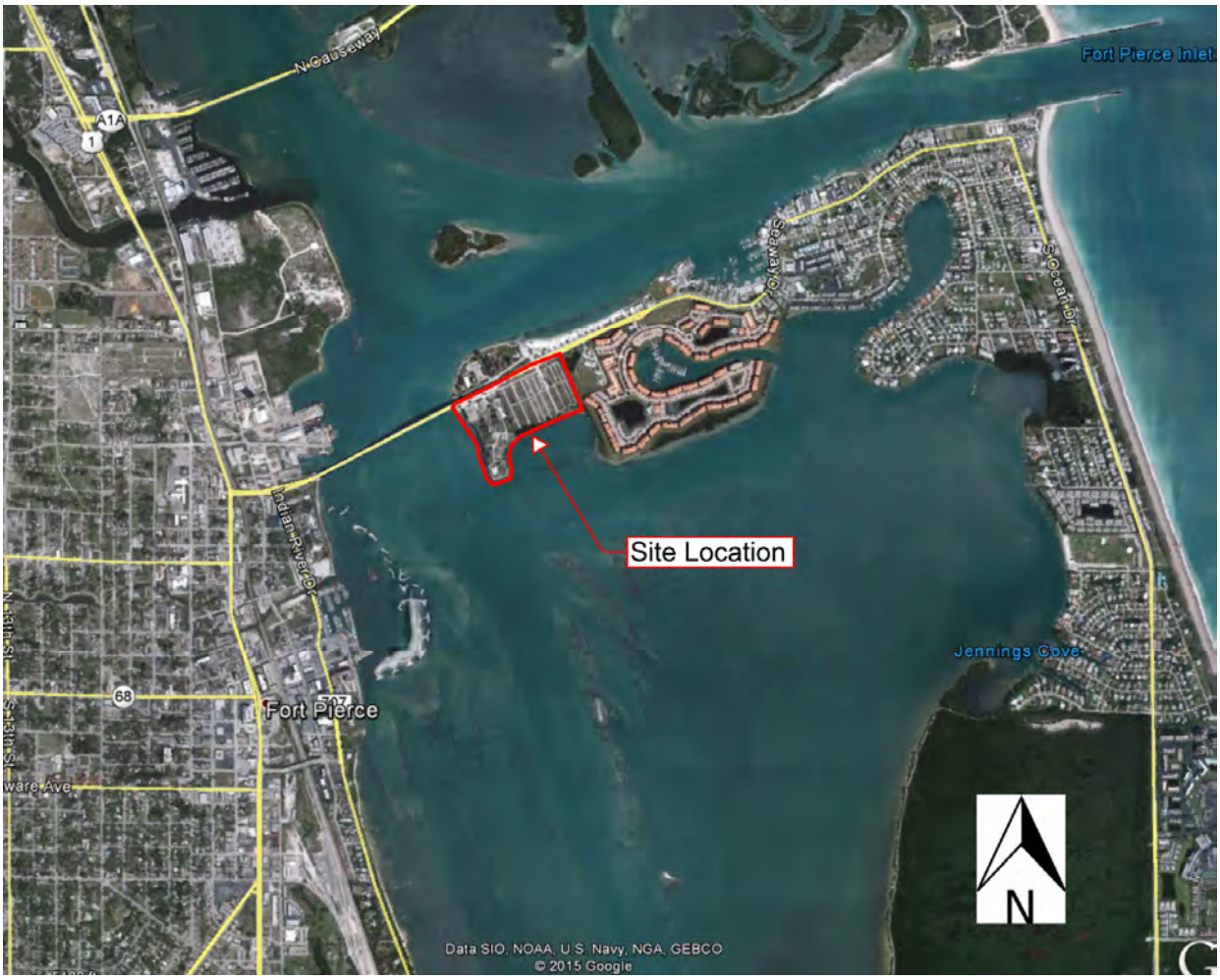


Figure 1 – Site Location

TRIP GENERATION

Trip generation has been based on the maximum allowable building space per the C-5 zoning. This proposed zoning change includes 105 units for the use of single family attached (SFA) luxury townhomes, a 421,966 sf building for the use of a shopping center, and a 174,240 sf building for the use of a hotel. For the analysis, a comparison was performed showing the calculated trips based on the existing zoning compared to the proposed land use change. **Tables 1 & 2** below depict an analysis of the calculated trips for the existing and proposed zoning, respectively. **Table 3** is provided below to illustrate a comparison of the existing land use verses the proposed commercial use. The site is currently zoned for residential development at 8 dwelling units per acre. Therefore a maximum of 8 residential units could be constructed under the current zoning and land use. The peak hour traffic generation for the site was available from the Institute of Transportation Engineers (ITE) ***Trip Generation Manual***, 9th Edition.

Table 1 – Existing Zoning Trip Generation

Causeway Cove Rezone									
Existing Zoning									
9th Edition ITE Generation Rates									
			AM			PM			ADT
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
233	Luxury Townhome SFA	140 units	17	57	73	53	31	84	1,218
		Total	**17**	**57**	**73**	**53**	**31**	**84**	**1,218**

Table 2 – Proposed Trip Generation

Causeway Cove Rezone									
Proposed Zoning									
9th Edition ITE Generation Rates									
			AM			PM			ADT
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
233	Luxury Townhome SFA	105 units	14	45	59	36	21	57	914
820	Shopping Center	421,966 SF	229	146	375	755	817	1,572	17,313
310	Hotel	300 rooms	97	62	160	94	83	177	2,312
		Total	**340**	**254**	**594**	**884**	**922**	**1,806**	**20,538**

Table 3 – Existing Verses Proposed Trip Generation

Causeway Cove Rezone									
Existing Verses Proposed Trip Comparison									
9th Edition ITE Generation Rates									
			AM			PM			ADT
	Type	Amount	In	Out	Total	In	Out	Total	Total
1	Existing Use Trips	N/A	17	57	73	53	31	84	1,218
2	Proposed Use Trips	N/A	340	254	594	884	922	1,806	20,538
	Total Increase in Trips		**323**	**197**	**520**	**831**	**891**	**1,722**	**19,320**

The equations utilized in the trip generation shown in **Tables 1 thru 3** are summarized as follows where T is equal to vehicle trips and X is the independent variable:

- **Single-Family Attached Housing – ITE Code 233 (X = # of dwelling units)**
  - AM Peak Hour: $\ln T = 0.76 \ln X + 54$
    - Entrance Split: 0.23
    - Exit Split: 0.77
  - PM Peak Hour: $T = 0.78X - 25.38$
    - Entrance Split: 0.63
    - Exit Split: 0.37

- **Shopping Center – ITE Code 820 (X = 1,000 sq. ft. gross floor area)**
  - AM Peak Hour: $\ln T = 0.61 \ln X + 2.24$
    - Entrance Split: 0.61
    - Exit Split: 0.39
  - PM Peak Hour: $\ln T = 0.67 \ln X + 3.31$
    - Entrance Split: 0.48
    - Exit Split: 0.52

- **Hotel – ITE Code 310 (X = # of rooms)**
  - AM Peak Hour: $\ln T = 1.24 \ln X - 2$
    - Entrance Split: 0.61
    - Exit Split: 0.39
  - PM Peak Hour: $T = 0.59X$
    - Entrance Split: 0.53
    - Exit Split: 0.47

TRIP DISTRIBUTION

A trip distribution was performed to show the traffic impact based on the total trips generated from the proposed project. The trip distribution has 100% of the project trips utilizing the project access from the west (mainland side) and 0% from the east (island side).

The project trips generated as shown in **Table 3** are distributed to the surrounding roadway system based on anticipated vehicular routes used to access and exit the site. Distribution is based on the potential population growth, demographics of the potential clients in the vicinity of the site and other similar uses of the surrounding area. **Figure 2** is provided as a graphical representation of the trip distribution percentages to roadway links and intersections within the project vicinity. Project trip distribution can also be viewed in **Table 4.**

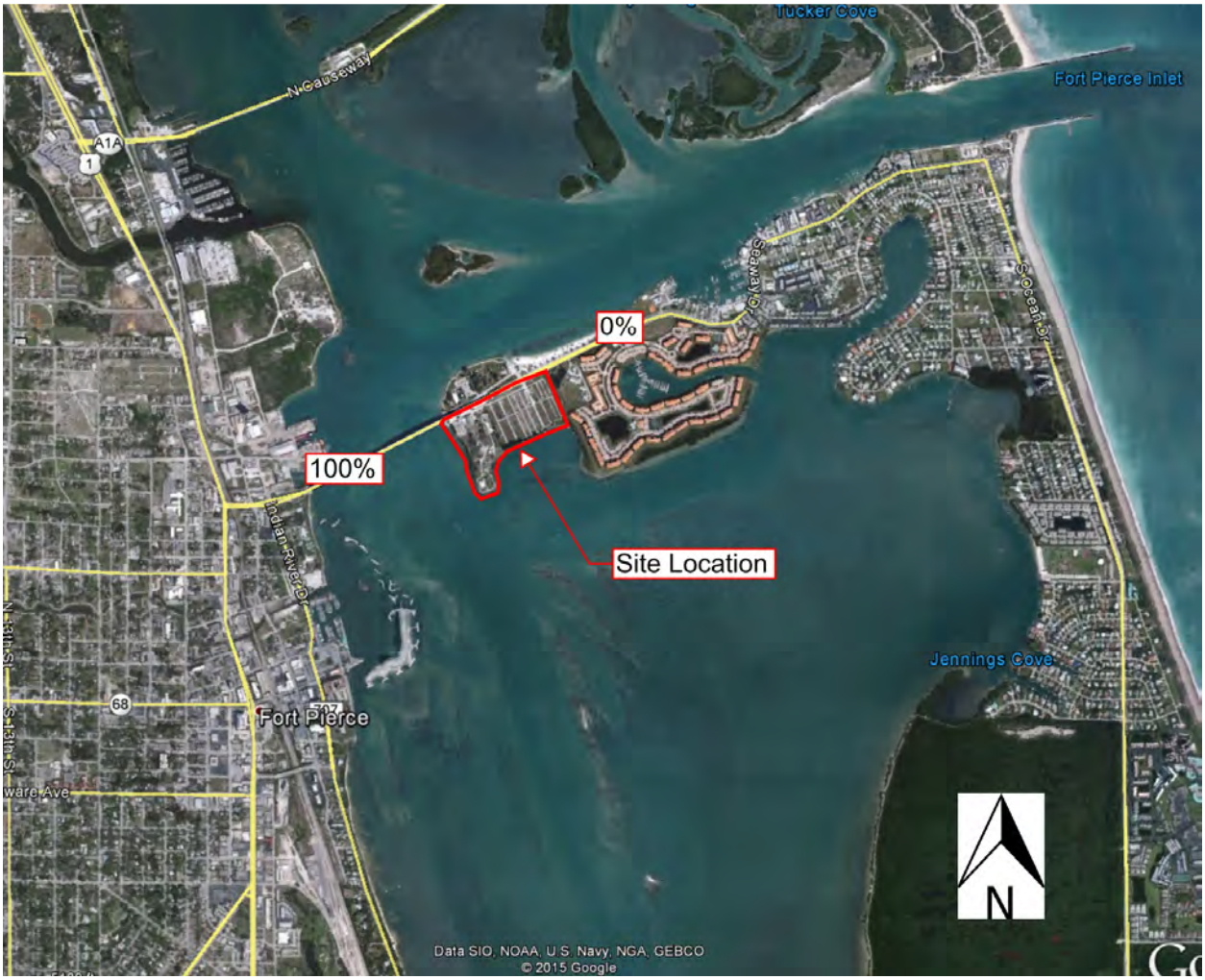


Figure 2 – Trip Distribution

BACKGROUND & BUILD-OUT CONDITIONS

Background conditions for the completion year, 2018, have been calculated using the annual growth percentages shown in **Table 4.** Due to the population and economic trends of the Treasure Coast area, many of the roadway links have experienced a negative growth rate recently. Based on this information it has been estimated that an average of a 1.5% growth rate is a conservative approach for the surrounding roadway links.

Table 5 tabulates the expected traffic volumes for the roadway links in the vicinity of the project for the design year compared to the LOS service volume. Based on the build-out traffic for the proposed project, all the links that are expected to be utilized are below the LOS service volume established for that segment.

Table 4 – Build-Out Calculation

Road Name	From	To	Ex. LOS	2014 AADT	AM Peak HR Ex. Volume	Pm Peak HR Ex. Volume	Annual Growth	Project Assign.	AM Project Trips	PM Project Trips	2018 Peak Am Growth	2018 Peak PM Growth	2018 Peak AM Build-out	2018 Peak PM Build-Out
SR A1A South	Binney Dr	S Causeway Park	D	11,338	564	590	1.50%	0%	0	0	599	626	599	626
SR A1A South	S Causeway Park	Indian River Dr	C	9,799	539	487	1.50%	100%	340	922	572	517	912	1,438
SR A1A South	Indian River Dr	US 1	C	9,799	539	487	1.50%	100%	340	922	572	517	912	1,438

Table 5 – LOS Build-Out Link Data

Road Name	From	To	Type	AM Project Trips	PM Project Trips	2016 AM Buildout	2016 PM Buildout	LOS Service Volume	Below LOS Service Volume
SR A1A South	Binney Dr	S Causeway Park	4-ln	0	0	599	626	790	YES
SR A1A South	S Causeway Park	Indian River Dr	4-ln	340	922	912	1,438	1,550	YES
SR A1A South	Indian River Dr	US 1	4-ln	340	922	912	1,438	1,710	YES

LONG RANGE 2035 BUILD-OUT CONDITIONS

A long range traffic analysis was performed to verify that the surrounding roadway network will have the available capacity. The most conservative future analysis was performed utilizing the trip generation rates in **Table 4**. **Table 6** provided below shows that the capacity is available, in the year 2035.

Table 6 – 2035 Analysis

Road Name	From	To	Type	AM Project Trips	PM Project Trips	2035 AM Buildout	2035 PM Buildout	Service Volume	Below LOS Service Volume
SR A1A South	Binney Dr	S Causeway Park	4-ln	0	0	626	655	790	YES
SR A1A South	S Causeway Park	Indian River Dr	4-ln	204	553	802	1,094	1550	YES
SR A1A South	Indian River Dr	US 1	4-ln	340	922	938	1,462	1710	YES

PROJECT ACCESS

The site is located on the south side of State Road A1A, southwest of the Ft. Pierce Inlet, and within the northwest area of Hutchinson Island. Access to the site will be via an existing asphalt drive that intersects the southside of State Road A1A, entering the north portion of the property.

CONCLUSION

Based on this traffic analysis, the proposed zoning change is not anticipated to have detrimental adverse impacts to the surrounding roadway network based on build-out and long range conditions. The projected volumes generated by the anticipated use indicates that the adjacent roadway links will operate at an acceptable Level of Service with no mitigation improvements. The existing roadway network is capable of accommodating the additional new vehicle trips the development is anticipated to generate.

APPENDIX

Appendix – St. Lucie County Traffic Counts
Obtained from: http://www.stlucietpo.org/documents/StLucie_LOS_Report_Fall2014.pdf

St. Lucie Transportation Planning Organization

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Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
SHINN RD	OKEECHOBEE RD to ORANGE AVE	824	1,030	57	B	0.150	66	B	0.174
SNEED RD	OKEECHOBEE RD to ORANGE AVE	1,592	500	116	B	0.725	111	B	0.694
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	12,000	710	726	E	0.955	651	D	0.917
SR A1A NORTH	US 1 to OLD DIXIE HWY	5,607	920	378	C	0.434	379	C	0.436
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	6,400	0	355	C	0.408	333	C	0.383
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	6,876	920	370	C	0.425	406	C	0.467
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	7,055	920	432	C	0.497	387	C	0.445
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	3,413	660	408	C	0.658	327	C	0.527
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	6,926	560	374	D	0.668	447	D	0.798
SR A1A SOUTH	OCEAN DR to BINNEY DR	11,338	560	564	E	0.940	590	E	0.983
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	11,338	790	564	D	0.714	590	D	0.747
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	9,799	1,550	539	C	0.781	487	C	0.706
SR A1A SOUTH	INDIAN RIVER DR to US 1	9,799	1,710	539	C	0.700	487	C	0.632
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	17,000	1,890	1,254	C	0.697	1,216	C	0.676
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	19,000	1,890	1,518	C	0.843	1,208	C	0.671
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	17,000	1,800	1,254	C	0.729	1,216	C	0.707
ST JAMES DR	TELFORD AVE to MIDWAY RD	21,000	1,890	1,163	C	0.646	1,414	C	0.786
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	4,300	680	318	C	0.964	243	C	0.736
ST LUCIE BLVD	KINGS HWY to KEEN RD	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	KEEN RD to 25TH ST	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	25TH ST to SENECA AVE	3,784	710	194	C	0.554	197	C	0.563
ST LUCIE BLVD	SENECA AVE to US 1	3,784	790	194	C	0.497	197	C	0.505
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	10,500	590	492	C	0.879	506	C	0.904
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	44,000	2,850	2,285	C	0.822	2,125	C	0.764
SUNRISE BLVD	MIDWAY RD to BELL AVE	3,709	510	283	D	0.555	237	C	0.948
SUNRISE BLVD	BELL AVE to EDWARDS RD	4,016	640	254	C	0.794	265	C	0.828

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

Environmental Services, Inc.

ENVIRONMENTAL SITE ASSESSMENT

Prepared For:

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida

Property Tax ID Number:
2402-312-0001-000-5

Prepared by:

DLS Environmental Services, Inc.
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APPENDICES

Appendix A Site Photographs

ENVIRONMENTAL SITE ASSESSMENT

1.0 LOCATION

An environmental assessment of the 601 Seaway Drive was conducted by DLS Environmental Services, Inc. The project area associated with this parcel totals 17.43 acres which are located on the south side of Seaway Drive in Fort Pierce in Section 2, Township 35 South, Range 40 East (***Figure 1 – Location Map***). Field data was collected on May 21, 2015. The following are the methodologies and results of the environmental assessment conducted at the project site.

2.0 SOILS

Project soils were mapped according to the *Soil Survey of St. Lucie County Area, Florida,* March 1981, United States Department of Agriculture, Soil Conservation Service. A copy of the Soil Survey Map depicting the project boundaries and soil type(s) is included as ***Figure 2***. The project site contained two soil mapping units. A general description of the soil types are as follows:

Arents, 0 to 5 percent slopes (4)
This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. Depth of fill material ranges from about 20 to 50 inches. Several kinds of mineral soils underlie the fill material. The water table in this Arents soil is between depths of 20 and 50 inches most of the year.

Palm Beach Fine Sand, 0 to 5 percent slopes (27)
This nearly level to gently sloping soil is excessively drained. It is on high dune-like ridges that are generally parallel to the coast. Slopes are smooth to convex. Included in this mapping layer are small areas of Canaveral soil. This soil does not have a water table within a depth of 80 inches annually and permeability is very rapid. Typical natural vegetative associations include cabbage palms, running oak, saw palmetto, and scrub oak.

3.0 HABITATS

3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS

The property does not contain any gopher tortoise habitat. The soils throughout the property consisted of a hard-packed sand/rock/shell mix which does not support burrowing species.

3.2 PROTECTED SPECIES/WILDLIFE SURVEYS

3.2.1 Objective

Conduct a systematic survey for flora and fauna that may occur on-site and note the presence of any endangered, threatened and species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services.

3.2.2 Methodology

Biologist used the following methodology to conduct wildlife/protected species surveys.

- Biologist conducted a survey on May 21, 2015;
- The survey meandered through the property however none of the property appeared to be suitable habitat for most protected species;
- Biologist recorded and noted sightings, tracks, scat, tree markings, nests, cavities, and burrows;

3.2.3 Conclusion

During the pedestrian survey, biologist did not observe any endangered, threatened, or species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services. No tree markings, nests, cavities, or burrows (active or inactive) were observed. No scrub jays or red-cockaded woodpeckers were observed or called on-site since the site did not contain any habitat for these species. See **Table 1** for wildlife observed during the pedestrian transects. In addition, the habitat on-site was reviewed to determine the likelihood of occurrence for the following federal/state listed species:

Amphibians	
Gopher frog (*Rana capito*)	not likely
Reptiles	
American alligator (*Alligator mississipiensis)*	not likely
Eastern indigo snake (*Drymarchon corais couperi*)	not likely
Gopher tortoise (*Gopherus polyphemus*)	not likely
Birds	
Roseate spoonbill (*Ajaia ajaia)*	not likely
Florida scrub jay (*Aphelocoma coerulescens*)	not likely
Limpkin (*Aramus guarauna)*	not likely
Piping plover (*Charadrius melodus*)	likely
Least tern (*Sterna antillarum*)	not likely

Little blue heron (*Egretta caerulea*)	likely
Snowy egret (*Egretta thula*)	likely
Snowy plover (*Charadrius nivosus*)	not likely
Tri-colored heron (*Egretta tricolor*)	likely
White ibis (*Eudocimus albus*)	not likely
Peregrine falcon (*Falco peregrines*)	not likely
Southeastern American kestrel (*Falco sparverius paulus*)	not likely
Florida sandhill crane (*Grus Canadensis protensis*)	not likely
Bald eagle (*Haliaeetus leucocephalus*)	not likely
Wood stork (*Mycteria Americana*)	not likely
Osprey *(Pandion haliaetus*)	likely
Roseate tern (*Sterna dougallii dougallii*)	not likely
Snail kite (*Rostrhamus sociabilis plumbeus*)	not likely
Florida burrowing owl (*Athene cunicularia floridana*)	not likely

Mammals

Florida panther (*Felis concolor coryt*)	not likely
Florida mouse (*Podomys floridana*)	not likely
Sherman's fox squirrel (*Sciurus niger shermani*)	not likely

Vascular plants

Sea lavender (*Argusia gnaphalodes*)	not likely
Curtiss' milkweed (*Asclepias curtissii*)	not likely
Four-petal pawpaw (*Asimina tetramera*)	not likely
Sand-dune spurge (*Chamaesyce cumulicola*)	not likely
Hand fern (*Cheiroglossa palmata*)	not likely
Large-flowered rosemary (*Conradina grandiflora*)	not likely
Florida tree fern (*Ctenitis sloanei*)	not likely
Dollar orchid (*Encyclia boothiana var. erthonioides*)	not likely
Night-scented orchid (*Epidendrum nocturnum*)	not likely
Tropical ironwood (*Eugenia confusa*)	not likely
Coastal vervain (*Glandularia maritime*)	not likely
Beach jacquermontia (*Jacquemontio reclinata*)	not likely
Atlantic Coast Florida lantana (*Lantana depressa var floridana*)	not likely
Nodding pinweed (*Lechea cernua*)	not likely
Pine pinweed (*Lechea divaricata*)	not likely
Carter's large-flowered flax (*Linum carteri var sinallii*)	not likely
Burrowing four o'clock (*Okenia hypogaea*)	not likely
Dancing-lady orchid (*Oncidium bahamense*)	not likely
Terrestrial peperomia (*Peperomia humilis*)	not likely
Blunt-leaved peperomia (*Peperomia obstusifolia*)	not likely
Scrub bay (*Persea humilis*)	not likely
Tiny polygala (*Polygala smallii*)	not likely
Wild coco (*Pteroglossaspis ecristata*)	not likely
Green ladies'-tresses (*Spiranthes polyantha*)	not likely
Banded wild-pine (*Tillandsia flexuosa*)	not likely
Scentless vanilla (*Vanilla mexicana*)	not likely

Rain lily (*Zephyranthes simpsonii*)	not likely
Johnson's seagrass (*Halophila johnsonii*)	likely

Non-Vascular Plants

Perforate reindeer lichen (*Cladonia perforata*)	not likely

Table 1. Wildlife Observed on the Property During the Pedestrian Surveys

A. Birds – none observed

B. Mammals – none observed

C. Reptiles – none observed

3.3 VEGETATION SURVEY (FLUCFCS)

3.3.1 Objective

To map vegetation on-site according to the Florida Land Use, Cover, and Forms Classification System.

3.2.2 Methodology

Biologist used the following methodology to conduct the vegetation survey.

- Biologist used the *Florida Land Use, Cover, and Forms Classification System: A Technical Report (FLUCFCS),* January 1999, State of Florida, Department of Transportation, Survey and Mapping, Geographic Mapping Section;
- Biologist based vegetative community descriptions on field surveys and Soil Conservation Service soil maps.
- Numerical community designations were carried to Level III, according to FLUCFCS.

3.2.3 Conclusion

The FLUCFCS map is depicted as ***Figure 3*** and contained the following community designations:

- ***193 – Urban land in transition***
  The property is vacant with asphalt roads and hard-packed soils throughout. It was previously a mobile home park but all mobile homes have been removed however, there is still one building near the center of the property.

- ***540 – Bays and estuaries***
  This property contains privately owned submerged bottoms which are vegetated with various seagrass species. *Halodue wrightii* and *Syringodium filiforme* were noted in the nearshore area and were visible from the shoreline.

3.4 JURISDICTIONAL WETLANDS

The project site was reviewed for potential wetlands based upon the methodologies identified in Chapter 62-340, Florida Administrative Code which consists of reviewing the area for vegetation, soils, and hydrologic indicators. Based upon this review, an intermittent strip of area along the shoreline varying in width from 10-feet to 15-feet landward of mean high water did contain wetland vegetation (red mangroves, white mangroves, black mangroves, buttonwood, sea oxeye, and salt grass) however it did not appear to have soils due to the fact that there were extensive areas of concrete rubble along the majority of the shoreline. This area of wetland vegetation was wider on the eastern end of the property but in that location, the soils consisted of the hard-packed sand/gravel/shell mix found throughout the rest of the property which would not be considered a hydric soil.

The state and federal agencies may be inclined to claim this area as wetlands based solely upon the presence of mangroves however based upon a preliminary review, the presence of mangroves and other wetland vegetation would not be sufficient justification for the agencies to claim this area as wetlands. In order to claim an area as wetlands, the state permitting agency (Florida Department of Environmental Protection) needs at least two of the three indicators (vegetation, soils, hydrologic indicators) to be present.

4.0 PREVIOUS IMPACTS

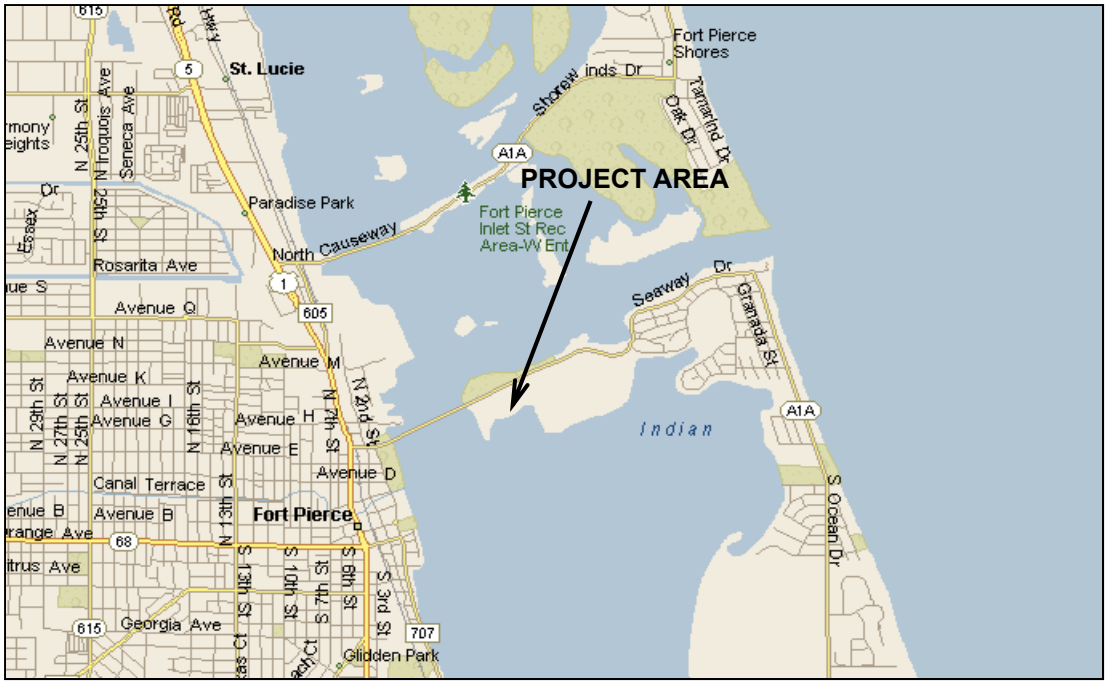
Based upon a review of aerials from 1994 to present, this location was previously a mobile home park. During the hurricanes of 2004, many of the mobile homes were damaged and it appears that all of them were eventually removed by 2009. The property still contains the asphalt roads, a single building, and concrete rubble along the shoreline which were part of the mobile home park.

5.0 OTHER INFORMATION

On September 6, 2012, a permit was issued by the Florida Department of Environmental Protection for a 198-slip docking facility with a wave attenuator and a boat ramp. It is assumed that there is also a U.S. Army Corps permit for this activity. According to the information in this permit, there are spotty areas of seagrass in this location and most of the seagrass is located in the nearshore area. The facility was designed to avoid impacts to the seagrass beds that were identified during the permitting process.

6.0 SUMMARY

Based upon the current conditions of the upland property and the documentation on file for the proposed marina, the proposed zoning change from R-3 (Single-Family Moderate Density) to C-5 (Tourist Commercial Zone) would not result in additional environmental impacts. The upland property contains no native habitat. Areas which contained wetland vegetation would not be considered native habitat due to the concrete rubble and hard-packed soils. There was also an extensive amount of exotic and nuisance vegetation (Australian pines, coin vine, half-flower, scavolea) in that same location. In order to verify if this narrow disturbed strip along the shoreline would meet the criteria of wetlands, the owner could request an informal determination from Florida Department of Environmental Protection. In addition, the marina facility has been designed (and permitted) to avoid impacts to seagrass beds.





SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST

DLS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
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Location Map

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:			
N.T.S.		MAY 2015	FIGURE 1



Source: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx Viewed on May 27, 2015

SOILS:
ARENTS, 0 TO 5 PERCENT SLOPES (4)
PALM BEACH FINE SAND (27)

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

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Soils Map

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:			
N.T.S.		MAY 2015	FIGURE 2



FLUCFCS CODES:

URBAN LAND IN TRANSITION (193)
BAYS AND ESTUARIES (540)

DLS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

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www.dlsenvironmentalservices.com

FLUCFCS Map

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:			
N.T.S.		MAY 2015	FIGURE 3

APPENDIX A
SITE PHOTOGRAPHS



Photo looking at upland area of property.



Photo looking west along south side of property showing area of exotic vegetation adjacent to shoreline.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Photos of Site

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:		MAY 2015	



Photo looking west along shoreline showing concrete rubble, coin vine, Australian pine and some mangroves.



Photo looking east along shoreline showing salt grass, exotics and white mangroves.

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Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:		MAY 2015	



Photo looking at concrete rubble in shoreline area.



Photo looking south into east area of wetland vegetation (salt grass, sea oxeye, dollar weed, etc.). Solis are hard packed sand/shell/gravel and are not considered hydric soils.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

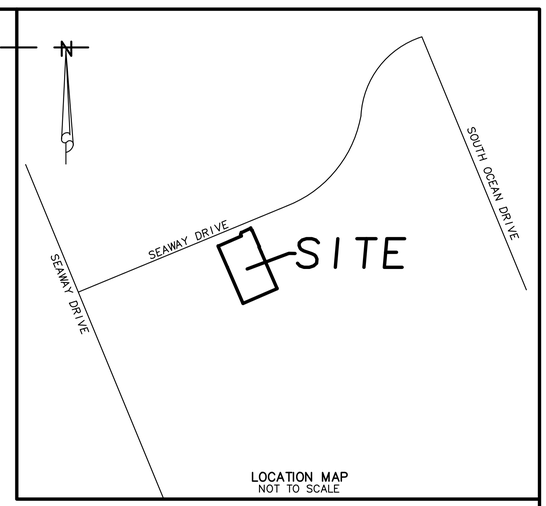
Phone: 772-215-3997 Fax: 772-879-4520
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Photos of Site

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:		MAY 2015	

MATCH LINE SEE SHEET 1 OF 2



INDIAN RIVER

N25°28'28"W 1745.00'(C)
N23°09'00"W 1745.00'(D)

1088.65'

1900.00' (TOTAL)

SUBMERGED LANDS AREA

FLOOD ZONE "AE" 5.0
FLOOD ZONE "VE" 7.0

TOP OF BANK

S25°10'00"E 1267.46'(D)
S25°27'28"E 1269.07'(C)

1108.01'

HERRON ISLE AT HUTCHINSON ISLAND
(PB 43, PGS 31A & 31B)

MEAN HIGH WATER LINE
ELEV= -0.28 NAD 1988
DATED 6-06-14 AT 3:00 PM

SET IRC
"PSM 6330
WITNESS"

180.00'

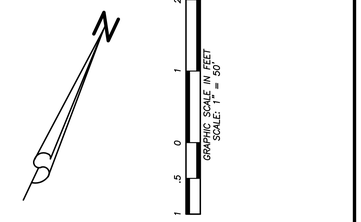
FLOOD ZONE "AE" 5.0
FLOOD ZONE "VE" 7.0

CNS

S64°31'17"W 1037.63'(C)
S64°50'00"W 1038.16'(D)

CNS

INDIAN RIVER



ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
DB = DEED BOOK
FND = FOUND
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
MHWL = MEAN HIGH WATER LINE
MON = MONUMENT
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP

SYMBOLS:

● = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#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
601 SEAWAY DRIVE
SEC 2, TWP 35S, RGE 40E
AS PREPARED FOR
SMYTH BUILDERS, INC.

CAD	K:\BUILDERS\\DWG2014\DWG\14-1784.DWG		
REF	K:\		
FLD	CJM / AJP	FB. PG.	JOB 14-1784
OFF	CJM		DATE 6-12-14
CKD	AJP	SHEET 2 OF 2	DWG D-590

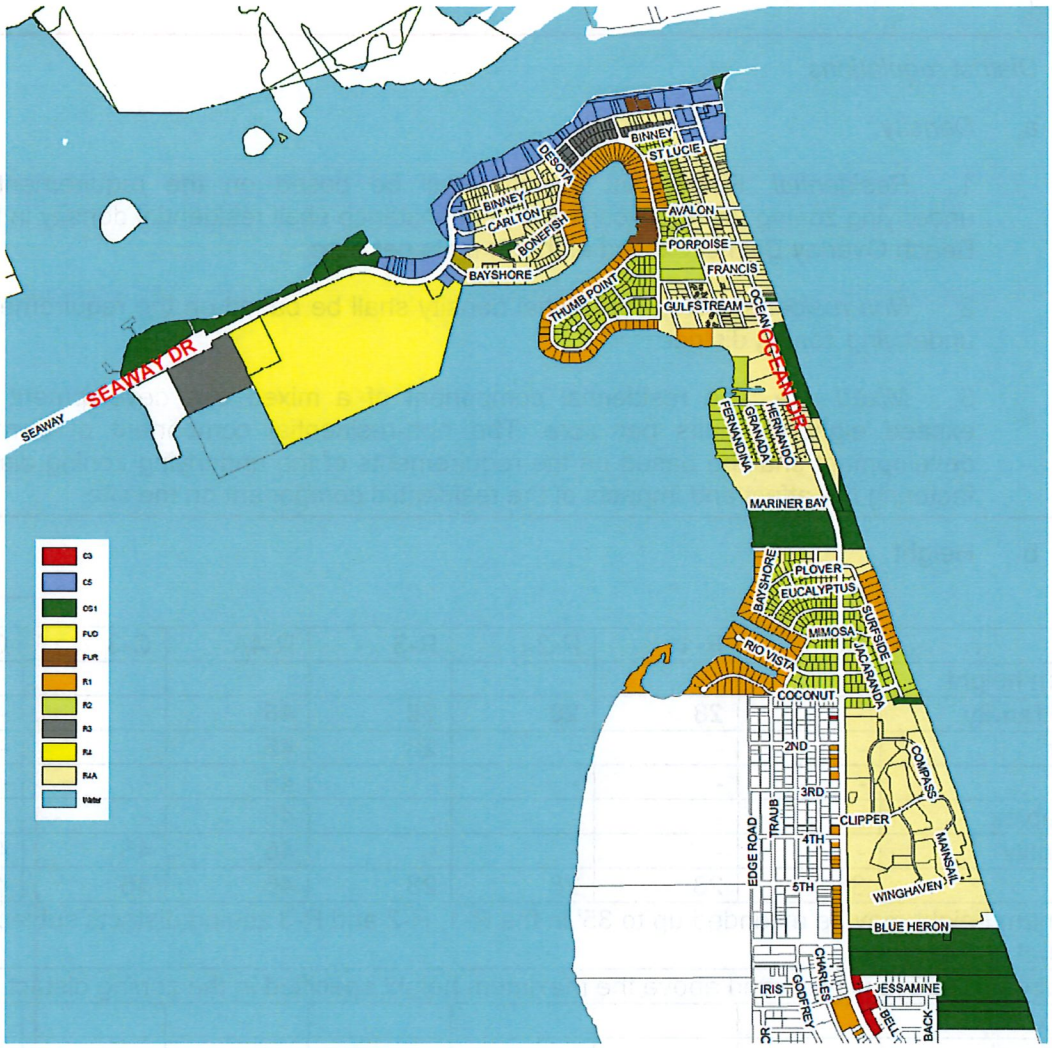
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Sec. 22-16. - Designation of overlay districts.

The city's overlay zoning districts stipulate special provisions that, along with the provisions of the basic zoning district and other ordinance regulations, govern the use of property within the city limits.

(a) *South Beach Overlay District.*

(1) *Applicability and purpose.* The purpose of the South Beach Overlay District is to promote good planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. By way of this overlay district, the city seeks to preserve, protect and enhance the unique barrier island environment through regulation of development and redevelopment of lots within the district.



SOUTH BEACH OVERLAY DISTRICT

The standards allow for and promote design integration of the man-made improvements to the land with the natural elements of the land. All new development and changes to existing development in the district that require site plan or building permit approval are subject to the overlay district requirements in addition to other applicable regulations in this Code.

Due to ever-accumulating knowledge about the dynamics of a barrier island community, and new and better information about site design, the city's land development regulations will be monitored and reviewed on an on-going basis in order to assess their reasonability and effectiveness in promoting these purposes.

(2) *Delineation of the district.* The South Beach Overlay District includes all parcels designated in the shaded area as indicated in Figure 1. The boundary of the South Beach Overlay District shall be deemed to automatically adjust pursuant to any annexation approval on South Hutchinson Island.

(3) *District regulations.*

a. *Density.*

1. *Residential.* Residential density shall be based on the requirements of the underlying zoning district except that in no instance shall residential density in the South Beach Overlay District exceed eight (8) units per acre.

2. *Non-residential.* Non-residential density shall be based on the requirements of the underlying zoning district.

3. *Mixed use.* The residential component of a mixed use development shall not exceed eight (8) units per acre. The non-residential component of a mixed use development shall be based on the requirements of the underlying zoning district while factoring the affect and impacts of the residential component on the site.

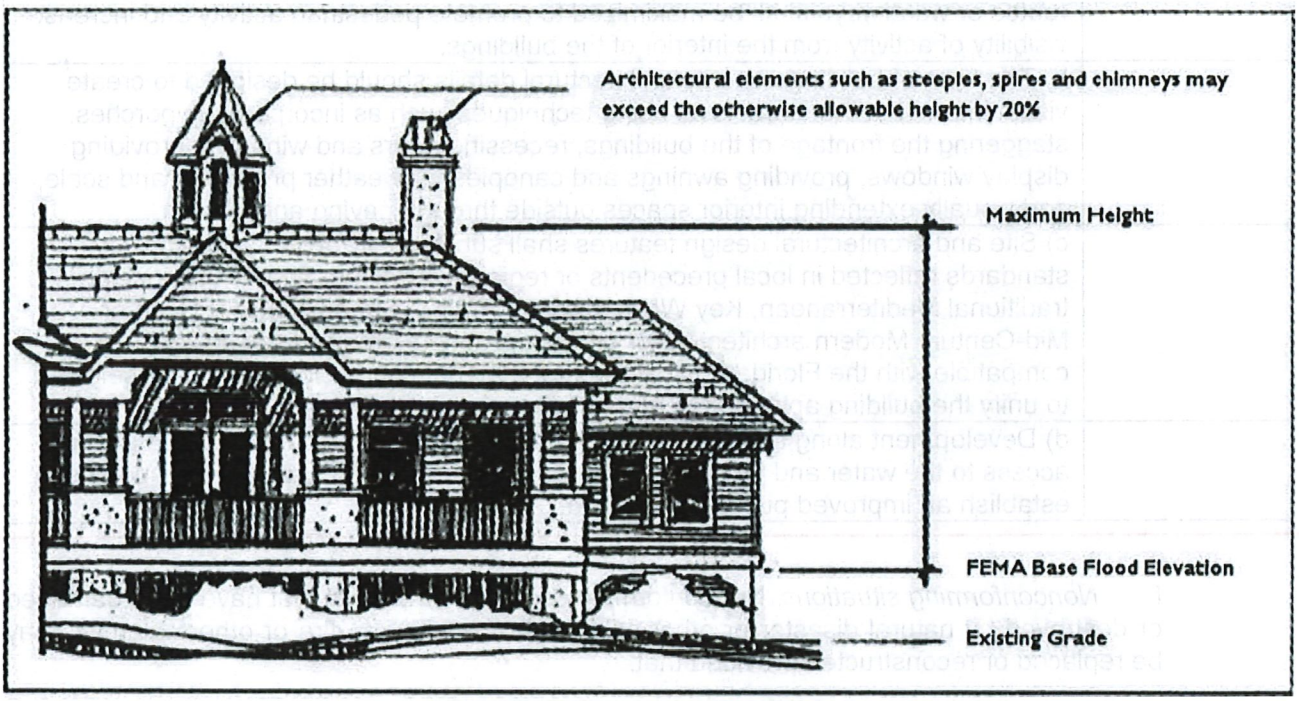
b. Height.

	OS-1	R-1	R-2	R-3	R-4A	C-3	C-5
Maximum height							
- Single family	**-**	**28**	**28**	**28**	**45**	-	-
- Duplex	-	-	-	28	45	-	-
- Triplex	-	-	-	-	45	-	-
- Quadraplex	-	-	-	-	45	-	-
- Multifamily	-	-	-	-	45	45	45
- Other	35	28	28	28	45	45	45
1. Maximum height may be extended up to 35' in the R-1, R-2 and R-3 zoning districts subject to conditional use approval.							
2. No habitable space is permitted above the maximum height specified in the zoning district.							
Not to Exceed							
- Single family	-	-	-	-	-	-	-
- Duplex	-	-	-	-	-	-	-
- Triplex	-	-	-	-	-	-	-
- Quadraplex	-	-	-	-	-	-	-

- Multifamily	-	-	-	-	4 stories	4 stories	4 stories
- Other	-	-	-	-	4 stories	4 stories	4 stories

c. *Calculation of height.*

1. Maximum structure height shall be calculated from the established FEMA Base Flood Elevation to the highest point of the roof excluding non-habitable architectural design elements of the structure.



MAXIMUM STRUCTURE HEIGHT

2. The height of fences shall be measured from preconstruction grade.

d. *Height in excess of maximum.*

1. Equipment including, but not limited to, satellite dishes and heating and air conditioning equipment may be installed on top of buildings provided that the equipment is screened from horizontal view.

2. Non-habitable architectural elements that contribute stylistically to the building including, but not limited to, bulkheads, parapet walls, false fronts, cupolas, steeples, spires, and chimneys may exceed the maximum height requirement by 20 percent.

e. *Design standards.*

	Standards
1. Single-family ~~residential~~	None.
2. Multifamily and non-residential	a) Architectural integrity and compatibility with nearby existing buildings both on- and off-site shall be demonstrated. Architectural considerations shall include building siting, massing, proportion, scale, materials, colors, details, facade treatments, fenestration, parapets, site features, lighting and signage. The openness of ground floor facades and view corridors which face pedestrian utilized roadways, circulation routes or waterways shall be maximized to promote pedestrian activity and increase visibility of activity from the interior of the buildings.
	b) The form of buildings and its architectural details should be designed to create visual interest at the street level using techniques such as incorporating porches, staggering the frontage of the buildings, recessing doors and windows, providing display windows, providing awnings and canopies for weather protection and scale, and visually extending interior spaces outside through paving and glazing.
	c) Site and architectural design features shall substantially advance design standards reflected in local precedents or regional buildings. These may include traditional Mediterranean, Key West, Mission, Prairie, Streamlined Art Deco or Mid-Century Modern architecture or other appropriate architectural design compatible with the Florida tropical climate. Materials and colors should be selected to unify the building appearance and fit into the pedestrian realm.
	d) Development along the city's waterfront shall maximize opportunities for public access to the water and facilitate connectivity with adjoining waterfront properties to establish an improved public promenade.

f. *Nonconforming situations.* Nonconforming uses and structures that have been damaged or destroyed by natural disaster or other catastrophic event, i.e., fire or other calamity, may be replaced or reconstructed provided that:

1. The significance of the property owner's hardship is more compelling than, and reasonably overbalances, the public benefit resulting from not allowing the use or structure to be reestablished.

2. Replacement or reconstruction of the use or structure is compatible with the character of the neighborhood and will not jeopardize future development of the area in compliance with the provisions and intent of the city's land development regulations.

3. The value of properties in the vicinity of the replacement or reconstruction will not be adversely affected;

4. No expansion of gross floor area occurs;

5. The degree of nonconformity is not increased;

6. The replacement structure is in compliance with the city's adopted building code, Coastal Construction Control Line and FEMA regulations; and

7. A building permit is issued within twenty-four (24) months after the date of

destruction and the construction is diligently pursued to completion.

g. *Supplemental use regulations.*

1. *Condominium hotels.*

a. *General requirements.*

i. Condo-hotel facilities shall be created, sold and maintained under documentation, including condominium declaration, bylaws, sales brochures, and pre-construction agreements, with form and content approved by the city attorney, which adequately disclose and ensure that the condo-hotel facility will, in all respects, be permanently and exclusively operated as a transient accommodations facility and will not be occupied as a multi-family dwelling.

ii. Condo-hotel facilities must be permanently dedicated in their entirety to the complete control and management of a single hotel or resort hotel operator for operation as a transient accommodations facility.

iii. Condo-hotel facilities shall contain no dwelling units. Only individual sleeping units that are permanently dedicated for rental to the general public for transient occupancy for periods of less than twenty-eight (28) days on a full-time basis by the hotel or resort hotel operator shall be permitted; provided, however, that an owner of an individual sleeping unit in a condo-hotel may be permitted to occupy the owned sleeping unit without rental charge for up to twenty-eight (28) days in any calendar year.

iv. Condo-hotel sleeping units shall not be used for homesteading purposes or home occupational licensing, time share or fractional interests.

v. Condo-hotel facilities shall be licensed by all applicable state and local agencies that license traditional motels, hotels and/or resort hotels prior to the issuance of any certificate of occupancy. All required licenses must be kept current.

vi. Rental of condo-hotel sleeping units shall be subject to all applicable state and local tourist tax collections.

vii. Condo-hotel facilities shall be served by singly metered utility services and with a central telephone system and central cable television system installed in all individual sleeping units.

viii. Individual sleeping units shall not contain any lockable storage closet or cabinet unless access to such closet or cabinet is automatically and uniformly provided to each member of the public who rents the sleeping unit.

ix. Condo-hotel facilities shall provide an internally-oriented lobby/front desk area.

x. Condo-hotel facilities shall utilize a uniform key entry system managed by the hotel or resort hotel operator to receive and disburse keys for each condo-hotel sleeping unit.

xi. All condo-hotel facilities shall offer daily maid service, concierge as well as other customary hospitality services.

xii. The city may require affidavits of compliance with the criteria from the developer, management entity, and/or each condo-hotel sleeping unit purchaser/owner concurrent with annual renewal of any required occupational license.

b. *Conditions of approval.* The city commission may impose limitations on condo-hotel facilities, including but not limited to, the size and number of sleeping units and sleeping areas as well as the types of utility fixtures to ensure the viability of hospitality and transient accommodations and to limit impacts on local services including transportation, potable water, sanitary sewer and hurricane evacuation.

Sec. 22-28. - High Density Residential Zone (R-5).

(a) *Purpose.* This residential category is intended to encourage the development of multifamily dwellings. Maximum gross densities should generally not exceed fifteen (15) units per acre for conventional developments and eighteen (18) units per acre for innovative residential developments. This zone provides for high density residential uses in locations which have suitable utilities and have good access to arterial or collector streets. Single-family homes, townhomes, duplexes, other residential uses, and various nonresidential uses are allowed when parameters and safeguards in this section are satisfied.

(b) *Basic use standards.* Uses in an R-5 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot area for a single-family dwelling shall be five thousand (5,000) square feet.

b. The minimum lot area for a townhome dwelling shall be one thousand five hundred (1,500) square feet.

c. The minimum lot area for a duplex shall be seven thousand (7,000) square feet.

d. The minimum lot area for a triplex and quadraplex shall be twenty-five hundred (2,500) square feet per unit.

e. Multifamily housing developments will utilize a lot with a gross density that shall not exceed fifteen (15) units per acre.

f. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housing developments shall be sixty (60) feet.

g. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.

h. The minimum lot width for other uses will be sixty (60) feet.

i. The minimum lot depth for duplexes, triplexes, quadraplexes and multifamily housing developments shall be eighty (80) feet.

j. The minimum lot depth for other uses will be seventy (70) feet.

k. The minimum lot depth for townhome development shall be ninety (90) feet.

(2) *Yards.* The following yard requirements shall apply except when a lot has a building over forty-five (45) feet tall. In such cases, side and rear requirements and the minimum distance between residential buildings located on the same property will be increased by one foot for every foot the tallest building on the lot exceeds forty-five (45) feet in height.

a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.

b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily housing developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.

d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily housing developments.

f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.

g. The minimum depth of the rear yard for other uses shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the remainder of the rear yard will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.

h. The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.

(3) *Lot coverage.*

a. Buildings in multifamily housing developments shall not cover more than fifty (50) per cent of the lot area.

b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) per cent of the building site.

c. Buildings in other developments shall not cover more than forty-five (45) per cent of the lot area.

(4) *Building heights.* No building shall exceed two hundred (200) feet above grade.

(5) *Additional requirements dwelling, townhome.*

a. *Ownership:* One hundred (100) per cent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.

b. *Common area:* Any portion of the original lot not divided among and incorporated into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following: Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).

c. *Parking:* Two (2) parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off-street parking spaces shall be located between the front of the principal residence and the front property line.

d. *Access:* When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a twenty-foot-wide, unobstructed service corridor along the rear of the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.

e. *Yards:* Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

(c) *Other applicable use standards.*

(1) All multifamily housing developments with twenty (20) or more dwelling units shall be subject to site plan review procedures specified in section 22-58.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five (5) feet from the rear lot line.

(3) On any lot used for residential purposes, other than a multifamily housing development, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house.

(4) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet, or the minimum frontage for a townhome development shall be sixteen (16) feet.

(5) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(6) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(7) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(8) Signs will comply with standards referred to in section 22-55.

(9) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-28, 6-15-81; Ord. No. I-114, §§ 3, 4, 7-1-85; Ord. No. I-222, § 6, 6-1-87; Ord. No. I-461, §§ 3, 4, 6-3-91; Ord. No. J-29, §§ 15—18, 12-7-92; Ord. No. K-24, § 7, 8-21-00; Ord. No. K-148, § 4, 4-15-02; Ord. No. K-464, § 4, 11-18-06; Ord. No. K-495, § 1, 6-18-07; Ord. No. L-82, § 4, 4-20-09; Ord. No. L-295, § 10, 11-4-13)

Sec. 22-33. - Tourist Commercial Zone (C-5).

(a) *Purpose.* The intent of this district is primarily to provide suitable locations for **tourist facilities and certain tourist related establishments.** In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. **Regulations for the district are designed to enhance the attractiveness and convenience of the facilities for tourist use.**

(b) *Basic use standards.* Uses in a C-5 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot area shall be ten thousand (10,000) square feet.

b. The minimum lot width shall be seventy (70) feet.

c. The minimum lot depth shall be ninety (90) feet.

(2) *Yards.*

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) *Lot coverage.* Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) *Building height.* No building shall exceed a height of forty-five (45) feet above grade, <u>except that multifamily housing developments in accordance with the requirements of the R-5 zone may be approved.</u>

(c) *Other applicable use standards.*

(1) Site plan review shall be required for multifamily housing developments and for other uses which have buildings with more than four thousand (4,000) feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-33, 6-15-81; Ord. No. I-114, § 5, 7-1-85; Ord. No. K-24, § 12, 8-21-00; Ord. No. K-441, § 3, 1-16-07; Ord. No. L-207, § 1, 1-18-11; Ord. No. L-255, § 1, 5-7-12; Ord. No. L-295, § 15, 11-4-13)

Towards A Destination

A Community's Vision for the Relocation of the Fort Pierce Waste Water Treatment Plant



July, 2012

City of Fort Pierce

Marcela Camblor & Associates, Inc.

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ACKNOWLEDGEMENTS

The vision for the Fort Pierce Western Peninsula, which includes the proposed relocation of the Fort Pierce Waste Water Treatment Plant, is the result of the hard work of a community and local government who aspired for a unified and cohesive plan for the area, and truly care about the community's future.

Our sincere gratitude to Mayor Bob Benton, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions; County Commissioners Chris Craft, Cris Dzadovsky, Tod Mowery, Paula Lewis and Frannie Hutchinson; the South Beach Association, City Manager David Recor, County Administrator Faye Outlaw, City staff: Matthew Margotta, Leslie Olson, David Carlin, Kori Benton; City Attorney Robert Schwerer; Chief Ron Parish, Bill Thiess, Jon Ward, Chairman Weaver, SLC Planning Director Mark Saterlee; and all those who participated in the public planning process. A special thank you for all those who assisted the design team, especially Carole Mushier, Ashton DePeyster, Ramon Trias, Doris Tillman, Mary Chapman, John Parry and Roy Whitehead



1 EXECUTIVE SUMMARY

Envisioned by residents and businesses working together, the Western Peninsula Master Plan is a collaborative effort, unified vision and business plan for the relocation of Fort Pierce's waterfront Waste Water Treatment Plant. It is also a guide for future growth of the of the island and a strategy to further Economic Prosperity in the City.

The City of Fort Pierce is a model for inspiration and wonder. It is one of the best examples in Florida and throughout the United States of a complete, sustainable community. The graceful character of the City is the result of the application of traditional town planning principles, an interconnected network of streets and blocks, exemplary architecture, remarkable civic spaces and a complete and integrated mix of uses. Like most traditional Towns and Cities, Fort Pierce's great structure allows it to be resilient and easily adapt to change.



Over the past two decades, the City and its residents have worked together to create a vision for their future. Plans have been envisioned and largely implemented. As a result of a continued public involvement, the City boasts one of the best urban environments in the region.



But despite many successfully implemented projects, the City has yet to reach its full potential. Many businesses (particularly retail and restaurants) are struggling. A large percentage of the locals'(residents) shopping occurs outside the City's boundaries, and despite the world class tourist attractions the City has to offer, tourism is not providing the economic engine it could to allow businesses to thrive. The job market is still in need of expansion, and

there is a need for more people to call Fort Pierce "home" year round.

The lands on the western tip of Hutchinson Island – also referred to as the "Western Peninsula", present an opportunity to strengthen the City as a destination and an economically prosper hub for its residents and the region as a whole.

With this in mind, on March 17th, 2012, City and community got together once again to decide the future of the Western Peninsula of Hutchinson Island.

The Waste Water Treatment plant located on the westernmost end of the island announces arrival to the beach and its neighborhoods, "anchors" the City's outstanding amenities (beaches, parks and museums), and lines one of the most diverse and pristine natural environments in the country.

United, City and residents addressed specific planning issues for the Western Peninsula, and requested that the City develop a plan and strategy for the ultimate relocation of the waste water treatment facility. Participants in the effort expressed their desire to create a plan for the area that will not only ensure that growth and inevitable change happen on the community's terms, but also that this generation leaves as worthy a legacy to future generations as the one inherited from past ones.

The public workshop was held at the River Walk Center, and was well attended by over 200 residents, property and business owners, representing a good cross section of the community.

During the workshop, citizens, the business community and elected officials, with the assistance of a professional team of consultants, addressed the many challenges affecting the study area, and proposed specific solutions. The overall Master Plan and specific project plans and sketches included in this Report are conceptual in nature, provided to graphically illustrate one possible solution to an identified problem or opportunity. They are not meant to represent the only solution, but to provide a starting point for additional discussion and detailed design.



2 THE PUBLIC PROCESS

Over 200 residents, business and property owners and community leaders participated in the day-long event.















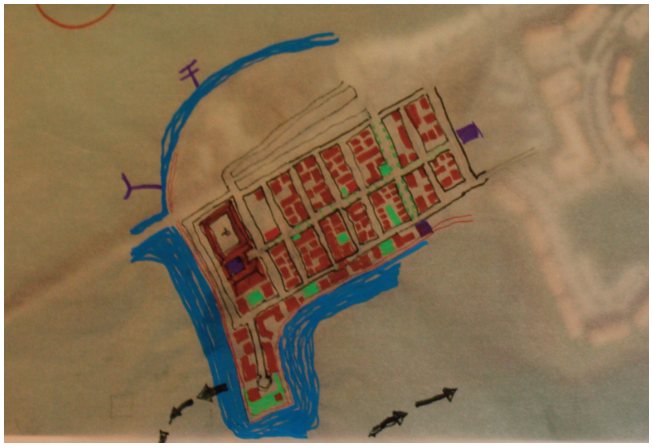


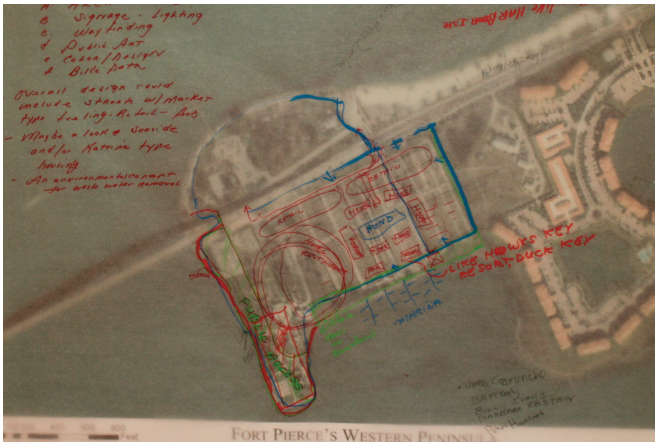
















The Citizens' plans.

3 A Basic Choice

If or When?

The Question:

Should the Waste Water Treatment Plant be relocated?

During the charrette, participants were asked to answer this but fundamental question.

The Consensus:

Yes.

Planning for the area should be aimed at the eventual relocation of the Plant.

The Condition:

Not at the community's expense.

Relocation costs should not result in increases taxes or utility fees for residents, property or business owners.

To that extent, this report analyzes and exposes the different alternatives and implications of this community decision, and recommends a process for its implementation.



4 THE GOAL

TO DEVELOP a business strategy and Master Plan for the relocation of the Fort Pierce Waste Water Treatment Plant and surrounding areas that:

a) announces arrival and sets a dignified stage for the island,
b) preserves and enhances surrounding natural resources and compliments surrounding parks and beaches,
c) allows public access to the waterfront,
d) promotes connectivity,
e) defines and enhances the existing greens and open spaces as a greenway system,
f) implements a "blueway",
g) complements and supports the City's existing retail and businesses,
h) preserves and improves the residents'quality of life, and above all,
i) accommodates uses that will further job creation and economic prosperity for the community as a whole,
j) ensures predictability.



5 The Citizens' Master Plan

The citizen's master plan is a community-based effort to create a vision for the North Hutchinson Island Western Peninsula Area that preserves, enhances and complements the surrounding neighborhoods and the City, while balancing the amount of development necessary to ensure that the cost of relocating the Waste Water Treatment Plant is paid overtime by development of the property, and does not become a cost to be absorbed by the community.

The Master Plan aims at Ensuring Predictability not only for investors, but for the citizens and community as a whole. To do this, it sets a series of Goals that seek to:

1) Announce Arrival: Marking the entrance to Hutchinson Island and the Beaches with development and physical improvements worthy of the City and its residents;
2) Compliment The Efforts And Investment In Existing Parks and Beaches: by establishing a system of interconnected public open spaces and public beaches. This is a system of greens, parks, plazas and boardwalks (or Rambla) that connect to, and build upon the existing public park system in place in the area and honors and enhances existing civic and public facilities;
3) Provide Access To The Waterfront: Making the waterfront publicly accessible as is the culture of the City;
4) Establish An Interconnected Network of Streets and Blocks: A system that can accommodate different increments of development and provide flexibility to house all necessary and complimentary uses in a variety of locations and in a manner that can be done over time and incrementally;
5) Define An Interconnected System Of Greens, Parks And Open Spaces: Connecting existing parks, greens, and waterfront paths with new proposed ones to create one of the most extensive and unique public amenities in the region.
6) Implement a "Blue Way": Establishing water connections between the City's special districts (the island, downtown, and the port) that is both a means of transportation and a tool to enhance economic competitiveness.
7) Establish Complimentary Commercial And Retail Uses: Located in a manner that supports those already in place in the City, and in an appropriate scale and direct relation to the location of new and existing development.

These Goals of the Citizens' Master Plan and the physical elements necessary to achieve these goals need to be adopted by the City's leadership, classified, valued and quantified. Achieving these Goals will result in the ultimate reorganization of land use entitlements for the area. This reorganization will provide a framework to modify or increase development rights to enable the relocation of the Waste Water Treatment Plant and fulfill specific community needs and desires, while preserving and enhancing the residents' quality of life.

This classification, value and quantification need to be determined and considered either at the time of reorganizing and changing land use entitlements (preferred), or when a clear set of development regulations (e.g. a form-based code or design regulations) is established to implement the plan. A matrix depicting both a classification and possible quantification is shown on this page.

Increases shall be considered only if necessary to enable the ultimate goal of relocating the Waste Water Treatment Plant, attracting a much desired resort hotel or job generator to the City, or achieving design-specific improvements such as the provision of public waterfront. To that effect, a final matrix with specific quantification (bonuses) needs to be developed.

For the purpose of applying increase bonus factors, design compliance with intended added values and degree of fulfillment of the Citizen's Master Plan Goals will be determined by staff and ultimately approved by the City Commission.

Finally, this plan *suggests increments to existing densities, permitted uses and height*, but only to be awarded as a result of the direct provision of design and implementation of the Goals and physical elements outlined in this report.

VALUE AND BONUS MATRIX

Added Value	Description	Bonus Factor	Height Increase
Publicly Accessible Waterfront	- Minimum 50% - Every Addt'l 10%	1.75 1.1	Yes, **up to** 1 addtl' story
Parks and Public Open Spaces	- Within fabric - Waterfront	1.1 1.25	No
Resort Hotel	- With public ground level that engages the street	2	Yes TBD
Blueway	- Within fabric - Waterfront	1.5	No
Civic Buildings and Infrastructure	- Within fabric - Waterfront	1.5 1.75	Yes, **up to** 1 addtl' story
Public Parking (shielded)	- Surface - Structured	1.1 1.75	No

NOTE: The bonus factors shown here are merely depicted as examples. Actual bonus factors need to be determined at the time of either amending entitlements (preferred) or creating specific development regulations for this area. Also note that height increases are offered "across the board". Extense of height Increments shall be determined in accordance to the value added.

Other Ideas Proposed Beyond Main Goals

In addition to the Goals of the Citizen's Master Plan are numerous programmatic ideas proposed both during the public event and as part of other reports developed by residents and stakeholders such as "The Big Idea" .

All of these feasible ideas include:

- Marinas (currently undergoing review and approval process)
- Water sports (including a sailing club that could be operative immediately prior agreement of the parties on the privately owned vacant land east of the waste water treatment plan)
- Seaplane landing areas
- Education and research facilities

It is important to highlight that this community plan may be developed incrementally (i.e. the private and public parcels independently, as well as on a block-by-block basis within each parcel) and has built-in flexibility to allow for an extensive program and diverse location and organization of its elements listed on pages 12 and 14 (e.g. proposes two alternate approaches to locate first class resort hotels).









1. Hotel Site
2. Waterfront Market
3. Mixed Use Building
4. Residential
5. Parking (surface and structured)
6. Public Beach



6 A Great Vision. An Even Greater Future.

In the tradition of the City's exceptional architecture and urban design, future development of the site currently occupied by the Waste Water Treatment plant and surrounding parcels shall seek exceptional quality. This development will set the stage to attract a much desired resort hotel and further the aspiration of becoming a com--petitive world-class destination.

The residents envision this area as a place where the best concepts in town planning are applied to create an ideal urban experience in harmony with nature.

The approximately 36 acre site (18.7 WWT +17.5 privately owned) which occupies the last piece of beachfront property on the Treasure Coast Region, offers exceptionally long and uninterrupted views along the intracoastal waterway and just over 25 acres of submerged lands. If designed appropriately, it will enhance a condition unique to this area: the provision of both oceanfront and intracoastal beaches on pristine waters. A situation rarely avai|able in the entire southeast Florida, and a powerful marketing tool for the City.

The site is additionally located adjacent to a 65' tall bridge. And while moderate height may result necessary to achieve unique views where the bridge blocks them, this setting and configuration allow for the denser concentrations and any additional height to be shielded by the bridge itself, and to ensure that in a transect-like manner, less intense development extends towards the neighborhoods, parks and beaches, and the most intense sits by the bridge (ideal) or at the edge of the property (if necessary for second hotel site on vacant land).

Seeking to achieve an overall feeling of calm and simplicity for the town, the Plan accommodates not one, but two sites (*Figures 1 & 2*) where a resort hotel with extensive supporting meeting and conference space and special event facilities. The purpose of identifying two sites is to

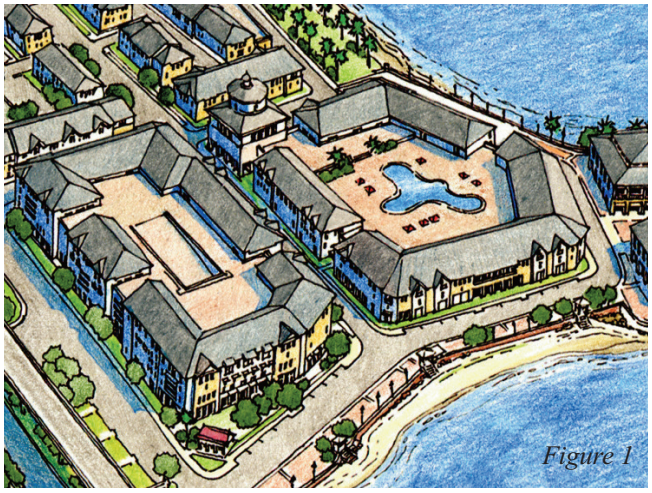
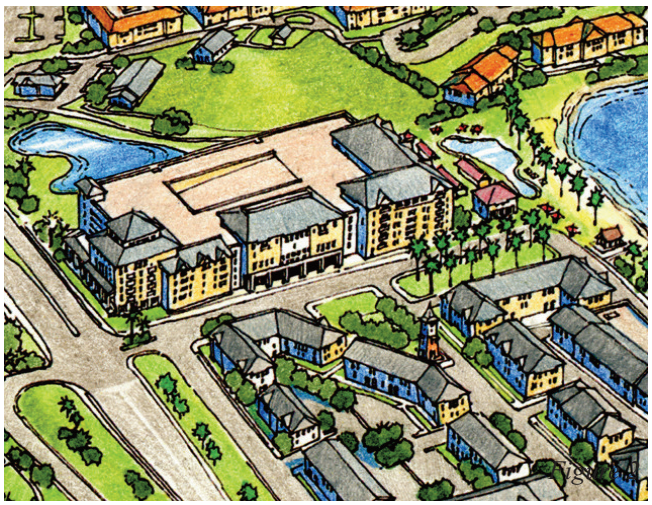


Figure 1



demonstrate how this use can fit on either or even both parcels, providing flexibility in the development process and a more competitive palette of options to attract the ultimate end-user.

Both parcels accommodate waterfront resorts and allow for exceptional views. The Hotel shown on Figure 1 fronts the water in a more urban manner. The hotel depicted on Figure 2 is directly connected to a sandy beach area. In this case, care and consideration to the transition to the property to the east should be taken.

Both hotel sites have been tested against four other first class, urban hotels to determine appropriateness of scale and layout. Proposed hotels respond to first class hotel room size, quantity and amenity requirements.

It is important to note that the direct connection to the beach where development meets the shore without a public road or sidewalk occurs on the edge of the site, so as not to interrupt the flow of public access. If appropriately designed, this condition could be replicated anywhere on site without impeding public access and connectivity.

All interior streets lead to the beach, with views of the water kept clear for as great a distance as possible. Special structures at the end of each street allow public access to the water and allow the public to step down into the lagoon.

An obelisk-type structure is located in a strategic corner, where water views are available in every direction. If this structure is designed in a manner to allow pedestrian access (as do many lighthouses), it would become a highly visited tourist attraction.

Both waterfront streets lead to a waterfront market. This serves as the primary gathering place in the community. As a beach-style urban center unlike any other in the region, the market will be a truly unique feature for the City.

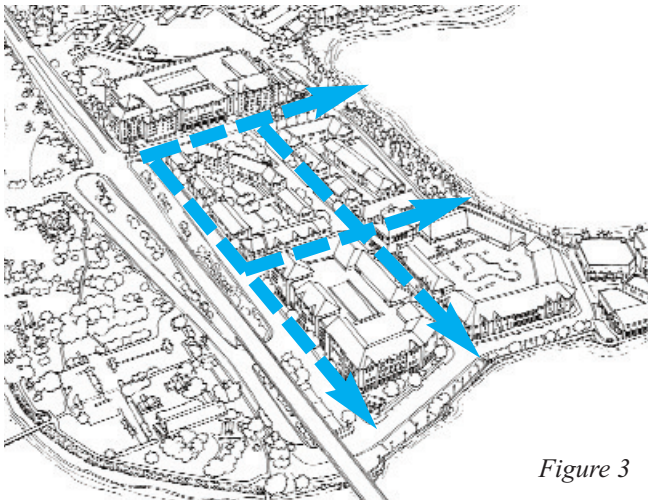


Figure 3

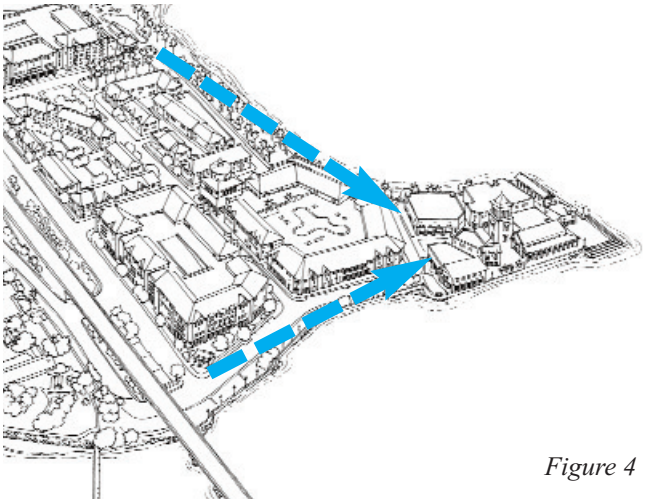


Figure 4

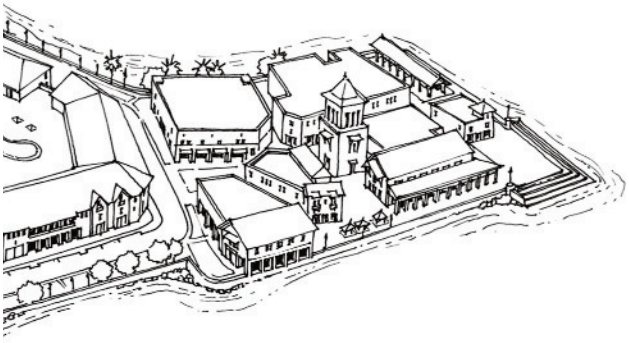


Figure 5

At the tip of the peninsula, wide steps lead down to the pristine emerald and turquoise waters that only Fort Pierce has to offer, and provide an ideal setting to enjoy the sunset over the City.

This architectural style and setting (see example images to the right) are aimed at ensuring the creation of place, which is only accomplished by development an interconnected network of streets lined with buildings, and the creation of safe and comfortable public open spaces.

Arcades, porches, cafes, small cottages acting as retail stores complete the waterfront market.

Piers and docks become the setting for an "interconnected blue-way", with the inclusion of a water taxi or tourist water-based attractions (kayak, canoes and boat rentals, eco-tours, boat excursions, etc.)

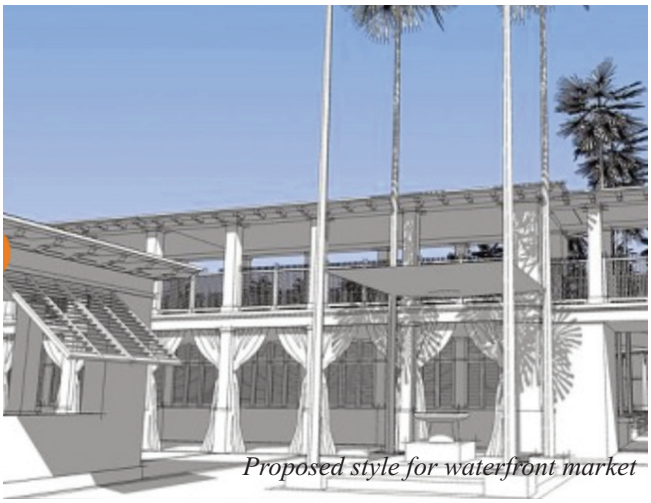
Two to three-story (and occasionally up to four-stroy), multi-family residential buildings and attached single-family homes (townhouses) line the remainder of the streets.

The analysis conducted has not identified a need to increase height beyond the four stories currently permitted strictly to accommodate residential uses. If the City chooses to increase height beyond this for residential uses, it should be limited to specific locations, and only allowed if or when the fabric is complete so as to not hinder demand. Height beyond four stories is only proposed for hotel sites.

The City should also employ and require from future developers the best available urban design and architecture techniques to create harmonious relationship between humans and the environment. Combined with the pedestrian friendly, mixed-use plan, these techniques will make Fort Pierce a leader in ecologically sound living in Florida.



Waterfront dining Pavilion with three-story fabric in the back



Proposed style for waterfront market



Proposed waterfront market


Mixed Use Building


Multifamily Building

Examples of vernacular architecture that is beach-appropriate, in multiple story, residential, mixed use and hotel type buildings.

Excellence in design and variety should be a requirement for development.


Mixed Use Building


Multifamily Building


Mixed Use Building



Waterfront Hotel

7 HOTEL STUDIES

Incorporating hotels into a City's plans for the future has historically been one of the most cumbersome components of development and redevelopment. Cities usually have to aggressively compete for first class hotels, and this many times results in attempts to fulfill programmatic needs that contradict a community's vision.

Very few destinations worldwide are so desireable to the tourism industry that they can require national hotel chains to modify typical models to conform to local regulations. Such is the case of Key West, FL. or Charleston, SCI, where first class hotels abide by strict height, parking, placement and design regulations. In Miami Beach, FL., first class hotels will happily remodel historic buildings following strict historic preservation regulations just for the privilege of having a presence at this desireable location. Most others towns and cities, including large international destinations such as downtown West Palm Beach need to compete aggressively for this coveted end user, and this competition usually results in compromises to a community's ultimate vision for the area. It is even harder to enter this competition for places, such as the City of Fort Pierce, which are not yet established as desireable first class or resort hotel markets.

The City of Fort Pierce has a great potential to establish itself as a sought out, unique, desireable destination. Unparalleled natural resources, recreational boating and world-class fishing tournaments, a distinctive built environment, a diversity of civic uses, museums, research facilities, an international port and airport, are just a few of the features the City has to capitalize on to be seri-



Figure 1


Figure 2


Figure 3

ously considered by the tourism and hotel industry.
To accomplish this, the City will need to seek design an aggressive marketing campaign, and seek outside assistance from a qualified hotel broker who understands, believes and can effectively communicate the community's vision, the area's value and the inward investment work that has been ongoing in the City during the past two decades.

It is important to note that the Citizens' Master Plan does not limit hotels in height or size, but does propose specific placement and accessibility. This intentional, "open-ended" intensity is aimed at facilitating the hotel development process and engage the locals in understanding the dynamics of the hotel market and ensuring a process that expeditiously removes obstacles to attracting hotel investment while preserving a community's vision.

The City Commission will additionally have to seek further input from its residents to define how much intensity is acceptable within the community's vision, as this is an issue that was not discussed in depth during the public involvement event.

This report strongly recommends that when seeking the appropriate hotel for the area, this be done by a marketing consultant with experience in traditional development and historic destinations, and that the entire Master Plan and vision be advertised.

How Other's Did It

Three first class hotels that have altered their conventional models in order to have a presence in desireable tourist destinations have been included in this report. The purpose of this inclusion is to showcase areas that have successfully attracted first class resorts and hotels, and have done so without compromising the built environment. These examples compare placement, scale, uses, land impact, and height treatment.

The hotels in this comparison are:

- Ritz Carlton Southbeach (Figure 1)
- Westin Key West (Figure 2)
- Charleston Place (Figure 3)
- St. Augustine Hilton (Figure 4)

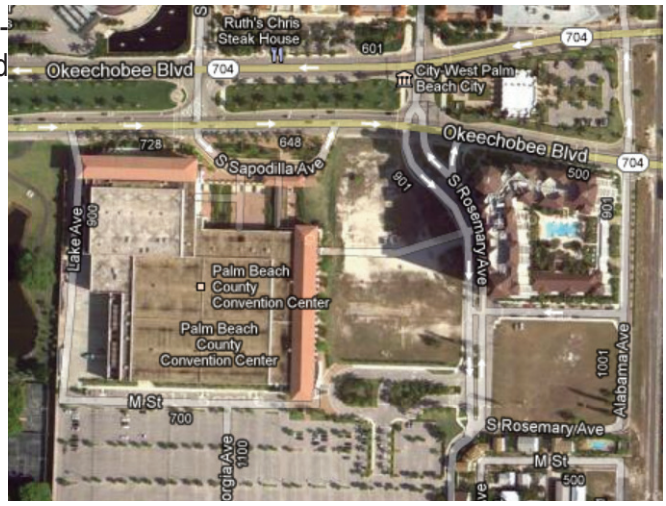
Both the Ritz Carlton and the Charleston Place Hotel (Figures 1 & 3), have a 2 to 4 stories high base that match the height of the surrounding fabric, and place additional height in tower elements set back from the street.

The Key West Westin accumulates room quantity and amenities within the heigh limits established in the City's Code. The St. Augustine Hilton takes the same approach. It is important to note here that these cities not only have strict development codes, but are such desireable tourist destinations that mainstream, first class hotels are amenable to changing their conventional models in order to have a presence in the city. This condition is hard to achieve in places that still need to establish them-

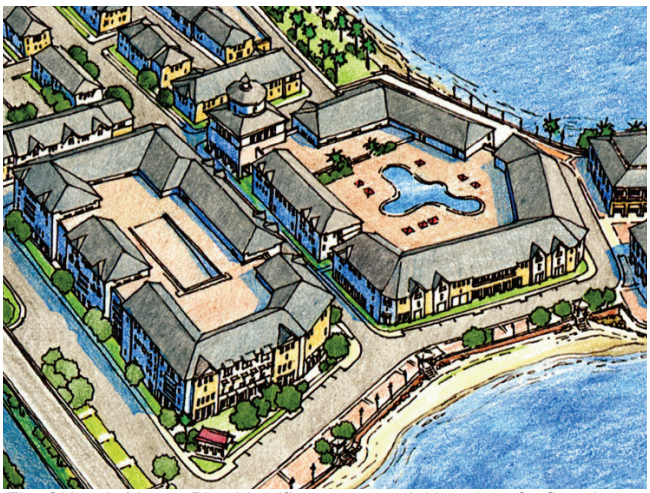
selves as destinations.

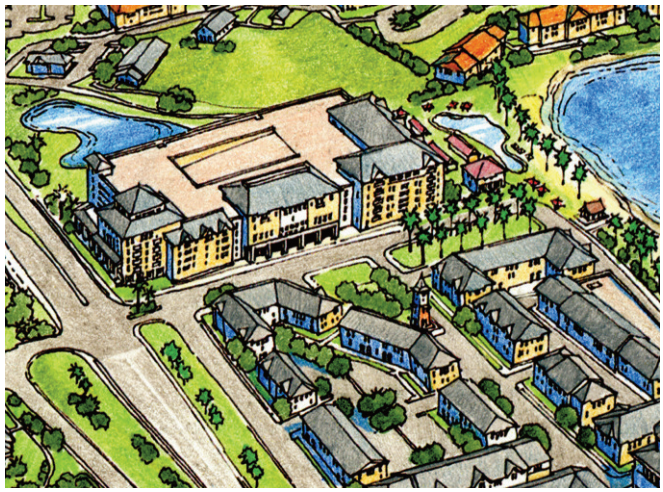
The images on pages 24-25 show how resort hotels with extensive program can be carefully embedded within the urban fabric and contribute to the creation of four of the most visited tourist destinations in the world.





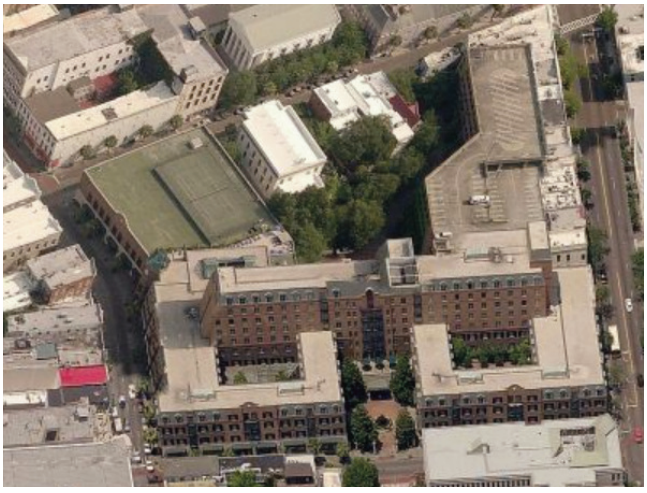
tourist destinations in the world. Attracting first class hotels is challenging. After almost a decade working to attract first class hotels to downtown West Palm Beach, the hotel site next to the convention center still lies vacant. Through an aggressive marketing campaign, the City was able to attract a first class hotel within the downtown's fabric.





The Citizen's Master Plan identifies two potential locations for first class resort hotel(s).

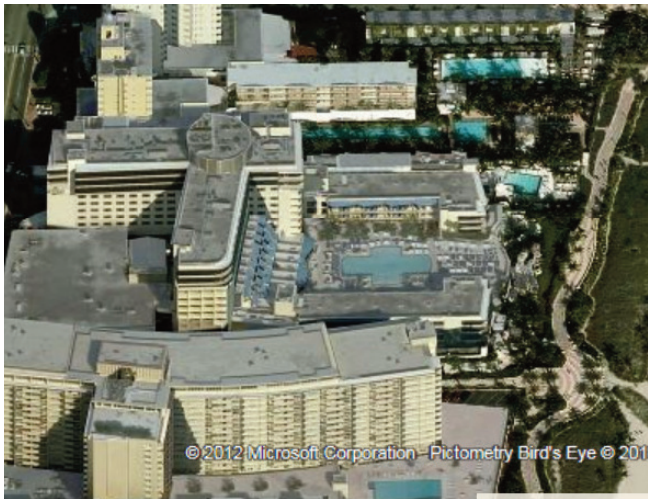






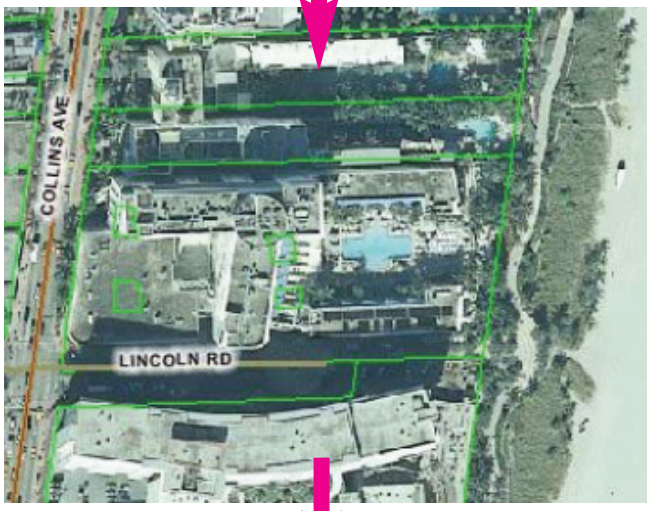



COLLINS AVE

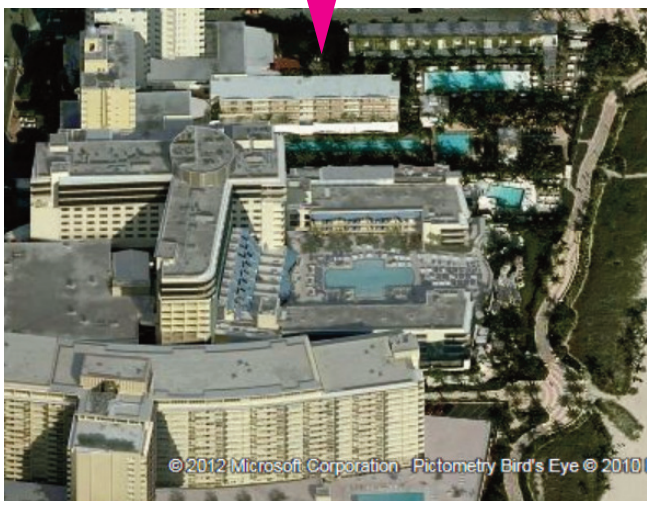

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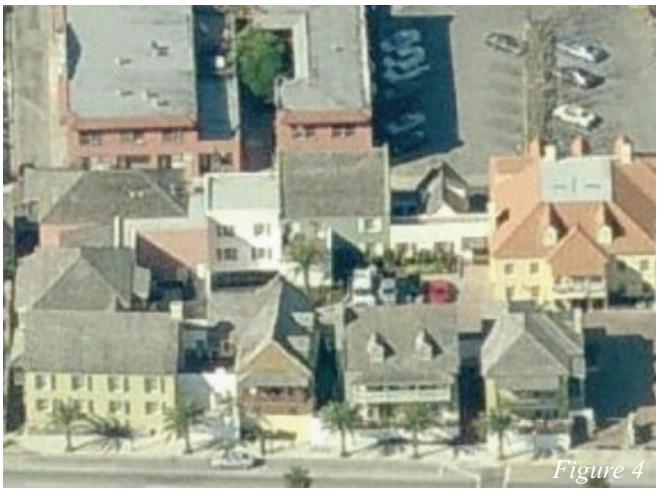



COLLINS AVE
LINCOLN RD




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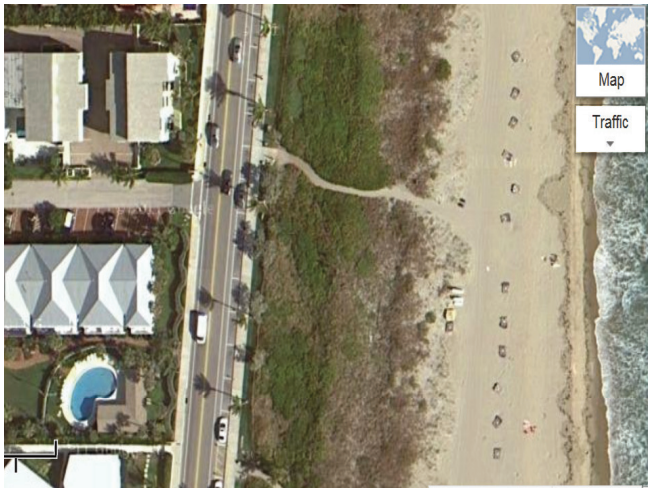






When the destination is very desirable to hotels, they are willing to "break" their conventional type and adapt to the local government's requirement. Such is the case of the St. Augustine Hilton, built in the late 2000's to resemble detached, two and three story mixed use buildings.





Public Access to the waterfront can be achieved whether a hotel fronts a public street that borders the water, or is directly adjacent to the sandy beach, as shown in images above.

8 PROGRAM

IMPLICATIONS OF RELOCATION COST UNDER CURRENT REGULATIONS:

A preliminary analysis of implication of current regulations on relocation costs shows that:

- Under currently allowed density, it is possible to build up to 150 residential units.
- Under currently allowed commercial uses, it is possible to build up to 162,914sf of commercial space (retail/office/hotel/etc., in addition to residential program)
- Under current Floor Area Ratio (FAR), it is possible to build 814,572sf.
- The current FAR allows for each of the 150 residential units in a single-use development as the one to the east, to be up to a maximum average of 4,344sf.
- This density and relocation costs result in a cost incidence per residential unit of $668,500.00. This is not a feasible base incidence.
- 162,914sf of commercial space yield a hotel with meeting rooms, amenities and support program yields roughly 317 rooms. A first class hotel typically has 500 rooms.
- The base cost incidence in this scenario per hotel room is $63,100.00. Developing a hotel with this base cost incidence is unlikely under current market conditions.
- It is possible to build the currently allowed density and intensity without exceeding 3 stories in height.

CURRENT CONDITION ANALYSIS
WASTE WATER TREATMENT PLAN SITE

Total Acreage (WWT)	18.7 acres (814,572sf)
FAR	1
Developable area	814,572sf
Commercial area	20% (162,914sf)
Maximum Height	45’
Density	8du/ac
Projected Relocation Cost	$100,000,000.00
Cost Incidence per acre	$5,347,593.00
Cost incidence per unit	$668,500.00
Cost incidence per hotel room	$63,100
Millage rate (2011)	5.7384

Under current regulations, only 20% of the development may be dedicated to commercial uses (e.g. hotel/resort). This number reflects an 80% residential 20% commercial program split.

CURRENT CONDITION ANALYSIS
PRIVATELY OWNED SITE

Total Acreage	17.43 acres (+ submerged lands)
Developable area	759,250sf
Commercial area	151,850sf (20%)
Maximum Height	45’
Density	8du/ac
Cost Incidence per acre	$ Solely dependent on the cost of land and hard and soft development soft costs.

PRELIMINARY CONCLUSIONS:

• With projected relocation costs ranging between 70 and 110 million dollars, the base incidence for development is such that construction will unlikely be financially feasible even if the maximum development potential under the Future Land Use is allowed.
• A 1st class hotel typically has 500 rooms (although there are successful resorts that have less than 500 rooms). The current commercial allocation does not contemplate this size of facility.
• A 500 room hotel requires a minimum of 256,410sf. plus additional area for supporting uses (outside of those provided by hotel).
• If a hotel is built, under current regulations there would not be sufficient development intensity available to support additional commercial uses (restaurants, retail, etc.) critical to the success of the hotel.
• The allowed FAR is such that it is possible to increase density from 8du/ac to an average of 23du/ac without changing the overall built area currently permitted (i.e. without changing size of buildings allowed). Given the property's FAR of 1, the above figures would allow for 150 residential units at 4,344sf each. A more marketable unit size averaging 1,500sf per unit would yield 434 units.
• If the site is to be developed on its own, (i.e. without any financial assistance, an FAR of 7.5 (equal to half of Manhattan's) and appropriate mix of uses would be necessary to absorb the current land plus Waste Water Treatment plant relocation costs at market rate. *This type of intensity is not inconsistent with the City's character and community's desires, but unlikely to be marketable in the area.*
• *Current projected relocation costs will result in improbable interest on the site due to financial implications.* If the cost of relocating the plant is not addressed independently from development on the site, financial assistance (outlined here and further described in Chapter 9) is necessary.

PROPOSED DEVELOPMENT STRATEGY

There are numerous ways to finance and develop this site. This report outlines a simple option that is based on "removing" the plant relocation cost from the land transactions (sale & development). This is in essence a "land-cost-only" development scenario. As a simple example, when a house is sold, it is generally sold for its actual value, not for the value of the house plus the cost of building a new house elsewhere.

It is important to point out that this option contemplates the relocation cost, but forsees this relocation cost being absorbed by a combination of local, state and federal funds, FPUA bonds, and by the ultimate (and fundamentally) revenue generated by new development on the site overtime.

In this scenario, land value is estimated at a maximum of $21,000,000.00 (most probably 16.5 to 17.5 million in today's market).

Estimated Development Program Under Land-Cost-Only Scenario Consistent with the Community's Vision:

• A balanced mix of uses allowing:
  • Residential uses of up to 23du/ac
  • Four-story height for residential uses
  • Retail/Commercial uses in the form of a Neighborhood Center (per the industry's definition), of up to 45,000sf. This Neighborhood Center contemplates the demand for the entire Master Plan as proposed. This is proposed independently and in addition to hotel uses.
  • Up to two Hotels (limiting form, not intensity or height)

9 Financial Strategy

The decision to relocate the waste water treatment plant has a significant economic impact for the future of the area.

The Citizens' Master Plan for the area is a single, cohesive and integrated plan and its implementation and design are not dependent on financial or partnership arrangements between the two developable sites impacted (i.e. the Waste Water Treatment site and the vacant site to the east of it). This means that independently of the financial agreements or timing of development of either site, the principles embedded in the Citizen's Master Plan shall apply, and the result will be a cohesive and integrated network of streets and blocks as outlined in the Community's Vision.

Financial analysis scenarios conducted indicate that there is great benefit associated with planning and marketing both sites jointly. Combining the parcels as a "packaged proposal" broadens possibilities and increases the City's ability to attract a larger number of qualified developers.

General Conclusions:

Regarding Program and Development:

1) Development can occur on either buildable site independently (i.e. the Waste Water Treatment Plant site can be developed without participation of the adjacent vacant site. Financial studies conducted to prepare this report assume both single-site and combined site development scenarios). It is ideal, but not necessary to combine both sites to allow for the development envisioned for the area to occur). This statement is of ultimate importance as it has direct impact on programmatic allowances, increases relative to the maximum densities and intensities currently allowed, and the process established to determine such potential increases.

2) Development potential on the vacant site may be hindered until the decision to relocate the plant is officially adopted and funds identified; or until relocation efforts effectively commence.

3) A delay in the development of the vacant site could affect financing for the overall proposal and negatively impact the City's ability to attract development or fund improvements.

4) Increases in density and intensity are only necessary as a result of the cost of relocating the Waste Water Treatment Plant.

5) Increases in density and intensity for parcels other than the Waste Water Treatment Plant are proposed solely to: a) attract a use that was indicated as desireable by the community (i.e. a resort hotel); and b) to encourage physical improvements that are important and valuable to the residents of Fort Pierce.

6) Proposed uses, program, density and intensity should be defined within the parameters established in Chapter 8.

7) Increases in densities, intensities and height should only be allowed only in exchange for the implementation of the principles and uses as outlined in the community's vision.

Regarding Relocation Cost:

A number of development scenarios have been tested as part of this effort and are based on relocation costs ranging between **$70,000,000** and $**110,000,000***[1].

8) Cost of relocation expressed above, while accurate, is determined (for the purpose of this report) as a range. The exact relocation cost and will be determined by many factors, not the least of them being the economic environment at the time of construction. More accurate estimates cannot be exacted until an official decision to move the plant is made, a "relocation committee" or similar body is appointed and established, and an independent or public bidding process is entered into.

9) The cost to relocate the Waste Water Treatment Plan cannot be fully absorbed (i.e. recovered) by a simple land-sale transaction.

10) In order for to attract cost-feasible development (whether residential, commercial, or mixed), the land on which the Plant sits needs to be sold at its assessed value based and be based on actual development potential.

11) Based on the different development scenarios and relocation cost estimates, to position the City in a competitive negotiating process, ideal land value should range between 15% and 25% of the total estimated relocation costs (between $16,500,000.00 and $17,500,000.00*[2]). It is recommended that land value in the current market should not exceed $21,000,000.00

11) Cost of relocation will only increase with time (given the particular economic climate at the time this plan is being prepared).

Regarding Funding:

12) Funds identified for the upfront relocation costs include:

- Land sale revenues - 15% to 25% (*[2])
- Bond Financing (FPUA) (up to 60%)
- Regional, State and Federal Funding and Grants
- City/County/FPUA earmarked (current or future) funds
- TIFF funds (CRA)
- Special District and Plan Area Development Impact Fees
- Revenue from utilities
- Cash Reserves (if any)
- TPO funding (general transportation funds)
- EPA grants
- Brownfield funds
- Impact Fees, and
- Public-Private Partnerships
- Drinking Water State Revolving Fund
  http://www.dep.state.fl.us/water/wff/dwsrf/index.htm

1Costs as determined by CMHHILL report minus adjustments to reflect a reduced contingency fee and current land and construction costs.
**2 Land value reflects 2012 sales and construction estimates, and should be adjusted to reflect actual costs at the time of sale.*

- Water Infrastructure Trust Fund legislation (potential source)
- Climate Ready Estuaries Program (potential source)

13) Funds borrowed to relocate the Waste Water Treatment Plan (estimated between 55% and 70% of the projected relocation cost) and interest accrued is anticipated to be recovered over time by revenues derived from the increase in property tax assessments, tourism tax, sales tax, and customer base and demand for the waste water services provided by the new plant.

14) Bond financing will be needed to upfront relocation costs. This type of financing should be limited to prudent levels as determined by the City and FPUA. Given the current millage, at a proposed borrowing bonding level of 60% of the relocation cost, debt could be retired in approximately 17 years.

15) A Waste Water Treatment Relocation Fund and source of funds to be earmarked should be established immediately (ideally as a result, and concurrent with the approval of the Citizens' Master Plan).

16) Increased tax revenues resulting from the appraisal of the property itself due to the removal of the Plant, plus that generated overtime from resulting development shall constitute the main income stream to cover the cost of moving the plant.

17) Private funding is an option at the time of the sale. Developers may be required to finance a percentage of the relocation cost and either receive fee credits or reimbursements for the required advancement of funds.

It is expected that costs (both projected relocation costs, land values and construction costs) will proportionally change over time. It is therefore important to ensure that each funding mechanism proposed include a method for adjusting the amount of funding to reflect current costs at the time of construction.

10 NEXT STEPS

The Next Steps towards the implementation of the Citizens' Master Plan are as follows:

a) Adopt the Citizens' Master Plan

b) Establish a "Plant Relocation Committee"

The proposed Citizens' Master Plan builds in flexibility to allow quick response to changes in market conditions.
In order to properly track and adapt to these changing conditions and make the maximum use of federal, state and regional funding mechanisms, the City, County and FPUA need to establish a "Plant Relocation Committee". This committee shall be appointed by the board, or the City can rely on many of the already formed not-for-profit organizations that do similar work in the area.
This committee or not-for-profit organization needs to be appropriately funded and staffed, and its purpose is to work towards the imminent relocation of the Plant, exploring and pursuing the different funding mechanisms, establishing general financing policies, updating and adjusting relocation costs to the time of sale and implementation, and serving as an additional review board for any proposed development in the area.

c) Hire a retail/marketing/development specialist

The City seek needs to secure the services of a nationally-recognized retail/marketing/development specialist with proven experience and clients. This will contribute to appropriately position the City in a competitive negotiation level and effectively market the area and the Citizens' Master Plan.

d) Secure An Agreement With Adjacent Privately-Owned Parcel

The City must work towards a sale Agreement with the adjacent property owner. This does not imply the a purchase agreement. It is a simple agreement that outlines procedures and compensation if the City or private land owner successfully secure an offer for the purchase and development of both parcels jointly in accordance with the Citizens' Master Plan.

e) Amend Current Regulations As Follows:

• Amend the City's Comprehensive Plan to allow for the increased intensities and densities outlined in this report. This should be possible without the need to amend the Future Land Use Map Hutchinson Island Mixed Use designation if the language is modified to include the proposed matrix tieing increases to specific improvements.
• Create simple, area-specific, form based regulations. An option to creating a new form based code is to adopt and simply calibrate the Smart Code available at http://www.smartcodecentral.org. The Smart Code is available for free to all local governments. Calibration is a simple process done by many qualified town planners.
• Establish architectural design regulations that simply but clearly outline the desired style for the area. It is also possible to adopt basic Design Guidelines created by the Treasure Coast Regional Planning Council (available to local governments in the region for free for every vernacular architectural style), and amend them accordingly to establish as regulations.

It is important to note that given recent changes to Florida

Statutes Chapter 163.3177and Chapter 9J-5.016 of the Florida Administrative Code, it is anticipated that, while the study area is in a Coastal High Hazzard Area, many of the implications resulting from the proposed changes can be addressed at the local level. Additionally:

• Given the combined size and magnitude of the project, the City or developer could apply for a Development of Regional Impact. While potentially costly, there are expedited venues available for proposals consistent with the Regional Planning Council's Strategic Regional Policy Plan.

• No major capital outlays except for the obvious generated by the relocation of the Waste Water Treatment Plant are anticipated.

• No significant changes to Level of Service (LOS) on Seaway Drive is anticipated as this road and bridge have excess capacity today.

• All development and infrastructure (roadways, water, sewer), including proposed boardwalks and other civic and public improvements are designed to be privately funded, in exchange for increased development entitlements.

• The proposed program is such that impact to schools should not be substantive.

One Final Thought

The City of Fort Pierce should commend and be proud of its residents, business community, staff and elected officials. Planning "in the Public" is a lengthy and cumbersome process, but it is also a very rewarding one when a common vision is agreed upon. The predictability resulting from such process is a very powerful development tool that should not be underestimated, especially in difficult economic times. The experience that this City and its residents have creating, adopting, implementing and respecting a clear vision will be the guiding principle that make it possible to overcome the many challenges that moving the Waste Water Treatment Plan will certainly present.

The outcome will be certainly worth the effort, and the resulting built environment will not only be an asset to the residents, but a major component towards a more prosperous and resilient future for the City and the community as a whole.

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.e.**

Meeting Date: 11/20/2017

Re: Ordinance 17-036 - Application for Annexation - Celebration Point - 5501 Peterson Road

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Legislative Hearing - Ordinance 17-036 - A voluntary annexation submitted by Celebration Pointe Property Development LLC, and Celebration Pointe CDD to annex property located approximately at 5501 Peterson Road. Property is zoned PUD, Planned Unit Development with a Future Land-Use of RM, Residential Medium. Parcel ID 2418-600-0005-000-6, et al (Complete Celebration Pointe Subdivision) FIRST READING

SUMMARY:

- On January 18 2005, the St. Lucie County Commission granted Preliminary and Final PUD approval along with a change in zoning classification for the Celebration Pointe development, proposed by United Homes International, Inc..
- The development encompasses capacity for 755 residential units, consisting of 318 single-family homes lots, 292 single-story villas lots, and lots for 145 two-story townhouses. The approved density for the development is represented at 5.12 dwelling units per acre. The property holds a PUD, Planned Unit Development (County) zoning designation, and is within the RM, Residential Medium (County) future land use category.
- Once annexed in the City of Fort Pierce the property will hold a zoning designation of PD, Planned Development and a Future Land-Use of RM, Medium Density Residential.
- At their September 28, 2017 meeting the Planning Board voted unanimously to recommend approval of the requested voluntary annexation of Celebration Pointe.
- In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator’s Office on October 13, 2017, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission

RECOMMENDATION:

Approval

ALTERNATIVES:

Denial

RESPONSIBLE STAFF:

Brandon Creagan, LEED Green Associate, Planner
Kori Benton, Senior Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Director
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

The current millage rate for the city is 6.9000. As an example Celebration Point has 2 different lot values. There are lots that value at $7,000 & lots that value at $2,500. The lots that value at $7,000 will generate approximately $48.30 per lot & the lots that value at $2,500 will generate approximately $17.25 per lot. The taxes paid to the city per lot will increase as each lot is developed.

Attachments

Staff Report
Ordinance 17-036
Aerial Map
Application for Annexation & Warrenty Deed
Celebration Point - Approved PUD Plans
Zoning Map
Future Land-Use Map

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/13/2017 04:36 PM

Form Started By: Brandon Creagan
Started On: 11/08/2017 10:25 AM
Final Approval Date: 11/13/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner & Brandon Creagan, Planner

SUBJECT: **Application for Annexation**
Celebration Pointe
5501 Peterson Road

DATE: November 8, 2017

STAFF REPORT

Owner(s)/Applicant(s): Celebration Pointe Property Dev. LLC
380 Creekstone CT
Longwood, FL 32779-6115

Celebration Point CDD
5385 N Nob Hill Rd
Sunrise FL 33351

Representative: Thomas Harvey
397 Enterprise Street, Suite G
Ocoee, FL 34761

Requested Action: Approval of voluntary annexation of the Celebration Pointe Planned Development; designating the property as PD, Planned Development Zoning; and RM, Medium Density Residential Future Land Use

Location: 5501 Peterson Road (Southeast Corner of S. Jenkins Road & Peterson Road)

Parcel IDs: 2418-600-0005-000-6, et al (Complete Celebration Pointe Subdivision)

Current Zoning: PUD, Planned Unit Development (County)

Current Future Land Use: RM, Residential Medium (County)

Proposed Zoning: PD, Planned Development

Proposed Future Land Use: RM, Medium Density Residential

North	East	South	West

Surrounding Zoning:

RS-3	E-3, PD, RM-5 (SLC)	R-4, C-3	RS-2, RS-4, AG-1,

Collective Size: 147.14 acres

Request:

The applicant is requesting a voluntary annexation of the Celebration Pointe Planned Development located at 5501 Peterson Road (1000 – 1800 S. Jenkins Road), which is at the southeast corner of Jenkins Rod and Peterson Road.

History:

On January 18 2005, the St. Lucie County Commission granted Preliminary and Final PUD approval along with a change in zoning classification for the Celebration Pointe development, proposed by United Homes International, Inc..

The approved development encompasses capacity for 755 residential units, consisting of 318 single-family homes lots, 292 single-story villas lots, and lots for 145 two-story townhouses. The approved density for the development is represented at 5.12 dwelling units per acre. The property holds a PUD, Planned Unit Development (County) zoning designation, and is within the RM, Residential Medium (County) future land use category.

After approval, the development was acquired by Lo Land Assets LP, with the creation of a Community Development District for the project in May, 2006. Initial development activities commenced with of a variety of paving, grading, drainage, sidewalk, and off-site roadway improvements. The plat was approved, and recorded in 2007, contingent upon completion of the required infrastructure and bonds for outstanding improvements.

A portion of the subdivision infrastructure and four model homes were completed on-site when the project stalled due to limited demand in the housing market. The recordation of the plat, in the absence of fulfilling outstanding obligations to timely develop and construct the subdivision
improvements caused St. Lucie County to initiate action on the bonds. The result was an Assigment between St. Lucie County and the previous owner Lo Land Assest, LP, which placed conditions upon retention and completion of the subdivision. These encumberances placed on the development remain, and shall be satisfied prior to further development actions.

Staff Analysis:

The applicant is further requesting that the City assign the PD, Planned Development zoning designation as a continuation of its current County zoning. The requested Future Land Use designation of Medium Density Residential (RM) will also be comparable to the St. Lucie County Future Land Use designation of RM, Residential Medium.

The property is contiguous to the Fort Pierce City municipal boundary, located within unincorporated St. Lucie County. The property is also within the FPUA service area, with connection to FPUA services as a condition of development approval.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the proposed annexation consistent with the following Objectives and Policies:

Objective 1.12 of the Comprehensive Plan:

- "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary.

Policy, 1.12.1 of the City Comprehensive Plan:

- *"The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:*

  1. *The ability of the City to provide public services at a level equal to or better than that available from the current service providers;*
  2. *The ability of the City to provide public services at the City's adopted levels of service;*
  3. *Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and*
  4. *Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery"*

By eliminating irregularities along the City's boundary, the acceptance of this property into the City helps to provide more efficient public service provisions.

Policy 1.12.5 of the City's Comprehensive Plan:

- "*Properties annexed shall receive a land use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission.*"

The applicant is requesting Zoning and Future Land Use designations consistent with the current County designations, and compatible with adjacent districts, therefore the request is consistent with this Policy.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery. The subject development was issued approval by St. Lucie County in 2005, and subsequently platted. The approval included a certificate of capacity by St. Lucie County, vested by the subdivision of property and off-site roadway improvement. Subsequent development of the residential units will entail assessment of impact fees according to established County and City schedules.

Technical Review Committee:

All affected departments have reviewed the proposed Annexation, and provided comments based upon requirements of the City Code, and other applicable regulations.

The St. Lucie County Engineering Department has asserted requirement of the applicant to certify all off-site improvements prior to formal acceptance by the County. Additionally, the interior streets existing and planned are the ownership and maintenance responsibility of the Community Development District.

Planning Board:

At their September 28, 2017 meeting the Planning Board voted unanimously to recommend approval of the requested voluntary annexation of Celebration Pointe.

Notification:

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on October 13, 2017, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission

Staff Recommendation:

The annexation meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission.

ORDINANCE NO. 17-036

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **THE SUBDIVISION KNOWN AS CELEBRATION POINTE AS RECORDED IN PLAT BOOK 57 PAGES 7-14 AND PROPERTY GENERALLY LOCATED AT 5501 PETERSON ROAD** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2018; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, on January 19, 2005, the St. Lucie County Board of County Commissioners granted Preliminary and Final PUD approval along with a change in the zoning classification for the Celebration Pointe development proposed by United Homes International Inc.; and

WHEREAS, on June 11, 2007, the Plat for the Celebration Point Subdivision was recorded with the St. Lucie County Circuit Court in Plat Book 57 Pages 7-14; and

WHEREAS, an Assignment between St. Lucie County and then property owner Lo Land Assets LP, dated March 25, 2013 remains in effect for the Celebration Pointe Property Development, and expires on March 25, 2018; and

WHEREAS, in accordance with Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signatures of all owners of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their September 28, 2017 meeting, voted unanimously to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning

Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on October 13, 2017, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on October 13, 2017, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto and incorporated herein; and annexed into the City:

a)

Parcel ID: 2418-600-0005-000-6: CELEBRATION POINTE (PB 57-7) STREETS (N 1/2) (AS PER PLAT DEDICATION DATED12-20-2006)

Parcel ID: 2418-600-0006-000-3: CELEBRATION POINTE (PB 57-7) STREETS (S 1/2 AND W OF SWAIN) (AS PER PLAT DEDICATION DATED 12-20-2006)

Parcel ID: 2418-600-0007-000-0: CELEBRATION POINTE (PB 57-7) STREETS (S 1/2 AND E OF SWAIN) (AS PER PLAT DEDICATION DATED 12-20-2006)

b) Multiple Addressed, Parcel IDs:

2418-600-0076-000-4	2418-600-0177-000-2	2418-600-0277-000-3
2418-600-0077-000-1	2418-600-0178-000-9	2418-600-0278-000-0
2418-600-0078-000-8	2418-600-0179-000-6	2418-600-0279-000-7
2418-600-0079-000-5	2418-600-0180-000-6	2418-600-0280-000-7
2418-600-0080-000-5	2418-600-0181-000-3	2418-600-0281-000-4
2418-600-0081-000-2	2418-600-0182-000-0	2418-600-0282-000-1
2418-600-0082-000-9	2418-600-0183-000-7	2418-600-0283-000-8
2418-600-0083-000-6	2418-600-0184-000-4	2418-600-0284-000-5
2418-600-0084-000-3	2418-600-0185-000-1	2418-600-0285-000-2
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2418-600-0086-000-7	2418-600-0187-000-5	2418-600-0287-000-6
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2418-600-0089-000-8	2418-600-0190-000-9	2418-600-0290-000-0
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2418-600-0094-000-6	2418-600-0195-000-4	2418-600-0295-000-5
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2418-600-0468-000-9	2418-600-0568-000-0	2418-600-0668-000-1
2418-600-0469-000-6	2418-600-0569-000-7	2418-600-0669-000-8
2418-600-0470-000-6	2418-600-0570-000-7	2418-600-0670-000-8
2418-600-0471-000-3	2418-600-0571-000-4	2418-600-0671-000-5
2418-600-0472-000-0	2418-600-0572-000-1	2418-600-0672-000-2
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2418-600-0682-000-5
2418-600-0683-000-2
2418-600-0684-000-9
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2418-600-0688-000-7
2418-600-0689-000-4
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2418-600-0692-000-8
2418-600-0693-000-5
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2418-600-0696-000-6
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2418-600-0698-000-0
2418-600-0699-000-7
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2418-600-0706-000-0
2418-600-0707-000-7
2418-600-0708-000-4
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2418-600-0710-000-1
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2418-600-0753-000-4
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2418-600-0016-000-6	2418-600-0040-000-3	2418-600-0065-000-4
2418-600-0017-000-3	2418-600-0041-000-0	2418-600-0066-000-1
2418-600-0018-000-0	2418-600-0042-000-7	2418-600-0067-000-8
2418-600-0019-000-7	2418-600-0043-000-4	2418-600-0068-000-5
2418-600-0020-000-7	2418-600-0044-000-1	2418-600-0070-000-2
2418-600-0021-000-4	2418-600-0045-000-8	2418-600-0071-000-9
2418-600-0022-000-1	2418-600-0046-000-5	2418-600-0072-000-6
2418-600-0023-000-8	2418-600-0047-000-2	2418-600-0073-000-3
2418-600-0024-000-5	2418-600-0049-000-6	2418-600-0074-000-0
2418-600-0025-000-2	2418-600-0050-000-6	2418-600-0075-000-7

Said property containing 147.14 acres, more or less.

and further depicted on Exhibit “B”, attached hereto and incorporated herein; said properties being generally located on the East side of Jenkins Road, South of Peterson Road, West of Hartman Road, and North of Okeechobee Road in Fort in Fort Pierce, Florida.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit A hereof as of January 1, 2018 and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit A and annexed into the territorial limits of the City of Fort Pierce shall be zoned PD, Planned Development, and assigned a Future Land Use Designation of RM, Medium Density Residential, as depicted on Exhibit “C” attached hereto and incorporated herein.

SECTION 4. That in accordance with Chapter 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Chapter 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. 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-_____ was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Thursday, November 9, 2017 and Thursday, November 16, 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 20, 2017; and was duly introduced, read by title only, and passed on second and final reading December 4, 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 4th day of December, 2017.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

CFN # 3066992, PLAT BOOK 57 PAGE 7, Recorded 06/11/2007 at 03:32 PM
SAINT LUCIE COUNTY, Deputy Clerk EDNA

EXHIBIT A
Sheet A1
Territorial Limits Extension

Ordinance No. 17-036
Page 9

PLAT BOOK 57
PAGE 7

CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

INSTR # 3066992
P BK: 57 Pages 7 - 14
RECORDED 06/11/07 15:32:23
SAINT LUCIE COUNTY
DOC STMP-D .Fee:Doc Stamps (Deed),$0.00,]
DOC STMP-M .Fee:Doc Stamps (Mortgage),$0.00,]
INT TAX .Fee:Intangible Tax,$0.00,]

LEGAL DESCRIPTION:

THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS AND EXCEPT ROAD AND CANAL RIGHTS-OF-WAY.

TOGETHER WITH

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS WEST 40 FEET, FOR ROAD RIGHT OF WAY AND LESS THE CANAL RIGHT OF WAY.

TOGETHER WITH

THE SOUTHEAST 1/4 OF SOUTHWEST OF NORTHWEST 1/4, LESS CANAL RIGHT OF WAY AND THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF NORTHWEST 1/4, LESS THE EAST 40 FEET AND LESS CANAL RIGHT OF WAY, AND THE NORTH 3/4 OF THE NORTHEAST 1/4 OF NOPTHWEST ¼ OF SOUTHWEST ¼ AND THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE NORTH 30 FEET OF THE EAST 5 FEET.

TOGETHER WITH

THE SOUTH 1/4 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SOUTHWEST 1/4 AND THE SOUTH 1/4 OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS 330.52 FEET, AND LESS THE TRACT 143 FEET, X 207.28 FEET, AND THE SOUTHEAST ¼ OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS SOUTH 330.52 FEET, AND LESS THE ROAD RIGHT OF WAY.

TOGETHER WITH

THE EAST 1/2 OF NORTHEAST 1/4 OF SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF CANAL 29, LESS ROAD RIGHT OF WAY.

TOGETHER WITH

THE SOUTH 330.52 FEET OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SOUTHWEST 1/4, LESS NORTH 97.32 FEET, OF THE WEST 143 FEET, OF THE EAST 163 FEET AND THE SOUTH 330.52 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/4 OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 AND THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE ROAD RIGHT OF WAY.

ALL LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

DEDICATION:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

KNOW ALL MEN BY THESE PRESENTS, THAT LO LAND ASSETS, LP, A DELAWARE LIMITED PARTNERSHIP AND CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), A NON-PROFIT FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED, AND PLATTED AS CELEBRATION POINTE, AS SHOWN HEREON AND DO HEREBY DEDICATE THE LANDS AS FOLLOWS:

1. ALL STREETS AND ALLEYS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), A NON-PROFIT FLORIDA CORPORATION, FOR PUBLIC INGRESS, EGRESS, UTILITY AND DRAINAGE PURPOSES, WITH SAID STREETS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

2. UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON, ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING FLORIDA POWER & LIGHT COMPANY, BELLSOUTH AND ALL OTHER PUBLIC UTILITIES, INCLUDING CABLE TELEVISION, FOR UTILITY PURPOSES.

3. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

4. THE OPEN SPACE TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR RECREATION AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

5. THE BUFFER ZONE TRACTS (B.Z.T.) SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR UTILITY, DRAINAGE AND LANDSCAPING PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

6. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE AND MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

7. ROADWAY TRACTS "1-4": ROADWAY TRACTS 1 THROUGH 4 SHOWN HEREON ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, FLORIDA, AS PUBLIC ROAD RIGHT-OF-WAYS FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC.

8. THE WATER MANAGEMENT TRACTS (WMT) SHOWN HEREON, ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

9. THE RECREATION TRACTS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CDD, FOR RECREATION PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION O SAID CDD.

IN WITNESS WHEREOF, LO LAND ASSETS, LP, A DELAWARE LIMITED PARTNERSHIP, BY ~~ITS~~ LE LAND ASSETS, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, AND CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), a non-profit Florida corporation, has caused these presents to be signed, as owners of the above-described lands.

Signed this 22nd day of December, 2006

By: _____
~~RALF D. MANNING, AS UNDERWRITING DIRECTOR~~
FOR LO LAND ASSETS, LP
Susan D. Vasak
Vice President
LE Land Assets, LLC

WITNESSES:
BY: _____
NAME: BLAKE HUGG
BY: _____
NAME: Martha McDonald

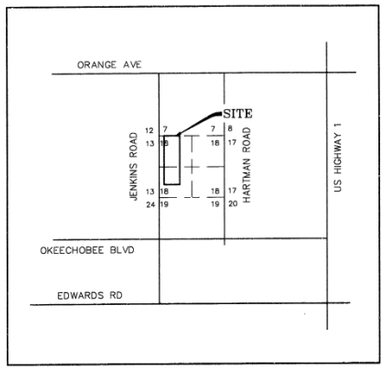
Signed this 20 day of December, 2006

By: _____
KENNETH R. MITCHELL, AS PRESIDENT
FOR CELEBRATION POINTE COMMUNITY
DEVELOPMENT DISTRICT

WITNESSES:
BY: _____
NAME: Donna K. Gillen
BY: _____
NAME: Robert Smithwick

LOCATION MAP

(NOT TO SCALE)



ACKNOWLEDGMENT:

STATE OF CALIFORNIA:
COUNTY OF ORANGE:

On December 22 2006 Before me, Jaime Lawrence Notary Public, personally appeared Susan D. Vasak, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal, this 22nd day of December 2006

By: Jaime Lawrence My Commission Expires: _____
Jaime Lawrence
Notary Public (Printed Name)

JAIME LAWRENCE
Commission # 1637674
Notary Public - California
Orange County
My Comm. Expires Dec 6, 2009

ACKNOWLEDGMENT:

STATE OF FLORIDA:
COUNTY OF Brevard

Before me personally appeared Kenneth R. Mitchell, to me well known and known to me to be the individual described in and who executed the foregoing dedication and he acknowledged to and before me that he executed such instrument as the President of the Celebration Pointe Community Development District (CDD), a non-profit florida corporation, and that such execution was his free act and deed.

Witness my hand and official seal, this 20 day of December 2006

By: Heather Baird My Commission Expires: 01/26/2010
Heather Baird
Notary Public (Printed Name)

HEATHER BAIRD
Commit DD0511229
Expires 1/26/2010
Bonded Through (800)432-4254
Florida Notary Assn., Inc

ACCEPTANCE OF DEDICATIONS:

Celebration Pointe Community Development District (CDD), a non-profit Florida corporation, accepts the dedications or reservations to said District as stated and shown hereon.
Dated this 20 day of December, 2006.

By: _____
Kenneth R. Mitchell, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA:
COUNTY OF Brevard

Before me personally appeared Kenneth R. Mitchell, to me well known and known to me to be the individual described in and who executed the foregoing acceptance and he acknowledged to and before me that he executed such instrument as the President of the Celebration Pointe Community Development District (CDD), a non-profit florida corporation, and that such execution was his free act and deed.

Witness my hand and official seal, this 20 day of December, 2006.

By: Heather Baird My Commission Expires: 01/26/2010
Heather Baird
Notary Public (Printed Name)

HEATHER BAIRD
Commit DD0511229
Expires 1/26/2010
Bonded Through (800)432-4254
Florida Notary Assn., Inc

LEGEND:

Δ	= CURVE CENTRAL ANGLE
R	= CURVE RADIUS
L	= CURVE LENGTH
O.R.B.	= OFFICIAL RECORD BOOK
C.B.	= CHORD BEARING
CH.	= CHORD
P.L.S.	= PROFESSIONAL LAND SURVEYOR
W.M.T.	= WATER MANAGEMENT TRACT
R/W	= RIGHT-OF-WAY
P.B.	= PLAT BOOK
PG.	= PAGE
GW	= GREENWAY TRACT
O.S.T.	= OPEN SPACE TRACT
U.E.	= UTILITY EASEMENT
B.Z.T.	= BUFFER ZONE TRACT
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.M.E.	= LAKE MAINTENANCE EASEMENT
NSLRWCD	= NORTH ST LUCIE RIVER WATER CONTROL DISTRICT
AC.	= ACRES
NR	= NON RADIAL
NO.	= NUMBER
■	= PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT "PRM LB 7056"
●	= PERMANENT CONTROL POINT NAIL & DISK "PCP LB 7056"

NOTICE: SEE SHEET 2 TO 8 FOR ADDITIONAL RESTRICTIONS ON PAGE 1 OF 8 SHEET(S)

TITLE CERTIFICATION:

STATE OF FLORIDA:
COUNTY OF ORANGE:

I, Brian Jones, Esquire, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property and that I find the title to the property is vested in Lo Land Assets, LP a Delaware limited partnership, and that current taxes have been paid and that all encumbrances affecting the subject property (if any) are shown hereon.

None

Dated this 4 day of JANUARY 2007

By: _____
Brian Jones, Esquire

COUNTY COMMISSION:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of St. Lucie County, Florida, this ____ day of _____, 200__.

By: _____
Chairperson, Board of County Commissioners

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

I, Edwin M. Fry Jr. Clerk of Circuit Court of St. Lucie County, Florida, do hereby certify that this plat has been examined and that it complies in form with all of the requirements of the laws of Florida pertaining to Maps and Plats, and that this plat has been filed for public record in Plat Book 57, Page 7 through 14 of the Public Records of St. Lucie County, Florida, this 11 day of June 2007

By: Deborah Bass Deputy Clerk
Clerk of Circuit Court
St. Lucie County, Florida

COUNTY ATTORNEY:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

This plat is hereby approved as to form.

By: _____ Date: 6/1/07
Daniel S. McIntyre, Florida
County Attorney
St. Lucie County, Florida

COUNTY ENGINEER:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

It is hereby certified that this plat meets the minimum subdivision platting requirements as set forth in Section 177.091 of the St. Lucie County Land Development Code.

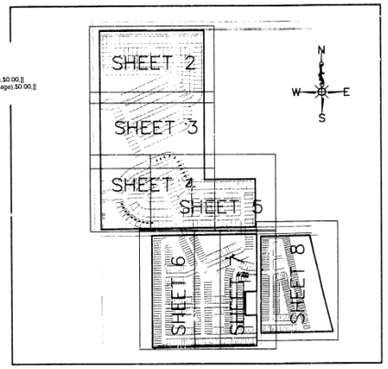
By: _____ Date: 5-30-07
Michael V. Powley, P.E.
County Engineer
St. Lucie County, Florida

GROWTH MANAGEMENT:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

It is hereby certified that this plat meets the minimum lot dimension requirements of the _____ zoning district as set forth in the St. Lucie County Land Development Code.

By: _____ Date: May 23 2007
Growth Management Director
St. Lucie County, Florida



KEY MAP

(NOT TO SCALE)

COUNTY SURVEYOR:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

It is hereby certified that the undersigned Surveyor and Mapper duly licensed in the State of Florida has reviewed this plat for conformity with the requirements of Chapter 177, Part 1, Florida Statutes.

By: _____ Date: 5-30-07
Ronald H. Harris, Professional Land Surveyor
County Surveyor
St. Lucie County, Florida

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, RICHARD C. LAVENTURE, DO HEREBY CERTIFY THAT THIS PLAT OF CELEBRATION POINTE IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS AND ALL MONUMENTATION HAS BEEN PLACED AS REQUIRED BY LAW AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF ST LUCIE COUNTY, FLORIDA

DATED THIS 12th DAY OF January 2007

_____
RICHARD C. LAVENTURE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5209

SURVEYOR'S NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

3. THE EAST RIGHT-OF-WAY LINE OF JENKINS ROAD IS ASSUMED TO BEAR N 00°15'57" W, AS MONUMENTED, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

4. THIS PLAT CONTAINS 147.14 ACRES, MORE OR LESS.

5. THIS PLAT CONTAINS 755 LOTS.

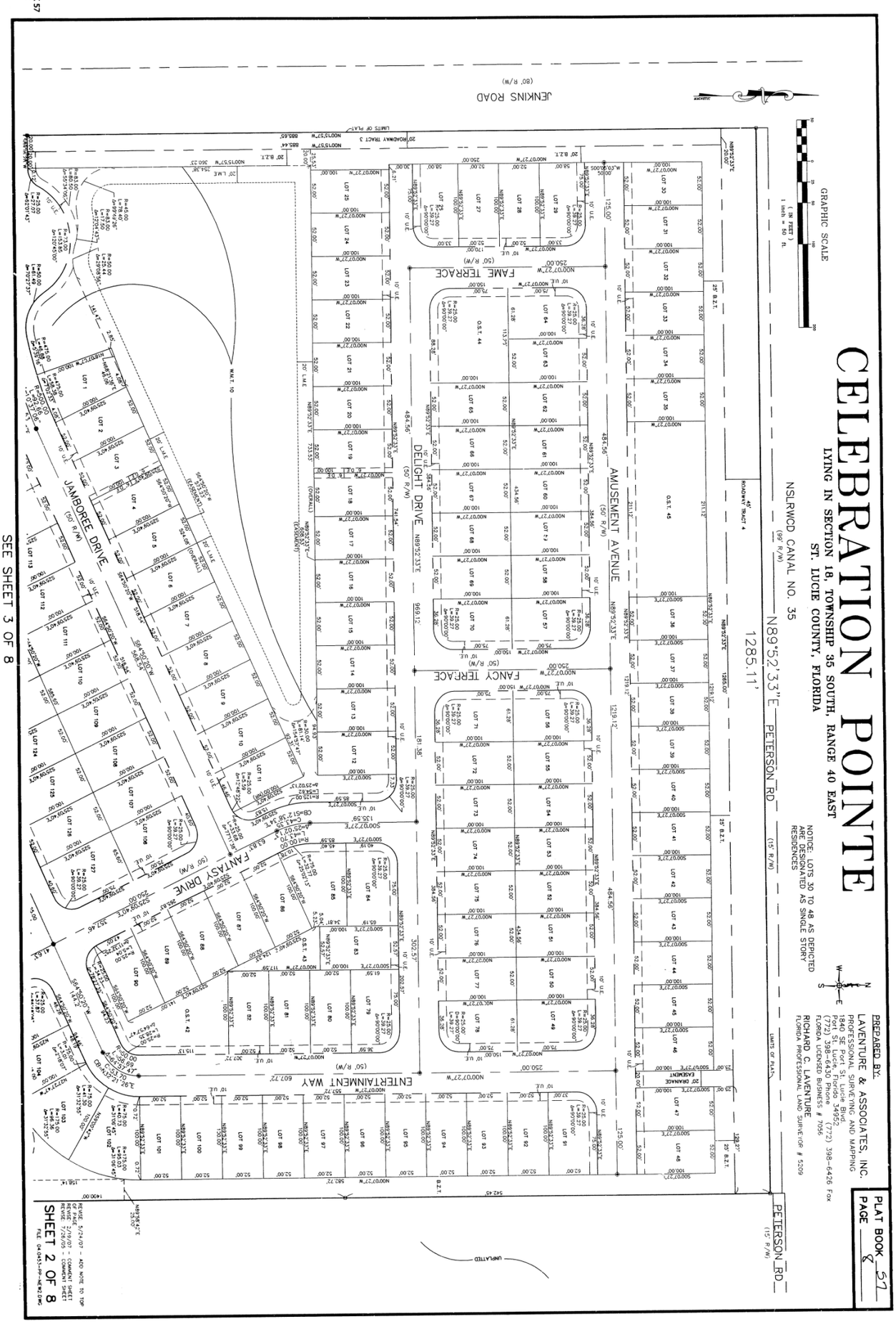
6. A 5/8" IRON ROD AND CAP STAMPED LB (LICENSED BUSINESS) 7056 HAS BEEN OR WILL BE SET AT ALL LOT CORNERS AND CHANGES IN DIRECTION, IN COMPLIANCE WITH CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

PREPARED BY:
LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
1840 SE Port St. Lucie Blvd.
Port St. Lucie, Florida 34952
(772) 398-6430 Phone (772) 398-6426 Fax
FLORIDA LICENSED BUSINESS # 7056
RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

REVISION 2 12/01/06 ADD CDD TO OWNERSHIP; MODIFY TITLE SIGNOR
REVISION 1 10/23/05 MISC COMMENTS, OWNERSHIP
FILE: 04.0453-pp1.DWG

SHEET 1 OF 8

EXHIBIT A
Sheet A2
Territorial Limits Extension



PLAT BOOK 57
PAGE 8

EXHIBIT A
Sheet A3
Territorial Limits Extension

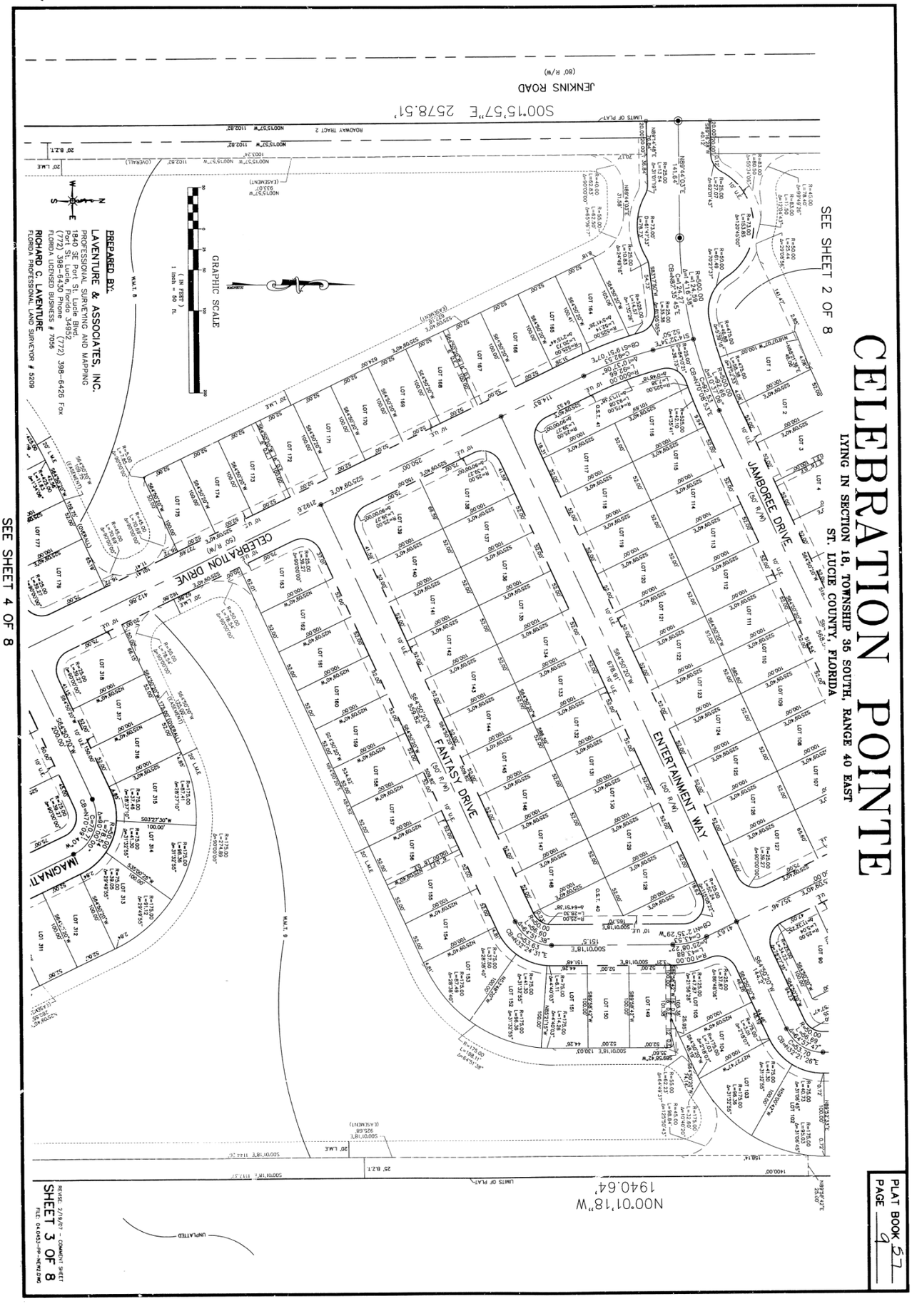


EXHIBIT A
Sheet A4
Territorial Limits Extension

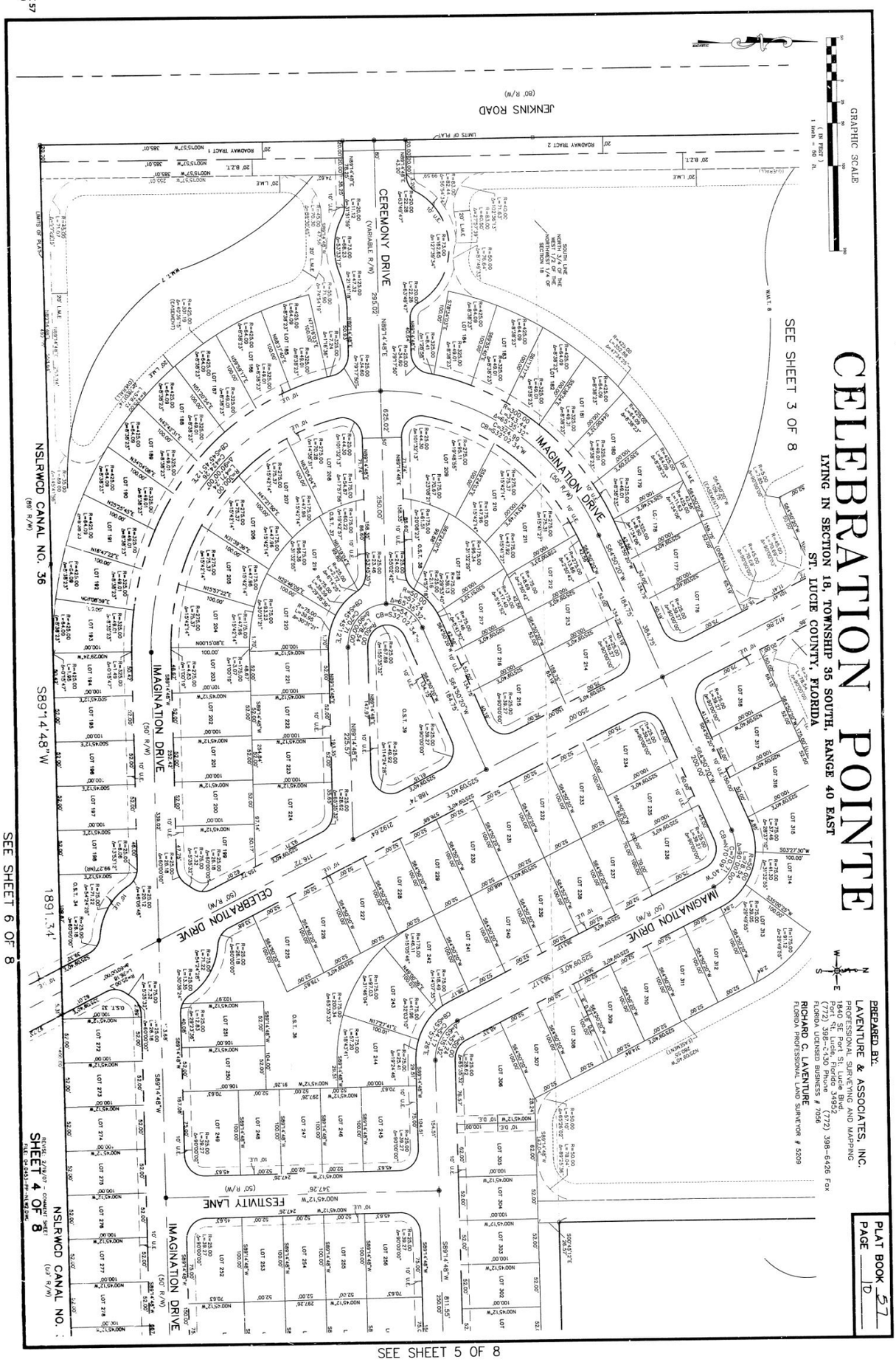


EXHIBIT A
Sheet A5
Territorial Limits Extension

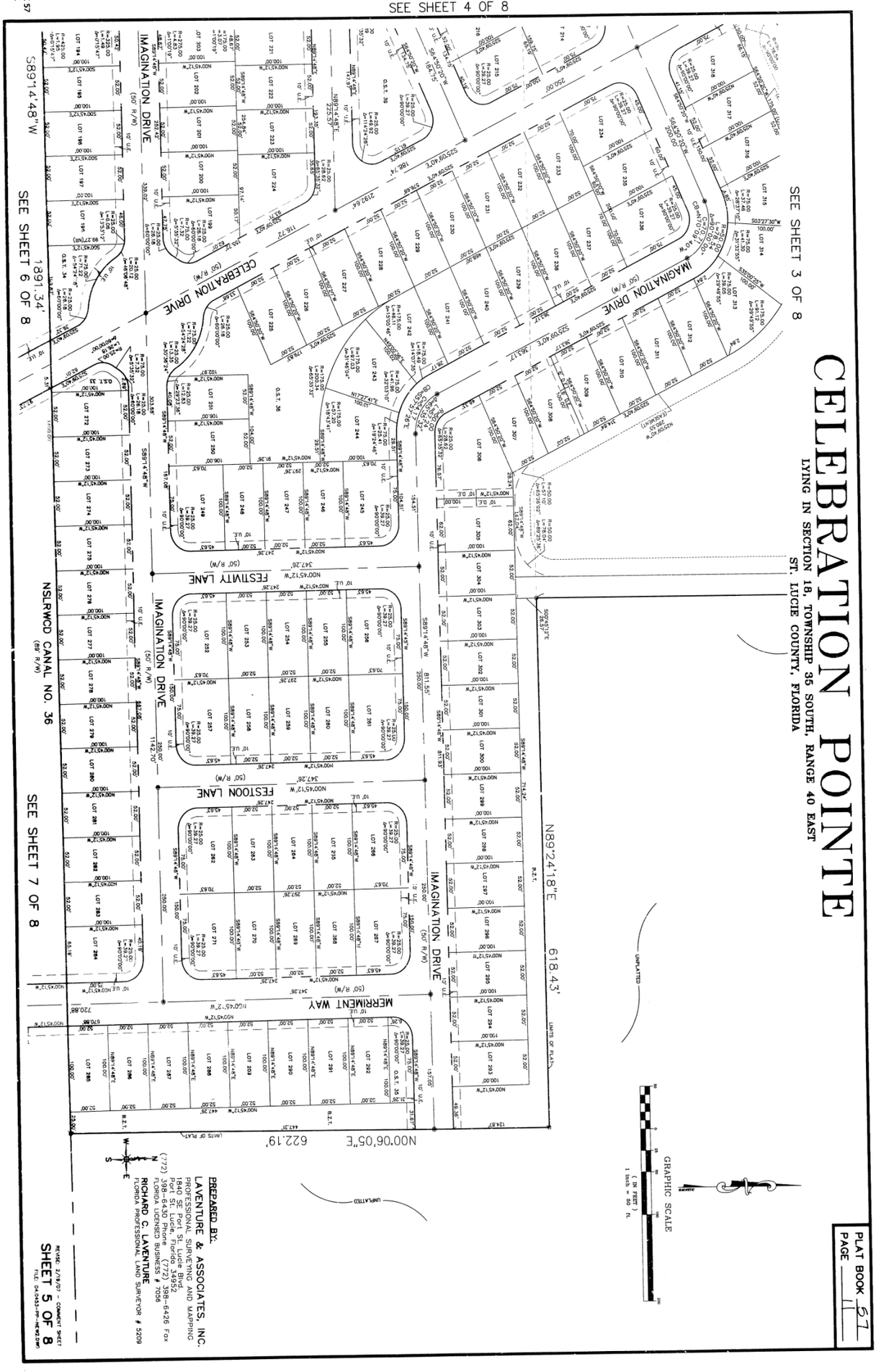


EXHIBIT A
Sheet A6
Territorial Limits Extension

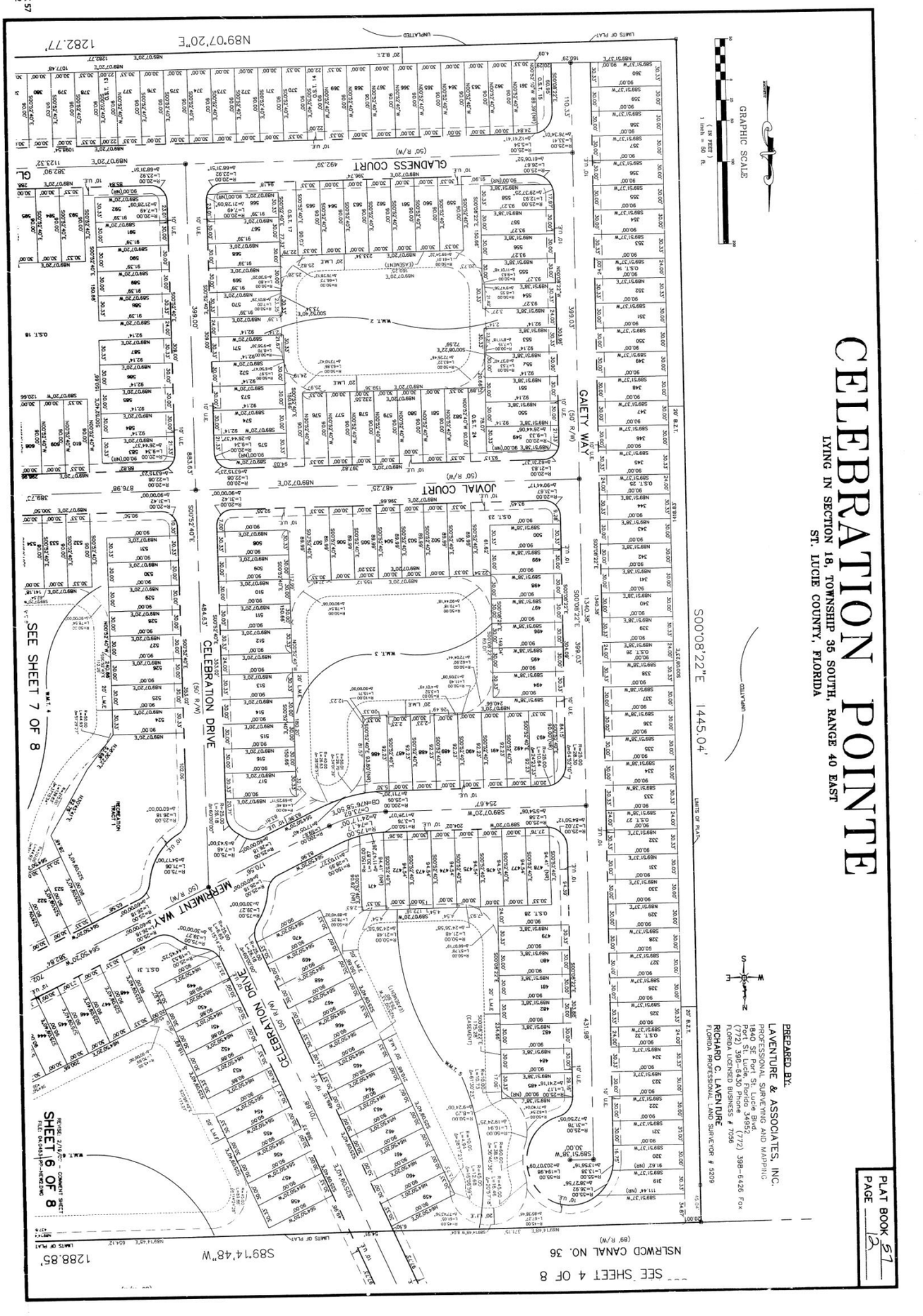


EXHIBIT A
Sheet A7
Territorial Limits Extension

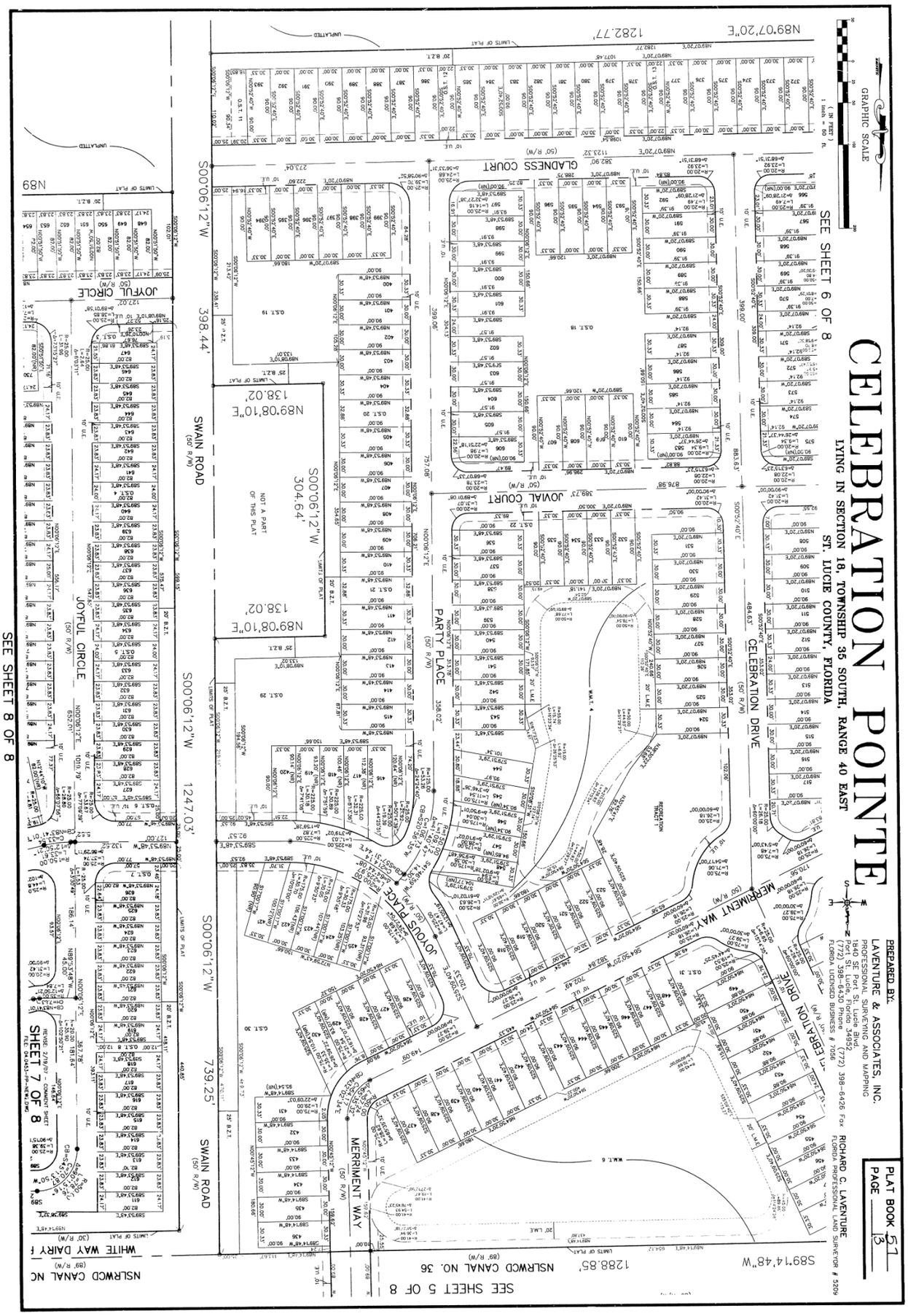


EXHIBIT A
Sheet A8
Territorial Limits Extension

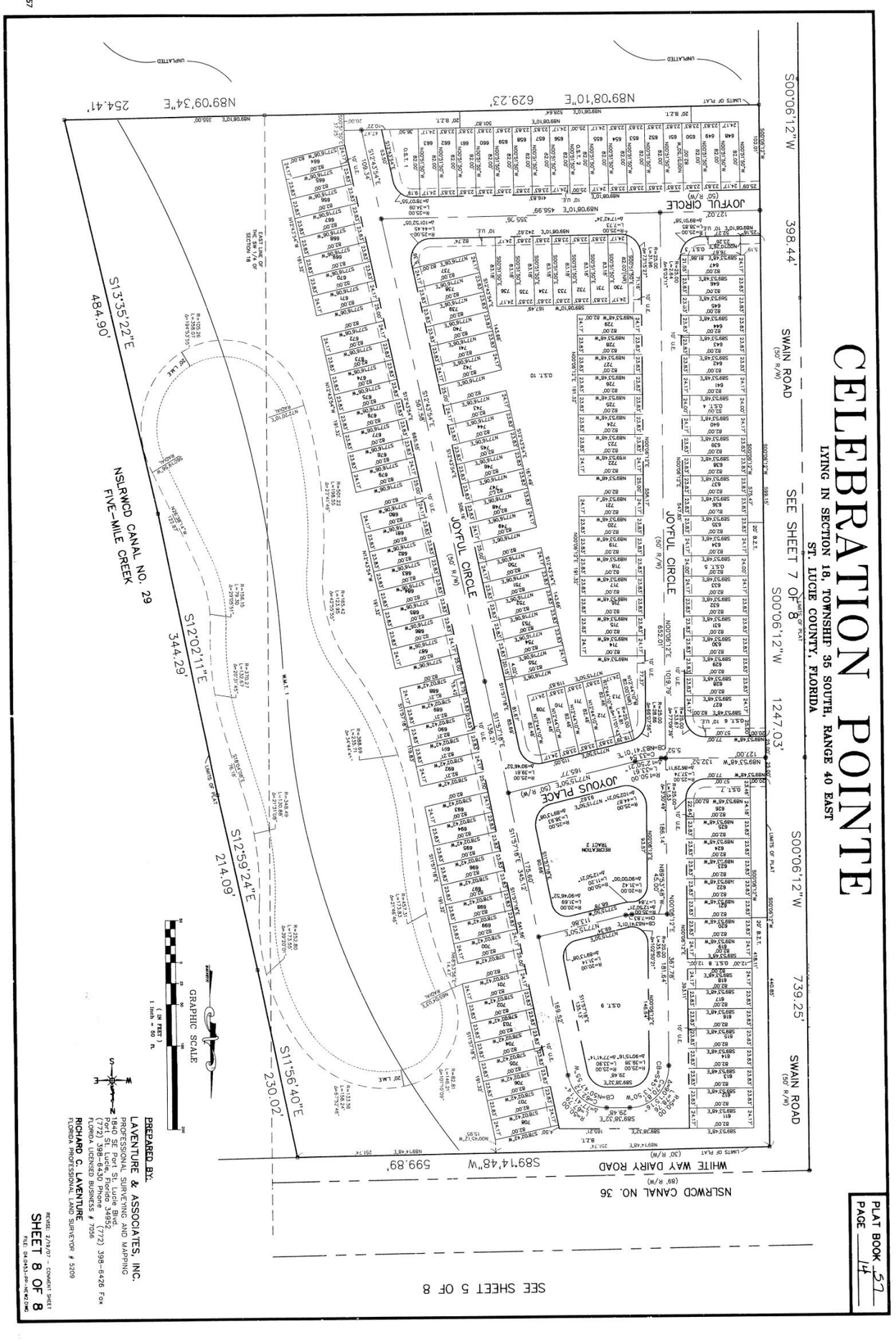
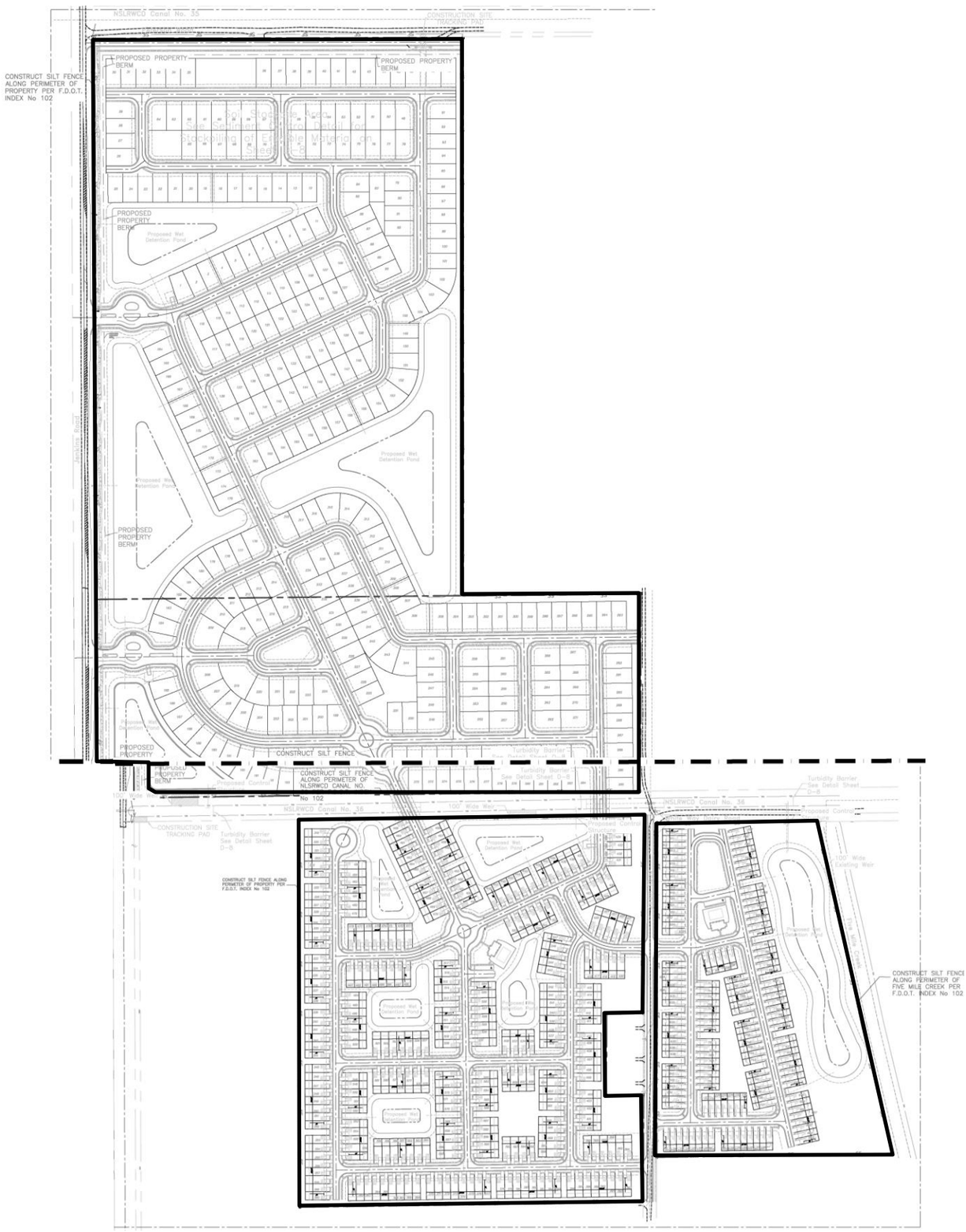


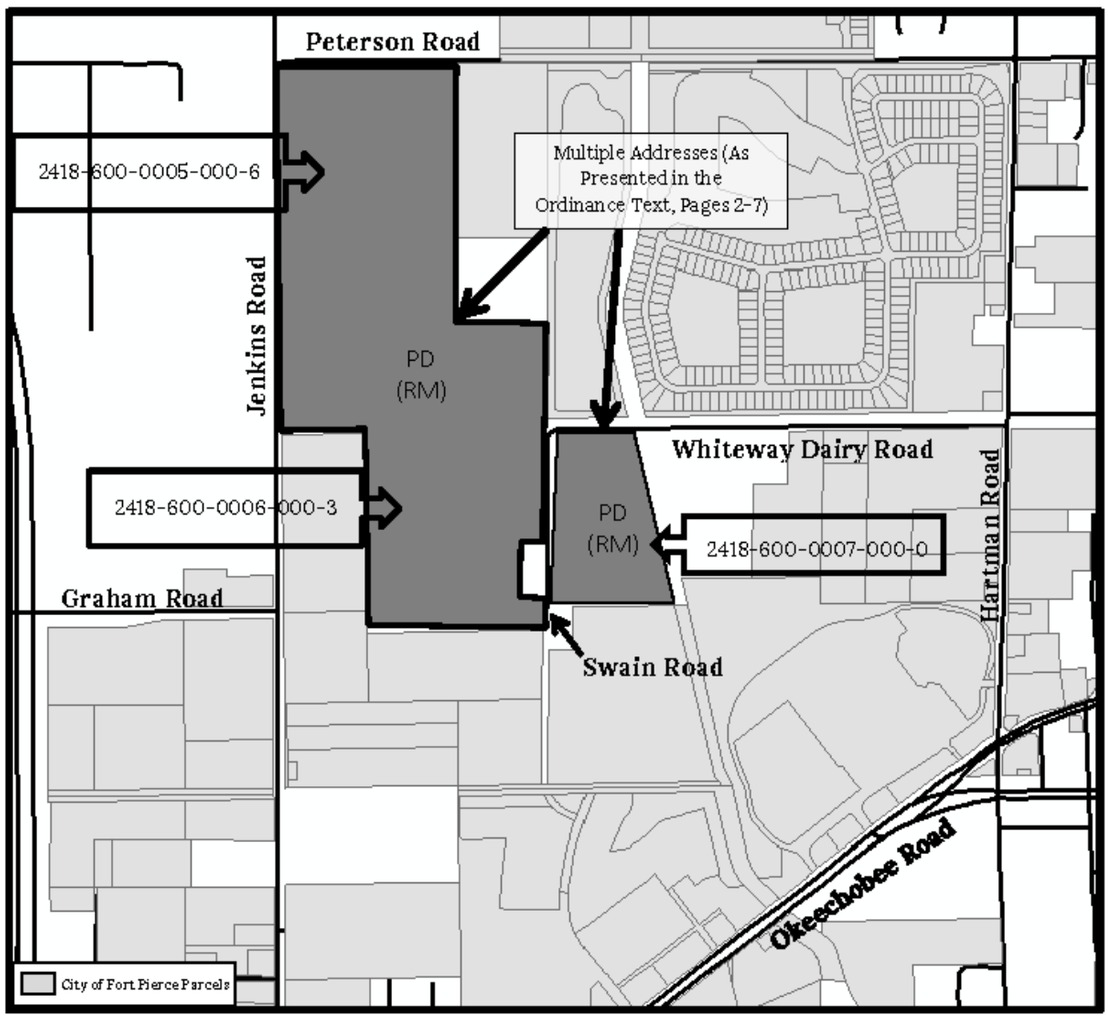
EXHIBIT B
Sketch of Subject Property



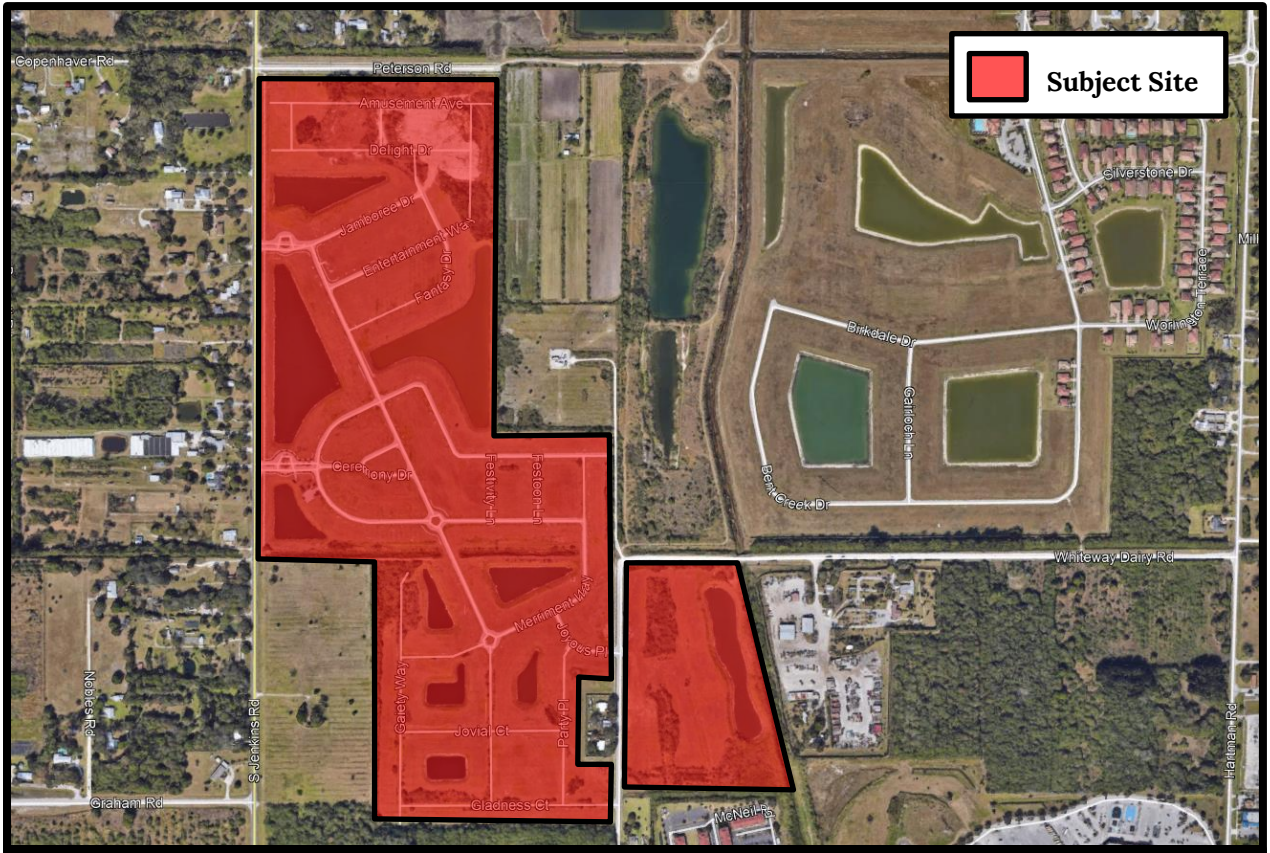
Said properties contained in the subdivision known as Celebration Pointe as recorded in Plat Book 57 pages 7-14 and the property generally located at 5501 Peterson Road.

EXHIBIT C

Zoning & Future Land Use Designation Assignment



*The property to be annexed is currently zoned PUD, Planned Unit Development with a Future Land Use of RM, Residential Medium. Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of PD, Planned Development and have a Future Land Use Designation of RM, Medium Density Residential.



THE SUNRISE CITY
FORT PIERCE
Florida

Proposed Annexation
Celebration Pointe – 5501 Peterson Road
Aerial Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

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
- Current Survey (completed within the last 12 months)

1. Address: 5501 Peterson Road Ft. Pierce, FL 34947
2. Legal description of real property for which annexation is being requested:
   See Attached Celebration Pointe Plat as recorded in the St. Lucie County Plat Book 57, Page 7

   Property Tax ID: 2418-600-0005-000-6
3. Size of described property: 147.14 Acres
4. Project description: Celebration Pointe - PUD - Residential development platted for 318 single family lots, 292 Single family villas, &145 town homes For a total of 755 homes.
5. Current St. Lucie County Future Land Use Designation: RM- Residential Medium
6. Current St. Lucie County Zoning: PUD
7. Is this a Historic property? No
8. Appraised value: _____
9. Name of Owner(s): Celebration Pointe Property Development LLC, Attn. Antonio Huerta

   Signature of Owner(s): _____
   Mailing Address: ~~380 Creekstone Ct.~~ 3501 Industrial 29th St.
   City ~~Longwood~~ Ft. Pierce State FL Zip ~~32779~~ 34946
   Phone 407 921-6991 Fax _____

10. Name of Representative: Thomas Harvey

Signature of representative: Tom Harvey

Mailing Address: 397 Enterprise Street, Suite G

City) Ocoee State FL Zip 34761

Phone (321) 229-1284 Fax _____

E-mail: tom@imagehomebuilders.com

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

RECEIVED
OCT 17 2017
CITY OF FORT PIERCE
PLANNING & ZONING

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

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
- Current Survey (completed within the last 12 months)

1. Address: SEE ATTACHED
2. Legal description of real property for which annexation is being requested: SEE ATTACHED

   Property Tax ID: SEE ATTACHED
3. Size of described property: 79.4 ACRES
4. Project description: CELEBRATION POINTE · PUD
5. Current St. Lucie County Future Land Use Designation: RM · RESIDENTIAL/MEDIUM
6. Current St. Lucie County Zoning: PUD
7. Is this a Historic property? NO
8. Appraised value:
9. Name of Owner(s): Celebration ~~Pointe~~ CDD

   Signature of Owner(s): Chairman · DANIEL ROBERTS
   Mailing Address: 5385 W. NOB HILL ROAD
   City SUNRISE State FL Zip 33351
   Phone (954) 721·8681 Fax (954) 721·9202

10. Name of Representative: GMS-SF, LLC Rich Hans District Mgr.

Signature of representative: [signature]

Mailing Address: 5385 N. NOB HILL ROAD

City) SUNRISE State FL Zip 33351

Phone (954) 721.8681 Fax (954) 721.9202

E-mail: RHANS@GMSSF.COM

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4265068 OR BOOK 3950 PAGE 2877, Recorded 01/09/2017 11:16:24 AM Doc Tax: $25550.00

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Walter C. Little, Esquire
Bradley Arant Boult Cummings LLP
100 N. Tampa Street, Suite 2200
Tampa, Florida 33602

Tax Parcel I.D. No.: See Attached Schedule "1"

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective this 30th day of December, 2016, between **LO LAND ASSETS, LP,** a Delaware limited partnership (hereinafter called the "Grantor"), whose address is 59 Peters Canyon Road, Irvine, California 92606 and **CELEBRATION POINTE PROPERTY DEVELOPMENT, LLC**, a Florida limited liability company (hereinafter called the "Grantee"), whose address is 380 Creekstone Court, Longwood, Florida 32779.

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that certain land, lying and being in the County of St. Lucie, State of Florida, as more particularly described as follows:

See Attached Exhibit "A"

WITHOUT any representations or warranties regarding same, except as set forth herein or otherwise provided in that certain Agreement for Sale and Purchase dated November 8, 2016 (as amended from time to time), which are incorporated herein by reference.

TOGETHER WITH all of Grantor's interest, if any, in all buildings, improvements and fixtures located thereon, and all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining thereto.

SUBJECT TO real estate taxes and assessments for 2017 and all subsequent years, applicable zoning ordinances and all covenants, conditions, easements and restrictions described on Exhibit "B" attached hereto and incorporated herein by reference, but none other and without reimposing the same.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

Print Name: Julie Hansen

Print Name: Blake Pickett

GRANTOR:

LO LAND ASSETS, LP,
a Delaware limited partnership

By: LE LAND ASSETS, LLC, a Delaware limited liability company

By: _____
Name: Paul F. Manning
Its: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On December 23, 2016, before me, Janice J Zerr, Notary Public, personally appeared Paul F. Manning, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

JANICE J. ZERR
Commission # 2004151
Notary Public - California
Orange County
My Comm. Expires Feb 13, 2017

Exhibit "A"

LEGAL DESCRIPTION

Lots 1 through 755, CELEBRATION POINTE, according to the plat thereof, as recorded in Plat Book 57, Pages 7 through 14, inclusive, Public Records of St. Lucie County, Florida.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Resolution 05-008 recorded April 13, 2005 in Book 2213, Page 762; and Resolution No. 07-039 recorded March 20, 2007 in Book 2782, Page 787.

2. Ordinance No. 06-014 recorded May 30, 2006 in Book 2575, Page 692; Final Judgment Validating Bonds recorded September 21, 2006 in Book 2662, Page 389.

3. Notice of Establishment of the Celebration Pointe Community Development District recorded June 14, 2006 in Book 2588, Page 2919.

4. Subdivision Improvement Agreement by and between Mercedes Homes, Inc., and St. Lucie County, a political subdivision of the State of Florida, recorded November 30, 2006 in Book 2711, Page 2762.

5. The plat of CELEBRATION POINTE, as recorded in Plat Book 57, Page(s) 7 through 14.

6. Celebration Pointe Community Development District Notice of the Imposition of Special Assessments and Governmental Lien of Record recorded October 30, 2008 in Book 3029, Page 258.

7. South Florida Water Management District Environmental Resource Permit Notice recorded July 20, 2005 in Book 2307, Page 2945.

8. Notice of Water/Wastewater Supply Agreement recorded in Book 3117, Page 2756.

9. Memorandum of Restrictive Covenant recorded in Book 3498, Page 1519.

10. Contract to Remove Fill Stockpiled at Celebration Point, dated March 31, 2016, by and between Dan Roberts and Guettler Brothers Construction, LLC.

ALL OF THE FOREGOING RECORDED INSTRUMETNS, AS APPLICABLE, BEING RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SCHEDULE "1"

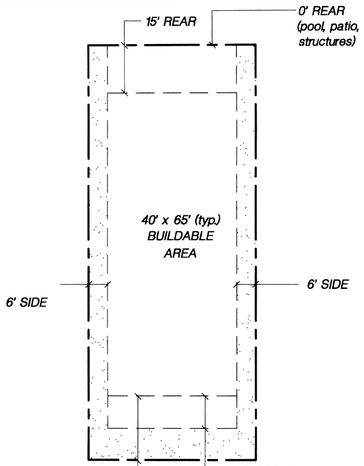
TAX PARCEL ID NUMBERS

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2418-600-0077-000-1	2418-600-0133-000-2	2418-600-0189-000-9	2418-600-0245-000-0	2418-600-0301-000-1
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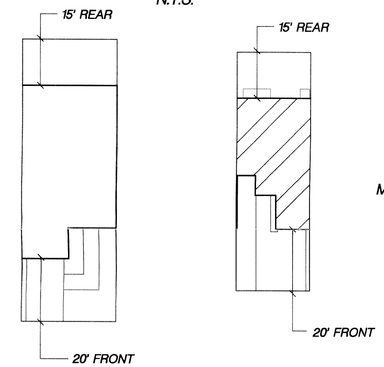
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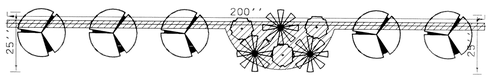


Typical Lot - Single Family
(52' x 100')
N.T.S.

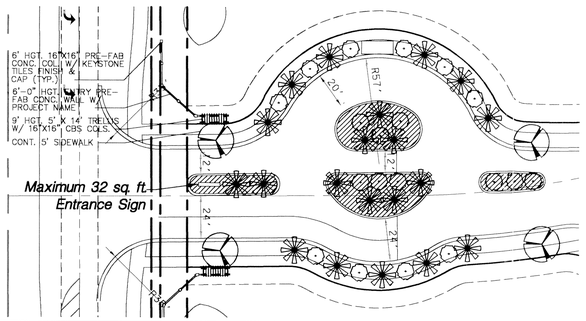


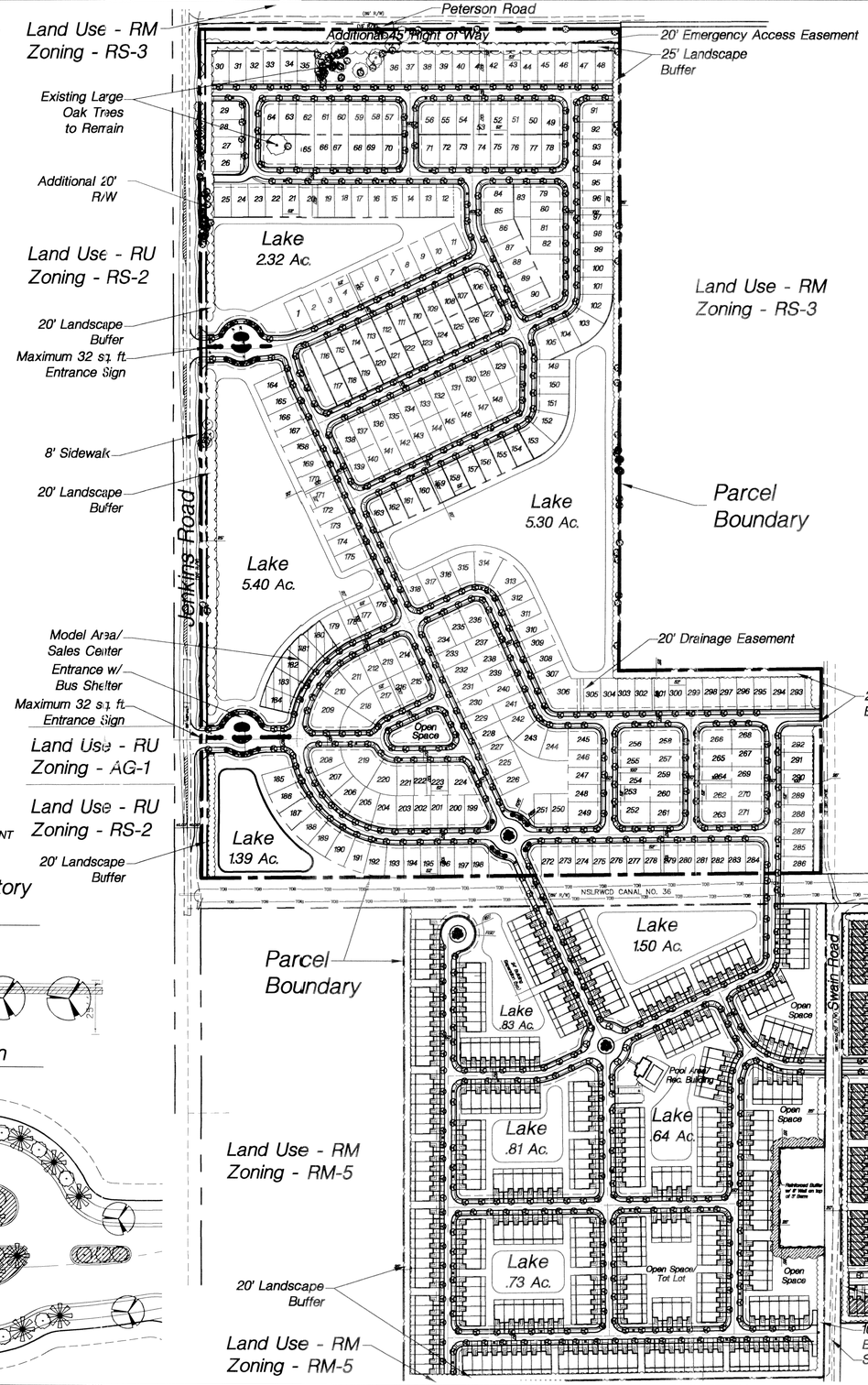
Typ. Lot - 1 Story Townhome
(30.3' x 90')
N.T.S.

Typ. Lot - 2 Story Townhome
(23.8' x 77')
N.T.S.



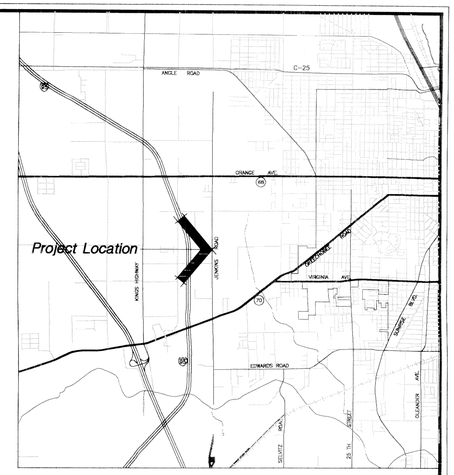
Typical Landscape Buffer Section
Scale 1"=30'





Site Data:

Existing Zoning	RS-3,RM-5
Proposed Zoning	PUD
Land Use Designation	RM
Total Site Area	147.14 ac
Total Dwelling Units	755 du's
Single Family Homes	318
Single Story Villas	292
Two Story Townhomes	145
Density	5.12 du/ac
Open Space	53.50 ac (36.35%)
Landscape Area/Open Space	31.62 ac.
Lake	21.88 ac
Total Impervious Area	58.78 ac (39.95%)
Dwelling Units	31.87 ac (21.66%)
Pavement (Road, Drives, Sidewalks)	26.91 ac (18.29%)
Total Pervious Area	88.36 ac (60.05%)
w/ in Lots	23.86 ac (16.22%)
w/ in R.O.W.	11.00 ac (7.48%)
Landscape Area/Common Area	31.62 ac (21.49%)
Lake	21.88 ac (14.87%)



General Notes:

1. All existing public or private roadways within 150' of the project's access points are shown on plan.
2. Irrigation will conform to Local and State Regulations regarding water conservation.
3. All utilities will be placed underground.
4. Pool and patio structures allowed 6' side setbacks on interior lots, 10' setback on corner lots, 0' rear setback for single family residences.
5. Site clearing is proposed to commence November 2004, with the infrastructure completed by the beginning of 2006.
6. Proposed residences will be two and three bedroom dwelling units.
7. Refer to Engineering Drawings for the following information:
   - Identification of maximum residential buildable area
   - Existing and proposed utility and drainage easements
   - boundary/topographic/tree survey
   - conceptual water and sewer
8. All residences shall maintain minimum 6' side setbacks and minimum 12' separation.
9. See architectural concepts for information on typical single-family units. No two adjoining homes shall have the same street elevation.
10. Utilities will be provided by Fort Pierce Utility Authority.
11. Parking requirements of two parking spaces per unit are provided in the garage spaces and driveways.
12. All requirements of Section 6.02.03 and Section 6.00.05.C. with regards to wetland and tree protection are to be met.
13. Per St. Lucie County Conservation Policy 8.12.2.2, a vegetated and functional littoral zone will be established as part of the surface water management system for all upland water bodies occurring on the site.

Landscape Legend:

	774	Shade Tree: Live Oak Laurel Oak East Palatka Holly Slash Pine
	29	Flowering Tree: Crepe Myrtle Magnolia Tree Ligustrum
	49	Palm Tree: Cabbage Palm Mexican Fan Palm Medjool
	TBD	Shrubs & Groundcover: Wax Myrtle Firebush Thryallis Pittosporum Azalea Liriope Pentas Juniper Bluebell

Lighting Legend:

Streetlight, 12' Mounting Height

Res. 05-008
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT APPROVED
DATE 01/18/05
BOARD OF COUNTY COMMISSION
Chairman

Scale:	1"=200'	1	7.28.04 per DRC Comments
Drawn by:	EW	2	8.31.04 per DRC Comments 8.20.04
Checked by:	GB	3	1.11.05 prints for BOCC
CADD No.:	B780	4	1.14.05 revise Swain Road
Date:	4.21.04	No.	Date Description of Revision

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North
200 0 100 200

Development Team:
Developer:
United Homes
7975 NW 154th Street, Suite #402, Miami Lakes, FL. 33016
Landscape Architect/Planner:
Thomas Lucido & Associates,
100 Avenue A, Suite 2A, Fort Pierce, FL 34950
Engineer/Surveyor:
Lindahl, Browning Ferrari & Heilstrom, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LC-0000335
100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 772-467-1301, Fax 772-467-1303

Celebration Pointe
St. Lucie County, Florida
Final Development Plan - Overall Site

JAN 31 2005

Sheet 1 of 10

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 9:06am B-780-site.dwg

NSLRWCD CANAL NO. 35
(89' R/W)

(15' R/W)

Peterson Road

Additional 45' Right of Way

20' Emergency Access Easement

25' Landscape Buffer

Existing Large Oak Trees to Remain

25' Landscape Buffer

Additional 20' R/W

Jenkins Road

Lake

Matchline - See Sheet 3

Scale: 1"=50'	1	7.28.04	per DRC Comments	
Drawn by: EW	2	1.11.05	prints for BOCC	
Checked by:GB				
CADD No.: B780				
Date: 4.2.04	No.	Date	Description of Revision	

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North
50 0 25 50

Development Team:
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Celebration Pointe
St. Lucie County, Florida
Final Development Plan

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 9:08am B-780-site.dwg

Matchline - See Sheet 2

Maximum 32 sq. ft. Entrance Sign

Jenkins Road (80' R/W)

25' Landscape Buffer

20' Lake Maintenance Easement

20' Lake Maintenance Easement

Lake

Lake

Common Area

Common Area

Open Space

5' Sidewalk (typ.)

Steetlight (typ.)

10' Utility Easement (typ.)

Matchline - See Sheet 4

Scale: 1"=50'	1	7.28.04	per DRC Comments	
Drawn by: EW				
Checked by:GB				
CADD No.: B780				
Date: 4.2104	No.	Date	Description of Revision	

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North

50 0 25 50

Development Team:
Developer:
United Homes
7975 NW 154th Street, Suite #400, Miami Lakes, FL. 33016
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Thomas Lucido & Associates,
100 Avenue A, Suite 2A, Fort Pierce, FL. 34950
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100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 772-467-1301, Fax 772-467-1303

Celebration Pointe

St. Lucie County, Florida

Final Development Plan

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 8:11am R:780-site.dwg

Matchline - See Sheet 3

20' Lake Maintenance Easement

Lake

25' Landscape Buffer

20' ASPHALT

Jenkins Road

Maximum 32 sq. ft. Entrance Sign

Open Space

Common Area

10' Utility Easement (typ.)

20' Drainage Easement

5' Sidewalk (typ.)

Open Space/ Tot Lot

40.00' 40.00'

Steetlight (typ.)

TOB

NSLRWCD CANAL NO. 36 (89' R/W)

Matchline - See Sheet 5

Matchline - See Sheet 6

Scale: 1"=50'	No.	Date	Description of Revision
Drawn by: EW	1	7.28.04	per DRC Comments
Checked by:GB			
CADD No: B780			
Date: 4.21.04			

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North

50 0 25 50

Development Team:

Developer:
United Homes
7975 NW 154th Street, Suite #400, Miami Lakes, FL. 33016

Landscape Architect/Planner:
Thomas Lucido & Associates,
100 Avenue A, Suite 2A, Fort Pierce, FL 34950

Engineer/Surveyor:
Underhill, Browning Ferrari & Heilbronn, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

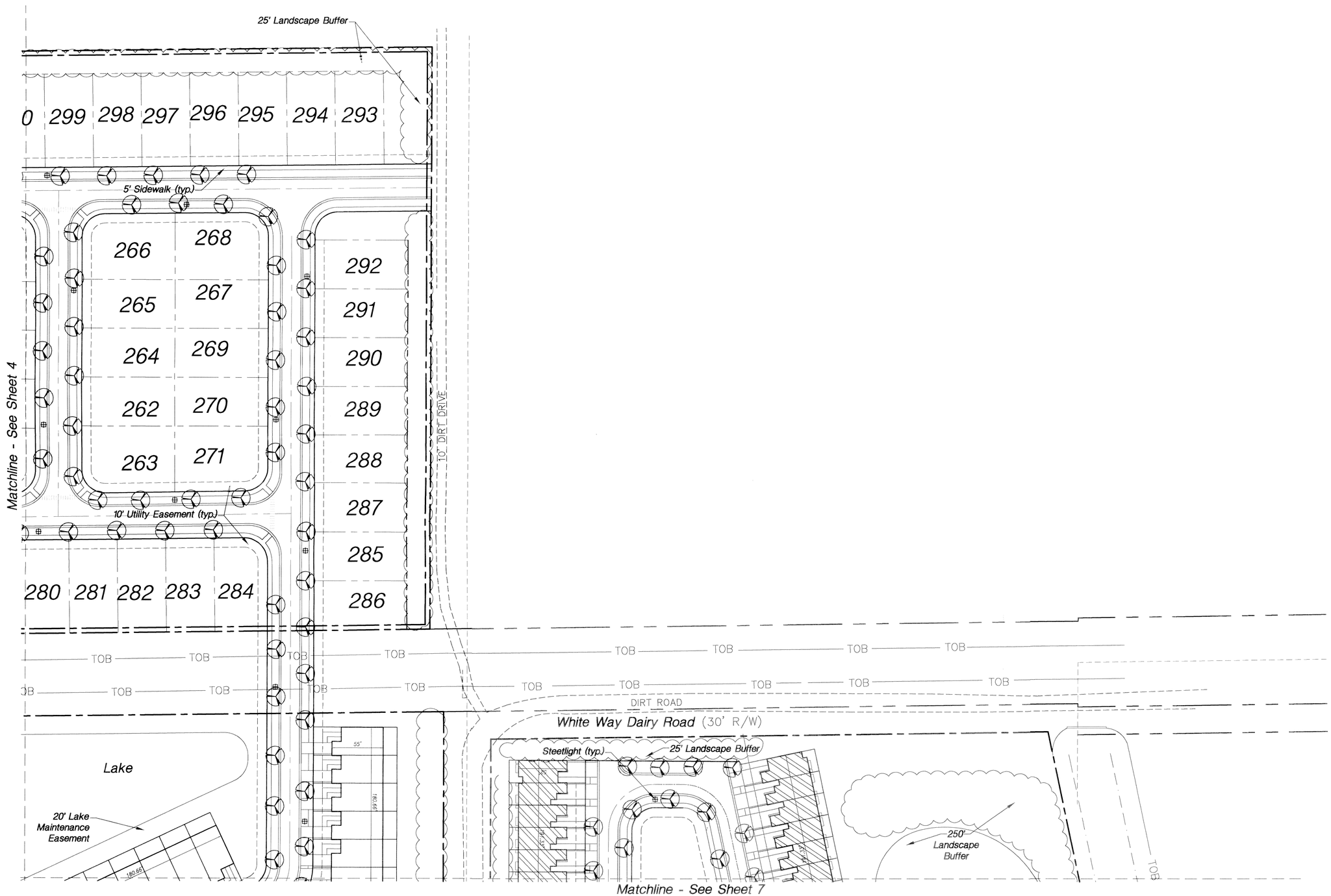
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Celebration Pointe

St. Lucie County, Florida

Final Development Plan

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 9:15am B:-780-site.dwg



Scale: 1"=50'	1	7.28.04	per DRC Comments	
Drawn by: EW				
Checked by: GB				
CADD No.: B780				
Date: 4.21.04	No.	Date	Description of Revision	

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North

50 0 25 50

Development Team:

Developer:
United Homes
7975 NW 154th Street, Suite #400, Miami Lakes, FL. 33016

Landscape Architect/Planner:
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100 Avenue A, Suite 2A, Fort Pierce, FL. 34950

Engineer/Surveyor:
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2222 Colonial Rd. Suite 201, Fort Pierce, FL. 34950

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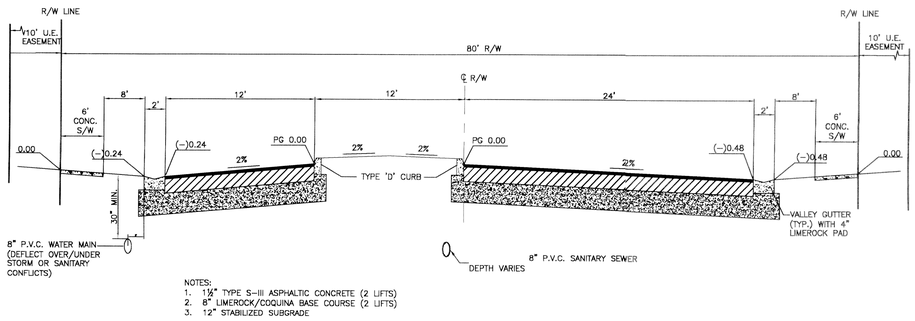
Celebration Pointe

St. Lucie County, Florida

Final Development Plan

Sheet 5 of 10

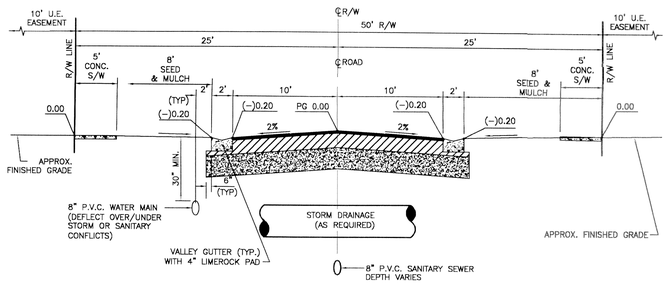
Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 9:14am B:\780-site.dwg



NOTES:
1. 1½" TYPE S-III ASPHALTIC CONCRETE (2 LIFTS)
2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS)
3. 12" STABILIZED SUBGRADE

Typical Section for 80' R/W

N.T.S.



NOTES:
1. 1½" TYPE S-III ASPHALTIC CONCRETE (2 LIFTS)
2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS)
3. 12" STABILIZED SUBGRADE

Typical Section for 50' R/W

N.T.S.



Scale: 1"=50'	1	7.28.04	per DRC Comments	
Drawn by: EW	2	1.11.05	prints for BOCC	
Checked by:GB				
CADD No.: B780				
Date: 4.21.04	No.	Date	Description of Revision	

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North

50 0 25 50

Development Team:

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Celebration Pointe

St. Lucie County, Florida

Final Development Plan

Sheet 6 of 10

Matchline - See Sheet 5

Matchline - See Sheet 6

Matchline - See Sheet 8

Swain Road

DIRT ROAD(50' R/W)

Open Space/Tot Lot

Clubhouse & Pool Area

Steetlight (typ.)

Open Space

5' Sidewalk (typ.)

Lake

Open Space

25' Landscape Buffer

Reinforced Buffer w/ 8' Wall on top of 3' Berm

10' Utility Easement (typ.)

25' Landscape Buffer

Open Space

Lake

NSLRWCD CANAL NO. 29 (FIVE-MILE CREEK)

TOB

EDGE OF WATER

250' Landscape Buffer

Scale: 1"=50'	1	7.28.04	per DRC Comments	
Drawn by: EW	2	1.11.05	prints for BOCC	
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CADD No: B780				
Date: 4.21.04	No.	Date	Description of Revision	

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North

50 0 25 50

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Celebration Pointe

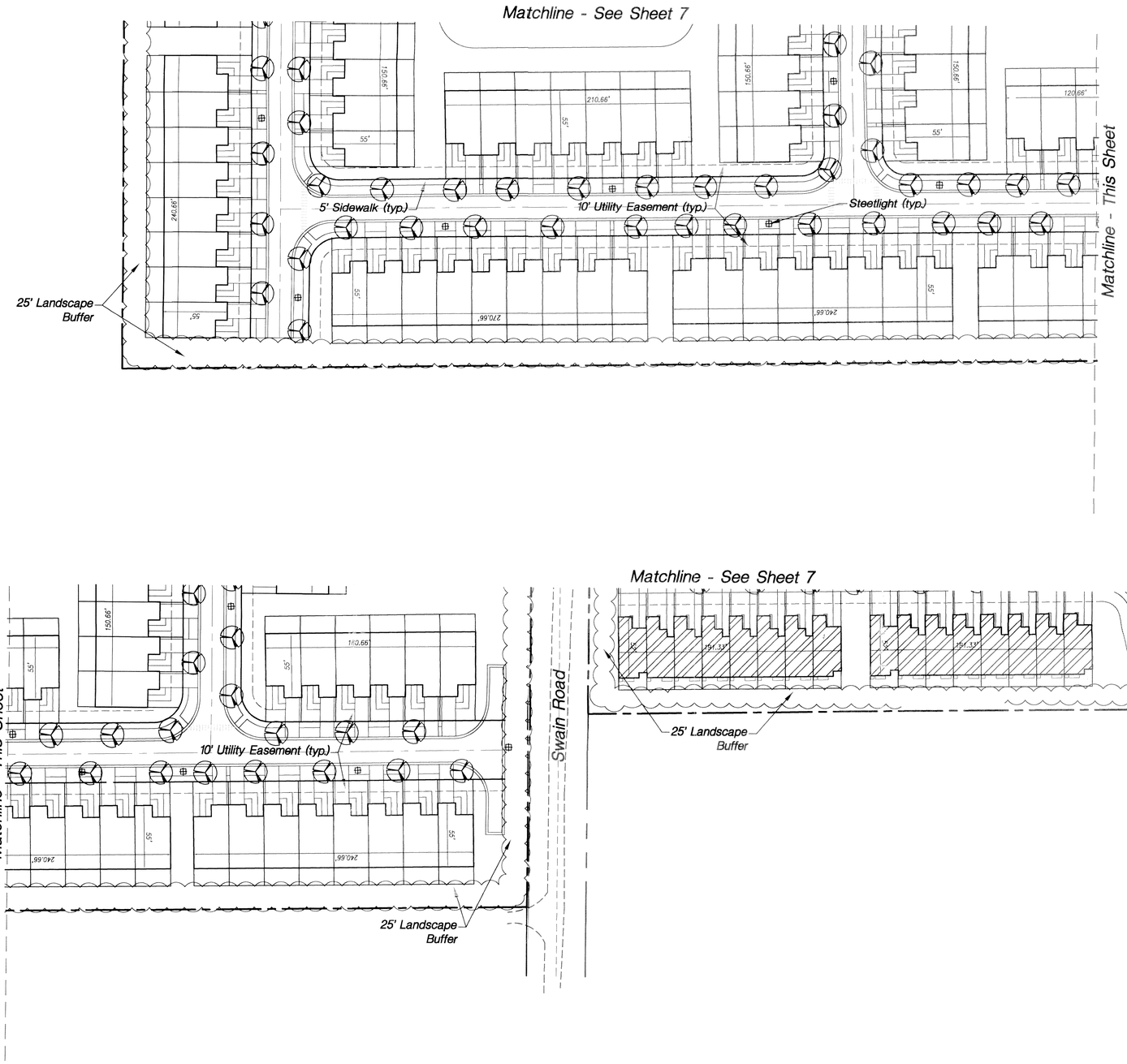
St. Lucie County, Florida

Final Development Plan

Sheet 7 of 10

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 9:16am B-780-site.dwg

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 9:16am B-780-site.dwg



Scale: 1"=50'	1	7.28.04	per DRC Comments	
Drawn by: EW	2	1.11.05	prints for BOCC	
Checked by:GB				
CADD No.: B780				
Date: 4.21.04	No.	Date	Description of Revision	

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North

50 0 25 50

Development Team:

Developer:
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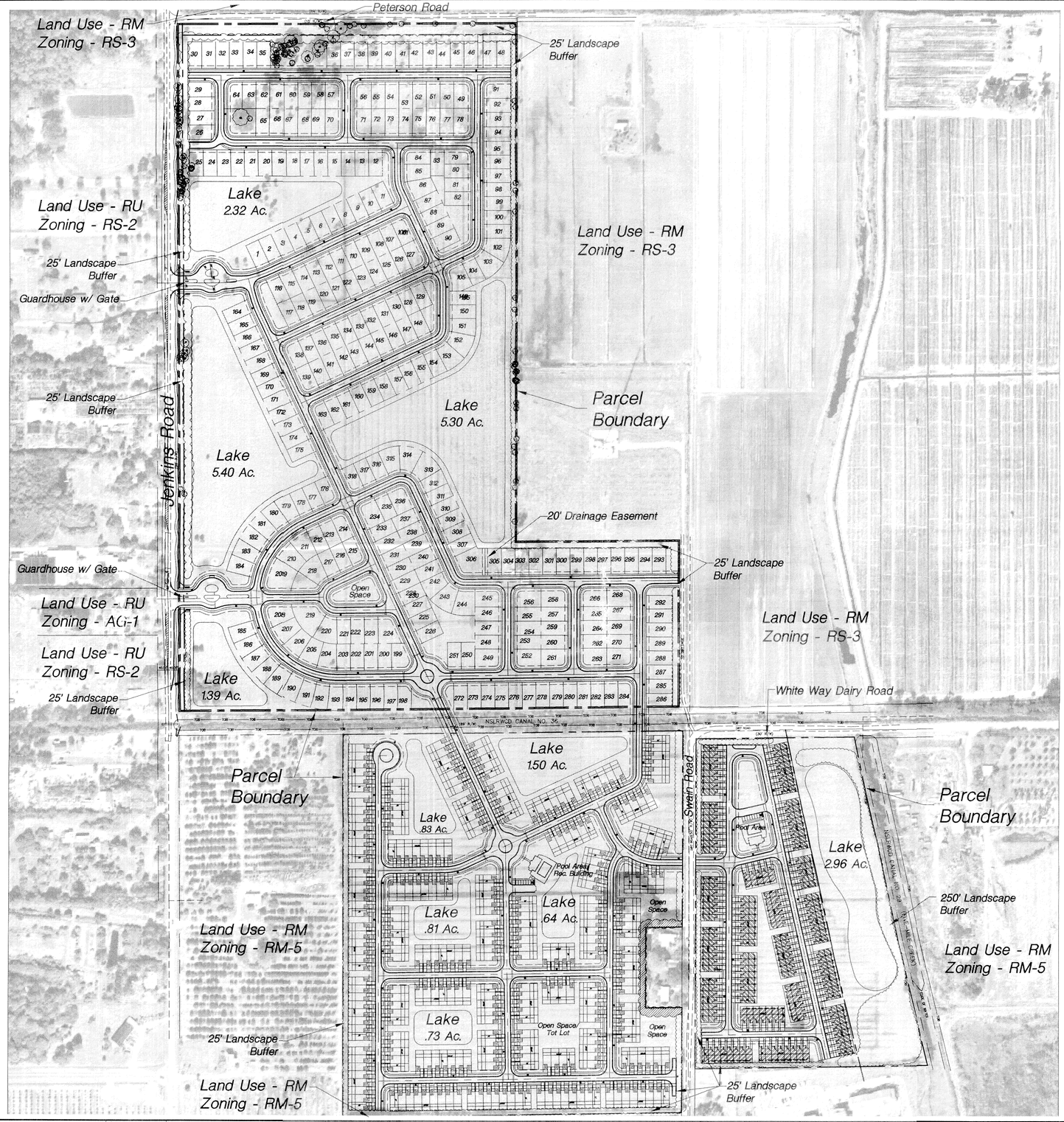
Engineer/Surveyor:
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Celebration Pointe

St. Lucie County, Florida

Final Development Plan



Scale: 1"=200'	1	7.28.04	per DRC Comments
Drawn by: EW			
Checked by:GB			
CADD No: B780			
Date: 4.21.04	No.	Date	Description of Revision

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North

200 0 100 200

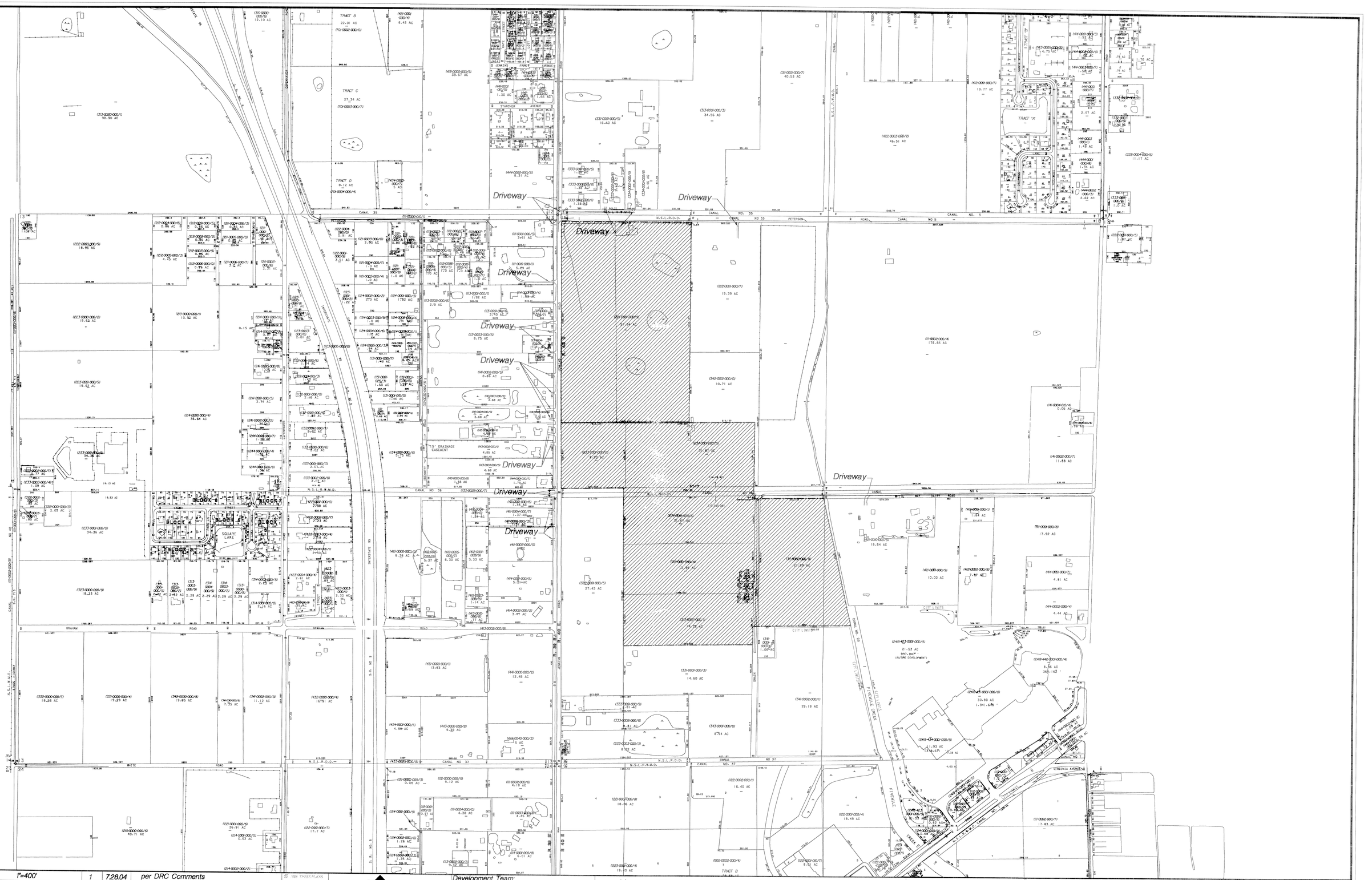
Development Team:
Developer:
United Homes
7975 NW 154th Street, Suite #400, Miami Lakes, FL. 33016
Landscape Architect/Planner:
Thomas Lucido & Associates,
100 Avenue A, Suite 2A, Fort Pierce, FL 34950
Engineer/Surveyor:
Lindahl, Browning Ferrari & Hollstrom, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

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Celebration Pointe

St. Lucie County, Florida

Final Development Plan with Aerial Photograph



Scale:	1"=400'	1	7.28.04	per DRC Comments
Drawn by:	SLM			
Checked by:	GB			
CADD No.:	B780-TaxMap.dwg			
Date:	4.21.04	No.	Date	Description of Revision

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North

400 0 200 400

Development Team:
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Thomas Lucido & Associates,
100 Avenue A, Suite 2A, Fort Pierce, FL 34950
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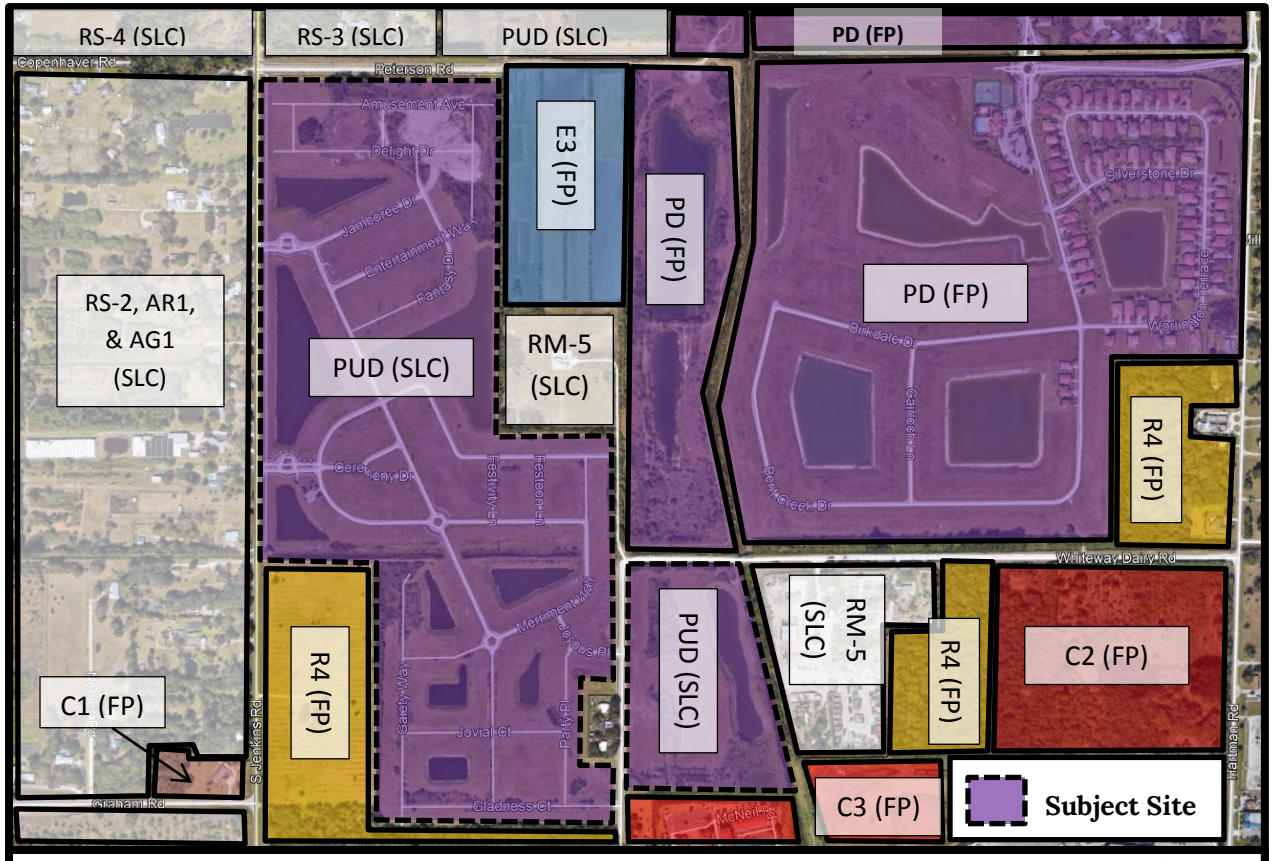
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Celebration Pointe

St. Lucie County

Tax Map w/ Driveway Locations

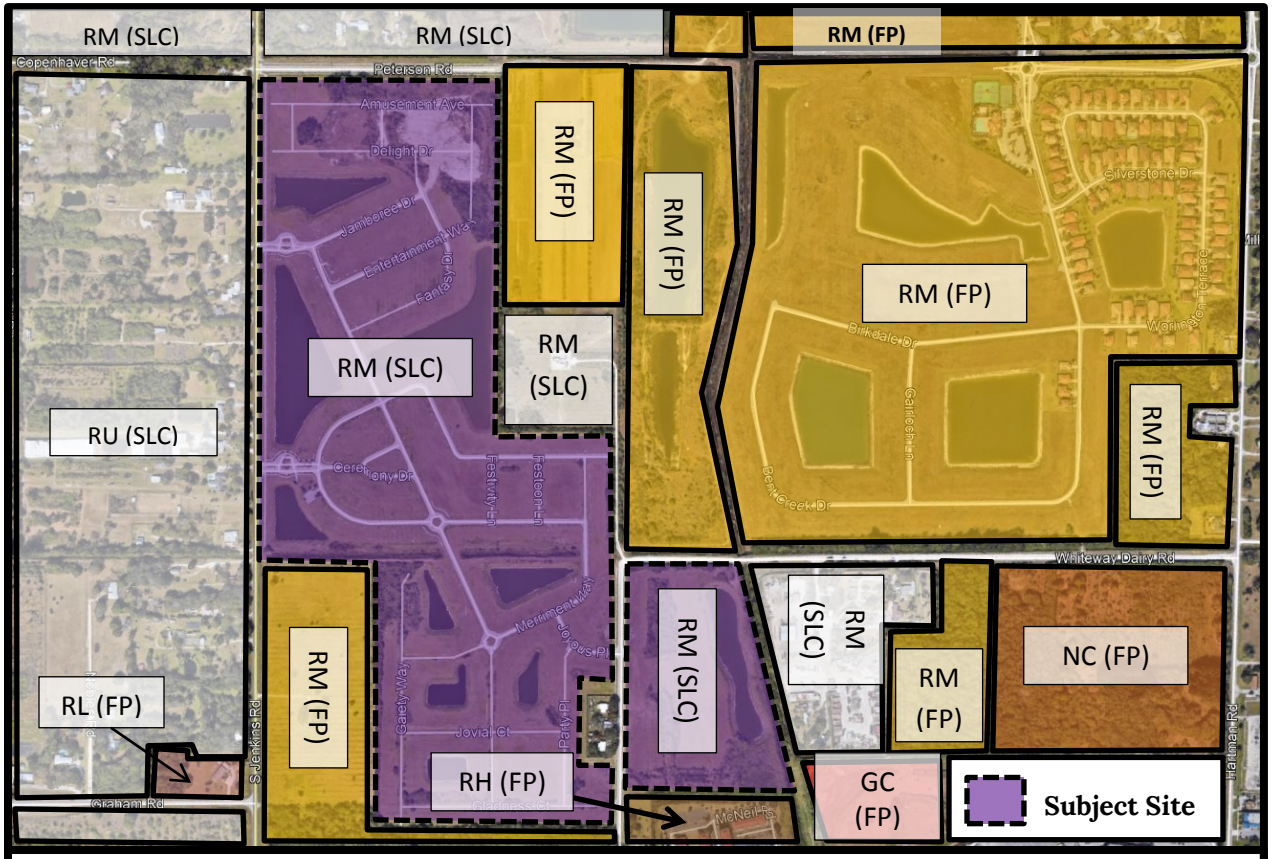
Sheet 10 of 10



THE SUNRISE CITY
FORT PIERCE
Florida

Proposed Annexation
Celebration Pointe – 5501 Peterson Road
Zoning Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Proposed Annexation
Celebration Pointe – 5501 Peterson Road
Future Land Use Map

N
W
E
S

City Commission Regular Meeting **13.a.**

Meeting Date: 11/20/2017

Re: Sunrise Theatre Advisory Board Applicants

Submitted For: John Wilkes, Executive Director, Sunrise Theatre

---

SUBJECT:

Resolution 17-R37 Appointing members to the Sunrise Theatre Advisory Board following a vote.

SUMMARY:

Applications have been received from the following 10 individuals seeking appointment to three (3) open CITY RESIDENT seats: KeAndrea Davis, Dennis DeVivo, Joanne Driscoll, Mel Echazabal, Janet Engstrom, Melanie George, Erick Gill, Robert Oliveri, Julie Serra

Applications have been received from the following 2 individuals seeking appointment to pne open COUNTY RESIDENT seats: Harry Goldman and Arthur Pernice

John Putzke is seeking reappointment to a neighboring county seat and we have no other applications at this time.

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:

Linda W. Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

17-R37

City Seat Applications

County Seat Applications

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: 11/07/2017

RESOLUTION NO. 17-R37

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE SUNRISE THEATRE ADVISORY BOARD;** PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed by the City Commission to serve as members of the Sunrise Theatre Advisory Board; said terms to commence upon adoption of this resolution and to expire on November 19, 2020, or when a successor has been duly appointed.

_____, City of Fort Pierce

_____, City of Fort Pierce

_____, City of Fort Pierce

_____, St. Lucie County

John Putzke, Neighboring County (Indian River)

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 20th 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

RECEIVED
JUL 18 2017
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

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

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

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) 467-3066 FAX (772) 467-3841

RECEIVED
JUL 03 2017
MAYOR'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

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 Bottom Line by 2 million Dollars; Vendor/V 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

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

Thank you for honoring this Application.

RECEIVED
JUN 21 2017
MAYOR'S OFFICE

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: 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, fundraising 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.
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
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(772) 467-3066 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: JANET B. ENGSTROM

Name: Sunrise Theatre Advisory Board	Phone: 772-577-6802
Home Address: Ft Pierce, FL City/Zip Code: 4190 GATOR Greens Way #33 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: Bea/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: 7-5-17	Applicant's Signature Janet B Engstrom

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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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: Sunrise Theatre Advisory Board

Name: Melanie George	Phone: 863-669-8649
Home Address: City/Zip Code: 786 Bent Creek Dr Ft. Pierce, FL 34947	How long at this address? 1 yr
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation:	
Do you own a business that operates within the City of Fort Pierce? ☑ Yes ☐ No If yes, list the address and nature of said business: Melita Provisions 100 South 2nd St. Shop 101 Fort Pierce, FL 34950 Home Goods / Fine Linens / Body Spa Products	
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: St. Lucie County School Board / Melita Provisions Inc Fort Pierce, FL (See above)	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No Contracting: ☐ Yes ☑ No Land Development: ☐ Yes ☑ No Other: Describe your education, background, training and knowledge in the above area(s):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
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:
Date: 8/23/17	Applicant's Signature Melanie George

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

RECEIVED
AUG 23 2017
CITY CLERK'S OFFICE

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: 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.

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

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

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

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 10 2017
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

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 FRSC 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

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) 467-3066 fax (772) 467-3841

SLC

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: __Sunrise Theatre Advisory Board

Name: Arthur Pernice	Phone: 954-415-8950
Home Address: 4702 Eagle Drive City/Zip Code: Ft. Pierce, 34951	How long at this address? 1Year
Are you a citizen of the United States? ☐Yes ☐ No	
Occupation:	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No 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): B.S. U OF NEW HAMPSHIRE FOOD SERVICE OWNER, MANAGER, CORPORATE DIRECTOR OWNER TOPAZ DINNER THEATRE BUSINESS BROKER 2001 TO PRESENT	
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: APERNICE@TWORLD.COM
Date:	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

SLC

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying:
Sunrise Theatre_____ Harry Goldman

Home Address: 504 North Highway A1A # 1104 City/Zip Code: Ft Pierce FL / 34949	How long at this address? 2.5 years
Are you a citizen of the United States? X Yes ☐ No	
Occupation: Retired	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes 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? ☐ 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 xNo Contracting: ☐ Yes X No Land Development: ☐ Yes x No Other: Describe your education, background, training and knowledge in the above area(s): Ph.D / Theatre M.A. Drama and speech B.A. Liberal arts Please see my resume I sent under separate cover	
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: hmgoldman@msn.com
Date:July 17 2017	Applicant's Signature Harry Goldman

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

Dr. Harry and Maria Goldman
5049 North Highway A1A # 1104
Fort Pierce, Florida 34949
hmgoldman@msn.com
407-342-3201

RECEIVED
JUL 05 2017
MAYOR'S OFFICE

Fort Pierce City Commissioners
City Hall
100 North U.S. 1
Fort Pierce, Fl 34950

Dear City Commissioners:

I read in the Hometown News of June 30th that you were looking for civic-minded residents to serve on the Sunrise Theatre Advisory Board.

Enclosed is a one page resume of my background for you to consider.

I have lived in Florida for over 40 years and have been a resident of Ft. Pierce for over 2 years. My background is the performing arts.

Please note: We are out of the country July 7 - August 12. During that time I can be contacted by email.

Thank you.

Harry Goldman

Dr. Harry and Maria Goldman
5049 North Highway A1A # 1104
Ft. Pierce, Florida 34949
407-3412-3201
hmgoldman@msn.com

Education: **Ph.D., New York University**
M.A., Catholic University of America
B.A., Brooklyn College

Work: **1975- 1995: Professor, Florida State University**
Spent 10 years teaching in London for FSU
1995- 2012: Part time teacher in high school.

Business: **Owner and President: The Goldman Circle, Inc.**
Travel Company, 1995-2012.
Planned and led groups to over 20 countries.

Personal: **Married, 3 sons, 2 grandsons, retired**

Travel History: **Traveled to over 50 countries**

Publishing History: **Written for The New York Times,**
The San Francisco Chronicle and numerous
Scholarly journals.

Presentation History: **I have presented papers at both national and international conferences.**

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 **13.b.**

Meeting Date: 11/20/2017

Re: Resolution adopting the Rules of Procedure for Condemnation & Demoltion

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

---

SUBJECT:

Resolution 17-R38 adopting the Rules of Procedure for Condemnation and Demolition.

SUMMARY:

- Prior to commencing condemnations and demolitions under the Clean & Safe Initiative, Rules of Procedure for Condemnations and Demolitions should be approved and adopted.
- The proposed rules address properties to be condemned but that may be rehabilitated and procedures for when no action is taken by the owner, properties that are declared unsafe and must be demolished and properties that are declared a nuisance and must be demolished.
- The proposed rules adhere to the requirements outlined in the City Charter.

RECOMMENDATION:

Adopt the Rules of Procedure for Condemnation and Demolition

ALTERNATIVES:

Amend the proposed Rules of Procedure for Condemnation and Demolition
Deny the proposed Rules of Procedure for Condemnation and Demolition

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

James Messer, City Attorney
Linda Cox, City Clerk
Rebecca Grohall, Planning Director
Paul Thomas, Building Official
Chief Hobley-Burney, FPPD

Fiscal Impact

OTHER INFORMATION:

None

Attachments

17-R38

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/13/2017 04:37 PM

Form Started By: Peggy Arraiz
Started On: 10/30/2017 10:15 AM
Final Approval Date: 11/13/2017

RESOLUTION NO. 17-R38

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ADOPTING RULES OF PROCEDURE FOR CONDEMNATION AND DEMOLITION OF STRUCTURES;** PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted Ordinance No. 17-028 Creating the Clean & Safe Community Initiative; and

WHEREAS, one of the primary functions of the Clean & Safe Community Initiative is to remove slum and blight conditions in the community through the condemnation and demolition process; and

WHEREAS, the City Commission wishes to establish procedures for condemnation and demolition of structures within the City; and

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. That the Rules of Procedure for Condemnation and Demolition of Structures as outlined in "Exhibit A" are hereby ratified and adopted by The City of Fort Pierce.

SECTION 2. The provisions of this Resolution are declared to be severable and if any section, sentence, clause, or phrase of this Resolution 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 Resolution but shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

SECTION 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4. This Resolution shall be effective immediately upon final adoption by the Commission.

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

ATTEST:

_____
Linda Cox, City Clerk

Approved as to Form
And Correctness:

_____
James M. Messer, Esq.
City Attorney

Rules of Procedure for
Condemnation & Demolition of Structures

Exhibit A

These procedures are established to regulate the condemnation of structures or systems and the subsequent rehabilitation or demolition of such structures or systems.

Condemnation Procedures

1. The Code Compliance Manager will review all requests for condemnation and make a final determination of action to be taken based upon the following:

    a. The recommendation from the Building Inspector.

    b. Complaints from citizens, the Fort Pierce Police Department and/or other agencies.

    c. Compliance with the City of Fort Pierce Charter Section 14 (9) that allows for the removal of any building or structure that constitutes a menace to business, health, or safety, or any building or structure that constitutes a fire hazard or which is unsightly or does not conform in architecture to adjacent or surrounding buildings which are hereby designated and declared to be a nuisance;

2. If the structure is to be condemned but can be repaired and does not require demolition, the procedures outlined in Section I – Condemnation with Rehabilitation shall be followed.

3. If the structure is to be condemned and must be removed by demolition, the procedures outlined in Section II – Condemnation with Demolition shall be followed.

4. If the structure is to be condemned due to its adverse impact on the neighborhood and businesses or any other condition that is not provided for in the International Property Maintenance Code Section 108 as adopted by the City Commission, the procedures outlined in Section III – Condemnation / Declaration of Nuisance shall be followed.

5. When, in the opinion of the Building Official or Code Official, there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the Building Official or Code Official shall take whatever steps are necessary, up to and including demolition of the structure, to preserve the life, health and safety of the community. When such action is taken, the procedures for demolition outlined in Section II shall commence as soon as reasonably possible after the fact.

SECTION I – CONDEMNATION WITH REHABILITION

This Section is intended to address properties that have been declared unsafe by the Code Official but are not in such a state of disrepair as to require the demolition or removal of the structure. This section may be supplemented by nuisance abatement action provided for in Chapter 16 of the City's Code of Ordinances to properly secure such structure until the repairs have been completed.

These procedures may be suspended with the issuance of a valid building permit that will abate the violations or a Stipulation of Remediation that clearly outlines the steps required to remedy the violations and a timeline for compliance. The stipulation must be signed by both the interested party and a city representative and be notarized. Failure to comply with the conditions of the building permit or the stipulation will result in the procedures for condemnation automatically resuming.

1. Property is inspected by the Building Department.
    a. A Property Maintenance Inspection Report (PMIR) is completed to include a recommended action to be taken based upon the International Property Maintenance Code Section 108 as adopted by the City Commission on January 3, 2017.
    b. Date stamped color photographs of the property conditions are taken and attached to the PMIR.
    c. A Property Card is printed from the Property Appraiser's website.
    d. File is forwarded to the Code Compliance Manager.
2. Notice of Violation and Affidavit of Unsafe Building is created.
    a. The Notice of Violation must clearly identify the steps required to remedy all identified violations.
    b. The notice must include a statement providing the owner(s) with their right to appeal the decision to the Construction Board of Adjustments and Appeals.
3. The Affidavit of Unsafe Building with the attached Notice of Violation is recorded with the St. Lucie County Clerk of Courts.
4. A copy of the recorded affidavit and notice is to be sent to all interested parties including the registered owner of title (from the Property Appraiser's card), any Registered Agent listed with the Division of Corporations, any heirs of estates listed with the St Lucie County Clerk of Court., any tenants and any additional names / addresses as may be provided.
5. All notices are to be sent certified mail, return receipt requested.
6. If the signed green card is not received within 10 business days, is returned unclaimed or unsigned, the notice shall be sent regular mail with an Affidavit of Mailing signed and placed in the file.
7. Property is to be posted with the appropriate Notice of Condemnation. This may include an order for the structure to be vacated until such repairs have been completed.
8. An Affidavit of Posting shall be signed and placed in the file along with a copy of the posting.
9. Follow up inspections are to be conducted at least bi-annually to determine if additional action is needed.
10. If no action has been initiated after a period of twenty-four (24) months, the Code Compliance Manager may either forward the property to the Legal Department to initiate foreclosure proceedings or forward the matter to the City Commission for demolition.

SECTION II – CONDEMNATION WITH DEMOLITION

This Section is intended to address properties that have been declared unsafe by the Code Official but are in such a state of disrepair as to require the demolition or removal of the structure.

These procedures may be suspended with the issuance of a valid building permit that will abate the violations or a Stipulation of Remediation that clearly outlines the steps required to remedy the violations and a timeline for compliance. The stipulation must be signed by both the interested party and a city representative and be notarized. Failure to comply with the conditions of the building permit or the stipulation will result in the procedures for demolition automatically resuming.

1. A Notice of Violation is created.
    a. The notice must clearly state that the building has been declared unsafe and must be demolished.
    b. A time to comply shall be established, determined by the severity of the condition, not to exceed 60 days.
    c. The notice is to be sent to all interested parties including the registered owner of title (from the Property Appraiser's card), any Registered Agent listed with the Division of Corporations, any heirs of estates listed with the St Lucie County Clerk of Court., any tenants and any additional names / addresses as may be provided.
    d. All notices must be sent certified mail, with return receipt requested.
2. An Affidavit of Unsafe Building with the attached Notice of Violation is recorded with the St. Lucie County Clerk of Courts.
3. A Resolution is prepared for approval by the City Commission to establish a date of hearing.
    a. The Resolution will be placed on the next available Commission agenda.
    b. The Resolution may include multiple addresses that are being scheduled to be heard.
    c. No evidence will be submitted or presented in support of this Resolution as it is only announcing a hearing date at which time such evidence shall be submitted and reviewed.
    d. Following the adoption of the Resolution establishing the hearing date, a Notice of Hearing shall be mailed by registered or certified mail a certified copy of said resolution to all parties at least ten (10) days prior to the date of said hearing by the city clerk of the City of Fort Pierce. Notice issued under this section shall advise the property owner and potential parties in interest of their right to be heard on the demolition or to show cause why the demolition should not take place.
4. A Resolution to Declare a Nuisance / Condemn & Demolish a structure is prepared for approval by the City Commission. Only a single property may be addressed per Resolution to Condemn and Demolish and in lieu of a specific date, shall state that demolition shall comply with the Rules of Procedure as adopted by the City Commission. Evidence to support the Resolution shall be presented and shall include, but is not limited to, the following:
    a. A copy of the Notice of Violation and certified mail return receipt.

b. A copy of the recorded Affidavit of Unsafe Building.

c. A current copy of the property card from the Property Appraiser's website indicating the current owner of the property and if the property is homesteaded.

d. Confirmation from the FPUA as to the current status of utilities.

e. Property Status Statement indicating:

i. If the property is occupied.

ii. If there was any prior attempts for rehabilitation under Section I of these rules.

iii. If there is any additional code enforcement action upon the property.

iv. If the property is historic and requires a Certificate of Appropriateness prior to demolition.

f. Color photographs clearly depicting the current condition of the property.

g. A copy of the Property Maintenance Inspection Report, completed by the Building Inspector.

h. Any reports from the FPPD or citizen complaints regarding the property.

5. If the City Commission finds cause to support the Resolution, staff shall commence the demolition procedures listed below no sooner than fifteen (15) days following adoption of the Resolution to allow the owner or other interested party the time to appeal the Commission's decision.

6. Any person, firm or corporation having any lien on, or interest in the property ordered condemned or removed, shall have the right to appeal, however, such appeal shall not operate as a stay of demolition until appeal bond has been filed with the clerk of the circuit court for St. Lucie County, Florida. The amount of which bond shall be set by the judge of the circuit court of St. Lucie County, Florida in an amount sufficient to cover all costs, attorney's fees and expenses of the City of Fort Pierce, reasonably incurred by the said city in protecting the public from dangers and damages arising from an incident to the building or structure involved in the said appeal. Provided, however, writ of error shall be issued out within three (3) days (Sundays excluded) and made returnable within fifteen (15) days from the date of said resolution.

DEMOLITION PROCEDURES

7. An Affidavit of Homestead Exemption Status is signed and placed in the file with a current Property Card from the Property Appraiser's and a copy of the Tax Card and tax record attached.

8. The historic status of the property is determined and an Affidavit of Historic Structure Status is completed.

a. If the structure is within a designated historic district or has otherwise been declared historic, the request is forwarded to the Historic Preservation Officer for the matter to be placed before the Historic Preservation Board to obtain a Certificate of Appropriateness to have the structure demolished.

b. If the structure is not historic, the Affidavit of Historic Structure Status is signed and placed in the file

9. A title search is to be conducted to determine if there are any additional interested parties that have not been notified. In the event that there are parties in interest~~s~~, no demolition shall take place until the parties have had an opportunity to be heard but no later than fifteen (15) days following notice of interest.

10. A Final Notice of Demolition is sent regular mail to all interested parties identified in the title search providing for 15 days to contact the Code Enforcement office and initiate appropriate action to address the condition(s) that created the declared nuisance.

11. If all the above steps have been completed, there are no active permits to address the violations and no active Stipulation for Remediation, the matter will be forwarded to an approved City vendor.

    a. The vendor will apply for a demolition permit with the Building Department.

    b. The vendor will submit an estimate of costs to the Code Enforcement Department for approval.

    c. Upon approval by the Code Enforcement Department and issuance of the demolition permit, the structure shall be demolished and the site properly graded and sodded.

    d. A lien for costs is placed upon the property and recorded with the Clerk, in accordance with the City Charter and applicable Florida law.

SECTION III – CONDEMNATION – DECLARATION OF NUISANCE

This Section is intended to address properties that do not match the criteria to be declared unsafe by the International Property Maintenance Code, but due to their condition constitutes a menace to the business, health, or safety of the community and abatement by demolition is necessary to remedy this nuisance. Such conditions include, but are not limited to, abandonment, repetitive calls to FPPD for illegal activities and/or complaints from local residents and businesses.

These procedures may be suspended with the issuance of a valid building permit that will abate the violations or a Stipulation of Remediation that clearly outlines the steps required to remedy the violations and a timeline for compliance. The stipulation must be signed by both the interested party and a city representative and be notarized. Failure to comply with the conditions of the building permit or the stipulation will result in the procedures for demolition automatically resuming.

1. Based upon a written request from the Fort Pierce Police Department, a Notice of Violation is created complying with Chapter 16 of the Code of Ordinances to declare the property a nuisance and is sent to all interested parties including the registered owner of title (from the Property Appraiser's card), any Registered Agent listed with the Division of Corporations, any heirs of estates listed with the St Lucie County Clerk of Court., any tenants and any additional names / addresses as may be provided..

2. The property is posted in compliance with Chapter 16 of the Code of Ordinances advising all interested parties that the property is being declared a nuisance and an Affidavit of Posting is placed in the file.

3. A Resolution is prepared for approval by the City Commission to establish a date of hearing.

    a. The Resolution will be placed on the next available Commission agenda.

    b. The Resolution may include multiple addresses that are being scheduled to be heard.

    c. No evidence will be submitted or presented in support of this Resolution as it is only announcing a hearing date at which time such evidence shall be submitted and reviewed.

    d. Following adoption of the Resolution establishing a hearing date, a Notice of Hearing shall be mailed by registered or certified mail a certified copy of said resolution to all parties at least ten (10) days prior to the date of said hearing by the city clerk of the City of Fort Pierce. Notice issued under this section shall advise the property owner and potential parties in interest of their right to be heard on the demolition or to show cause why the demolition should not take place.

4. A Resolution to Declare a Nuisance / Condemn & Demolish a structure is prepared for approval by the City Commission. Only a single property may be addressed per Resolution to Declare a Nuisance and Demolish and in lieu of a specific date, shall state that demolition shall comply with the Rules of Procedure as adopted by the City Commission. Evidence to support the Resolution shall be presented and shall include, but is not limited to, the following:

    a. A copy of the Notice of Violation and certified mail return receipt.

    b. A copy of the Affidavit of Posting.

    c. A current copy of the property card from the Property Appraiser's website indicating the current owner of the property and if the property is homesteaded.

    d. Confirmation from the FPUA as to the current status of utilities.

    e. Property Status Statement indicating:

        i. If the property is occupied.

        ii. If there was any prior attempts for rehabilitation under Section I of these rules.

        iii. If there is any additional code enforcement action upon the property.

        iv. If the property is historic and requires a Certificate of Appropriateness prior to demolition.

    f. Color photographs clearly depicting the current condition of the property.

    g. A copy of the written request and all related reports from the FPPD.

    h. Any citizen complaints regarding the property.

5. If the City Commission finds cause to support the Resolution, staff shall commence the demolition procedures listed below no sooner than fifteen (15) days following adoption of the Resolution to allow the owner or other interested party the time to appeal the Commission's decision.

6. Any person, firm or corporation having any lien on, or interest in the property ordered condemned or removed, shall have the right to appeal, however, such appeal shall not operate as a stay of demolition until appeal bond has been filed with the clerk of the circuit court for St. Lucie County, Florida. The amount of which bond shall be set by the judge of the circuit court of St. Lucie County, Florida in an amount sufficient to cover all costs, attorney's fees and expenses of the City of Fort Pierce, reasonably incurred by the said city in protecting the public from dangers and damages arising from an incident to the building or structure involved in the said appeal. Provided, however, writ of error shall be issued out within three (3) days (Sundays excluded) and made returnable within fifteen (15) days from the date of said resolution.

DEMOLITION PROCEDURE

7. An Affidavit of Homestead Exemption Status is signed and placed in the file with a current Property Card from the Property Appraiser's and a copy of the Tax Card and tax record attached.

8. The historic status of the property is determined and an Affidavit of Historic Structure Status is completed.

    a. If the structure is within a designated historic district or has otherwise been declared historic, the request is forwarded to the Historic Preservation Officer for the matter to be placed before the Historic Preservation Board to obtain a Certificate of Appropriateness to have the structure demolished.

    b. If the structure is not historic, the Affidavit of Historic Structure Status is signed and placed in the file

9. A title search is to be conducted to determine if there are any additional interested parties that have not been notified. In the event that there are parties in interests, no demolition shall take place until the parties have had an opportunity to be heard but no later than fifteen (15) days following the notice of interest.

10. A Final Notice of Demolition is sent regular mail to all interested parties identified in the title search providing for 15 days to contact the Code Enforcement office and initiate appropriate action to address the condition(s) that created the declared nuisance.

11. If all the above steps have been completed, there are no active permits to address the violations and no active Stipulation for Remediation, the matter will be forwarded to an approved City vendor.

    a. The vendor will apply for a demolition permit with the Building Department.

    b. The vendor will submit an estimate of costs to the Code Enforcement Department for approval.

    c. Upon approval by the Code Enforcement Department and issuance of the demolition permit, the structure shall be demolished and the site properly graded and sodded.

    d. A lien is placed upon the property in accordance with the City Charter.

City Commission Regular Meeting **13.c.**

Meeting Date: 11/20/2017

Re:

SUBJECT:

Resolution 17-R39 Opposing Legislation that would Restrict or Eliminate Community Redevelopment Agencies.

SUMMARY:

Maintaining the City's ability to have a CRA was an approved legislative priority. This resolution restates our position for the legislature.

RECOMMENDATION:

Approve Resolution.

ALTERNATIVES:

Do not approve or approve with Modifications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Mayor Hudson
Nicole Fogarty, Legislative Affairs Director

Fiscal Impact

OTHER INFORMATION:

No fiscal impact

Attachments

17-R39

Form Review

Form Started By: Linda Cox Started On: 11/07/2017 03:22 PM
Final Approval Date: 11/07/2017

RESOLUTION NO. 17-R39

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA URGING ALL MEMBERS OF THE FLORIDA LEGISLATURE TO **OPPOSE LEGISLATION THAT WOULD RESTRICT OR ELIMINATE COMMUNITY REDEVELOPMENT AGENCIES**; 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.

WHEREAS, Part III of Chapter 163, Florida Statutes, allows a county or municipality to create a Community Redevelopment Agency (CRA) to carry out redevelopment of slum or blighted areas when certain conditions exist; and

WHEREAS, examples of conditions that can support the creation of a CRA include the presence of substandard or inadequate structures, a shortage of affordable housing, or inadequate infrastructure and insufficient roadways; and

WHEREAS, CRAs are community redevelopment programs designed to eliminate slum or blight conditions and to enhance quality of life and business conditions for residents and business owners in a community redevelopment area; and

WHEREAS, CRAs have demonstrated that the use of Tax Increment Financing dramatically improved the economic and social outcomes within the targeted areas; and

WHEREAS, CRAs have proven historically to provide housing and make urban areas safer for residents, preserve and grow business, and provide improved, safe and clean places for all who live there; and

WHEREAS, CRAs have proven historically to provide distressed communities with a better business environment through improved infrastructure, preservation and growth of businesses and job opportunities; and

WHEREAS, these outcomes benefit both cities and the counties and, more importantly, their taxpayers; and

WHEREAS, there are 222 active CRAs in Florida, established to encourage new investment and job creation in urban areas that became blighted as a result of substantial growth moving away from the urban core; and

WHEREAS, municipal residents and local businesses pay local taxes and assessments in CRA areas for the specific purpose of obtaining and enhancing their desired level of municipal services and amenities; and

WHEREAS, CRAs are funded using local taxes and do not rely on state funds; and

WHEREAS, the Florida League of Cities has included the support of CRAs as one of its 2018 Legislative Priorities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, THAT:

Section 1. The above “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. The Mayor and Commission of the City of Fort Pierce urge all members of the Florida Legislature to oppose legislation that limits Part III of Chapter 163, Florida Statutes, which allows a county or municipality to create a Community Redevelopment Agency to carry out redevelopment of slum or blighted areas.

Section 3. The City Clerk is directed 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.

Section 4. This Resolution shall become effective immediately upon its passage and adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 20th 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 Commission Regular Meeting **13.d.**

Meeting Date: 11/20/2017

Re:

SUBJECT:

Resolution 17-R40 Supporting Home Rule Powers for Municipalities.

SUMMARY:

The support of home rule powers was an approved legislative priority. This resolution restates the City's position.

RECOMMENDATION:

Approve Resolution.

ALTERNATIVES:

Do not approve or approve with changes.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Mayor Hudson
Nicole Fogarty, Legislative Affairs Director

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

17-R40

Form Review

Form Started By: Linda Cox Started On: 11/07/2017 03:22 PM

Final Approval Date: 11/07/2017

RESOLUTION NO. 17-R40

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, **SUPPORTING HOME RULE POWERS** AND REQUESTING THE FLORIDA LEGISLATURE TO OPPOSE ANY LEGISLATION WHICH WILL IMPEDE MUNICIPALITIES AND CITIZENS OF THEIR CONSTITUTIONAL RIGHT OF LOCAL SELF-GOVERNMENT; HOME RULE POWERS, BOTH ADMINISTRATIVE AND FISCAL, ALLOW MUNICIPALITIES TO DEVELOP AND IMPLEMENT COMMUNITY-BASED SOLUTIONS TO LOCAL PROBLEMS WITHOUT STATE INTERFERENCE; 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.

WHEREAS, it is the expressed will of the voters of Florida to have the right to govern themselves under municipal Home Rule powers; and

WHEREAS, Floridians have possessed this constitutional right of local self-government for nearly 50 years; and

WHEREAS, as the only form of voluntary government, Florida's municipalities are the embodiment of the Florida Constitution's right of local self-government; and

WHEREAS, municipal Home Rule powers include all governmental, corporate and proprietary powers necessary to conduct municipal government, perform municipal functions and render municipal services for the unique benefit of the people who live and work within a municipality; and

WHEREAS, Floridians exercise their Home Rule powers by voting to incorporate and be governed under a municipal form of government for a variety of reasons, including increased services, a unique business and residential environment, and greater voice in how their government is run; and

WHEREAS, municipal citizens further exercise their Home Rule powers by voting on a charter that specifies the desired form, functions and powers of their municipal government; and

WHEREAS, Floridians' constitutional right to govern themselves locally, under municipal Home Rule powers and pursuant to their adopted municipal charters, is being increasingly eroded and limited by actions of the Florida Legislature; and

WHEREAS, these actions of the Florida Legislature take power away from Florida citizens to ensure their chosen municipal government provides their desired level of services, offers their desired quality of life and otherwise meets their needs in a timely and effective manner; and

WHEREAS, municipalities are authorized by the Florida Constitution and by general law to levy ad valorem and other forms of local taxation, and are further authorized by general law and their Home Rule powers to impose special assessments and fees; and

WHEREAS, municipal residents and local businesses pay local taxes, assessments and fees for the specific purpose of obtaining and enhancing their desired level of municipal services and amenities; and

WHEREAS, intrusion from the Florida Legislature into municipal finances prohibits elected municipal leaders from meeting the expectations of their residents and local businesses that local revenues will be used as intended; and

WHEREAS, the Florida League of Cities has included the protection of local self-government under municipal Home Rule powers as one of its 2018 Legislative Priorities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, THAT:

Section 1. The above "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. The Mayor and Commission of the City of Fort Pierce urge all members of the Florida Legislature to oppose legislation that limits Floridians' constitutional right to govern themselves under municipal Home Rule Powers.

Section 3. The Mayor and Commission of the City of Fort Pierce urge all members of the Florida Legislature to oppose legislation that would interfere with or intrude into municipal finances.

Section 4. The City Clerk is directed 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.

Section 5. This Resolution shall become effective immediately upon its passage and adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 20th 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 Commission Regular Meeting **13.e.**

Meeting Date: 11/20/2017

Re: Renaming Portion of Avenue D

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Discussion of renaming the portion of Avenue D east of US Highway 1 to Silene led by Commissioner Perona.

Attachments

Brief History of Roadway
Res. 15-R04 Renaming Ave D Historic District
Edgartown Plat
HPB Minutes 5.28.13
HPB Minutes 7/22/13
Plat Comparison
Edgartown Picture

Form Review

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

Form Started By: Jennifer Robinson Started On: 10/25/2017 09:00 AM

Final Approval Date: 10/31/2017

Commissioner Sessions asked did each one of them write them a check?

Commissioner Alexander said he did.

Commissioner Coke said she wants thank the young ladies who performed. They were trying to set up in the lobby, but the lobby wasn't big enough for all these young ladies. Then when they got moving, be glad they weren't inside, because they would have killed themselves and broken legs trying to dance in here. But they were wonderful, they were enthusiastic. It amazed her that a group of that many young ladies could be quiet for that long as they were preparing. Then they had so much energy. It was great.

Commissioner Sessions said **Avenue D** is corridor that they are trying to change. They are making some major investments in the properties and local land owners are starting to invest their monies in the properties. Maybe they could consider changing the name of that corridor. He knows there had been some suggestions about renaming the street after some flowers, but he doesn't agree with that. But if there were something the individuals in that area could identify with from a historical standpoint, maybe something like the Highwaymen Highway or something along those lines, perhaps they would consider doing that.

Commissioner Coke asked what would they do then with the Avenue D Boys Choir?

Commissioner Sessions said they would have to change their name.

Commissioner Coke said then they wouldn't have a home if there was no more Avenue D.

Mayor Benton said he knows there has been discussion for many years about that. He knows there is a lot of history with Avenue D. Just seeing how these young men with the Avenue D Boy's Choir have changed the image of Avenue D, he would hate for them to lose their identity. The Commission's job is to do what the community wants, but he knows there is a lot of history there.

Mr. Jon Ward, Director of Fort Pierce Redevelopment Agency, said in 1917 when Lincoln Park was platted, the name of the street was Selene. That is the historic name of Avenue D. It was a long time before it was Avenue D, they changed it sometime in 1930's, just from the historic perspective.

Commissioner Coke said they would have to get those boys all new shirts, Selene Avenue Boy's Choir. It doesn't have the same ring to it.

Commissioner Alexander asked where did he get that name from?

Mr. Ward said he has the plat of Lincoln Park in his office. He will be happy to show it to him.

Mayor Benton said he wanted to thank everyone and he wanted to thank Senator Martinez and his office for moving so promptly on the City's request to name the **Post Office** at Orange Avenue & 17th Street after CeeCee Ross Lyles. He thinks it will remind everybody in this community about September 11th. They had somebody there on that plane that basically stopped that plane from getting to its destination and saved a lot of lives.

RESOLUTION NO. 15-R04

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, RENAMING THE **"AVENUE D HISTORIC DISTRICT"** AS THE **"LINCOLN PARK HISTORIC DISTRICT"** ENCOMPASSING ALL PROPERTIES WITHIN BOUNDARIES BEING MOORE'S CREEK TO THE SOUTH,U.S. HIGHWAY 1 TO THE EAST, AVENUE E TO THE NORTH, INCLUDING PROPERTIES ON BOTH SIDES OF AVENUE E, AND 15TH STREET TO THE WEST, WHICH THE CITY COMMISISON PREVIOUSLY DESIGNATED AS THE AVENUE D HISTORIC DISTRICT BY CITY OF FORT PIERCE RESOLUTION 02-40; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 18th, 2002, the City Commission of the City of Fort Pierce created the "Avenue D Historic District" in the adoption of Resolution 02-40; and

WHEREAS, the Fort Pierce Historic Preservation Board approved sending a letter of support on November 25, 2013 for the City Commission to rename the "Avenue D Historic District" as the "Lincoln Park Historic District" based upon its historic accuracy and appropriateness; and

WHEREAS, the area of Fort Pierce generally known as Lincoln Park has been a center of economic, commercial and social activity for the African American community since the settlement of Fort Pierce; and

WHEREAS, the City Commission by creating the original historic district in 2002 identified and designated contributing properties within the district that represent a broad range of architectural styles, including wood frame vernacular, shingle style, classic Florida cracker, masonry vernacular, and some fine examples of the shotgun house, as well as buildings that are culturally important to the community such as the Lincoln Park Theater; and

WHEREAS, the creation of historic districts has been a proven and effective tool to help spur redevelopment and economic revitalization within its neighborhoods, stabilize property values and foster a sense of pride among the residents, and encourage the preservation of historic properties through tax exemptions and other economic incentives; and

WHEREAS, the people of Fort Pierce desire to protect and preserve in perpetuity those sites of outstanding historic, archaeological and architectural character; and

WHEREAS, the renaming of this valuable historic district will ensure accuracy in recognizing and inspiring efforts to protect and preserve in perpetuity those sites of outstanding historic, archaeological and architectural character.

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, that the Avenue D Historic District, as created by City of Fort Pierce Resolution 02-40, be renamed and known as the "Lincoln Park Historic District" pursuant to the Fort Pierce Historic Preservation Ordinance (Chapter 23 of the Code of Ordinances) and that all properties within the Lincoln Park Historic District remain subject to all rights, privileges and requirements of that ordinance.

This Resolution shall take effect immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 2nd day of February, 2015.

Linda Hudson, Mayor

ATTEST:

Linda Cox, City Clerk

Approved as to Form
And Correctness:

Robert V. Schwerer, Esq.
City Attorney

1-164

COPY COPY COPY COPY COPY

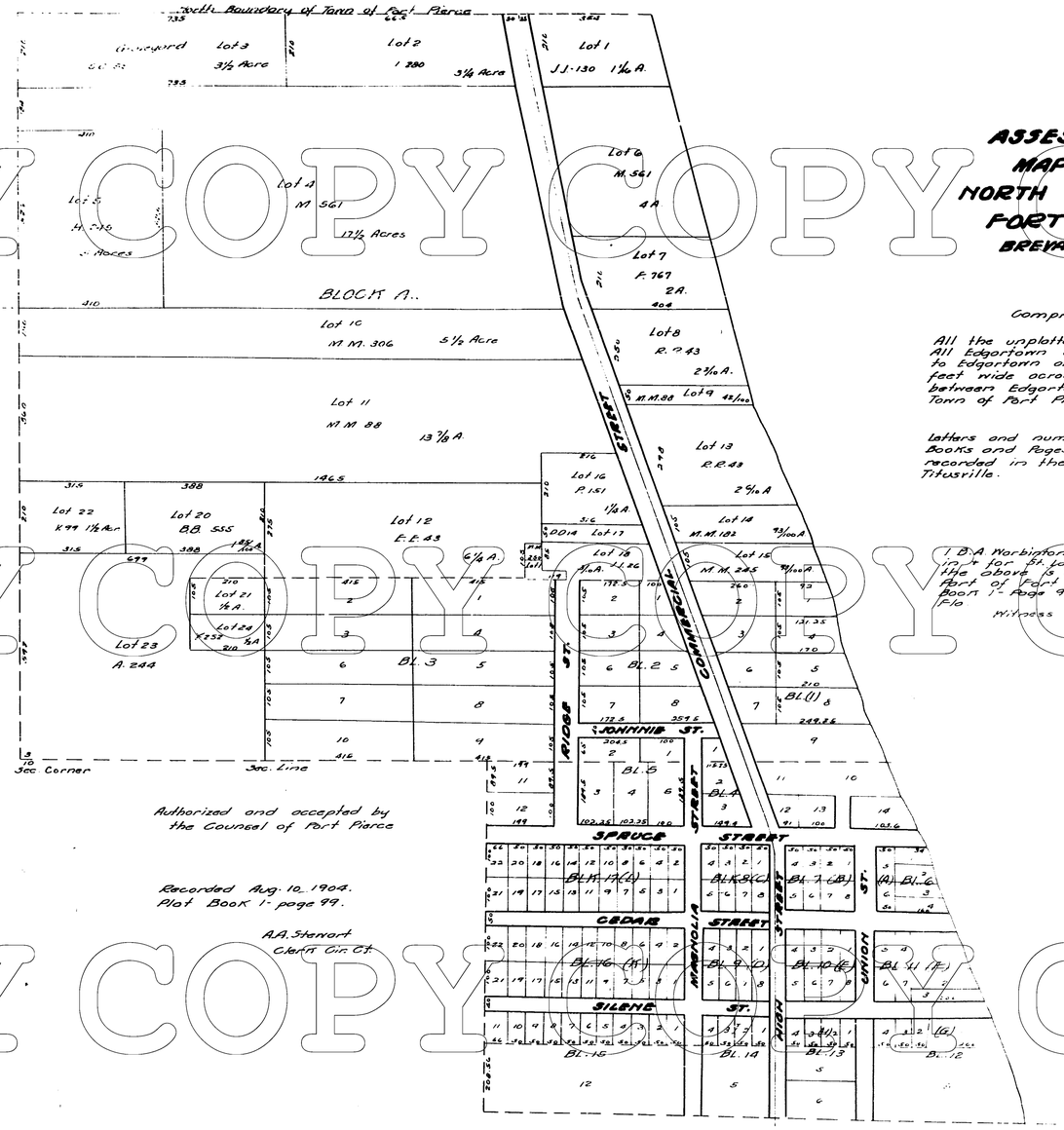
ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE BREVARD CO. FLA.

Comprising:

All the unplatted part of Section 3 All Edgartown and Dittmer's Addition to Edgartown and strip of Land 208 5/10 feet wide across Lot 1 of Section 10- between Edgartown and the Original Town of Fort Pierce.

Scale: 200 feet = 1 in.

Letters and numbers in Bloom A indicate Books and Pages where the deeds are recorded in the clerks office in Titusville.



Authorized and accepted by the Counsel of Fort Pierce

Recorded Aug. 10 1904. Plat Book 1- page 99.

A.A. Stewart Clerk Cir. Ct.

I B.A Norbinton Deputy Clerk of the Circuit Court in + for St. Lucie Co. Florida hereby certify that the above is a true copy of a map of North Part of Fort Pierce as appears of record Plat Book 1- Page 99 public records of Brevard Co. Flo

Witness my hand + seal on this Dec. 13 1908

(Seal) B.A. Norbinton (Seal)

1-164

CITY OF FORT PIERCE
HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON **TUESDAY, May 28th, 2013**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. Call to Order

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2. Pledge of Allegiance

The Pledge of Allegiance was recited.

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3. Roll Call

Upon roll call those present were: Mr. Enns, Mr. Sampson, Ms. Boardman, Ms. Wilson, Vice-Chair Harris.

Those absent: Mr. Culverhouse, Ms. Jackson and Chairwoman Gates.

Staff present: Karen Emerson, Board Attorney; Kori Benton, Historic Preservation Officer; Clarissa Davis, Planning Specialist.

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4. Approval of Minutes

Mr. Benton requests that the Board delay the approval of the April 22, 2013 minutes until they are completed.

Mr. Enns makes a motion and is seconded by Mr. Sampson – to defer the approval of the April 22nd minutes.

A roll was taken.

All those in favor: Mr. Enns, Mr. Sampson, Ms. Boardman, Ms. Wilson, Vice-Chair Harris.

Motion passes unanimously.

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5. Public Hearing

a. Certificate of Appropriateness 13-11, 101 Avenue D – Rehabilitation of Contributing Structure within the Edgar Town District.

Mr. Harnett (1104 Hernando St.) requests for the Board to make the exception of the proposed cupola since it ties into the historic architecture of the area.

Mr. Enns asks if the cupola would be a deal breaker for the project.

Mr. Harnett states that it wouldn't be a deal breaker, but he would rather prefer it was an addition to the house.

Mr. Enns questions if the cupola meets historic criteria.

Mr. Benton states that the addition of the cupola changes the peak structure of the roof. The trusses for the roof would have to be altered to allow the addition. The addition of a cupola is common historically.

Mr. Enns asks if the structure was previously 4 apartments.

Mr. Harnett answers yes.

Mr. Benton states that a photo of the structure from 1999 possibly shows that the previous chimney that has now been removed was placed at the peak of the roof; however, under further speculation of the photo it would appear that the chimney was located at the south west end of the building and not on the peak.

Mr. Sampson asks when the structure was built originally and was it a single-family structure at that time.

Mr. Benton states that the structure was built in roughly 1901. At first the building was constructed to be a waterfront single family home and was later converted into a number of uses. He further states that the Board should consider the two modern vents on the south west side of the structure. He is unsure if the applicant wants to remove those in place of the cupola.

Mr. Sampson asks if the turbine is going to continue to stay on the structure.

Mr. Harnett states that the turbines will be removed.

Mr. Benton states that there are renderings showing the cupola being integrated structurally to the roof.

Ms. Boardman asks if the applicant is going to add the deck in the back of the structure and the external stairs along the side as well.

Mr. Harnett answers that they will still be adding the back deck, but not the stairs.

Mike Menard (Cook & Menard Architecture) states that the cupola, if designed and added properly, should have a minimal effect on the roof. The cupola could be easily removed and the roof could be put back to its original state if not better than before. The Building Department and the applicant's insurance company would want confirmation that the design on the railings does not appear to be a ladder for a small child.

Ms. Enns asks if Mr. Menard is the architect on the project.

Mr. Menard answers no.

Ms. Boardman makes a motion and is seconded by Mr. Sampson – to approve the porch and balcony, approve the asphalt shingle roof with a single standing seam metal roof, and the cupola.

A roll call was taken.

Those in favor: Mr. Enns, Mr. Sampson, Ms. Boardman, Ms. Wilson, Vice-Chair Harris.

Motion was passed unanimously.

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b. Certificate of Appropriateness 13-12, 301 S U.S. Hwy 1- Request to construct a parking lot and 2 ground signs.

Mike Menard (Cook & Menard Architecture) states that they are keeping the driveway where it is located with the current curb cut and keeping the utility pole where it is currently located as well. Keeping the driveway where it is currently located keeps it further from U.S. Hwy 1 to deter accidents.

Mr. Enns asks if the retaining wall will be brought further west on the site.

Mr. Menard answers yes, unless the drainage calculations don't permit. Exfiltration will have to occur on the site.

Mr. Enns asks if water will be maintained on site.

Mr. Menard answers that all, including storm water, will be maintained on the site.

Mr. Benton states that the exfiltration plans have been submitted to the Planning and Engineering department for approval.

Mr. Sampson asks if Mr. Menard can explain exfiltration.

Mr. Menard explains that it is a concrete catch basin where the parking lot slopes with the addition of corrugated piping that goes underneath the parking lot that allows water to bleed into a rock bed.

Mr. Benton states that a total of 7 letters were sent to abutting properties indicating the extent of the request the Board is considering this evening. Two responses were given in support of the request.

Mr. Enns asks if the signs will be separate from the other variances.

Mr. Benton states that they should be independent of the other variance requests.

Mr. Enns makes a motion and is seconded by Mr. Sampson - to approve the design of the parking lot.

A roll call was taken.

All in favor: Mr. Enns, Mr. Sampson, Ms. Wilson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously.

Mr. Enns makes a motion and is seconded by Mr. Sampson – to approve the deviation from City Code Section 22-60 (c)(5) b. 2. to reduce the required combined isle and stall width for 2 way traffic from 64 feet to 58 feet.

A roll call was taken.

All in favor: Mr. Enns, Mr. Sampson, Ms. Wilson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously.

Mr. Enns makes a motion and is seconded by Mr. Sampson - to approve the request to deviate from City Code Section 22-61(b)(3) to reduce the required driveway width for a 2 way commercial driveway from 24 feet to 22 feet.

A roll call was taken.

All in favor: Mr. Enns, Mr. Sampson, Ms. Wilson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously.

Mr. Enns makes a motion and is seconded by Mr. Sampson – to approve the request to deviate from City Code Section 22-187 (4)a. to reduce the width of the required landscape strip between the street right-of-way and vehicular use for the subject site from 6 feet to 3 feet.

A roll call was taken.

All in favor: Mr. Enns, Mr. Sampson, Ms. Wilson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously.

Mr. Enns makes a motion and is seconded by Mr. Sampson – to approve the request to deviate from City Code Section 22-187 (6)(a) to reduce the width the required landscape strip between the vehicular use and between the abutting properties to the south and west boundaries of the site from 10 feet to 3 feet.

A roll call was taken.

All in favor: Mr. Enns, Mr. Sampson, Ms. Wilson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously

Mr. Benton states that in addition to the previously considered request, the applicant is also proposing a landscape plan and two ground signs on the site: One towards the parking area on the western portion of the property and one on the north east side of the property towards U.S. Hwy 1. These ground signs are 6 square feet in sign area and roughly 6 feet in height and will be quite minimal.

Ms. Boardman asks if the COA is for the design of the sign.

Mr. Benton states the Board is asked to approve the design of the sign.

Mr. Enns asks Ms. Emerson if the Board needs to make the motion separate from the two variances.

Ms. Emerson answers yes.

Mr. Enns makes a motion and is seconded by Ms. Boardman - to approve the sign design.

A roll call was taken.

All in favor: Mr. Enns, Mr. Sampson, Ms. Wilson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously.

Mr. Sampson makes a motion and is seconded by Mr. Enns – to deviate from Section 15-8(4)(a)2 to permit two ground signs to be established on a main street on a lot footage of 50 feet.

A roll call was taken.

All in favor: Mr. Enns, Mr. Sampson, Ms. Wilson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously.

Mr. Sampson makes a motion and is seconded by Mr. Enns – to deviate from Section 15-6(b)(3)b. to permit one ground sign to be located 3 feet from the public right-of-way.

A roll call was taken.

All in favor: Mr. Enns, Mr. Sampson, Ms. Wilson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously.

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c. Request for Demolition – 500 S 10th street (911 Delaware Avenue)

Keith Pickering (property owner; 3209 S Lakeview Circle Apt 101) states that is in need of a demolition. It would cost an outstanding amount of money to be rehabilitated.

Mr. Enns asks if Mr. Pickering has read staff recommendation to bring the main structure to Code Enforcement and the Building Department.

Mr. Pickering states that he understands. Wanting to demolish the property is purely a monetary issue.

Mr. Sampson makes a motion and seconded by Mr. Enns – to approve staff's recommendation on COA 13-10.

A roll call was taken.

All in favor: Mr. Enns, Mr. Sampson, Ms. Wilson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously.

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6. New Business

a. Distribution of Administrative Certificate of Appropriateness

There were no administratively approved COA's since the last Historic Preservation Board Meeting.

b. Edgar Town Historic Street Name change.

Mr. Benton speaks of changing two streets within the Edgar Town Historic District to their original historic names. Avenue D was once Selene Street and Avenue E was once named Spruce Street. The name change would have to be approved by the City Commission. Notice was given to property owners who would be affected by the change. Two responses were returned in support of the street name change.

Mr. Enns asks where the name change would take place.

Mr. Benton explains that the name change would take place east of U.S. Hwy 1. It would be up to the City Commission if they would like to extend it to the train tracks; however, notice was given to property owners that it would end at U.S. Hwy 1. Furthermore, Mr. Benton has coordinated with USPS in the past and came to the conclusion that dual addresses could be established so that there is no confusion in mail delivery.

Mr. Enns states that the name change may disrupt a property owner who owns a large area in the district.

Mr. Benton states that the property owner's address would not change, but would love to speak with the property owner.

Vice-Chairman asks if the Board can consider the matter further and express their thoughts in the next meeting.

Mr. Benton answers certainly.

Ms. Boardman states that she lives in the vicinity of the proposed sign change area and states that the historic name of her street was "Pine Street". She would like to take action into getting that name changed as well to help in clarifying directions to properties in that specific area.

Tony Minokian states that there is already a Pine Avenue in the City of Fort Pierce and that name change may cause confusion. Perhaps "Old Pine Street" could be considered as the name.

Mr. Benton states that he will do additional research and speak with more property owners and bring that information back to the Board in the June meeting.

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7. Consideration of Absences.

Mr. Benton states that he received notice from Ms. Jackson and Chairwoman Gates indicating that they would be absent this evening; however, no notice has been given about Mr. Culverhouse.

Mr. Sampson makes a motion and is seconded by Mr. Enns – to approve the absences for Ms. Jackson and Chairwoman Gates.

A roll call was taken.

All in favor: Mr. Enns, Mr. Sampson, Ms. Wilson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously.

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8. Adjournment

Vice-Woman adjourns the meeting.

***Update on the 604 Beach Ct. structure discussed in the previous meeting.**

The owner ship was determined to be the original owner of the property. When the deed was issued to Wells Fargo, Wells Fargo made a motion to have the sale and transfer set aside and canceled the Certificate of Title. The deed was voided, but was never recorded; therefore the order was not recorded in the public record. A new motion has been made to reopen the case to have a new sale.

CITY OF FORT PIERCE
HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON **TUESDAY, July 22nd, 2013**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. Call to Order

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2. Pledge of Allegiance

The Pledge of Allegiance was recited.

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3. Roll Call

Upon roll call those present were: Ms. Jackson, Mr. Sampson, Ms. Boardman, Vice-Chair Harris.

Those absent: Mr. Culverhouse, Mr. Enns, Ms. Wilson and Chairwoman Gates.

Staff present: Karen Emerson, Board Attorney; Kori Benton, Historic Preservation Officer

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4. Approval of Minutes

Mr. Sampson makes a motion and is seconded by Mr. Boardman – to approve.

A roll was taken.

All those in favor: Mr. Sampson, Ms. Boardman, Ms. Jackson, Vice-Chair Harris.

Motion passes unanimously.

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5. Public Hearing

a. Certificate of Appropriateness 13-14, 211 Orange Avenue - Installation of a door.

The proposal is to remove an existing, non-original window and enlarge an existing opening to install a door for rear access to an upstairs apartment. The upstairs apartment currently has to be accessed through the interior store front. The proposed alteration does not destroy historic materials that characterize the property. The modifications are not visible from the right-of-way nor do they adversely impact the historic character of the structure, however, there has been a concern addressed with the applicant regarding access to the proposed door. The initial plans did not show any steps to the entry way. Staff recommends approval with the following conditions: The applicant coordinate with staff regarding an appropriate door design, coordinate on a plan to provide access to the door without encroaching on other property and the applicant address any safety concerns from the overhead utility lines that are in close proximity to the proposed doorway.

Mr. Sampson asks about the staircase and how they are going to access the apartment.

Mr. Benton explains that the initial discussions were to have a small wooden staircase accessing the apartment. They are currently coordinating with Danny Hawkins on the requirements; whether it needs to have ADA accessibility etc. They are perusing various exemptions from the state, but there are no plans that have been formally formulated. Those alterations that are pending the proposal have the capacity for administrative approval if they do meet the standards within the Historic Preservation guidelines.

Mr. Sampson makes a motion and is seconded by Ms. Jackson– to approve the COA 13-14 for the door installation with staff conditions.

A roll call was taken.

Those in favor: Ms. Jackson, Mr. Sampson, Ms. Boardman, Vice-Chair Harris.

Motion was passed unanimously.

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b. Certificate of Appropriateness 13-17, 407 N 2nd Street – Fence.

The proposed fence is presented as a blockade fence. The applicants begin erecting the fence until they were contacted by City staff and were told that they had to acquire a Certificated of Appropriateness and a building permit. They have coordinated with the office, however, the proposal does not meet the standards of the Secretary of Interior for Rehabilitation of Historic Structures and Sites. The materials presented (stockade fence) is not historically appropriate. They are proposing 4 ft. height for the first 25 ft. of property setback from the right-of-way. For the remaining length of the northern property line they are proposing a 6 ft. tall fence. The proposal for the fence is to offer a visual and audible buffer for the neighboring residential properties to the north in hopes of eliminating some of the negative externalities of noise. The fence does not meet the requirements set by the Secretary of Interior for Rehabilitation of Historic Structures and Sites; therefore staff recommends two options for the Board to consider: To revise a style of fence to provide a natural or wood picket fence for the first 25 ft., the remaining could be as proposed by the applicants further providing landscaping along the remaining stockade fence to prevent a broad stretch of unbroken fence area which would minimize the visibility of the stockade fence from the right-of-way. Option 2: Substitute the first 25 ft. of

fence with vegetation providing the same landscaping along the reaming stockade fence to prevent the long stretch of unbroken fence and to minimize its visibility from the right-of-way.

Charlie Hayek (1701 Gulf Stream Ave.): The first concern we had was the fact that there are two separate lots. It came to our attention that a permit could not be issued because of this, plus the prohibition of fences on vacant lots. We built a handicapped ramp to become ADA accessible for the buildings we currently have. The ramp is located on the vacant property and that issue never came up. Subsequently, I visited the Tax Appraiser's office and filled the necessary forms, but I was told they don't vacate the property lines until it comes closer to tax time. As far as the two recommendations, I cannot suggest either way for the tenants because they are the ones that really want the fence. They probably would rather have the landscaping up front for the first 25 ft. and then the stockade fence in the rear portion.

Ms. Boardman asks if there is a low retaining wall between the two properties.

Mr. Hayek explains that there is a wall there but, it is only 1-2 ft. high of natural rock. It doesn't give the buffer that the owners of the brewery were looking for to keep the noise levels down. Even though they don't play loud music, they are cognizant of the fact and want to keep any noise within the property.

Ms. Boardman asks would there be a problem to put landscaping in front of the "wall" that's there.

Mr. Hayek states that it would have to stay on his property and not encroach on the neighbors.

Mr. Sampson asks if the tenant has been approached by the neighbors regarding issues with noise.

Mr. Hayek states that currently the neighbor is a vacant house. The current owner bought it about a year ago and hasn't done any remodeling and doesn't plan on living in it any time soon. She is waiting to sell some property in Ocean Village so she a can accrue enough money to do the remodel, but that itself is going to take about a year. So they are thinking of the neighbors, but they also want to enhance the property. They want to put more landscaping along the side and the buffer between the neighbors.

Mr. Sampson makes a motion and is seconded by Ms. Harris - to approve with staff conditions.

A roll call was taken.

All in favor: Mr. Sampson, Ms. Jackson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously.

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c. **Certificate of Appropriateness 13-19,** 702 Atlantic Avenue – Demolition.

Mr. Benton: The site is located within the Sample Oaks historic district. It was constructed in 1918 based on surveys in the Sanborn maps, however, the Florida master site file suggests that it was constructed in 1930. The City Commission adopted the Sample Oaks historic district in 2003 and the property owners originally purchased the property in 2004. Then earlier this year they transferred the property into the hand s of a LLC company, essentially retaining the same ownership just under a separate entity.

Ms. Emerson: If you look at the property record card the LLC jointly owned the property in 2004 with a trustee. Just recently the trustee transferred everything to the limited liability company. In that regard it is solely owned by the company now.

Mr. Benton: Furthermore, the applicants have provided a proposed redevelopment plan. I had an opportunity to perform a site visit with David Cleveland. The exterior conditions are very similar due to what they have been through the last several years in the previous requests for demolition. There is quite a bit of deterioration on the siding. It's a wood frame structure. There is quite a bit of mold and mildew on the structure. The windows have been boarded up and painted according to a code enforcement violation and compliance with that violation. The roof is caving in, there is exposed insulation and the wood floors have been saturated with rain water from the open roof. The windows have quite a bit of damage. The kitchen has been stripped.
The City Code provided criteria for the Historic Preservation Board to review and consider any application for demolition. There are criteria for the consideration of the demolition of a structure. The first is whether or not the structure is of interest or quality that would reasonably meet national, state, or local criteria for designation as significant historic or architectural site and/or structure. The structure is listed as a contributing structure in the Sample Oaks historic district based upon its architectural significance and the history. It was further researched that it is significant based on local person. William Reid formally lived in this structure. He was a local politician and leader for the city of Fort Pierce as well as a business owner throughout Florida. The criteria has not been met because it is significant.
Additional criteria are whether or not the structure is in such design and craftsmanship or material that could be reproduced only with great difficulty or expense. The materials and workmanship would be difficult to reproduce to an extent. The high quality wood that was in the interior that was originally placed in the structure and complimenting doors would be difficult to reproduce, however, the neglect of the structure has significantly contributed to the decay which would cost quite a bit to rehabilitate and improve those features, so the criteria has not been met. There are quite of few structures within the city that have the same frame vernacular and architecture which is the city's most prevalent architectural style, therefore the criteria has been met.
This has been documented as one of the earliest structures found in the Sample Oaks district, therefore the criteria has not been met. There's a great deal of documented history attached to this structure. The previous owner was a very influential business and political leader locally, therefore that criteria is only partially met.
The applicant has submitted a plan for redevelopment of the site and neighboring sites that are under common ownership, however, the plans are not to build a new structure on site, they have prepares preliminary plans to adaptively reuse the existing 2 story-structure immediately to the north as a neighborhood café and restaurant. The subject site is being incorporated with those plans and being proposed as the parking lot to serve the proposed café and restaurant, however, there has been no formal request for Certificate of Appropriateness for the rehabilitation and adaptive re-use of that structure, therefore it is independent of this subject site and is separated by an existing alleyway. The Historic Preservation Board has heard this request for demolition in similar capacity two times in the past. The HPB heard and denied an application to demolish the structure in 2006. Denied it based on architectural significance with an encouragement to look into moving the structure. Minutes were provided from that meeting in the staff report. Later the applicants requested a demolition in 2012, the Board rendered a decision to denying the application based on historical significance and the additional historical significance based on research which showed it being tied with the former residence of William Reid. The Board at the time rendered a decision based on the historical significance, lack of redevelopment plans. They further encouraged the sale of the relocation of the structure. During this consideration, the City Code Enforcement dept. has sited the property for affirmative maintenance and neglect. The Special Magistrate has heard the Code Enforcement violations and rendered numerous decisions. At the September 10, 2012 the Magistrate agreed to amend a previous order based on the owner's testimony. The owner made commitments to repair and rehabilitate that structure as stated in the hearing minutes which states "We're in agreement that we will go ahead and put a roof on the structure to

help preserve it for whoever is going to do something with it. We are in agreement to replace the rotten siding and paint everything white again to match the existing color that we have. There are a couple of sheets of ply-wood on the windows that have started to delaminate. We agree to replace those few sheets in the windows. They are kind of getting disrepair anyway, so we'll change those out again."
To this date, the only confirmed action taken by the owner is the submittal for two building permits for the reroof which have inevitably been voided. It has been cited by the applicant, representatives and owners that contractors did not feel safe being on top of the roof in an attempt to repair it. The applicants have painted the exterior white as well as placed the boards on the windows, however those commitments stated have not been followed through with to this date. The conceptual site plan shows rehabilitation of the structure to the north and the contributing structure as well in the Sample Oaks District that front Orange Avenue. It is currently vacant. It was previously a two-story residence, but the plans show that it was adaptively reused as a café restaurant with an outdoor seating area and a few landscape features. The subject structure is shown in the rendering as being demolished and then provided improvements to show the parking lot to support the adaptive reuse of the structure to the north, however, we do not have a Certificate of Appropriateness at this time submitted for the rehabilitation of the structure and for the specific improvements as they encompass several properties and the existing alley way and right-of-way that separates the property ownership.

Ms. Boardman asks if it is a city alley that separates the properties.

Mr. Benton explains that that is correct. It is believed to be 10 feet wide and runs anywhere from 120 to 170 feet. That would require the applicants to request abandonment by the city of Fort Pierce. They do own all the property surrounding the alleyway, therefore if the city wanted to pursue and grant an abandonment of that property they would have the potential to purchase or acquire that entire alleyway with an exception of a piece to the west.
The structure is one of the earliest contributing structures in the Sample Oaks Historic Districts based on a survey and analysis. Its significance is further enhanced through its association with local persons; therefore staff recommends denial of the request for demolition of 702 Atlantic Ave. It is noted that if the Board elects to consider approval of the demolition based upon the proposed plans for reuse of the project and existing condition of the structure, the following conditions of approval shall be deliberated: The property owners obtain a Certificate of Appropriateness and building permit approval for the proposed redevelopment plan prior to demolition. That would require them the request and have approval of the abandonment of the alleyway in question as well as have an application before the Board for approval or administrative approval. The property owner must submit payment or otherwise resolve the code enforcement fines prior to demolition of the structure.

David Cleveland: I have spent the last 35 years in this community doing historic preservation work and trying to raise awareness of the historic preservation issues. I've spent a high percentage of my professional career on historic preservation issues as well as a high percentage of funds that I had available when I started this pursuit when I was 23 years. All of the historic preservation issues I have ever done and purchased were purchased with my heart. Gregg Boggs was hired about three months ago by the owners of this piece of property. It encompasses the 702 Atlantic property as well as the house that is immediately north of 702. We were asked by the owners because they have obviously had problems with receiving the Certificate of Appropriateness for demolition in the past, to evaluate the properties and give them a very fair evaluation as well as look to the future of the properties to see what we can recommend doing with it. We went in and conducted surveys and determined that the property has lead based paint which is not unusual. There is presence of asbestos and black mold due to water infiltration. There are compromised structural issues. The original home was initially designed to accommodate winds up to 125 mph, but when you breech the envelope of the building we see that the wind load capabilities of the existing structure are around 65 mph which makes it a hazard to exist. I feel that the recommendation of the historic preservation officer have been influenced by past reports that have been drafted by previous historic preservation officers that have been

flawed. A high percentage of the information that was given to the Board is flawed. Ms. Wood in her report identifies the structure as a significant architectural structure in bungalow style architecture. Indeed it is bungalow style architecture, but at best it is a very minimal representation of bungalow style architecture. The recitation of the interior wood work and the quality of the interior wood work has been extremely overstated. I find very little significance inside this structure. There's a reference I believe by Ms. Olsen as to the diagonal pine wall covering that has been hand cut. In reality that is a 1x3 cedar that has chatter marks from an electric planer on the surface. I don't believe that since my owner has owned this house since 2004, this house has ever been through requirements to be placed on the national historic register and is most likely only significant to us here locally that recognize the historical significance for Mr. Reed, but I have been here for 35 years and I am unaware of Mr. Reeds significance in the community. I believe that the timeline that has been presented shows that the property acquisition was in 2004. A couple elements that are pretty significant for the Board to recognize is that in 2004 Hurricane Francis and Hurricane Jean came and both of the storms took substantial amount of roofing off of the roof which is evident by the pictures that were provided from 2006. There were breeches in the roof that allowed the water to come in.
In 2005 the utility meters were removed from the structure. The electricity was removed, the water line was capped and the sewer line was terminated. When my owners purchased this property in 2004 this was an occupy able structure. After 2004 hurricanes this became an inhabitable structure and the structure has sat empty since the 2004 hurricanes. The property owners have complied with Code Enforcement issues. They boarded up the outside of the windows and doors. Special Magistrate suggested they put a roof on it and they committed to put a roof on it in 2012, they pulled the building permits and the permits were issued and the roofers refused to repair because of the extent of the damage on the roof. The structure, in my opinion, really needs to come down.
It causes blight and is a hazard in the neighborhood. The property that is on the north side that the schematics have been prepared for request the elimination of this building, it puts a parking lot in its place. We do not have access to the front piece of property without the elimination of this building. The beauty of the property is the magnificence of the front property. Mr. Benton and I toured the property several weeks ago. The property has mature Oaks on the front of it. I haven't heard a recommendation as to what the proposal is if the applicants are not allowed to take the structure down. If we are not allowed to takedown the structure, the applicants would spend around $180,000 to renovate the existing building. The most the client can obtain from renting the residence is $500 a month. Insurance would have to be placed on the house which could cost up to $8,000. It could bring financial hardship for my client. If there are significant architectural elements within the building we will very carefully remove those remaining elements, we will gladly donate those items or place them in storage. What I am requesting that the Board allow for my client to tear the building down and not make it contingent upon anything. I would be happy to answer your questions.

Vice-Chair Harris asks if the fines have been paid.

Cleveland responds that the fines have not been paid. The Special Magistrate will be hearing from us after the results of this meeting and I can almost count on the fact that we will go back in front of the Code Enforcement Board and try to negotiate the amount of fines. I don't think Code Enforcement will waive all of the fines, but I think with the additional information that we have come up with we might be able to reduce the amount fines that we will pay.

Ms. Emerson responds that nothing can be done with the reduction on any lien until the property is in compliance. They will not even consider it because it's in the code. Chapter 23 is not the National Register for historic properties. What you consider is if it meets local regulations. I understand it could have been a misleading statement and I would like to clarify.

Mr. Cleveland states that of the criteria of demolition, is the structure in such interest or quality that would reasonably meet national, state or local criteria. Of those items, the only element that the building meets is

the local criteria designated as a significant structure and it's based on purely upon the fact that Mr. Reed lived there. I have defended multiple applications with the Historic Preservation Bureau and the Department of State in Florida and it's in my opinion that at any time would this ever be eligible to be put on a national registry.

Ms. Boardman asks that before the hurricanes in 2004 was there a tenant?

Mr. Cleveland answers yes.

Ms. Boardman asks if there were $8,000 in insurance costs a year.

Mr. Cleveland states that if he were to put insurance on the house that is what it would come out to be.

Ms. Boardman asks if the roof came off as the result of the hurricanes, why weren't there insurance money to then replace the roof at that time?

Mr. Cleveland explains that there was no insurance on the building at that time.

Ms. Boardman asks if there were tenants occupying the building while it wasn't insured.

Mr. Cleveland states that there was a tenant in the building that was owned solely by the owners and they were not required to put insurance on the building when they bought it. What I was referencing was that if I were to put insurance on the building today it would cost $8,000 in order to borrow monies to renovate the house per requirement of the mortgage lenders and the insurance would come solely from the secondary insurance market that is approximately $8,000 a year.

Ms. Boardman asks if he would be able to get construction loan insurance.

Mr. Cleveland answers no, not without having permanent insurance available.

Ms. Boardman asks the City Attorney about the alley way in question.

Ms. Emerson responds that she asked Mr. Sweeney about the problems of site planning a property with an intervening street. The City Code addresses parking lots pretty specifically. I didn't realize that there was now (?) remember the other property is not in front of you nor are there concrete plans. This is the first time that I've seen an alley. I understand that that is in fact a city alley.

Mr. Benton states that the applicant would have the administrative capacity to submit an abandonment of the alley which would provide them the opportunity and the land capability to pursue the redevelopment plan that is presented to the Board. Currently they would not have the true capacity to redevelop in that alleyway outside of a special agreement with Public Works and Engineering Department.

Ms. Emerson corrects that it would be a document with the City. Alley abandonment is disfavored by the city. It's not a guarantee. It is something that you are just allowed to ask for.

Mr. Benton explains that the C-3 zone does permit off-street commercial parking lots, however, that term in the city code would suggest that it's paid for parking like you would see in more urban and dense communities than what the city of Fort Pierce is. The process of abandonment takes a minimum of 90 days and it is not something that the City Commission will determine. The applicant is required to obtain an

appraisal for the land value and if the City Commission grants approval of the abandonment the applicant will have to pay the administrative fees as well as the full 100% cost of that land to be abandoned.

Mr. Cleveland states that the site plan is not contingent upon the abandonment of either the alley on the north side of the property or the ally of the west side of the property. The only thing that we would be doing is crossing over that alley to periodically access delivery trucks for the northern most property. The alley stops at our property on the east side.

Mr. Sampson states that this is truly a demolition by neglect. It has been there with an open roof for over 10 years. It hasn't been fixed. I don't see any definite re-use of the area.

Mr. Boardman makes a motion and seconded by Ms. Jackson – to allow for a demolition permit to be pursued with the condition that they obtain a Certificate of Appropriateness for the conceptual site plan for that property and the other property, must pay all Code Enforcement fines, must donate any items that may be architecturally historical, pursue the Certificate of Abandonment.

Ms. Boardman asks if the motion is addressing that unless the COA for redevelopment of the property to the north is before this Board and granted. There are 4 prerequisites before the demolition. The orders for demolition have to be specific and have to base on your criteria in the code.

A roll call was taken.

All in favor: Mr. Sampson, Ms. Jackson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously.

---

6. New Business

a. Distribution of Administrative Certificate of Appropriateness

Mr. Benton states that the distribution will be done electronically and they consists of new signage for Thai Pepper and some minor window decals and signage on the Renaissance building for a new business. There is also an administrative COA for bollards that are in the River's Edge historic district.

b. Edgar Town Historic Street Name change.

Mr. Benton states that at an early meeting a proposal was made to rename some of the streets only within the Edgar Town district. The opportunity was to change two streets back to their original name: Avenue D to Selene Street, Cedar Place to Cedar Avenue and Avenue E to Spruce Street. There was also a proposal to change North 2nd Street to High Street. In speaking with some property owners, it was suggested that N 2nd Street remain as so based on constituency in the city of Fort Pierce to the North, however, property owners were in support of the reversion back from Spruce Street and Selene Street. The Board's recommendation would be followed up with a report to be submitted to the City Commission. They are tasked any formal adoption of the street names via an ordinance.
I met with the owner of Down South Check Cashing that is located on the corner of Avenue D and U.S. Hwy 1. He expressed no opposition in the street name reversion if it were to happen eastward of U.S. Hwy 1 to Indian River Drive. It was suggested by staff to facilitate the name change from U.S. Hwy 1 eastward.

Vice-Chair Harris asks if it means that Avenue E will commence from U.S. Hwy 1 east.

Mr. Benton states that the right-of-way was abandoned. A section of Avenue E terminates just east of the FEC right-of-way. It would commence from that point to Indian River Dr. Selene Street would commence from U.S. Hwy 1 to Indian River Drive. Coordination has been established with the USPS regarding dual addresses for delivered mail.

Vice-Chair Harris asks if it is Cedar Street of Cedar Place.

Ms. Emerson states that on the first plat it is called Cedar Place.

Mr. Benton states that on the plat that is not the oldest one, but the oldest on legal record. I will have to do additional research to confirm. I can coordinate with Chris Blackwelder, the city's plat manager as well as surveyor, to gain more insight.

Ms. Jackson asks why the name change is being considered.

Mr. Benton states that the discussion took place from a few property owners via historic preservation about the importance of the reversions back to Edgar Town.

Mr. Sampson makes a motion and is seconded by Ms. Boardman – to forward a recommendation to the City Commission and that consistency is obtained by the results of Cedar Street or Cedar Place.

A roll call was taken.

All in favor: Mr. Sampson, Ms. Jackson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously.

Update on 604 Beach Ct.

There is quite a bit of interest in the potential sale of the property. Wells Fargo released the mortgage. If staff can get in contact with the previous owner, there is the potential for them to move forward with sale of the property. The building official expressed that he found people who may be interested along with another building department employee. Any updates will be provided via email and hopefully it will come before the Board as a formal update prior to the deadline in September.

Coordination with the city grant writer has begun to prepare a grant application to petition the state for nonmatching funds to pursue a community workshops regarding Edgar Town historic district. A potential overlay discussions or alterations of zoning regulations in property rights and allowances, however, that application was terminated. There was not enough time to present the application to the City Commission for their approval. It was on the agenda for the Historic Preservation Board meeting in June, however, we did not have quorum so it was not formerly heard. Hopefully, we will be ahead of the game next year for the funds.

Also, the outreach project via social media (Facebook, Twitter, etc.) to bring forth different structures that may be in danger of demolition, may experience rehabilitation or go up for sale etc.

in the designated historic districts as well as providing photographs, informing the public with Historic Preservation Board Meetings, Historic Society progression etc. to incorporate more of a positive image.

There was an outstanding award for funding the replacement of windows for the old Saint Anastasia School and Old City Hall. Those two building were incorporated in the funds allocation. There have been a few setbacks in hiring a contractor, but hopefully we will have it comprehensively complete and present it formerly before the Board in August depending upon the actual presentation as far as the materials for the windows, there may be potential for support for staff for those applications. In my visit to Saint Anastasia it was indicated that 80% of the windows were missing or needed replacement so the building is in dire need of the funds. We have hopes in retaining the structure and providing some viability to the building in the near term.

Ms. Jackson asks what is going to happen with the St. Anastasia building.

Mr. Benton states that the building has been abandoned as far as use, however, it has had a reroof done. The property is owned by the FPRA which is headed by the City Commission and the former director Jon Ward. It has been suggested that it be the structure for the federal court house along with other proposals. It was suggested that the St. Lucie County Historical Society be transferred to that building with partnership with entities that specialize in community outreach, economic development, small business development etc. There is a lot of potential for the building to have the interior redeveloped as well as the exterior and hopefully the grant can accomplish a percentage of that. The project has been handed to Linda and Libby, the two remaining employees for the FPRA and I will keep in close contact with over the course of the project.

---

7. Consideration of Absences.

Mr. Sampson asks if in the circumstances where the Board excuses or does not excuse, what is the outcome if somebody does not have an excused absence.

Mr. Benton explains that at a certain level of unexcused absences within a 12 month period would render an immediate dismissal from the Board.

Mr. Sampson asks how many absences will that take.

Mr. Benton answers three. It is believed that the language references consecutive absences.

Mr. Sampson asks if there is a limit on excused absences.

Mr. Benton answers that any member may be removed for cause by the majority vote of the City Commission. Appointments of any member due to death, resignation or removal shall be made by the City Commission for the unexpired term. Upon failure of the Board member without excuse to attend three consecutive meetings, Commission may declare the membership vacant and shall arrange for a new appointment. I can take a look at the attendance records after this meeting. If there are any members that meet that standard I will prepare a report to be submitted by the City

Commission to consider their removal from the Board. In the circumstance of Mr. Culverhouse, he did provide an excuse for the July meeting. Perhaps a follow up email the day after the meetings could be sent out to the members to notify them about the decisions regarding excused absences. It has garnered the attention of the City Commission based on a recent conversation with the Commissioners.

Ms. Boardman makes a motion and is seconded by Mr. Sampson – to disapprove the absences for Mr. Culverhouse.

A roll call was taken.

All in favor: Mr. Sampson, Ms. Wilson, Ms. Boardman, Vice-Chair Harris.

Motion passes unanimously.

---

8. Adjournment

Vice-Woman adjourns the meeting.

1-164

COPY COPY COPY COPY COPY

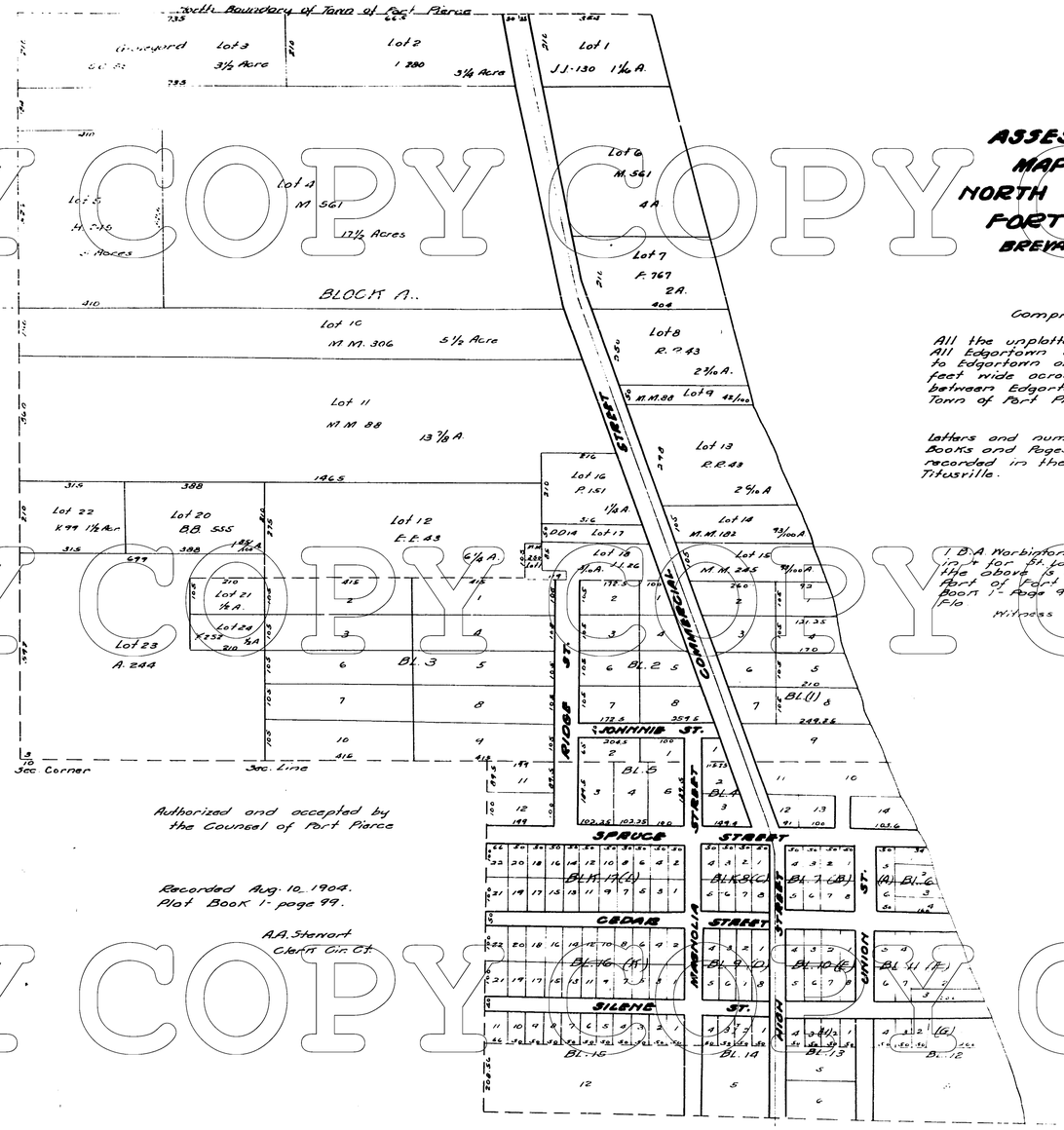
ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE BREVARD CO. FLA.

Comprising:

All the unplatted part of Section 3 All Edgartown and Dittmer's Addition to Edgartown and strip of Land 208 5/10 feet wide across Lot 1 of Section 10- between Edgartown and the Original Town of Fort Pierce.

Scale: 200 feet = 1 in.

Letters and numbers in Bloom A indicate Books and Pages where the deeds are recorded in the clerks office in Titusville.



Authorized and accepted by the Counsel of Fort Pierce

Recorded Aug. 10 1904. Plat Book 1- page 99.

A.A. Stewart Clerk Cir. Ct.

I B.A Norbinton Deputy Clerk of the Circuit Court in + for St. Lucie Co. Florida hereby certify that the above is a true copy of a map of North Part of Fort Pierce as appears of record Plat Book 1- Page 99 public records of Brevard Co. Flo

Witness my hand + seal on this Dec. 13 1908

(Seal) B.A. Norbinton (Seal)

1-164


CAUSEWAY DRIVE
AVE E
NORTH SECOND STREET
MOORES CREEK

City Commission Regular Meeting **13.f.**

Meeting Date: 11/20/2017

Re:

SUBJECT:

Discussion at the request of Commissioner Alexander regarding street lighting in Paradise Park.

Attachments

City Manager Memo

Form Review

Form Started By: Linda Cox Started On: 11/08/2017 03:48 PM

Final Approval Date: 11/14/2017

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager

RE : Paradise Park Street Lighting District (SLD)

DATE : March 10, 2017

As a follow up to the Paradise Park Street Lighting discussions at a recent City Commission meeting, the following information has been compiled regarding St. Lucie County's Street Lighting District program.

In order to offer and fund street lighting in the Paradise Park neighborhood, St. Lucie County created the Paradise Park Street Lighting District (SLD) in 1982. This district was formed to cover the monthly operating and maintenance costs of street lights within the Paradise Park boundary. This SLD was created prior to the Paradise Park neighborhood being annexed into the City of Fort Pierce.

When 17 of the County's 19 SLDs were created, annual assessment amounts were based on ad-valorem value (the 1982 resolution). However, as property values declined around 2008, so did assessment collections. In 2010, the SLDs were changed to non-ad valorem because the County was not collecting sufficient funds to cover the monthly FPUA/FPL invoices. Annual assessment amounts are now determined by dividing the total annual cost of each SLD by the number of parcels within each SLD.

St. Lucie County has informed us that as long as street lights are intact, there is no end date for this SLD. This issue will be included in future annexation negotiations with St. Lucie County.

See attached 1982 creation resolution, boundary map, and 2010 resolution.

NCM:sh

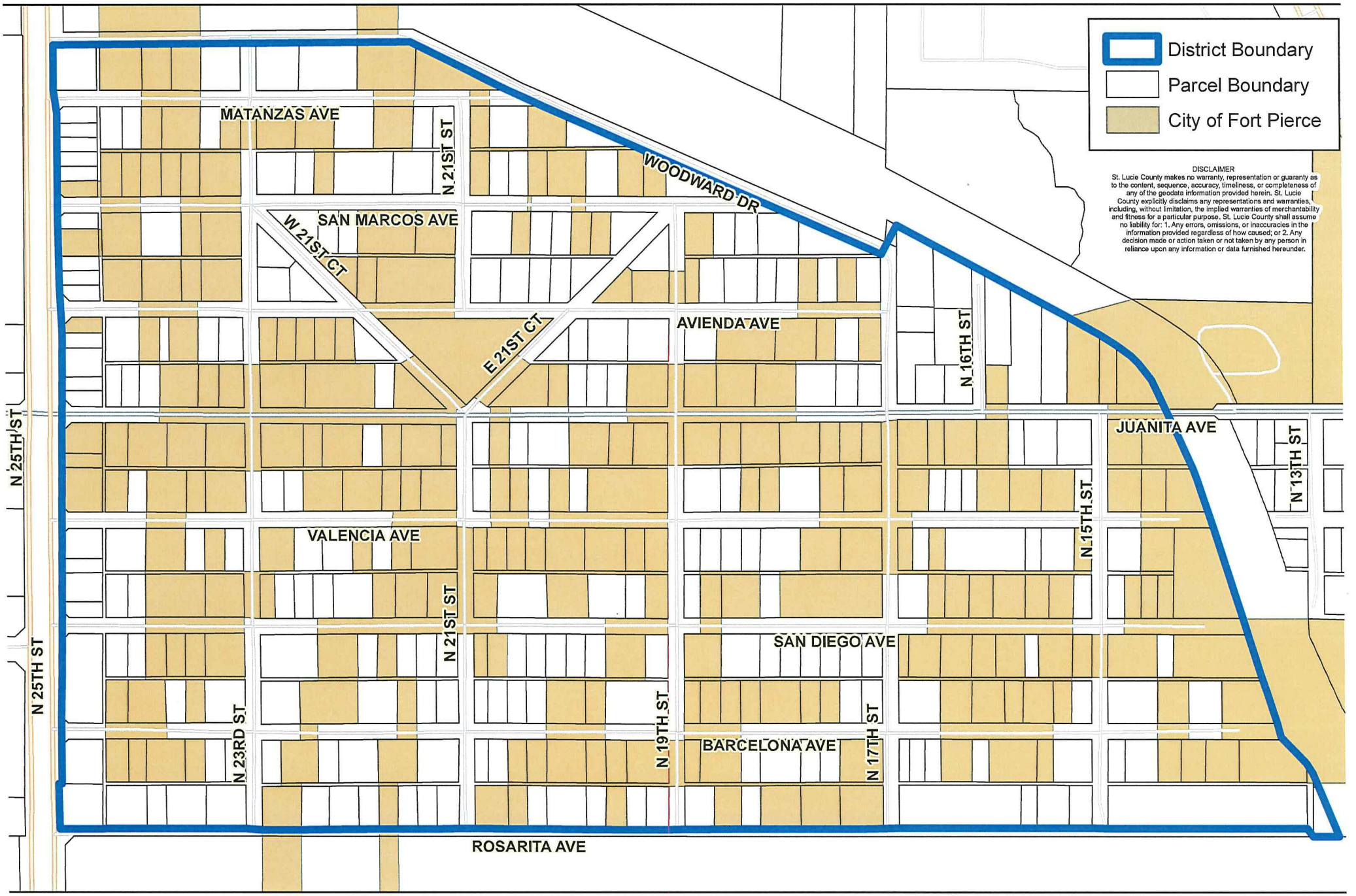
Attachments

c: City Clerk
City Attorney
Director of Planning

Street Lighting District: Paradise Park

April 2010

0 230 460 920 1,380 1,840 Feet



5890?

RESOLUTION NO. 82-57

A resolution validating and confirming the creation of Special Improvement Service District No. 8 of St. Lucie County and authorizing the levy of special assessments on all real property in the District, including homestead, on an ad valorem basis of not more than $3.00 per $1,000 annually on the assessed value of said property

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, pursuant to the provisions of Ordinance No. 72-2 of St. Lucie County, as amended, by its resolution duly and regularly adopted at its meeting held on March 16, 1982, did call an election for the purpose of submitting to the qualified electors residing within the hereinafter described District for their approval or disapproval the creation and establishment of Special Improvement Service District No. 8 of St. Lucie County, Florida, and the furnishing of street lights as set forth in said resolution and financed as therein provided, and such resolution further provided and did direct that notice of such election be given by publication in accordance with law; and

WHEREAS, due and regular notice of such special election was published in the News Tribune, a newspaper of general circulation published in St. Lucie County, said publication having been made in such newspaper once each week for four consecutive weeks on March 22 and 29 and April 5 and 12, 1982, the first publication thereof being not less than thirty days prior to April 20, 1982, the date of such special election; and

WHEREAS, pursuant to the aforesaid resolution calling such election and in accordance with law, the question of the creation and establishment of said district was submitted to the qualified electors residing in said District at a special election on April 20, 1982, and

WHEREAS, it appears that said election was duly and properly held in accordance with law and that the votes cast therein have been returned, delivered and canvassed, and that the returns from said election have been delivered to this Board for the purpose of canvassing said election returns and determining and certifying the results thereof; and

WHEREAS, it appears that the total number of votes cast in said election by the qualified electors residing in said District was Fifty-Eight (58); and

No. 82-36 is hereby validated and confirmed.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

By _____
Chairman

ATTEST:

_____
Clerk



1982 DEC 15 AM 10 59

JULIE ANN MESSNER
ST. LUCIE COUNTY, FLA.
ROGER DEMAS
CLERK CIRCUIT COURT

589095

RESOLUTION NO. 10-181

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, RELATING TO THE PROVISION OF STREET LIGHTING SERVICES, IMPROVEMENTS AND FACILITIES IN THE PARADISE PARK STREET LIGHTING DISTRICT AND THE FUNDING THEREOF THROUGH THE IMPOSITION OF NON-AD VALOREM ASSESSMENTS; RATIFYING AND CONFIRMING COUNTY RESOLUTION NO. 82-57; DETERMINING THAT CERTAIN REAL PROPERTY WILL BE SPECIALLY BENEFITED BY THE STREET LIGHTING SERVICES; APPROVING THE METHOD OF ASSESSING THE COST OF SUCH SERVICES AGAINST THE REAL PROPERTY SPECIALLY BENEFITTED THEREBY; APPROVING THE ASSESSMENT ROLL AND DIRECTING CERTIFICATION THEREOF TO THE TAX COLLECTOR; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA:

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of Article VI, Chapter 1-17 of the St. Lucie County Code of Ordinances (the "Ordinance"), County Resolution No. 82-57, Sections 125.01, 125.66 and 197.3632, Florida Statutes, and other applicable provisions of law.

SECTION 2. DEFINITIONS. This resolution constitutes the Annual Assessment Resolution as defined in the Ordinance. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa.

SECTION 3. FINDINGS. It is hereby ascertained, determined, and declared as follows:

(A) On April 27, 1982, the Board of County Commissioners (the "Board") of St. Lucie County, Florida (the "County") adopted Resolution No. 82-57 which established the Paradise Park Street Lighting District (the "District") as a special improvement service district and provided for the imposition of special assessments to fund the cost of providing street lighting services, improvements and facilities therein. A map describing the boundary of the District is attached hereto as Appendix A.

(B) On May 11, 2010, the Board enacted the Ordinance to revise the procedure by which special assessments are imposed within special improvement service districts for purposes of funding street lighting services. Such revised procedure requires adoption of an Annual Assessment Resolution each Fiscal Year approving the Assessment Roll for the District.

(C) The Ordinance further provides that in the event the Board desires to implement an alternative apportionment methodology for allocating the cost of Street Lighting Services among the

(1) The District is substantially composed of similarly-sized single family residential parcels. Accordingly, each single family residential parcel shall constitute one equivalent dwelling unit (EDU) for purposes of allocating the cost of providing the Street Lighting Services therein.

(2) Individual multifamily units within the District are specially benefitted by Street Lighting Services in the same manner and to substantially the same extent as single family residential parcels, such that each multifamily unit shall constitute one EDU. Individual tax parcels which contain multifamily units shall be assigned one EDU per multifamily unit.

(3) The amount of the Assessment per EDU shall be calculated by dividing the total estimated cost of providing the Street Lighting Service by the number of EDUs in the District.

(4) As of the date hereof, there are 438 EDUs located within the District.

(5) For the Fiscal Year beginning October 1, 2010, the estimated cost of providing Street Lighting Services in the District is $13,604.28. Such estimated cost includes a component to fund or otherwise reimburse the County for costs incurred in administering and maintaining the Assessment program as authorized by Section 1-17-82 of the Ordinance.

(6) The maximum amount of the Assessments to be assessed and apportioned among the parcels of real property within the District is hereby established in the amount of $31.06 per EDU for the Fiscal Year 2010-11.

(B) Annual Assessment Resolutions for subsequent Fiscal Years may approve annual cost of living or inflationary increases in the amount of the Assessment by a cumulative total of not to exceed 10% of the amount approved hereunder, or a total annual Assessment of $34.17, without requiring additional notice and public hearing prior to adoption of such Annual Assessment Resolutions, as authorized by Section 1-17-79 of the Ordinance.

(C) The apportionment methodology approved herein shall be utilized in preparing the Assessment Roll for the District for subsequent Fiscal Years.

SECTION 5. RATIFICATION AND CONFIRMATION OF DISTRICT BOUNDARY AND RESOLUTION NO. 82-57. The legal description of the boundary of the District as set forth in Resolution No. 82-57, including any amendment thereto, is hereby ratified, confirmed and

SECTION 10. SEVERABILITY. If any clause, section, or other part of this resolution shall be held by any court of competent jurisdiction unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affection the validity of the other provisions of this resolution.

SECTION 11. EFFECTIVE DATE. This Annual Assessment Resolution shall take effect immediately upon its passage and adoption.

DULY ADOPTED this 20th day of July, 2010.

BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA

By: _____
Chairman

(SEAL)

ATTEST:

_____
Deputy Clerk

Approved as to Form:

_____
County Attorney

APPENDIX B

PROOF OF PUBLICATION

Coast Newspapers
Courier • Sebastian Sun
: 06/28/2010

Ad Number: 2162105
Insertion Number:
Size: 3 x 87
Color Type: B&W

Client Name: / PO# PARADISE PARK
Advertiser: ST LUCIE CO BOARD OF CO COMM
Section/Page/Zone: Local/B07/St Lucie News Tribune
Description: BEFORE THE BOARD OF

e evidence that the ad appeared in Treasure Coast News/Press-Tribune on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

NOTICE OF MEETING NOTICE OF MEETING NOTICE OF MEETING NOTICE OF MEETING

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Property Auctions · Public Hearings
Adoptions · More!

FLORIDA PRESS ASSOCIATION

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NOTICED.

School District Budgets
Local Tax Changes
Property Auctions
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FLORIDA PRESS ASSOCIATION

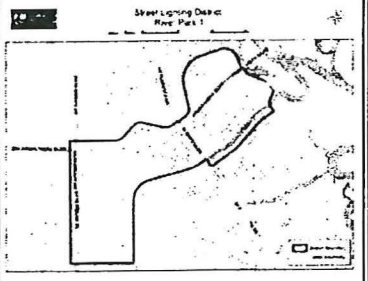
Search Florida's notices online at:
www.floridapublicnotices.com

NOTICE OF MEETING

BEFORE THE BO[illegible]
ST. LUCIE COUNTY, FLOR[illegible]

NOTICE OF PUBLIC HEARING
TO IMPOSE AND PROVIDE FOR COLLECTION OF
NON AD VALOREM ASSESSMENTS IN THE
RIVER PARK 1 STREET LIGHTING DISTRICT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA (THE "BOARD"), will hold a PUBLIC HEARING to consider the levy of special assessments on properties within the River Park 1 Street Lighting District (the "District") to fund the cost of providing street lighting services therein. The matter will be considered at the Board's regular meeting on Tuesday, the 20th day of July 2010, at 6:00 p.m. or as soon thereafter as the matter may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida 34982. The properties within the District are indicated on the map below:



The District was established by County Resolution No.69-16. Each year the Board levies special assessments within the district to fund the street lighting services. The purpose of the July 20th public hearing is to consider matters related to the assessment levy for fiscal year 2010-2011, including the matter of allocating the cost of the street lighting services among specially benefitted property. If levied, the special assessment will be collected on the November, 2010 tax bill by the St. Lucie County Tax Collector and will continue to be so collected on an annual basis until discontinued by the Board.

All affected persons have the right to appear and be heard at the above public hearing and have the right to file with the County Engineer, within twenty (20) days of the date hereof, written objections as to the proprietary and advisability of the project, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be specially assessed against each parcel of property benefited thereby. Written comments received in advance of the public hearing will be heard.

THIS NOTICE EXECUTED AND DATED THIS 28TH DAY OF JUNE, 2010.

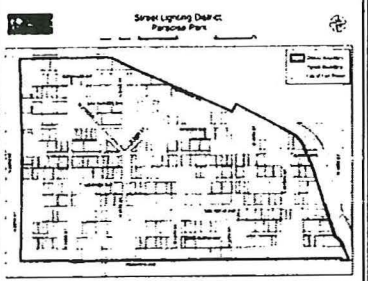
Publish: June 28, 2010
2162101

NOTICE OF MEETING

BEFORE THE BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING
TO IMPOSE AND PROVIDE FOR COLLECTION OF
NON AD VALOREM ASSESSMENTS IN THE
PARADISE PARK STREET LIGHTING DISTRICT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA (THE "BOARD"), will hold a PUBLIC HEARING to consider the levy of special assessments on properties within the Paradise Park Street Lighting District (the "District") to fund the cost of providing street lighting services therein. The matter will be considered at the Board's regular meeting on Tuesday, the 20th day of July 2010, at 6:00 p.m. or as soon thereafter as the matter may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida 34982. The properties within the District are indicated on the map below:



The District was established by County Resolution No.82-57. Each year the Board levies special assessments within the district to fund the street lighting services. The purpose of the July 20th public hearing is to consider matters related to the assessment levy for fiscal year 2010-2011, including the matter of allocating the cost of the street lighting services among specially benefitted property. If levied, the special assessment will be collected on the November, 2010 tax bill by the St. Lucie County Tax Collector and will continue to be so collected on an annual basis until discontinued by the Board.

All affected persons have the right to appear and be heard at the above public hearing and have the right to file with the County Engineer, within twenty (20) days of the date hereof, written objections as to the proprietary and advisability of the project, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be specially assessed against each parcel of property benefited thereby. Written comments received in advance of the public hearing will be heard.

THIS NOTICE EXECUTED AND DATED THIS 28TH DAY OF JUNE, 2010.

Publish: June 28, 2010
2162105

NOTICE OF MEETING

BEFORE THE BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING
TO IMPOSE AND PROVIDE FOR COLLECTION OF
NON AD VALOREM ASSESSMENTS IN THE
PALM LAKE GARDENS STREET LIGHTING DISTRICT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA (THE "BOARD"), will hold a PUBLIC HEARING to consider the levy of special assessments on properties within the Palm Lake Gardens Street Lighting District (the "District") to fund the cost of providing street lighting services therein. The matter will be considered at the Board's regular meeting on Tuesday, the 20th day of July 2010, at 6:00 p.m. or as soon thereafter as the matter may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida 34982. The properties within the District are indicated on the map below:



NOTICE OF MEETING

BEFORE THE BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING
TO IMPOSE AND PROVIDE FOR COLLECTION OF
NON AD VALOREM ASSESSMENTS IN THE
SHERATON PLAZA STREET LIGHTING DISTRICT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA (THE "BOARD"), will hold a PUBLIC HEARING to consider the levy of special assessments on properties within the Sheraton Plaza Street Lighting District (the "District") to fund the cost of providing street lighting services therein. The matter will be considered at the Board's regular meeting on Tuesday, the 20th day of July 2010, at 6:00 p.m. or as soon thereafter as the matter may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida 34982. The properties within the District are indicated on the map below:



NOTICE OF SALE

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, IN AND FOR OKEECHOBEE COUNTY, FLORIDA
Case No.: 2010-CA-084
JUDGE: LARRY SCHACK

FIRST PEOPLES BANK,
Plaintiff,
v.
JAMES F. HERNDON, III, PATRICIA A. HERNDON, husband and wife, SUNSHINE CAR WASH, INC., a Florida Corporation, and SUNSHINE BUILDERS OF FORT PIERCE, INC., a Florida corporation,
Defendants.

NOTICE OF SALE

NOTICE is hereby given that pursuant to the Summary Final Judgment of Foreclosure and Sale entered in the cause pending in the Circuit Court of the Nineteenth Judicial Circuit, in and for Okeechobee County, Florida, Civil Action Number 2010-CA-084 the undersigned Clerk will sell the property situated in said County, described as:

Parcel 1 - OKEECHOBEE COUNTY PROPERTY
Lots 11 and 12, Block 150, OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County, Florida.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Property address:
507 NE Park Street,
Okeechobee, FL

Parcel 2 - ST. LUCIE COUNTY PROPERTY
Lots 1 and 2, Block 1, Plat of PALMER TERRACE, according to the Plat thereof as recorded in Plat Book 3, Page 86, of the Public Records of St. Lucie County, Florida, TOGETHER with the Southeasterly one-half of abandoned alley adjacent to said Lot 2, LESS AND EXCEPTING that part of the above described Lots 1 and 2, which have been taken for the widening of State Road 70 (Okeechobee Road).

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Property Address:
3104 Okeechobee Road, Ft. Pierce, FL

at public sale, on the same date, separately and consecutively, to the highest and best bidder for cash at 11:00 AM on the 14th day of July, 2010, in the Jury Assembly Room, 2nd Floor, located at the Okeechobee County Judicial Center, 312 NW 3rd Street, Okeechobee, Florida 34972.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

Dated this 11th day of June, 2010.

Sharon Robertson
Clerk of Court
By: /s/ Linda F. Young
Deputy Clerk

RENE IOSCO, ESQUIRE
McCARTHY, SUMMERS, BOBKO, WOOD & SAWYER P.A.
2400 S.E Federal Hwy., 4th Floor
Stuart, Florida 34994
(772) 286-1700
E - Mail:
rps@mcsumm.com
Attorneys for Plaintiff
02PB0310

Publish: June 28, July 5, 2010
2160171

NOTICE

STATE OF FLORIDA
DEPARTMENT OF
ENVIRONMENTAL PROTECTION
NOTICE OF AGREEMENT

The Department of Environmental Protection gives notice of agency action of entering into an Agreement with Allied Universal Corporation and Chem-Tex Supply Corporation. The Agreement addresses assessment and remediation of environmental contamination at 9545 and 9549 Range Line Road, Fort Pierce, Florida 34987. The Agreement is available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Department of Environmental Protection, 400 North Congress Avenue, Suite 200, West Palm Beach, Florida 33401. Persons whose substantial interests are or will be affected by this Department action have a right to petition for an administrative hearing on the Agreement. The Petition must contain the information set forth below and must be filed (received) in the Department's Office of General Counsel, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, within 45 days of receipt of this notice. A copy of the Petition must also be mailed at the time of filing to the District Office named above at the address indicated. Failure to file a petition within the 45 days constitutes a waiver of any right such person has to an administrative hearing pursuant to Sections 120.569 and 120.57, F.S. The petition shall contain the following information: (a) The name, address, and telephone number of each petitioner; the Department's identification number for the Agreement and the county in which the subject matter or activity is located; (b) A statement of how and when each petitioner received notice of the Agreement; (c) A statement of how each petitioner's substantial interests are affected by the Agreement; (d) A statement of the material facts disputed by petitioner, if any; (e) A statement of facts which petitioner contends warrant reversal or modification of the Agreement; (f) A statement of which rules or statutes petitioner contends require reversal or modification of the Agreement; (g) A statement of the relief sought by petitioner, stating precisely the action petitioner wants the Department to take with respect to the Agreement. If a petition is filed, the administrative hearing process is designed to formulate agency action. Accordingly, the Department's final action may be different from the position taken by it in this Notice.

Mediation is not available in this proceeding.

Publish: June 28, 2010
2162400

NOTICE OF SALE

Stuart, Florida 34994
(772) 286-1700
E - Mail:
rps@mcsumm.com
Attorneys for Plaintiff
02PB0310

Publish: June 28, July 5, 2010
2160171

PUBLIC NOTICE

In order to satisfy warehouseman's lien, the property of George John Waller unit(s) 853, will be sold at public sale between 9:00 A.M. and 12:00 P. M on July 13, 2010 at STORAGE WEST, LLC, 525 SW South Macedo Blvd, Port St. Lucie, FL 34983

Publish: June 28, July 5, 2010
2162434

NOTICE OF MEETING

BEFORE THE BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING
TO IMPOSE AND PROVIDE FOR COLLECTION OF
NON AD VALOREM ASSESSMENTS IN THE
RIVER PARK 2 STREET LIGHTING DISTRICT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA (THE "BOARD"), will hold a PUBLIC HEARING to consider the levy of special assessments on properties within the River Park 2 Street Lighting District (the "District") to fund the cost of providing street lighting services therein. The matter will be considered at the Board's regular meeting on Tuesday, the 20th day of July 2010, at 6:00 p.m. or as soon thereafter as the matter may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida 34982. The properties within the District are indicated on the map below:



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treasure dining.com

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APPENDIX D

FORM OF
CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

I HEREBY CERTIFY that I am the Chairman of the Board of County Commissioners of St. Lucie County, Florida or authorized agent of St. Lucie County, Florida (the "County"); as such I have satisfied myself that all property included or includable on the Non-Ad Valorem Assessment Roll for such county is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the St. Lucie County Tax Collector by September 15, 2010.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the St. Lucie County Tax Collector and made part of the above described Non-Ad Valorem Assessment Roll this 21 day of July 2010.

ST. LUCIE COUNTY, FLORIDA

By: Barbara Guettler
Authorized Agent

City Commission Regular Meeting **13.g.**

Meeting Date: 11/20/2017

Re: Anti-tethering update

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

---

SUBJECT:

Update on anti-tethering enforcement efforts

SUMMARY:

The anti-tethering ordinance has been in place a little over a year and staff has diligently been working to educate the public as to the dangers of tethering dogs and how to comply with the ordinance. This has proven a challenge for staff and stricter enforcement efforts have begun to include written warnings and citations. In an effort to compel compliance staff is now issuing citations with the understanding that if the pet owner complies within 30 days, the citation will be voided.

Additionally, staff is requesting a few minor amendments to the ordinance to clarify issues that have been raised. The changes include adding a definition for a "person" to have an age requirement, to clarify what "in view of the animal" means and to increase the penalty for not complying with the ordinance.

RECOMMENDATION:

Consider the following amendments to Chapter 4 - Animals:

- Clearly identify a "person" as a individual at least fifteen (15) years of age
- Amend "in view" to either indicate the person must be outside and in sight of the animal or to indicate that the person must be home / on the property while the dog is outside.
- Amend the penalty for tethering from Class A - $50.00 to Class C - $250.00.

Continue and improve anti-tethering education efforts through use of social media, news articles and Channel 27.

ALTERNATIVES:

Make no changes or amendments to the current ordinance.
Change the penalty to a Class B - $100.00 penalty.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Animal Control Officers:
BJ Gasparre
Kenny Nelson
Ricardo Pellot

Fiscal Impact

OTHER INFORMATION:

Undetermined

Attachments

Memo to Commission

Anti-tether handout

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	11/14/2017 12:54 PM
City Manager	Nick Mimms	11/14/2017 06:22 PM

Form Started By: Peggy Arraiz Started On: 11/08/2017 04:32 PM

Final Approval Date: 11/14/2017

THE SUNRISE CITY
FORT PIERCE
ANIMAL CONTROL
Florida

TO : The Honorable Mayor and City Commissioners

THROUGH : Nicholas Mimms, City Manager

FROM : Peggy Arraiz, Code Compliance Manager

SUBJECT : Anti-tethering efforts

DATE : November 14, 2017

On August 15, 2016, the City Commission adopted Ordinance 16-015, which amended Chapter 4 – Animals, to make it illegal to tether your dog outdoors without someone being present to monitor the dog. When the Commission adopted this ordinance it was with the understanding that staff and local volunteer organizations would face an uphill battle because the keeping of dogs chained outdoors has been ongoing for generations. The first step towards addressing this matter would be an educational campaign to try and educate the public to the dangers of tethering and the changes required by the ordinance.

During the first year, the Animal Control Officers and local organizations handed out hundreds of flyers to support the educational component of the ordinance amendment. We were all faced with the anticipated resistance. Multiple written warnings were also issued and when faced with continued resistance to comply, citations have been issued. Below is a chart of the key complaints as well as possible solutions.

One significant change that staff has recently initiated was to decrease the time allowing the dog owner to comply and increasing the frequency of writing citations. Because the Commission amended how citations are processed and brought them 'in house', staff has the ability to easily amend or void citations. Therefore, the message to the animal owner when the citation is issued is that they have 30 days to comply. If it is complied within the 30 days, the citation will be voided. Instead of spending money to pay a citation, use the money to install a safe enclosure for the dog. This has raised another problem in the fact that the citation is only a Class A - $50 citation. It is actually cheaper to pay the citation than to install an enclosure. For this reason, staff is recommending that the ordinance be amended to increase the penalty for tethering to a Class C - $250.00 citation.

On a positive note, staff has started to see some compliance with the ordinance. The actual number of properties in compliance is miniscule compared to the number of dogs still on tethers, but it shows some positive progress. While it is a challenging task and will take time to overcome the generational mindset of how dogs are to be kept, staff will continue to work with the residents to find solutions to improve the conditions for dogs and eliminate the use of tethers.

Complaint	Possible Solution
This is how it has always been done... I can't bring the dog inside – it sheds; barks; chews things; climbs on the furniture; etc.	• Continue with the education efforts explaining the dangers of tethering. • Progressively increase enforcement efforts of written warnings followed by citations.
Why do I have to be outside with the dog?	• The ordinance states: "The animal must be in view of the person responsible for the animal at all times while tethered." This is open to interpretation and staff has been instructed to enforce it as meaning a person must be outdoors watching the animal. • The Commission may wish to amend this section of the ordinance to clarify its intent. • The more stricter amendment would state that the person must be outside within view of the animal. • A more lenient amendment would state that a person must be home whenever a dog is tethered outdoors. • The Commission may also wish to clarify the definition of a person to specify an age.
It costs too much to install an enclosure.	• Continue with the education efforts and emphasize that there is a penalty for not complying. • It would make more sense to use the money to install an enclosure than it would to pay a citation. • Staff recommends increasing the penalty to $250.00 to make this option more enticing.

CITY OF FORT PIERCE
ANTI-TETHERING ORDINANCE

EFFECTIVE IMMEDIATELY

It is unlawful to chain or tether an animal outdoors without the animal being in view of the owner or responsible party or be kept outdoors in crates, whether metal, wood, plastic or other material. (City Ordinance 16-015)

REQUIREMENT FOR TETHERING PETS

'Tether' means to tie or attach an animal to a stake, pole, tree, or other stationary object. Pets may be kept on a tether if the following conditions are met:



- ✓ Someone age 15 years or older is to be in view of the animal and to be responsible for the animal at all times.
- ✓ Prong, choke and chain collars are prohibited.
- ✓ The animal must have access to water, shade and a dry area.
- ✓ The tether must be at least 10 feet long or 4x the length of the animal, whichever is greater.
- ✓ The area must be kept clear of entanglements.

HOUSING REQUIREMENT FOR OUTDOOR PETS

If you choose to keep your dog outdoors, you must comply with the following regulations:

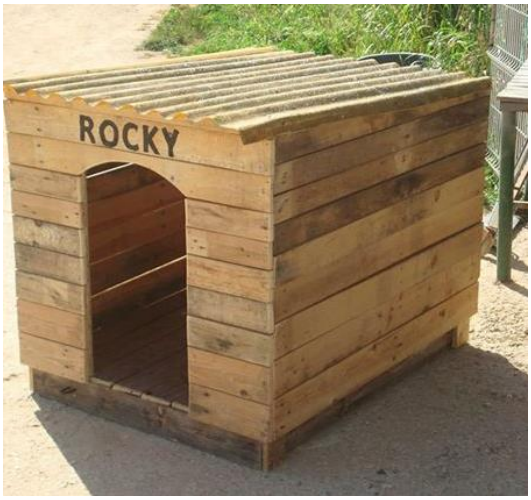


- ✓ The dog must be kept in a fenced enclosure or yard. The size of the enclosure depends on the size of dog.
- ✓ A shelter must be provided that provides adequate protection from the sun, wind and rain. It must have a solid roof and a solid floor that is elevated off the ground and an open door that allows the animal to freely enter and exit the shelter.
- ✓ Sufficient food and water must be provided.
- ✓ Animals are not permitted to be kept outdoors during extreme weather conditions unless provided adequate protection.

ADDITIONAL INFORMATION ON BACK

Examples of Dog Houses





Required Fenced Area

All areas listed are the MINIMUM open space and do not include the area required for the shelter.

- Small dogs (20 lbs. and under) – Thirty-two (32) square feet
- Medium dogs (50 lbs. and under) – Sixty (60) square feet
- Large dogs (over 50 lbs.) – Eighty (80) square feet
- Each additional dog requires an additional sixteen (16) square feet

Extreme Weather

All animals must be brought indoors during periods of extreme weather unless provided additional means to ensure their safety.

- Hurricanes and tropical storms
- When temperature is over 85° and heat index is 100° or over
- When temperature is under 40° and wind chill factor is 35° or lower

Additional Information

Full versions of the Ordinance can be found at www.cityoffortpierce.com by accessing the City Code and reference Chapter 4 – Animals or by request from any Animal Control Officer.

If you know someone who tethers their pet and leaves it unattended, call Fort Pierce Animal Control at 911. An Animal Control Officer will go to the property and talk to the owner and share educational materials. If necessary, this visit will be followed up with a formal warning and a citation if warranted. Fines for this violation can range from $50 to $500

City Commission Regular Meeting **13.h.**

Meeting Date: 11/20/2017

Re:

SUBJECT:

Consider the possible transfer and extension of the lease for Little Jim's Bait & Tackle Shop.

Attachments

Little Jim Memo

Form Review

Form Started By: Linda Cox Started On: 11/13/2017 04:59 PM

Final Approval Date: 11/13/2017

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO : **Nicholas C. Mimms, P.E., City Manager**

FROM : **James M. Messer, City Attorney**

RE : **Little Jim Bait & Tackle Shop**

DATE : **November 16, 2017**

This office concurs with the City Clerk's opinion outlined in the attached letter of August 8, 2017.

Additionally, the attached City policy outlines in detail the specific procedures for leases of City-owned property for greater than one year.

Attachments

cc: Linda Cox, City Clerk

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

August 8, 2017

Mr. David Cleveland
100 Avenue A #2E
Fort Pierce, FL 34950

Re: Little Jim Bait and Tackle

Dear David:

Thank you so much for taking the opportunity to discuss with me your clients' desire to assume the existing lease for Little Jim and make a significant investment in redevelopment of the property. We have carefully reviewed your request.

Under the Fort Pierce Charter Sec. 13(a) outlining the requirements for the lease of City property beyond a term of one year, we do not recommend the extension of the existing lease for the additional twelve years needed by your client to amortize their investment. When the original RFP was issued in 2008, there was significant interest in the property and we continue to receive numerous inquiries on a regular basis.

If the leaseholder is interested in terminating the lease, they may notify the city and we would then proceed to issue with a new RFP with the approval of the Commission.

If you have any additional questions, please contact me or the City Manager.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

POLICY FOR THE DISPOSITION OF CITY-OWNED REALPROPERTY OR LEASES GREATER THAN ONE YEAR.
(*See also* City Charter, Sections 13(a) and (b)*)

1. The City Manager or appointed designee will identify any real property to be declared surplus for disposal.

2. Prior to being declared surplus property and offered for sale, the Procurement Department will receive a signoff from City departments within 10 days of receipt indicating that there is no existing or future use for said property.

3. All real property to be sold or leased must be declared surplus by the City Commission via Resolution at a public meeting.

4. All real property must have an appraisal prior to sale. The appraisal of the property should not be older than 360 days unless approved by the City Manager.

5. In accordance with the Charter, Section 13(a), notice of any proposed sale or lease of surplus property shall be published once a week for two (2) consecutive weeks in some newspaper of general circulation published in the said city, calling for bids for the lease or purchase of the real estate so advertised to be leased or sold.

6. Such notice, and any additional notices used to solicit bids including an RFP, advertising/marketing tools, and real estate listings, shall clearly state all terms and conditions or factors that will be considered when evaluating bids, including but not limited to:

- Any price or terms and conditions the City Commission shall deem proper;
- Detailed statement regarding proposed use for the property;
- Economic impact;
- Job creation;
- Timeline for any and all development, renovations, repairs and/or demolition;
- Statement that any proposed use conforms to all land development regulations and building codes, or any variances required;
- Any proposed deed restrictions, reversionary clauses, and/or covenants; and
- Any deposit or surety bond to be given with each bid submitted in such form and in such amount as required by the City Commission.

7. Upon receipt of any bids, and in accordance with City Code, Chapter 2, Section 2-223(4), the bids shall be submitted to the Planning Board for its recommendation, provided, however, the City Commission shall have authority to overrule the disapproval of the board on any such proposal.

8. Any bid, along with the Planning Board recommendation, shall be presented to the City Commission for final approval. Per the Charter, Section 13(a), the bid of the highest bidder complying with the terms and conditions set forth in such notice shall be accepted unless the City Commission shall reject any and all bids.

9. After approval by City Commission all information is forwarded to the Title Company for preparation of the deed and the closing. Originals returned to City Clerk. Copies of all the documents are forwarded to Purchasing and Finance.

*This policy applies to the sale or lease of certain city owned real property to a private individual or entity, and does not apply to: (1) the exchange of property by the City for other real or personal property owned by another (*see* Charter, § 13(c)); (2) the conveyance or lease of property to the United States of America, or any department or agency thereof, the State of Florida or any political subdivision or agency thereof, or any Florida municipality (*see* Charter, § 13(d)); or (3) to the types of dispositions outlined in the Charter, Sections 13(e) through (g).