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

CITY COMMISSION AGENDA

Regular Meeting - Monday, March 19, 2018 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Father Michael McNally, St. Mark the Evangelist Catholic Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of the meeting minutes for the March 5, 2018 Regular Meeting.

6. **PROCLAMATIONS**

   a. 150th Anniversary of The Benevolent and Protective Order of Elks

   b. St. Lucie County Health Department - Billion Steps Challenge

   c. American Red Cross

7. **LETTERS TO COMMISSION**

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

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

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

10. **MISCELLANEOUS REPORTS**

a. 13th Street Community Meeting Report presented by Communications Manager, Shyanne Helms.

b. Eckerd Youth Alternatives Programs Update - Claudia Laos, Operations Director

c. G.E.M. (Going the Extra Mile) Presentation - Mya Auguste

d. Fort Pierce Youth Council (YOCO) Introduction and Presentation - Joe Sweat, Marketing Specialist and Jarneica Frierson, Chair

e. Charter Review Commission Final Report and Recommendations

11. **CONSENT AGENDA**

a. Request to reduce code enforcement lien in the amount of $1,400.00 against 1114 Raymond Avenue, Ft. Pierce, FL 34950 - Parcel ID #2416-602-0089-000-8 - previously owned by David Burge, 1114 Raymond Avenue, Ft. Pierce, FL 34950 and currently owned by Vitangelo R. Bitetto, 1484 SE Village Green Drive, Port St. Lucie, FL 34952 to $748.86 payable in 60 days or at close of sale whichever comes first and to waive the $250.00 administration fee that may be imposed by the City Commission.

b. Approve the Project Agreement between the City of Fort Pierce, FPRA and St. Lucie County for the Fisherman's Wharf Bulkhead and Dredging Project.

c. Approval of Brothers Construction proposal for the Design Build of City Marina Dinghy Docks. Brothers Construction, has supplied the City with a proposal to construct the Dinghy Docks under Bid No. 2018-014, Marine Contracting Services, Piggyback Martin Co. Bid No. 2017-2935, in an amount not to exceed $351,425.00.

d. Approval of a two (2) year extension for the Site Plan approval for Candlewood Suites, located at 7151 Okeechobee Road, the new expiration date would be September 15, 2020.

12. **PUBLIC HEARINGS**

a. Resolution No. 18-R12 and Quasi-Judicial Hearing - A hearing to allow the owners and/or parties of interest in the property identified as 426 N 10th Street - Front Unit to show cause why the structure located on the premises should not be condemned and demolished.

b. Resolution No. 18-R13 and Quasi-Judicial Hearing - A hearing to allow the owners and/or parties of interest in the property identified as 426 N 10th Street - Rear Unit AKA 427 Dundas Ct to show cause why the structure located on the premises should not be condemned and demolished.

c. Legislative Hearing - Ordinance 18-006 Extending the territorial limits of the City of Fort Pierce, Florida, to include property located at 5450 S US Highway 1. SECOND READING

d. Legislative Hearing - Ordinance No. 17-038: Adoption hearing pertaining to an application submitted by the property owners, Ariel Homes of Treasure Coast, and applicant, S. R. Bacher Enterprises, LLC., for one (1) parcel of land, 56.035 +/- acres, to change the future land use designation within the Comprehensive Plan, from RM, Residential Medium to BC, Boundary Commercial. Said parcel is generally located at the northeast corner of Edwards Road and Jenkins Road, or approximately 3180 South Jenkins Road. SECOND READING

e. Quasi-Judicial Hearing (waived) - Ordinance No. 18-007 Rezoning Property and Approving a Planned Development (PD) application submitted by the Property Owners and Applicant, S. R. Bacher Enterprises, LLC., and Representatives, Brian Nolan, AICP, ASLA of Lucido & Associates and W. Lee Dobbins, Esq. of Dean, Mead, Minton & Zwemer, for approval of a Planned Development (PD), known as Jenkins Road KOA, encompassing a Zoning Atlas Amendment (rezoning) from Medium Density Residential (R-4) to Planned Development (PD) and an associated development plan for a KOA Campground for the subject parcel of land, 56.035 +/- acres in size. Said parcel is generally located at the northeast corner of Edwards Road and Jenkins Road, or approximately 3180 South Jenkins Road. SECOND READING

f. Ordinance 18-008 amending Section 17-28(b) of the City of Fort Pierce Code of Ordinances to allow FDOT approved stormwater piping on private property. FIRST READING

13. **CITY COMMISSION**

a. Resolution No. 18-R11 determining that the structure located at 513 N 13th Street is unsafe and should be condemned and demolished. A hearing to determine this matter is scheduled before the City Commission on April 16, 2018.

b. Resolution 18-R14 appointing Ryan Collins to the Board of Examiners of Contractors as the consumer representative.

c. Resolution 18-R15 Supporting St. Lucie County's efforts to place a resolution on the November 6, 2018, ballot for voter approval of a one-half cent sales tax to fund infrastructure for a period of 10 years.

d. Consideration of Application for Reappointment to the Planning Board of Adjustment

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) 467-3065 at least 48 hours prior to the meeting.

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

Meeting Date: 03/19/2018

Re:

SUBJECT:

Approval of the meeting minutes for the March 5, 2018 Regular Meeting.

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Reg Mtg Mins 03.05.18

Form Review

Form Started By: Noemi Rios Started On: 03/14/2018 04:07 PM

Final Approval Date: 03/14/2018

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, **MARCH 5, 2018.**

1. CALL TO ORDER

2. OPENING PRAYER - Apostle Trevor Banks, Resurrection Life Family Worship Center

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 the meeting minutes for the February 20, 2018 Regular Meeting.

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**

a. Children's Day in St. Lucie County being received by the Early Learning Coalition of St. Lucie County

7. **LETTERS TO COMMISSION**

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

a. Email from Mary Duckworth, Ladies Golf League President, expressing their appreciation of the staff changes, course maintenance, membership discount program and landscape improvements at Indian Hills Golf Course.

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

There were no comments from the public.

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve the agenda as presented.

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

Passed

10. MISCELLANEOUS REPORTS

a. Presentation of St. Lucie County Bike Share Program by David Engel, Transportation Planner/Transit Systems Coordinator.

David Engel presented the new St. Lucie County Bike Share Program, how it works, how one can participate, what locations the bikes can be found at and the cost for participating.

b. Monthly Financial Report for the Month Ending January 31, 2018

Karen Logue, Chief Accountant, expressed the General Fund has a positive net resource for $2.9 million dollars.

11. CONSENT AGENDA

a. Approval of Johnson-Davis, Inc. proposal in the amount of $73,680.00 for the removal and replacement of a failed drainage system located at Avenue Q and 13th Street.

b. Approve award of the annual Citywide Landscape Maintenance of Medians contract to the lowest most responsive and reasonable bidder, Integrity Lawns LLC in the amount not to exceed $41,950.00 annually.

c. Approve award of the annual Citywide Mowing and Trash Removal Services contract to the low bidder, X - Clusive Transportation dba Forever Lawn & Landscaping Inc. in an amount not to exceed $15,390.00 annually. The contract terms are for a two year contract with three one-year renewal options.

d. Approval of Communitywide Council Recommendations for program year 2017-18 Public Service Grant Awards in the total amount of $50,000.

e. Approval of travel costs for Rufus Alexander and Reginald Sessions to attend the Florida Black Caucus of Local Elected Officials 2018 Spring Conference in the amount of $761.84 each, for a total of $1,523.68.

f. Approval of a two (2) year extension for the Planned Development approval for Indian River Commerce, located at the western half 401 and 411 Indian River Drive, the new expiration date would be March 21, 2020.

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

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

Passed

12. PUBLIC HEARINGS

a. Legislative Hearing - Ordinance 18-005 Abandoning an unopened segment of Francis Avenue right-of-way, between Granada St. & Hernando St. upon payment of appraised value in the amount of $58,000. SECOND READING

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

ORDINANCE NO. 18-005 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ABANDONING A PORTION OF FRANCIS AVENUE RIGHT-OF-WAY, LYING ADJACENT TO LOT 12, BLOCK 7 AND LOT 2, BLOCK 8 OF THE PALM HAVEN - UNIT 1 SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

Passed

b. Legislative Hearing - Ordinance 18-006 Extending the territorial limits of the City of Fort Pierce, Florida, to include property located at 5450 S US Highway 1. FIRST READING

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

ORDINANCE NO. 18-006 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5450 SOUTH US HIGHWAY 1, 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.

Brandon Creagan, Planning Analyst, indicated this was a voluntary annexation. The Planning Board voted 7-0 to recommend Approval of the request as presented. As proposed, the annexation meets the standards of the City Code & Comprehensive Plan, therefore, staff recommends that the City Commission approve the proposed voluntary annexation along with the zoning and future land use designations.

Mayor Hudson opened the Public Hearing.
Lee Dobbins, the applicant's representative, said the property owner also owns the property just north of this one and it only made sense to annex the property to have them both in the City of Fort Pierce. Mr. Dobbins thanked staff for how easy they've made the process for them.
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 b as presented.

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

Passed

c. Legislative Hearing - Review and Approval of Proposed Developer's Agreement between Lally Development Inc., a Florida corporation and the City of Fort Pierce, a Florida municipal corporation pertaining to release of funds held as surety for incomplete infrastructure improvements required for the Magnolia Square Planned Development and associated subdivision. PUBLIC HEARING 2 OF 2.

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

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

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

Passed

d. Quasi-Judicial Hearing (waived) - Ordinance No. 18-007 Rezoning Property and Approving a Planned Development (PD) application submitted by the Property Owners and Applicant, S. R. Bacher Enterprises, LLC., and Representatives, Brian Nolan, AICP, ASLA of Lucido & Associates and W. Lee Dobbins, Esq. of Dean, Mead, Minton & Zwemer, for approval of a Planned Development (PD), known as Jenkins Road KOA, encompassing a Zoning Atlas Amendment (rezoning) from Medium Density Residential (R-4) to Planned Development (PD) and an associated development plan for a KOA Campground for the subject parcel of land, 56.035 +/- acres in size. Said parcel is generally located at the northeast corner of Edwards Road and Jenkins Road, or approximately 3180 South Jenkins Road. FIRST READING

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

ORDINANCE NO. 18-007 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; REZONING PROPERTIES GENERALLY LOCATED AT 3180 SOUTH JENKINS ROAD, FROM MEDIUM DENSITY RESIDENTIAL (R-4), TO PLANNED DEVELOPMENT (PD); FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-58, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Cox confirmed this quasi-judicial hearing was waived.

Brandon Creagan, Planning Analyst, mentioned this project will consist of three phases. Phase I is estimated to be completed by Spring 2019. Phase II should be completed by Spring 2021 and, lastly, Phase III should be completed by Spring 2023. The Planning Board voted unanimously to approve the request as presented. The proposed amendment and associated Development Plan meet 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 the approval of the proposed Planned Development with the condition that the applicant complete sidewalks, or provides payment-in-lieu of sidewalk construction, pursuant to City Code Section 22-62 or applicable St. Lucie County provisions as abutting roadways are under County jurisdiction.

Mayor Hudson opened the Public Hearing.
Lee Dobbins, the applicant's representative, presented himself to answer questions.
Paul Schall supports this project.
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 d with staff conditions.

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

Passed

e. Quasi-Judicial Hearing (waived) - Review and approval of an application for a Conditional Use with New Construction & Design Review, submitted by Property Owners, Lesley Phillips & Abdel Jebbar Elbakkari and Applicant RG Towers LLC to Construct a One Hundred & Fifty (150) foot Tall - Slim Pole Telecommunication Tower, at 2006 Orange Avenue, Fort Pierce, FL. The property is zoned C-3, General Commercial (Parcel ID 2409-605-0008-000-4).

City Clerk Linda Cox indicated that the applicant has waived the quasi-judicial hearing.

Brandon Creagan, Planning Analyst, indicated the applicant, RG Towers, is seeking a Conditional Use with New Construction & Design Review approval to construct a telecommunications tower at 2006 Orange Avenue. The structure that is proposed is a one hundred and fifty (150) foot slim pole communications tower. The Planning Board, at their February 13, 2018 meeting, voted 7-0 to recommend approval of the request as presented. Seventy-eight letters were sent to property owners within 500 feet; the Planning department received 5 letters in opposition indicating generally that they did not feel it was suitable for the area because of the nearby residents and the radio waves.

Commissioners indicated their concern over the proliferation of cell towers within the City and the proximity to each other. They also expressed concern over the aesthetics of the tower on the corridor designated for beautification and redevelopment.

The Mayor opened the Public Hearing.

Holly Valdez, Applicant and Vice President of Operations for RG Tower Operations. Ms. Valdez encouraged everyone to visit the FCC website for impartial information on cell towers. She explained the demand for service and the need for additional towers to address current need and future growth. She additionally referenced studies to address the concerns of cancer from cell towers.

Harlan Ginn, President of RG Towers, spoke to address the concerns over the number of towers and described the increasing need of additional towers to meet the demands of the future. He clarified that the need for the subject tower in the proposed location is designed to meet a specific need; moving two miles away will not address the imminent need in the area the subject tower is designed to serve.

Paul Schall supports the project to address the need of the residents in the area.

DJ Ferguson opposes the project out of concerns for the safety of the neighborhood and suggested satellite as an option.
Alozono Watkins opposes the project and suggests that existing towers be upgraded.

Holly Valdez, RG Towers, indicated that T-Mobile has made significant upgrades in the area and that did not help the coverage in the area which is why they identified the need for an additional tower.

Harlan Ginn, RG Towers, described why satellite is not an option using as an example the fact that if you have satellite radio and drive into a parking garage, the signal is lost; satellite requires line of site to keep a signal.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Thomas Perona, to approve item 12e with staff conditions. Mayor Hudson passed the gavel to Mayor Pro Tem Johnson and seconded the motion.

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

Mayor Pro Tem Johnson returned the gavel to Mayor Hudson.

Mr. Messer clarified for the record that after weighing the aesthetic impact and compatibility issues of the proposed antenna support structure with the public benefit derived from having an efficient and reliable wireless communications system, the City Commission denied the request to protect the health, welfare, safety of the community by regulating the siting of wireless antenna support facilities to minimize adverse visual effects of wireless communication facilities and to provide certainty to the residents and citizens of the city that the aesthetic integrity of the city will be protected from the proliferation of unnecessary antenna support structures pursuant to the Fort Pierce Code of Ordinances, Section 22-156.

f. Quasi-Judicial Hearing - A hearing to allow the owners and/or parties of interest in the property identified at 323 N 14th Street to show cause why the structure located on the premises should not be condemned and demolished.

1. Resolution No. 18-R09 determining that the structure located at 323 N 14th Street is unsafe and; that the owners or parties of interest have been provided the opportunity to be heard and show cause as to why the structure should not be condemned and it removal required and; that substantial evidence has been provided to support the condemnation of the structure and order its removal in accordance with the Rules of Procedure for Condemnation and Demolition.

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, notice and due process based on substantial evidence. As such, they conduct these proceedings as judges instead of legislators.

Mr. Messer additionally confirmed that there are no party interveners in this matter. That means that the only other individuals that may be heard are people who might have relevant information and their comments are limited to three (3) minutes each. Members of the public may be permitted to present their non-expert opinions, but the Commission must know that public sentiment is not relevant to the decision which must be based on competent, substantial evidence.

Mayor Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed the City mailed by Certified Mail the Notice of Hearing to the parties and confirmation was received by the owner, but not the mortgage holder as of the hearing date.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications. No members of the City Commission had any ex-parte communication.

City Clerk, Linda Cox, asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Peggy Arraiz, Code Enforcement Manager, reminded the City Commission of the past presentations made on this property since 2015 and presented them with new photos as evidence of how severely dilapidated the structure has become. Sufficient time has been given to the proper parties to demolish the properties themselves to no avail.

Ms. Cox introduced the resolution, read by title only, into the record.

RESOLUTION NO. 18-R09 - A RESOLUTION DETERMINING THAT CERTAIN BUILDING(S) OR STRUCTURE(S) LOCATED AT 323 N 14TH ST IN FORT PIERCE, FLORIDA IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE SHALL BE CONDEMNED AND DEMOLISHED; DECLARING THE PARTIES OF INTEREST WERE PROVIDED THE OPPORTUNITY TO BE HEARD AND ARE RESPONSIBLE FOR THE REMOVAL OF THE BUILDING OR STRUCTURE; AND ORDERING THE CITY OF FORT PIERCE TO AFFECT SUCH REMOVAL AND PLACE A LIEN UPON THE PROPERTY IDENTIFIED IF COMPLETED BY THE PARTIES OF INTEREST; PROVIDING FOR APPEAL; AND PROVIDING FOR NOTICE TO ALL PARTIES.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve item 12 f1.

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

Passed

13. CITY COMMISSION

a. Application for Consideration for Appointment to the Board of Examiners of Contractors

Linda Cox, City Clerk, said this will come back for a vote at the next meeting if a vote is necessary.

b. Resolution No. 18-R10 determining that the structures located at 426 N 10th Street are unsafe and should be condemned and demolished. A hearing to determine this matter is scheduled before the City Commission on March 19, 2018.

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

RESOLUTION NO. 18-R10 - A RESOLUTION DETERMINING THAT CERTAIN BUILDINGS OR STRUCTURES LOCATED AT 426 N 10TH ST IN FORT PIERCE, FLORIDA IS UNSAFE AND CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE SHALL BE CONDEMNED AND DEMOLISHED IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE; AND THAT A PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON MARCH 19, 2018 AT 6:30 PM, IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 N US HWY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES OF INTEREST.

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

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

Passed

c. Approve letter of support for the St. Lucie County Artificial Reef Program Grant Application at the request of Commissioner Johnson.

Commissioner Johnson mentioned St. Lucie County Coastal Resources is looking for support with their grant for the St. Lucie County Artificial Reef Program and because they do a lot of work here in the City of Fort Pierce and at the Inlet he felt the City should show their appreciation in the form of a letter of support.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve item 13 c.

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

Passed

14. COMMENTS FROM THE PUBLIC

Paul Schall
Alonzo Watkins

15. COMMENTS FROM THE CITY MANAGER

a. City Manager's Report

Nicholas Mimms, City Manager, discussed the past activities and events that have taken place in the City. There are two new K-9 Officers with our Police Department. The Building Department has a 48% increase in permits versus 2017. The Indian Hills Golf Course has 5,700 more rounds for the previous quarter than it did in 2017. The Strategic Planning Sessions have been completed and plans are in place. The Citizens Academy begins on Thursday, May 8, 2018 and there is currently a waiting list.

16. COMMENTS FROM THE COMMISSION

Commissioner Perona asked that City staff monitor the Jetty for adequate safety precautions due to the current weather conditions. He mentioned he loves the idea of having a YMCA in our City.
Commissioner Sessions would have loved if the Strategic Planning Workshop had more citizens in attendance so that they see what they have planned for the City in the future. He said his main concern will always be prioritizing the citizens' safety and wellbeing.
Commissioner Johnson mentioned tourism definitely has its place, but he also agrees with Commissioner Sessions' thoughts about prioritizing our citizens.
Commissioner Alexander said the Strategic Planning Workshop proved a lot to the City Commission and what they anticipate doing. He looks forward to the plan in place for the next year. He wants to tackle the potholes in the City.
Mayor Hudson indicated the Legislative Session ended this week. She’s been in contact several times with Representative Lee to keep abreast of what his plans are and what he plans to vote for and the Mayor mentioned he’s working hard for us. She attended the Indian Hills Lunch over the weekend and received very good feedback from the golfers, both male and female.

17. ADJOURNMENT

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 03/19/2018

Re:

SUBJECT:

150th Anniversary of The Benevolent and Protective Order of Elks

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Elks Proclamation

Form Review

Form Started By: Noemi Rios Started On: 03/05/2018 05:19 PM

Final Approval Date: 03/05/2018

WHEREAS, for 150 years the Benevolent and Protective Order of Elks (BPOE) has committed itself to generously honor and serve our nation's communities, veterans, and youth; and

WHEREAS, this Order has provided camps for physically handicapped children, prescription drug drop boxes for police stations, scholarships for students, and numerous programs and activities to cultivate community and empower those in need; and

WHEREAS, BPOE was founded in New York City in 1868 and celebrated its 150th anniversary this past February 16th. Since its founding, the Order is an American fraternal society committed to the virtues of charity, justice, brotherly love and fidelity; and

WHEREAS, their nearly one million members have exemplified this commitment by annually investing half a billion dollars in donations and resources into their local communities. Americans and Florida residents have received countless acts of goodwill performed by Elks members.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby issue this proclamation in honor of the:

Benevolent and Protective Order of Elks

in appreciation and recognition of 150 years of service to our Nation, the City of Fort Pierce and St. Lucie County students, families, and community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 19th day of March, 2018.

_____

MAYOR/COMMISSIONER

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

Meeting Date: 03/19/2018

Re:

SUBJECT:

St. Lucie County Health Department - Billion Steps Challenge

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Billion Steps Challenge

Form Review

Form Started By: Noemi Rios Started On: 03/05/2018 11:42 AM

Final Approval Date: 03/05/2018

WHEREAS, in 2016, the Florida Department of Health in St. Lucie County worked with citizens county-wide to develop and implement a 5-year Community Health Improvement Plan (CHIP), which included strategies to help people become more physically active; and

WHEREAS, the Plan recognizes that our national guidelines for physical activity include recommendations for adults to engage in 150 minutes per week of moderate-intensity aerobic physical activity and for children to engage in 60 minutes or more of physical activity each day; and

WHEREAS, as part of implementing the Plan, stakeholders have created campaigns to help our citizens meet these guidelines, as exemplified by the Healthy St. Lucie Coalition 's "Billion Steps Challenge" which calls on our citizens to join together in meeting the physical activity recommendations through walking (or through 100 other activities); and

WHEREAS, the City of Fort Pierce promotes and supports policies that contribute to the health and wellness of our citizens and encourages our residents and visitors to spend time outside in parks, at playgrounds and on sidewalks and trails.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim that 2018 be observed as the year of the:

Billion Steps Challenge

and ask all citizens of City of Fort Pierce to support each other in living a healthy lifestyle and to participate in this challenge by signing up at https://healthvstlucie.walkertracker.com today.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 19th day of March, 2018.

_____

MAYOR/COMMISSIONER

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

Meeting Date: 03/19/2018

Re:

SUBJECT:

American Red Cross

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

American Red Cross

Form Review

Form Started By: Noemi Rios Started On: 03/02/2018 04:10 PM

Final Approval Date: 03/02/2018

WHEREAS, the American Red Cross saw a record-breaking year in 2017 of challenging domestic and international response efforts. Through the support of its volunteers, in just 45 days, the Red Cross responded to six of the largest and most complex disasters of 2017 including back-to-back hurricanes, the deadliest week of wildfires in California history, and the horrific mass shooting in Las Vegas. In addition, the Red Cross responded to nearly 50,000 home fires in 2017, providing casework assistance to help 76,000 families recover.

WHEREAS, in St. Lucie County the Red Cross has a long history of helping our neighbors in need. Florida's Coast to Heartland Chapter assisted with 107 local disasters in the past fiscal year alone, including 50 in St. Lucie County. They installed 838 smoke alarms and reached 3,910 people with fire safety information. They reached 686 students and their families with preparedness information through our Pillowcase Project. In our area, the Red Cross handles an average of 210 emergency military calls every year.

WHEREAS, march is American Red Cross Month, a special time to recognize and thank the Red Cross volunteers and donors who give of their time and resources to help members of the community. The Red Cross depends on these local heroes to deliver help and hope during a disaster. We applaud our heroes here in St. Lucie County who give of themselves to assist their neighbors when they need a helping hand.

WHEREAS, across the country and around the world, the American Red Cross responds to disasters big and small. It collects about 40 percent of the nation's blood supply; provides 24-hour support to military members, veterans and their families; teaches millions lifesaving skills such as lifeguarding and CPR; and through its Restoring Family Links program, connects family members separated by crisis, conflict or migration

WHEREAS, we dedicate the month of March to all those who support the American Red Cross mission to prevent and alleviate human suffering in the face of emergencies. Our community depends on the American Red Cross, which relies on donations of time, money and blood to fulfill its humanitarian mission.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim March 2018 as:

American Red Cross Month

and encourage all Americans to support this organization and its noble humanitarian mission.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 5th day of March, 2018.

_____

MAYOR/COMMISSIONER

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

Meeting Date: 03/19/2018

Re: 13th Street Community Meeting Report

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

13th Street Community Meeting Report presented by Communications Manager, Shyanne Helms.

Attachments

13th Street Community Feedback

Petitions received from Charlie Frank Matthews

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/14/2018 03:04 PM
City Manager	Nick Mimms	03/14/2018 03:04 PM

Form Started By: Kaitlyn Ballard Started On: 03/07/2018 01:34 PM

Final Approval Date: 03/14/2018

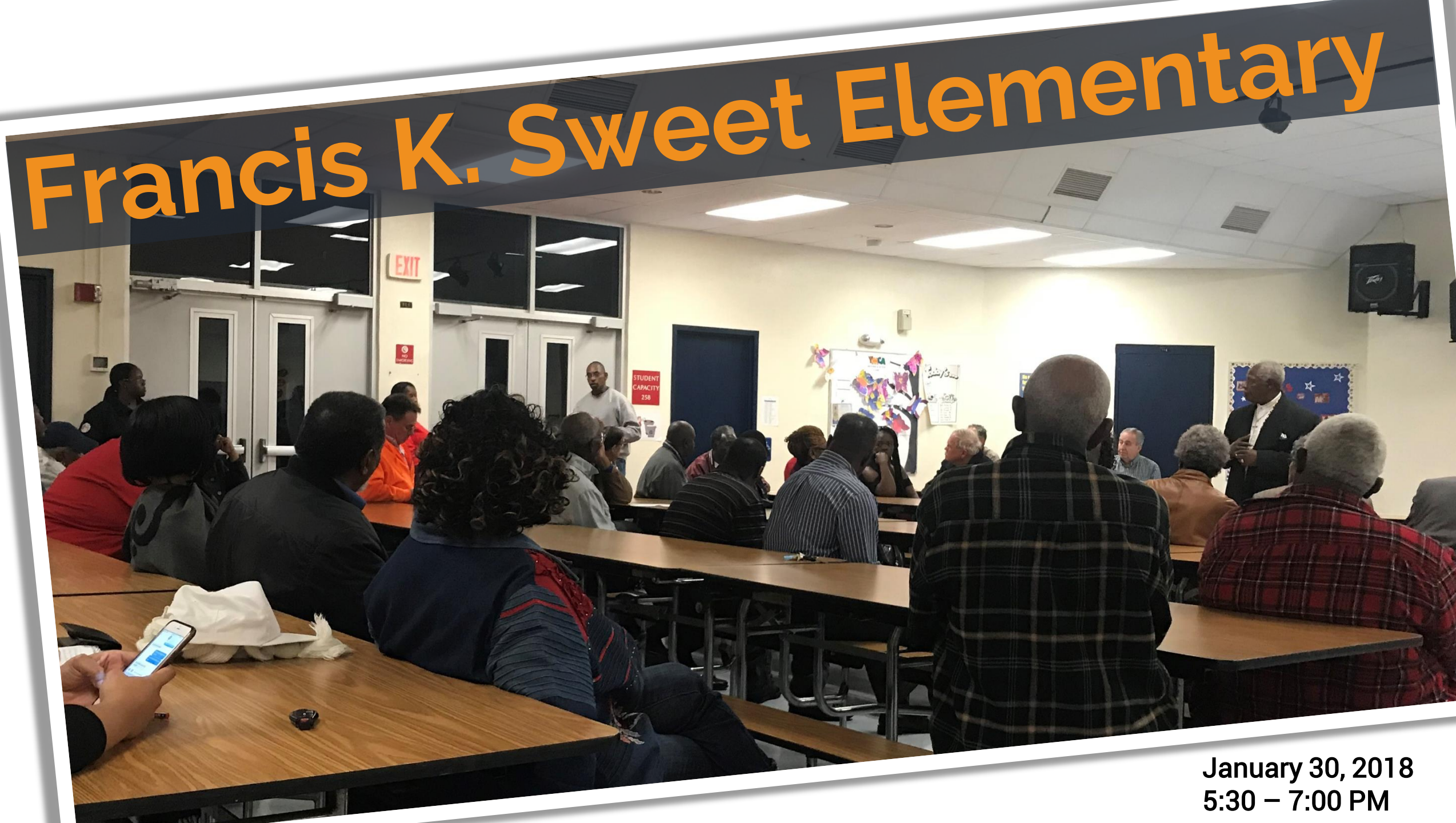
13th Street Community Feedback

March 19, 2018

Community Meetings

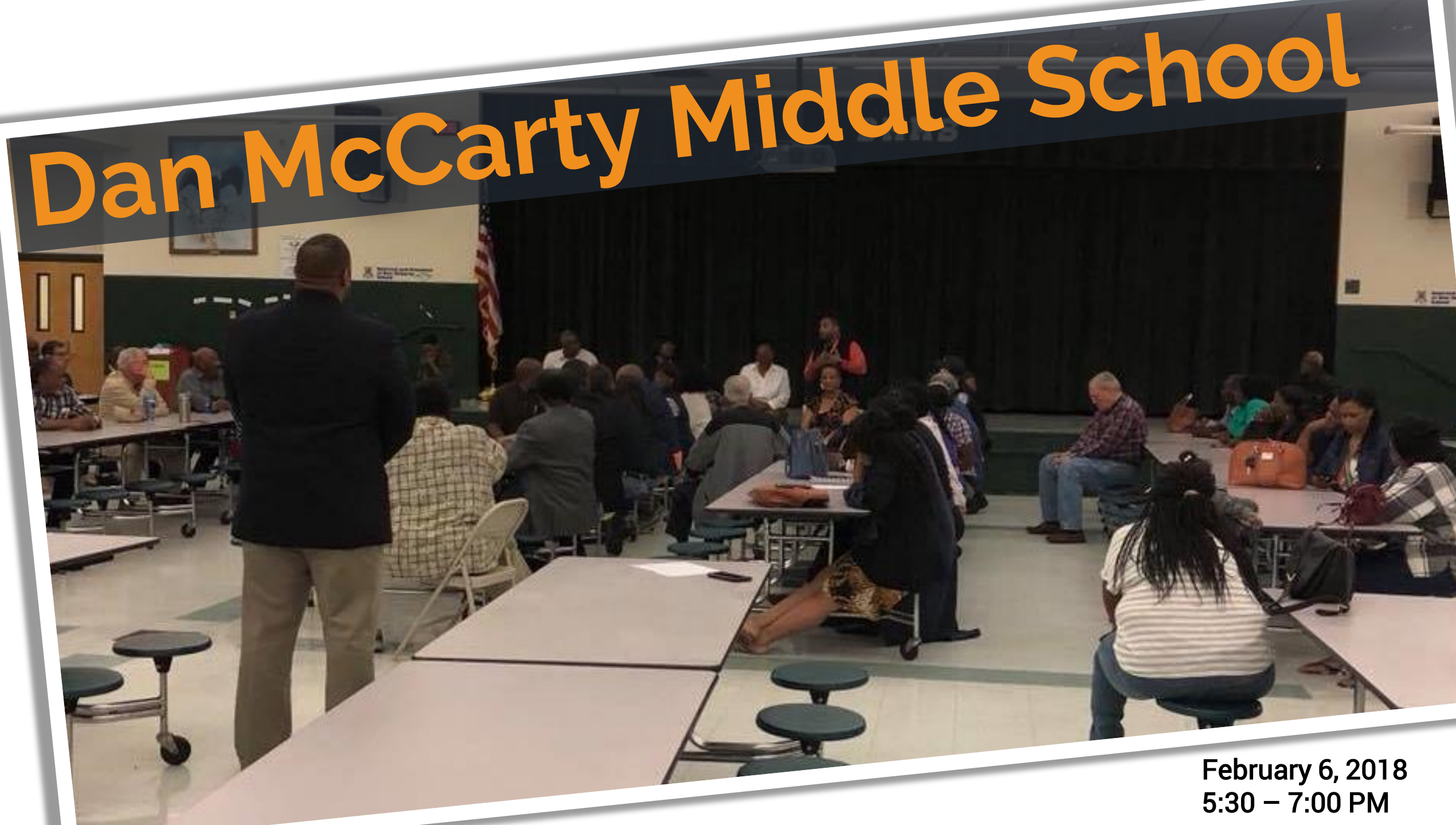
- Mailed Postcards
- Press Release
- Social Media
- Community Calendar

Francis K. Sweet Elementary



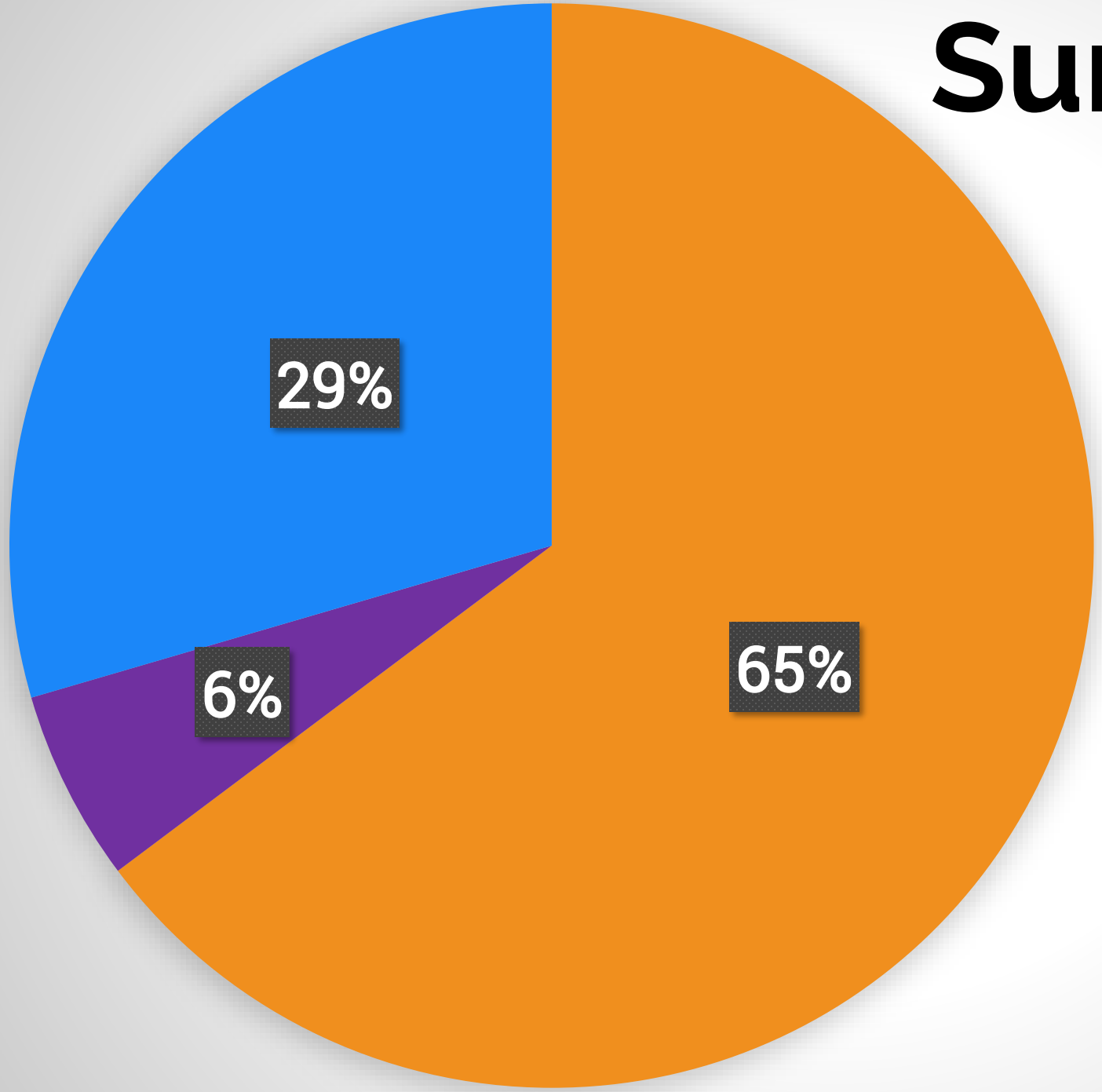
January 30, 2018
5:30 – 7:00 PM

Dan McCarty Middle School



February 6, 2018
5:30 – 7:00 PM

Survey Results

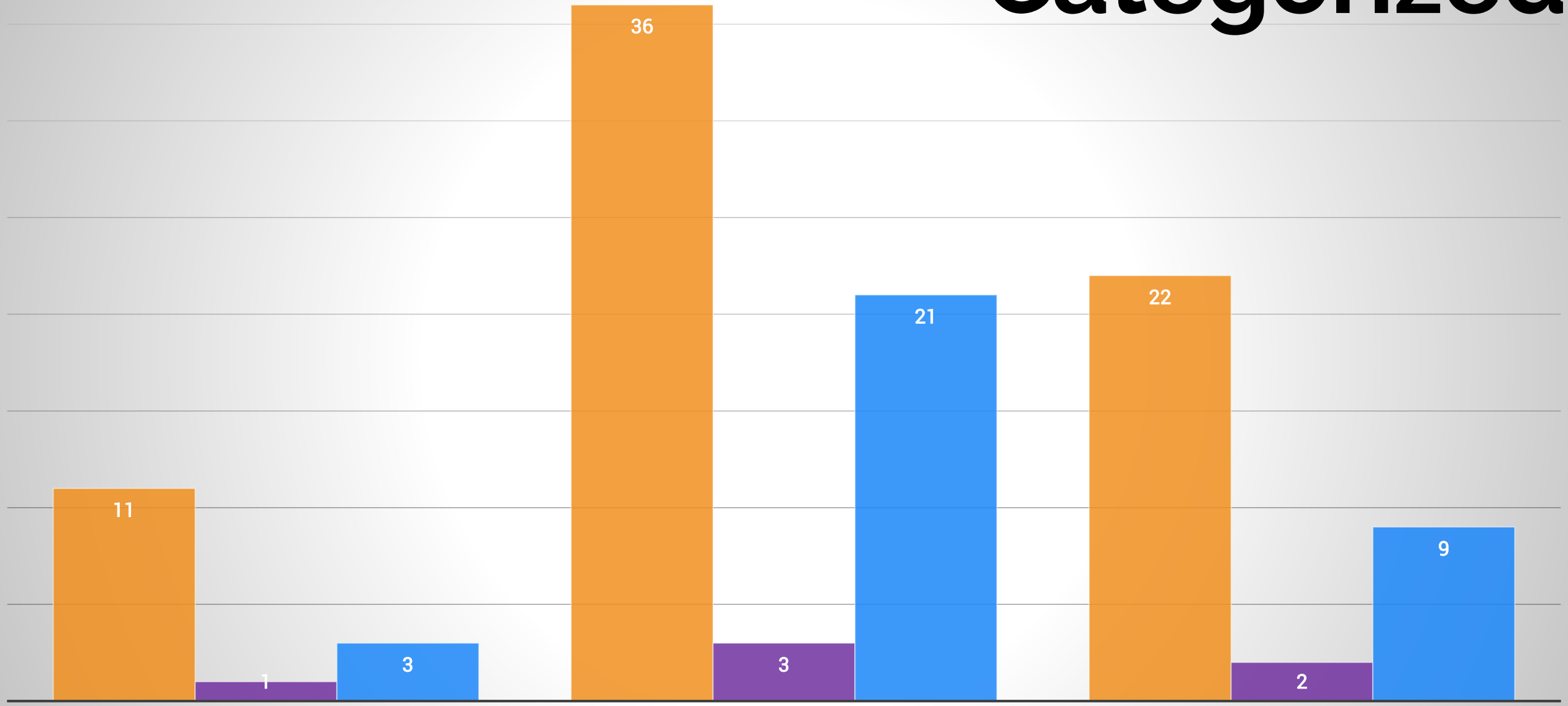


Total Surveys: 105

without duplicates

No Change:	68
Change:	6
Dual Designation:	31

Categorized



COMMENTS IN FAVOR OF CHANGE

Great idea

Good for the community

Time for a change in City of Fort Pierce

Stop being afraid & watch the positive

I would love the change

COMMENTS IN FAVOR OF DUAL

Worthy cause for reinventing

Great idea to see community come together

Nothing but a positive move

Out of past

Will change the hearts and minds

and into future

Added plus to our city and integrity

New look

COMMENTS IN FAVOR OF NO CHANGE

Lets get better together, no need to change name

Why Church Street?

Keep 13th Street alive

Does name have to change for community to work together?

Reinvest in safe neighborhoods and programs

Name after someone that has given to community

Will not enhance our community

History

Changing name does not promote growth only actions of people do.

Lets promote unity

More churches on Ave D

Questions?

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Rev. Jonathan Ingram	772-201-1453
2.	Rev. Ronald Evans	772 672 1609
3.	Vassie Russ	772-595-7063
4.	Charles Russ	772-940-4542
5.	R Duke Nelson	772 [illegible] 3680
6.		
7.		
8.		
9.		
10.		
11.		
12.		

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Jacqueline Rhaheed	772-216-7907
2.	Jennifer Nash	772-713-6095
3.	Bonita Williams	772-879-976[illegible]
4.	Kimberly Evans	561-385-3844
5.	Alice C. Long	772-409-3052
6.		
7.		
8.		
9.		
10.		
11.		
12.		

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Rebecca Hadar	772-879-0941
2.	Shelton J Peters	772-466-7084
3	Barbara J. Peters	772-466-7084
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	[illegible]	772-672-9403
2.	TAKISHA GAMBLE	772 206 6771
3.	ANTOINETTE REESE	772-940-4414
4.	WARDELL BURNELL	772-940-3515
5.	Kimberly Turner	772-940-6928
6.	Chester Beachem	772.359-4101
7.	Eddie williams	772-834 3679
8.	Thaddeus Reese	772-461 5053
9.	Johnnie Turner Jr	772-242-8428
10.	Willie Hannah	336-755-0812
11.	Henry Steves	772 940-4972
12.	Jeff Butler	772-882-2876

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Megan Nixon	772-801-4591
2.	Gloria Booth	772-204-5344
3.	Darrell Davis	772-643-1347
4.	Linda Hooks	7728280021
5.	Ervin Hooks	7728280021
6.	Alyssa Avrich	772-485-9484
7.	Clemmie Ellis	772-579-6121
8.	Johnny Lee Sears	772-940-8877
9.	Dasha Jerger	772-940-5043
10.	Greg Bradley	772-332-4288
11.	Kesha Keith	772-801-1936
12.	Emmanuel Caellus	772-801-1740

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Jermaine Morrison	772 940-7171
2.	Edna White Robb	772 461-2281
3.	Ann Bowden	772-972-3402
4.	[illegible]	772-940-8547
5.	[illegible]	(772) 985-5315
6.	Ray Harris	(772) 336-9009
7.	[illegible]	(772) 940 1276
8.	[illegible]	(772) 261-0111
9.	Deene Rose	(772) 501-5163
10.	Angel Rolle	772-203-1046
11.	Demetrius	561-931-1702
12.	Willie Hayden	772-618-0732

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Garion Miller	772-925-2499
2.	Jermaine Robinson	772-466-7081
3.	Charles Jackson	772) 940-4206
4.	Wendell Wilson	772) 242-1984
5.	Jeffrey Patterson	772 489-0554
6.	Curtis Grant	772-359-4532
7.	Shaquille Johnson	(772) 267-1785
8.	Armoni Turner	772 494 9605
9.	[illegible]	772-940-2971
10.	[illegible] Sr.	772-489-5777
11.	Richard Williamson	941-282-5432
12.	Albert Anderson	772-834-9269

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Debra McCrary	772-466-4049
2.	Carla Norman	772-828-8861
3.	Gerard Williams	772-940-8644
4.	Horace Lloyd	772 801 3982
5.	Thomasena Jones	772-465 8434
6.	Ella Simpson	772-460-3830
7.	HAZEL LASTER	772-464-6814
8.	David Earl, Jr.	(386) 416-8304
9.	Linda Thompkins	(772) 828-6463
10.	Jacquelyne Lewis	(786) 683-2249
11.	(Just not 13th St)	772-924-9208
12.	Bennie Clark	772-464-5867

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Suya Allen	
2.	Semmie Allen	
3.	Willie Thomas	
4.	Alfred Moore	772-708-5416
5.	Willie Hudson	772-940-7635
6.	Jan Miller	772-468-3210
7.	Kim Jackson	
8.	Julie Sack	
9.	Elizabeth Miller	
10.	Betty Miller	
11.	Inez Miller	
12.	Betty Melvin	

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	[illegible]	(772) 828-8093
2.	M Davis	954-560-8892
3.	James E Miller J.R	(772) 475-9727
4.	Dorothy Miller	(772) 468-7732
5.	Royston Davis	(772) 468-7732
6.	Jan Miller	772-940-8605
7.	Bertha Holmes	772-882-7484
8.	Lorenzo Williams	772-626-7739
9.	Bob Washington	772-483-0166
10.	Randal Haywood	
11.	Terry Miller	
12.	Gary Miller	

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Tony Pierce	—
2.	Erika Hill	772 801-3501
3.	[illegible]	—
4.	Jonthal Clark	
5.	Kelly H. Clark	
6.	Rose C Jones	
7.	Kobby Greene	
8.	Jerry Nicole	464-2887
9.	Renee A Darby	772- [illegible]
10.	Bill Jones	
11.	Bill Jones Jr.	
12.	Sherie Jones	

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	William Briggs	772-519-1878
2.	Karen Briggs	"
3.	Jesse Brown	—
4.	David Briggs	772-380-5275
5.	Justin Carter	772 203-1111
6.	Jenny Carter	772 475-8911
7.	Samantha Carter	772 577-0175
8.	Ke'Andrea Davis	772 701-8173
9.	Helen Carter	772832 ~~[illegible]~~ 8109
10.	Robert Hamm	867-9107 (772)
11.	[illegible]	772-465-3360
12.	Candice Cook-Hanley	772-333 7866

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Marjorie Harrell (Copy)	772-203 4018
2.	Quin Harrell	772 940 3344
3.	Charles Gamble	772 464 2412
4.	Clerence Gordy	—
5.	Deanna Jackson	772 464-4291
6.	Eddie Jackson	772 464-4291
7.	Frances Bailey	772 224 7912
8.	Mildred Smith	772 972 5437
9.	Edward Jackson	772 878 6543
10.	Rhonda Toney	—
11.	Bernice McGriff	772 569 2957
12.	Rose Hicks	772 465 8[illegible]79

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	[illegible]	772 801 3791
2.	[illegible]	772-980-5527
3.	Thomas Burkes	772 672 2522
4.	Frank L. Solomon Sr	(772) 267-4421
5.	Bunni Nicks	772/940-4802
6.	RANDY NEAL	772/216-5800
7.	Jowana Reese	772-940-7914
8.	[illegible]	772 940 7240
9.	Yulia Lott	954-410-6570
10.	Leon Maple	772-501-0716
11.	Bea A Brent	772-466-6922
12.	Chris Richardson	772-293-5151

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Joseph Wesber	772-940-6676
2.	Shantivius Kelly	772-940-6676
3.	Mary McWilliams	772-940-8804
4.	LV Thomas	772-940-8804
5.	Kateeia Kelly	772-209-1245
6.	Hezekiah Kelly	772-672-2243
7.	Brian Kelly	772-940-7430
8.	Brianna Kelly	772-501-5127
9.	Brian Kelly Jr.	772-708-9444
10.	Jonathan Poole	772-777-5268
11.	[illegible]	772-828-5036
12.	Sarah Armstrong	772-465-3181

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Salvador Gil	7729719070
2.	Patricia Davis	772-834-5326
3.	Antionette Watson	(772)579-5851
4.	Judy Baker	(772)882-2900
5.	Georgia Ivory	(772)940-6376
6.	Emanuela Sterling	772-672-1477
7.	Anthony Gooden	772-940-2563
8.	Mark Jones	772-882-2380
9.	Marie Joseph	772-828-5002
10.	David McCoon	772-971-5620
11.	Ollie Drew	772-479-1974
12.	Da'Vina Evans	(772)777-6218

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Timothy Riggins	772 301 3091
2.	Kelvin Davis	772-940-4761
3.	Julian Buckner	772-410-9509
4.	Edward Lee	772 672-0597
5.	Pat Coon	772 465-5484
6.	Freddie McCall	772-777-4800
7.	Charles Filer+	772-579-9606
8.	Cynthia Lee	772-216-4149
9.	Antwan Mitchell	(772)940-8889
10.	Patricia Whitehead	772 242-6644
11.	Nisha Caines	(772) 940-6906
12.	Jerry Sykes	772-708-7076

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Ronald Jackson Jr.	772-501-9366
2.	Destiny Mcferren	772-828-6906
3.	Florena Mobley	772 607-0000
4.	Whitney Mobley	9125368246
5.	Willie King	813-505-5984
6.	Ida L Taylor	772 940 8927
7.	Bella Bostic	772.263-6188
8.	Farah Whitaker	(772)828-8473
9.	Palacio Sisa	772 242798
10.	Jill Alia Jones	772-501-6077
11.	Rafecial Redon	772 626-3107
12.	[illegible]	772-940-9996

George Collins 772-321-8102

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Pamma Thmpsn	(772) 882-1339
2.	Jonathon Peterson	754-600-7781
3.	Rose Roberts	561 215-2184
4.	Wilner Joseph	772 200-6113
5.	JANICE FISHER	772-595-9899
6.	CHRIS THOMAS	772-595-9899
7.	Rosemarie Ortiz.	772-267-0006
8.	Gustavo. Ortiz.	772 409 7880
9.	Angelina Chavez	772-940-1034
10.	Alex Castro	772-467-0540
11.	Alton Fuller	772-464-4353
12.	Brigitte Fuller	772-461-4353

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	~~Anthony Watkins~~	940-1762
2.	Mike Williams	940-1340
3.	Jaumell Lewis	828-6073
4.	Jermaine Robinson	772-971-2671
5.	Thomas Fulton	940-77-63
6.	Clarence Hardison	905-7156
7.	[illegible]	940-7418
8.	Tony GREEN	772-410-9065
9.	Shemeca Sands	(772) 940-7918
10.	Terrell Reynolds	(772) 446-2088
11.	Devin Barron	772-200-9212
12.	[signature]	321-216 6115

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	LEVI	2000351
2.	Ernest Morgan	772-333-5661
3.	Stacey Allen	772-293-5000
4.	Thomas Brown	772-267-7421
5.	Tommie Lee Johnson	772-940 4069
6.	Jorge Ojeda	772-971-8896
7.	Tony	772-801-2345
8.	Martha Avant	(772) 466-1791
9.	[illegible]	(772) 267-6894
10.	George Collins	(772) 321-8102
11.	Ruby Nunez	386 755 6415
12.	Brian [illegible]	772 7085214

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Tracey Shaw	772-940-6642
2.	Todd Marshall	772 812 8738
3.	John Scott	772 801-4910
4.	Felicia Hopkins	772 240 9878
5.	Sarah Jackson	772 882-2576
6.	Tiffay Adam	772.408.3782
7.	Tamra Edgecomb	772.206.7824
8.	Kano Brown	772-940-3923
9.	Robert Sheppard	772-777-9394
10.	Katrina Sheppard	772-207-9400
11.	Dia Mosley	772-262-9313
12.	MARCUS PERRY	772-212-6313

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Sabrina	501-6889
2.	Chantell	940-1294
3.	Stephanie	530.3340
4.	Vincent Twanda Hill	708-7548
5.	Alan Reese	772.940.6612
6.	Aisha Grant	501-4172
7.	John A. McAbee	772-293-5500
8.	Kathy Hynes	407-760-3140
9.	Rodney S.	(772)672-2619
10.	Stephanie Reubert	772 940-4035
11.	Red	772 940-4411
12.	D. Davis	772. 418.0651

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	DeAnna Singletary	772-200-5529
2.	Gwen Singletary	772-461-5490
3.	Willie Singletary	772-267-9053
4.	Gail McKinnod	772-204-5800
5.	Venetia Moore	772-528-3566
6.	Patricia Williams	772-834-3644
7.	Patricia Saunders	772-204-5095
8.	David Robinson	772-464-7651
9.	Melissa Lee	772-940-7681
10.	Javaris King	(772)696-2037
11.	Morrell Copeland	772-801-4345
12.	John Hodde	772-940-4253

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Megan Davison	772-882-2233
2.	Vivian Hawes	772-828-6384
3.	Robert Spurlock II	772 801 3892
4.	Ralph Jackson	772 216 5040
5.	David Jackson	772-359-3923
6.	Wandalyn Jackson Roberts	772.202.5320
7.	Cephus Rudisuhl	772.359.7413
8.	Stephen Cambridge	772 672.1331
9.	Aaron Jackson	772-200-8716
10.	David Jackson Jr	772-302-1724
11.	Crystal Jack	772-240-3159
12.	Sadie Harrell	772-240-6990

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	ZAKE	772-971-1521
2.	Felicia Franklin Forbes	7724750080
3.	Mae Taylor	772 461-6338
4.	Derek Hicks	772-465-8229
5.	John Coleman	772-216-3761
6.	Michael Tory	772-359-5360
7.	Sujauna Smith	~~772~~ 8 772862-2842
8.	Gregory Preston	772828-7528
9.	Mladys Jacobs	352-426-0919
10.	Alline Jacobs	352-426-0919
11.	Valline Jacobs	(772) 708-1112
12.	Latasha Jacobs	(772) 672-9942

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Romene Saintil	772-882-5432
2.	JaRand Baker	772 9401095
3.	Drucilla Cain	(504) 289-9533
4.	Lalvin Lo. Dukes	772-940-7401
5.	Mohammed hossion	7722428232
6.	[illegible] Hendley	772-465-5106
7.	Gwendolyn Hendley	772-465-5106
8.	Willi ALEXANDER	772-293-7043
9.	Sabrina BoyKing	772-528-0475
10.	Paul Gaston	77 233963
11.	Jen Bun	772 801-5239
12.	Thomas Wells	772-971-2132

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Olivia Williams	772-626-9591
2.	Dresha Brown	772-940-3229
3.	Rekeeba Frazier	772-672-0605
4.	Marcus Marion	772-882-0884
5.	ARTHUR THOMPSON	772-801-1467
6.	Kenneth Denton	772-[illegible]08[illegible]
7.	Bill Mafua	772-971-1964
8.	James Thomas	772 940 7282
9.	Rue L. McClain	407-616-5324
10.	Arlene Scott	954-812-9147
11.	Eric Reese	772 940 3349
12.	Tameka Wills	772 828-5128

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Daisy Griffith	772-465-4635
2.	Herman Rivers	305-397-6571
3.	Robert Golphin	772-318-8087
4.	Lucille Golphin	772-828-6334
5.	Lee Golden	561-779-2606
6.	Magnita Henry	772-204-1838
7.	Eric M. Sims Jr.	772-828-6311
8.	Charles Green	772-828-1773
9.	Antonic Anders	772-672-1908
10.	Paul Williams	(772) 708-8929
11.	Mae O'Neal	(772) 882-0968
12.	[illegible]	772-634-5205

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Maureen E. Curry	813-810-6549
2.	Elaine mc Millan	772-579-3805
3.	Virginia McMillan	772. 464-6793
4.	Melissa Lyric	772-203-6436
5.	Samtha Kennedy	772-461-0213
6.		772 940 1147
7.	Terence Jewel	772- 361-4204
8.	Leon Hodges	772-468-3637
9.	Robert Lust	772-237-9466
10.	Pmdy	772 828 0969
11.	Evelyn Wilson	772 466 0166
12.	Craig Watkins	772-324-1496

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Louise Barron	1(772) 979-0515
2.	Rheem Kimmons	772-940-3230
3.	Gregory Hall	464-4991
4.	Paul Anderson	828-7533
5.	Purcell Kelly	772-985-6237
6.	Allen Rolof	772-413-8587
7.	Isaac Smith	772-940-3664
8.	Patricia Page	772-249-9948
9.	~~Johnnie Scott~~ James Scott	772-708-3749
10.	Melvin Scott	772-501-4066
11.	Melvin Scott	772-801-7476
12.	David M. Curry	772-475-5511

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Ted White	772-672-1067
2.	Travon Price	561-787-2400
3.	Nels Smith	772-333-6090
4.	G. Stevens Jr.	772-466-8641
5.		772-353-7837
6.	J. Marley	772-940-8368
7.	K. Mackey	772-971-3472
8.	Henry Bowick	772 940-7748
9.	Linda Patterson	772-462-5944
10.	SHAWN NORWOOD	772-240-0175
11.	Antionette Jackson	772-464-5253
12.	MARK JEFFERSON	561-255-0335

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Rolisa Adams	772-882-0350
2.	PEGGY MORGAN	772 332-6147
3.	[illegible]	2309247
4.	[illegible]	772-708-1857
5.	[illegible]	772-708-1857
6.	TREMAYNE MARTIN	772-940-7081
7.	[illegible]	772 828-5004
8.	Larry Long	772-332-2015
9.	James Brett	772-332-0903
10.	Doyle Jones	772-501-9158
11.	Stephanie Cooper	772-410 7569
12.	Deforest Swoope	772-882-9585

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Jermaine Thorpe	772-475-2031
2.	Melvin Kelly	772 905-7922
3.	JAMES M. BEAUFORD	772 200-7640
4.	Rebecca Terrance	772 626 0687
5.	Cathy Cherry	(772)475-8156
6.	Sherod Wade	772.948-2971
7.	Michelle Bailey	(772)464-9100
8.	Barry Bailey	(772) 267-1248
9.	Lebeisha Hopkins	772 940-6695
10.	Eukeba Jones	772-646-1097
11.	Maddie wells	772-302-1812
12.	Daywane Johnson	772-302-1431

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Joseph L Thompson	772-332 9097
2.	Walter Thomas	772-203-4069
3.	Charlie merritt	772 971-1415
4.	Carolyn Tilden	772-200-5283
5.	[illegible]	772-882-2192
6.	Kenny Lewis	772-318-9062
7.	Michael Williams	772-203-1428
8.	Lavana Tate	772-2004 92333
9.	[illegible]	772-882-9127
10.	[illegible]	~~772-882-9127~~ 772-501-1268
11.	[illegible]	772-985-8402
12.	Wranch Pettaway	772-359-5283

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Edmond Rogers	772) 940 7870
2.	[illegible]	[illegible]
3.	Anthony Peters	772-979-5345
4.	Frederick D. Bi	772-409-3334
5.	Barry Rice	772-828-7987
6.	Daniel Stem	772-361-4413
7.	Lindsay Madi	(772) 302-1213
8.	Jaime Diaz	772-595-8258
9.	CHARLES JACKSON	772-905-7487
10.	Paul Jones	772-201-1828
11.	Kashondra Knowles	561-577-7991
12.	CHARLES ROBINSON	772-224-1277

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Mary P Hammond	772 370-5670
2.	Martha V. Ckes	772 370-5677
3.	Barbara Rocks	772-475-8999
4.	Andrew Rogers	772 359 5466
5.	Rogers	772405-66
6.	~~Harrel Baker~~	772 475 8040
7.	Colyn Merricks	772 940 3673
8.	Eddie Mitchner	772-940-6868
9.	Tonya Rhodes	772-267-7101
10.	Kimberly Reavy	(772) 267-9079
11.	Li P. Green	~~772~~ 772-216-4547
12.	Pamela Jones	772-607-0773

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Beatrice Williams	772-461-3627
2.	Sherine Johnson	386-295-1436
3.	Vera Smith	772 332 7766
4.	[illegible]	6067525873
5.	[illegible]	7724758911
6.	Eritesse McKenzie	772-418-9946
7.	Michael Thornton	772-777-3530
8.	[illegible] D. Woullard-King	850-562-0760
9.	[illegible]	772-940-6108
10.	Leon King	772-370-1244
11.	[illegible]	772-971-0934
12.	Loretta [illegible]	772-466-7252

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Wilaine Jean	(772) 940-2093
2.	Anderson, Carl	(772) 940-2625
3.	L.V. Thompson	772-985-3545
4.	Laderrick Johnson	772-940-1051
5.	Robert Clements	772-267-8479
6.	Eddie Mae Jenkins	305-846-9769
7.	Tamiara Lee	772-595-6141
8.	Ida Lee	772-595-6141
9.	Tiara Hall	407-360-7495
10.	Mattie Wright	772-465-0923
11.	Janice McGriff	772 461-0486
12.	Courtney Johnson	(772) 359-5151

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Flora J. Brown	772-468-6218
2.	Florine Hickman	772-468-6218
3.	Kenya Charlier	772-200-6069
4.	Wesner Charlier	772-940-8546
5.	Carlwin Hickman	772-940-8690
6.	Douglas Young	772-409-3259
7.	Kellie L Sterling	772-249-9183
8.	Theresa McLeod	772 940-6803
9.	Tom Wilson	442 404 6474
10.	John Coley	772-302-5231
11.	Tony Philip	772 777 9399
12.	Jasmine Williams	(772) 940-7852

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Kandi Works	772-203-6547
2.	Darryl Chavis	786-470-4844
3.	Elijah williams	772 940 7949
4.	Tina Henry	772-828-9[illegible]
5.	J. Henry	772.501.0433
6.	Penny McBride	772-801-7505
7.	Maxy B. Ellis	772 240-8119
8.	John Stevens JR	772-207-0969
9.	John Stevens SR	772 209-0961
10.	Annie M. Jones	772-460-1588
11.	Tekeia Jones	772) 828-7682
12.	Teneigua Jones	772) 940-7779

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Liz Rountree	7729715702
2.	Johnny L. Green	772-940-2351
3.	Gloria L. Tucker	772 460-9098
4.	Marie Lee	
5.	Lue Witherspoon	772 460-2921
6.	Janice Witherspoon	772.460.2921
7.	Laurel Witherspoon	772.460.2921
8.	Johnnie Chester	772.465-0159
9.	Rev. W. Kitt	834-3412
10.	Sarah Baker	772.801.9402
11.	Donald Bethel	772-882-2077
12.	Joel Collins	772-595-0530

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	JoLinder Davis	772-200-5640
2.	Tempest Abrams	772-882-0709
3.	Louis M. Jefferson	772-672-1179
4.	Wayne R Barnes	772-323-7700
5.	Whitney Banner	727-614-1386
6.	R-F LeBill	772-210-2110
7.	James Wells	772 970-5029
8.	Glenda Yakow	772-971-3434
9.		
10.	Sharon E. Thomas	772 464 9405
11.	Gerald E. Wilson	772-672-1135
12.	Demetrius cook	

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Earl E Boston	772-203-4483
2.	Christina Cole	772-203-7491
3.	Lisa Ruffin	772 8286227
4.	Demetris Wilson	772-209-1736
5.	Loyd Cooley	772-401-1878
6.	Derek Wilson	
7.	Sarah Graham	772-940-4529
8.	Elizabeth Melvin	772 267 1736
9.	Eddie Bowles	772 940 1892
10.	John Malone	772-408-7752
11.	Rose V	772 408 7752
12.	Glenton Williams	772-828-6030

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.		772 940-1892
2.		772-501-5976
3.	Joyce Holiday	772.333-5262
4.	Jumurta McNeilson	772 905-7127
5.	Donald Coe	772-834-8764
6.	Ken Boatwright	(772) 301-2703
7.	Rayfield Ford	[772] 464-3184
8.	Willie Ellis	(772) 475-8707
9.	Hattie M. Johns	772-240-0043
10.	Richard Fagwell	772-332-0529
11.	Mary T Allen	772-940-7172
12.	James Sr	772 971-4943

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	[illegible]	461-4744
2.	Harry Williams, Jr.	834-5559
3.	Marva Cato	461-6320
4.	Dania Cato	985-2175
5.	Patsy H. Collins	(772)342-4223
6.	[illegible]	772-468-8912
7.	[illegible]	
8.	[illegible]	
9.	[illegible]	772-468-2969
10.	[illegible]	772-468-2969
11.	[illegible]	772-359-2765
12.	Rebuncka Johnson	772-971-8227

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Freddie Britt	772-465-2924
2.	Vivian Britt	772-465-2924
3.	Anita Williams	772-336-1688
4.	Geneva Bellamy	772-475-8255
5.	Anglas Robinson	772-466-9731
6.	Donald Sr. Robinson	772-466 9231
7.		772-240-6447
8.	Stephanie Collins	(772) 971-5936
9.	Stephan Snead	(772) 971-6631
10.	Johnny Nixon	772-466-9324
11.	Cindy Nixon	772-370 6505
12.	Margaret A. Lewis	772 708 6034

Don't change street name

PETITION

(Keep Ave D)

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Samantha Haull	772 503 - 2142
2.	Pierre St. Louis	772 - 234 - 2531
3.	James Cook	561 - 211 - 8592
4.	William Paul	(305) 461 - 2932
5.	Michael Black	(863) 941 - 0291
6.	MARK Bennett	772-985-9822
7.	Summer Williams	404-786-7731
8.	Janae Saintiago	305-345-4154
9.	Phillip Carleston	203-456-6172
10.	Oryan Knight	321-662-3145
11.	Jesus Diaz	407-349-4433
12.	Sammy James	772-818-7211
13.	Alexis PARKER	772-212-3284
14.	WALLACE DAVIS	772-940-7281

We don't want Street name changed

PETITION

(Keep Ave D)

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Anthony Cummings	772-940-2520
2.	Reve Colson	772-633-5854
3.	Billy Ray	978-648-5869
4.	Ruth Jones	772-562-3559
5.	James Washington	305-985-3312
6.	Paul Washington	772-828-3722
7.	Jessica Washinton	404-459-9544
8.	Donald Watts	772-323-6601
9.	Kevin Wright	772-405-5501
10.	Monique White	772-678-3322
11.	Andrew Tomas	772-985-4123
12.	Sandra Bull	772-831-1229

We don't want Street name Changed

PETITION

(keep Ave D)

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Jane Anderson	772-882-1224
2.	Joseph Poter	772-940-4026
3.	Michele turner	772-407-1711
4.	Vince Powell	772-218-1819
5.	Jones Powell	772-305-2020
6.	Brianna	772-509-4578
7.	MaryMaw Williams	772-940-8804
8.	Vera Harrell	772-465-3360
9.	LV Thomas	772-971-8807
10.	Brian Kelly	
11.	Katesia Kelly	772-209-1245
12.	Debra Colson	508-287-2464
13.	Chaunte Eppes	(786) 532-6145

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Carl Hamilton	772-708-7779
2.	James Dickerson	772.940-3227
3.	Helena Harris	786-367-6477
4.	Joseph Richards	772-528-9931
5.	Luwarner Cross	561-755-2014
6.		954-649-7269
7.	Amy Cherry	332-1597
8.		772-323-4487
9.	Dorothy Gaskin	
10.		1772-882-4111
11.	Jennifer Jarrell	772 359 9576
12.	Harriette Brown	772-801-6370

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Emma J. Bolden	772-461-8528
2.	Catherine Knight Coakley	772-672-1930
3.	Malinda Porter Hall	772-216-0776
4.	Barbara L. Muldrow	772-293-5715
5.	Edith Handy	772-464-3325
6.	Christine Mayner	772-461-3483
7.	Icara M Jones	(904)718-8062
8.	Luvenia Henderson	813-507-5334
9.	Priscilla Johnson	772-332-2315
10.	Roderick Johnson	772-359-5651
11.	Octavia C. Fitts	772-267-7962
12.	Ronald Collins	772-359-5448

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Liz Tucker	772-284-6312
2.	Jessica Grill	7722041663
3.	Monica Young	772-214-0534
4.	TERRY CHISSOE	321-312-9738
5.	Logan Dodrick	3212431272
6.	Stacey Branson	772-267-3206
7.	Mary Schmett	772-461-2628
8.	[illegible]	772-971-6562
9.	Rebecca Silvestri	321-446-9016
10.	Roberta Hardman	772-579-8323
11.	[illegible]	772-873-9045
12.	Ross Emrich	772-873-9045

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Robert Brantman	772-260-3185
2.	Susan M Barry	772-979-4008
3.	Janice Douglas	772-467-9740
4.	Alvin Hodson	561-801-9316
5.	Barbara Coe	772-940-8569
6.	Ellis Hurst	
7.	James Kavanaugh	772-878-5985
8.	Karen Dykmans	772-600-6008
9.	Benedict DePietro	
10.	John Vanaman	609-827-3189
11.	Brad Culverhouse	772-465-7572
12.	John Culverhouse	772-461-3621

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Levonia Bright	772 778-0114
2.	Ankoma Palmer	(772)-538-5245
3.	Christine Taylor	772 466-4800
4.	Susie Hope	772-467-7588
5.	Melody Golden	954.895.2950
6.	Cedric Golden	772.672.1038
7.	Coby Golden	
8.	Cynthia Smith	
9.	Sylvia Smith	
10.	Keisha Free	
11.	Shavelle St. Hilaire	
12.	Cynthia Smith	772-332 6914
13.	Theresa Gaines	772-464-363'

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Pamela Carithers	407-257-1678
2.	Lincoln Park Main Street	772-462-2481
3.	Cheryl McCrary	772-672-4439
4.	Judy Spikes	772-216-3846
5.	Carl Betts	772-834-3535
6.	ARthur Sherfield	772-834-8867
7.	CECIL Ingram	772-201-5554
8.	Carolyn Payne	772-828-5710
9.	Mike Taylor	772-323-3274
10.	Jeralyn Smith	772-464-2881
11.	John Lee	772-971 0805
12.	My Gay	772 940-1253

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Veronica Garcia	7726720110
2.	Irma Sanchez	772 332-4615
3.	Eduardo Carbe	772 303-7274
4.	Jose M Salinas	772.333-4224
5.	Keatha Jones	772-595-8833
6.	Shanlonio	772-301-4212
7.	Rick Smith	772-467-9033
8.	Amber Rose	772 242-8121
9.	Melanie Bal	772-672-0280
10.	Nathan Taylor	772-672-9217
11.	Jayla Blackshear	772-267-6590
12.	Patricia Young	772) 940-6098

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Manoldo Seurd	(772) 215-9339
2.	Kavina Maldonado	(772) 323-5745
3.	Sunily Vega	(772) 242-1899
4.	Lee Fagarass	772 224-0570
5.	Nick Jenkins	772 828 5686
6.	Janice Jenkins	772 361 2723
7.	Heisse Ulloa	772-200-9388
8.	Candi Chaney	772-634-9477
9.	Freeman Newton	772-971-1749
10.	Joyce Kirby	772-460-2818
11.	Michael Lewis	561-510-1252
12.	R Sabio	772-801-3892

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Magavious Newsome	772-672-0685
2.	Divine McArthe	(954) 793-7356
3.	Jacques Pierre	772-672-1639
4.	Rafe Ronin	772-882 7333
5.		772 475-3807
6.	Jennifer Cooper	772-828-7347
7.	Tai Yosheda	772-475-2118
8.	Maria Espinita	772-708-1540
9.	Fernando Martinez	772-708 1321
10.	Eric Lewis Jr.	772-882-6705
11.	Danny Anderson	305-647-9135
12.	Trese Simpson	(772) 940-8873

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Rosetta Sewell	(772) 205-1766
2.	Tina Lomax	772 940 1194
3.	Harrison Armstrong	772-828-5264
4.	[illegible]	772-452-7461
5.	Stevenson Simeus	(772) 985-0685
6.	Helen Sheffield	772-461-9901 3208 Ave. B
7.	Willie Wilkins	772 239-7939
8.	[illegible]	772-940-4647
9.	[illegible]	772-672-0655
10.	Sequoia Byrd	" 772-940-7761
11.	Veronica Rodriguez	772 672 9014
12.	Brianna Cruz	954-901-9637

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Robert Jones	(772) 595-8833
2.	Shawn James	772 626-5920
3.	Bobby moore	772672-2742
4.	Tina Thurmond	772-626-2937
5.	Wakesca Ortiz	772-877-4847
6.	Melissa Green	305-600-7957
7.	Taylor Barnhardt	772-353-8869
8.	Glorian Hickman	561-304-5231
9.	Amanda F.	5106614445
10.	Kendasha Jones	772-882-0076
11.	Millissa McCloud	772.672.0275
12.	Kenethia Mobley	772-940-2424

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Emma Smith	772-918-2446
2.	Betty Grant	772-332-1089
3.	EARL DEMERY	772-201-2624
4.	[illegible]	772-940-1266
5.	Richard Hills	772-754-5613
6.	[illegible]	772 708-4733
7.	Sharon Demery	(772) 801-4777
8.	Lucille Coffee	772.940.3139
9.	Andrew Coffee	772-305-5401
10.	Jimmie Humphrey	(772) 341-6341
11.	Flavia Frank	772-530-1265
12.	Yvonne N. Holland	772-464-0657

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Mary Gandy	772-828-7045
2.	Edward Gandy	772-828-6478
3.	Pat Johnson	772-940-6309
4.	Anthony Johnson	
5.	James Abdulwadr	772-480-3565
6.	Eileen Jason	772-971-9769
7.	Bennie Williams	772.979-1441
8.		772-240-5346
9.		772-519-4271
10.	Willie Smith	772.332.4053
11.	Slay Corner	772-519-0400
12.		772.519 0511

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Cherise Burgess	772-646-1743
2.	Aaron Burgess	772-621-0658
3.	Janice Thornton	(772) 940-1782
4.	William Brooks	772-762-9436
5.	Edee Collet	772 216-7136
6.	MASARIO Castro	772 828 6181
7.	Roberto Balderas	772-882-1629
8.	Rigan N	786 202 7723
9.	Boatwright W.	828-8949
10.	Eadie Klute	772-985-1281
11.	David Hicks	772-489-6382
12.	Alan Hicks	772-672-2781

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Quincy Ratcliff	772 940-4195
2.	[illegible]	772 [illegible]-6619
3.	Carter Alexander	863-413-7522
4.	Jawon Jones	772-672-2032
5.	[illegible]	772 464 9516
6.	Verlean Mitchell	772-461-6217
7.	Clyde Mitchell, Sr.	772-461-6217
8.	Johnnie Scott	772-501-4066
9.	Gregory Webster	772-940-4400
10.	Kendall Ward	772-801-4214
11.	[illegible]	772-828-7434
12.	[illegible]	772-801-5463

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	[illegible]	772-940-1123
2.	[illegible]	756-207-9814
3.	[illegible]	305 479 2756
4.	Kevin Jotson	772.672.0382
5.	[illegible]	772-464-7938
6.	[illegible]	772.501.1483
7.	Diane Home	772-626-0697
8.	Donald Jordan	772-538-0098
9.	Callis Lewis	321-347-5337
10.	[illegible]	772-216-9502
11.	[illegible]	772353-0002
12.	[illegible]	561-54-0965

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Anthony Wilson	772-466-5645
2.	Doris Richardson	772-595-0640
3.	Annie M. Harris	772-461-1446
4.	Robert Noble	772-801-0159
5.	Anthony L Smith	7722165375
6.	Ashley Cooper	305-923-6071
7.	Heinrich	772-971-2847
8.	Sam Stanley	772-828-8474
9.	Marvin Taylor	772 332-3217
10.	Latisha Burgess	772-216-9727
11.	Mat Hicks	772-672-2781
12.	WILBERN Edwards	772-577-9127

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Regina Patterson Anderson	772-940-7050
2.	Shamechia Patterson	772-940-4587
3.	Laryssa Head	772-370-6614
4.	[illegible]	772-293-5244
5.	James Chambers	772-828-5626
6.	[illegible]	770 252 3865
7.	Tabitha Williams	772 940 1120
8.	David Anglion	561 294 3492
9.	Pierre & Pre Paul	561-598-1709
10.	[illegible]	772-772-6273
11.	Joseph Simpson	772-708-4495
12.	Rina Johns	772 464-8884

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Mary Bowman	772 882. 5821
2.	Carolyn Sheton	954-707-8965
3.	Marlyn Stokes	772 882-4186
4.		772-370-3468
5.		772-577-0688
6.		772-801-9476
7.	Derick Ochinko	(772) 462-2277
8.	Willie Rumph	772-882-1206
9.	Willie B Hammond	772-801-4129
10.	Maggie Hammond	772-409-4826
11.	Mary Wilson	772-828-5289
12.	Keith Pollock	772-201-1227

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	BEN Smith	772-353-6414
2.	HAZEL Grant	772-409-4381
3.	Trayvon Dames	772-882-1097
4.	Andarius Grant	772-708-9887
5.	Lasonya Grant	772-882-9338
6.	Desirree Smith	772-713-3475
7.	DyQuan Dames	772-206-9390
8.	STACY Brady	772-940-8648
9.	Lorretta mack	772-302-1059
10.	miguel Sqlinas	772-643-1634
11.	Alford Gilbert	954-440-8622
12.	Rob Washington	305-801-7502

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Joseph BROWN	772-940-9249
2.	JAKE Robinson	772-579-1260
3.	Beverly J. Williams	772-528-5076
4.	MORRIE DURDEN SR.	772-444-5876
5.	James Lewis	772 240 3899
6.	Earl Lizzle	772 461-7638
7.	S Walker	772 475-6568
8.	Vinson	772 971-3064
9.	Denis McFolley	772-618-3212
10.	Tyrone Johnson	772 971-4357
11.	Dennis McFolley Jr.	(772)205-0759
12.	Andre' Cleveland	(772)370-6235

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Isaiah Dunbar	882-8800
2.	Mark Dixon	519-3169
3.	Samuel Allen	882-1087
4.	Queen Prince	940-3359
5.	Susan Caldwell	240-0516
6.	Kelvin Caldwell	979 2059
7.	Clarence Ingram	216-1542
8.	John Martin	801-1093
9.	Kelly Payne	~~55~~ 772530-0109
10.	[illegible]	772 480-7444
11.	Nelson Paige	216-3020
12.	Terry Smith	772-201-1632

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Phillip Adams	954 854 8092
2.	Raquel McGriff	772.323.6877
3.	Latasha R. Adams	954-647-2442
4.	Edward Holmes	772-532-8015
5.	Patricia Holmes	772-453-5452
6.	Selena Robinson	772 828-8857
7.	Gracie Grades	772 345-7572
8.	Patricia Summers	(772) 971-4057
9.	Patricia Holmes	772-453-5452
10.	Claretha Denson	772 595-1144
11.	[illegible]	754-422-3579
12.	Dawn Joseph	772-801-4950

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Carolyn Payne	772.828.5710
2.	Ollie Mc Jackson	772 461-5155
3.	T. J. Howell	772-461-6155
4.	Linda Norman	772-359-9609
5.	[illegible]	772-940-7929
6.	John Lee	772-577-0805
7.	Carl Williams	772-828-8218
8.	Teresa Thomas	(772) 801-4108
9.	Kevin J. Thomas	(772 595-1928
10.	Robert Cash	772-882-0277
11.	Willie Parker	772-904-4431
12.	Deatra Hollman	772 461 3402

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Allen Green	954-770-1834
2.	Luckyler DELMA	772 240-4169
3.	Levonia Greenlaw	(772) 777-9491
4.	EDDIE Thomas	(772) 940-4303
5.	Kiki Palmer	772-985-3832
6.	Shelton Robinson	772-985-3832
7.	Nicole Williams	305-783-2468
8.	Dieden Bm	
9.	Dawn Mack	772-200-7241
10.	Tijuana Ward	
11.	Annette Williams	772-461-3463
12.	Delois Kins	772-940-4601

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Edward Daniels	772-8588
2.	Cedric2 Carpenter	772-301-2372
3.	Paulette Hackley	772-284-0175
4.	LaKesha Kidd	~~772~~ 318-243-7943
5.	Martha Perry	772-464-3973
6.	Starlet Jacobs	772-409-4779
7.	Charles Johnson	772-200-8923
8.	Eugene Hamilton	772-828-6656
9.	Dora Hamill	772-~~828~~ 475-3490
10.	Tina Clark	772-828-5256
11.	Kenneth Wright	772-323-4824
12.	AMANDA ROLLS	772-401-2207

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Vernica Lane	(772)940-1691
2.	Bertha Hart	(772) 468-6375
3.	Sterling Tumblin Sr.	(772) 882-1534
4.	Shaikiara Tumblin	(772)267-8481
5.	[illegible]	(772) 429-7447
6.	Jerry Beckwith	772-801-5513
7.	Jacque Jones Bann	772-465-1772
8.	[illegible]	772-465-1772
9.	Nicole Knowles	561-299-7413
10.	Sammy Johnson	772.940.8174
11.	Janet Williams	5613057320
12.	Mary Brown	464-4369

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Patricia Avant	
2.	Emma J. Effend	772 464-7802
3.	Ruth G. James	
4.	Gloria Gaskin	772 475 7138
5.	Harriette Jackson	(772) 216-2997
6.	Sean Jackson	
7.	Roshawnda Jackson	
8.	Willie Jackson IV	
9.	Jarrence Jackson	
10.	Gerald Thompson	
11.	Infiniti Clark	
12.	LaBria Clark	

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Sandra Quitemeier	(772) 212-3608.
2.	[signature]	772-464-9661
3.	Steve Shives	772 464-9661
4.	Adrian Moorer	772-318-5644
5.	[signature]	561-222-9441
6.	John Conti	(772) 334-0914
7.	Malik Davis	772-201-5128
8.	David Anderson	772-631-9990
9.	[signature]	From Orlando Obt and 50 Church Street is the road. 772 882-0053
10.	Ruth McGill	772-464-0156
11.	Cal Pizza	772-216-9227
12.	[signature]	772-465-2517

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Christopher Hall	772-468-1051
2.	Eva Young	772-475-1594
3.	Tina Parker	772499-3993
4.	Anthony Lamb	772 783-4171
5.	Charles Pullen	772-882-0852
6.	ISAIAH Hudson	305-684-7741
7.	Carolina Lozano	772 237 9897
8.	Julie Kirkley	772 370 2351
9.	Katie B Alston	772-461 0281
10.	Stanislaus Pullen	813-900-4651
11.	Kaneshawnie	772 705-4764
12.		772-501-4346

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Arthur Ray Newton	7724641173
2.	Robert Flores	772-985-1054
3.	Americus Rubbs	772-971-6764
4.	DORA Burgess	772-828-7226
5.	Amanda Burgess	772-249-6214
6.	Patricia Solomon	7722940 8767
7.	Cheryl Green	386-235-1674
8.	[illegible]	772-801-3202
9.	Mary Johnson	772-940-4460
10.	Bruce Saunderson	(772) 940-3208
11.	Tierra Rivers	(772) 672-2346
12.	James Brown	(772) 672-2346

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Charlotte Brown	(772) 985-8716
2.	Anthony Bradley	(772) 971-7791
3.	Rasheuna Hardy	(772) 924-4252
4.	Avery Young	772-200-5737
5.	Robert Wyatt	772-408-3809
6.	Brenda Strachan	772-834-8503
7.	Jammie Dillard	772-940-1065
8.	Antonio Pappageorge	772-302-1342
9.	Kelly Shirl Wright	772-201-2243
10.	John E Austin	772-323-7232
11.	Alfred Davis	772-302-5243
12.	Ralph Ryals	772-801 4894

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Robert Mechanic	772 475 1220
2.	Ruby Page	772-621-0102
3.	[illegible]	772-940-4315
4.	[illegible]	772-644-8888
5.	Maggie Robinson	772-985-8211
6.	Natalie Williams	772-540-2071
7.	Dexter	772 [illegible]
8.	Hilton Shenor	772 501-5158
9.	[illegible]	772-267-1638
10.	[illegible]	772-940-7565
11.	[illegible]	772-323-8877
12.	[illegible]	772 801 8062

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Tonya Armstrong	772-801-3338
2.	Kemol Pierce	772-353-9795
3.	Reve IBRAel	772-249-9534
4.	RAMOcheRie	772-882-2675
5.	Ozella Eletrons / RSETn	772-267-5708
6.	Curtis Brown	321-201-3585
7.	Margaret Lee	772-465-2618
8.	Thom Mullins	772-828-5026
9.	Bd dean	561 244-4700
10.	Dorance Chatter	(772) 940-8832
11.	James Briggs	(772) 985-8742
12.	[illegible]	772-501-3250

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Frances Monroe	772-801-3158
2.	Leon Knowles	772-490-5159
3.	Bob Moore	772 940-5253
4.	Brenda Perry	772 672-0443
5.	Rolisa Dobson	772-882-0350
6.	James Ross	772-708-2126
7.	Steve Johnson	772-212-0912
8.	Mitchell Wyche	772-323-9476
9.	Keasha Bradley	772-519-1540
10.	Penny Turner	305-219-0480
11.	Brenda Young	772-448-4142
12.	PETEZ SANDERS	772-672-1374

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Lee Gipson	772-882-0704
2.	Erma Gipson	772-801-3433
3.	Jermaine Prince	772 672-0478
4.	Chris Benjamin SA	772-672 1263
5.	Pamela Curry	772-828-7434
6.	Johnny Davis	772-801-9037
7.	Janice Thomas	772 971-4032
8.	Mario Napper	772-828-7434
9.	JACOB HUGHES	772-801-1169
10.	Carl Bass	772-201-3208
11.	Johnnie M. Bouie	772-838-3404
12.	Corbyn Bass	561-323-8621

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	[signature]	772-475-4873
2.	[signature]	772-461-4499
3.	[signature]	7725015773
4.	Mary H. Butler	461-4807
5.	Charles E. Butler	461-4807
6.	Juanita Snow	772-882-0898
7.	Elbert Leonard	772-466-8010
8.	[signature]	263-37-5047
9.	Marquita Lee	772 302-1524
10.	FRANK KINSLER	772-224 7889
11.	Ronda Rodd	772-461-4898
12.	Mary Flowers	Mary Flowers

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Ken J Hinds	407-235-5932
2.	Felicia Jenkins	(772) 777-6720
3.	Timothy C Nobles	(772)-475-1213
4.	Beverly Boston	772) 264-1703
5.	Valerie Sumi	772-916-2923
6.	Robert Ford	772-207-1703
7.	Larry Mather	772-418-0157
8.	Ashley Pittman	7728348161
9.	Anthony Tyrone Wilson	261-71-4323
10.	[illegible]	772-293-1888
11.	[illegible]	772-461-3304
12.	[illegible]	772-985-6498

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Carol Ann McMorgan	754 325 1788
2.	[illegible]	772 342-5244
3.	Audrey Benjamin	772 464-2544
4.	[illegible]	772-971-6060
5.	[illegible]	772-464-2544
6.	Mary Robinson	772-465-1247
7.	Derrick DAVIS	772-882-0216
8.	David Brown	772 980-2480
9.	[illegible]	772-240-0698
10.	[illegible]	772-940-7458
11.	Robert E Bryant	772 940 6929
12.	Kevin T. Ryals Sr.	954-410-4632

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	William R. Roundtree	772-332-5354
2.	Quincy BARR, JR	(813) 833-0284
3.	Tequilla Pinn	(772) 828-8078
4.	Curtis Brown	772 237 9283
5.	Willie Dehle	772-200-5648
6.	Maria Peterson	772-359-0743
7.	Demarious Mellerson	(772) 940-2662
8.	Harry Lawrence	772-785-9232
9.	Alvern Lovett	772-828-8866
10.	Roger Bohn	786-260-1753
11.	[signature]	772-340-5136
12.	Ronald Smith	321-288 8325

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Tony Williams	772-465-6061
2.	Neli Smith	772- -9030
3.	Michael Scott	772-940-1024
4.	Denvis Scott	(386) 717-1426
5.	Jerry Wilson	772-626-0763
6.	Melissa Martin	772. 519. 3910
7.	Jemma Martin	772. 519. 3911
8.	Gregg Sykes	
9.	Wilbert Young	772-203-1146
10.	Patricia Butler	
11.	Lynda V. Ball	772. 242-6371
12.	Damon Richardson	772 484-7229

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	John J Smith	(772) 216-6406
2.	Nicholas Cooper	772) 519-2128
3.	Darin Patterson	(772) 979-3021
4.		NA
5.		772-940-3804
6.		
7.		772-579-5851
8.	Tayar Cushaw	772-519-1410
9.	Rachel Beene	772.985.8124
10.	Jennifer Blair	772-359-6080
11.	Curtis Kearns	540-494-2803
12.	Lisa Kearns	540 455 5855

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	R. Mcduff	772-323-6877
2.	Annette Richardson	772-465-3012
3.	Lelia Talbert	(772)595-6658
4.	Barbara Tennell	(772) 595-3600 2
5.	MARVIN SMITH	772)489-8927
6.	Ralph Knight	(772) 216 3113
7.	LEONIA Williams	(772) 240-2492
8.	Curtis Barrinn	(772) 224-0898
9.	Stephan Barriner	(772) 940.8127
10.	Curtis Barrinn Sr.	(772) 940.3284
11.	Jacki Burgess	(772 | 801-7599
12.	Rehanna Jones.	772-672-1548

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Cecile Richardson	772-804-2879
2.	Dwayne Rackham	772-361-4095
3.	Cory Bartlett	772-940-1969
4.	Kay Flowers	772-633-6313
5.	Shannon Flowers	772-971-1167
6.	Calvin Lee Hamilton	772-408-7755
7.	C Walcott	772 201 6375
8.	Lekisha Bryant	772-501-9235
9.	Terance Byrd	772-501-9955
10.	Miyah Thomas	772-882-2418
11.	DERREKE W THOMAS	772 985 8211
12.	Shodon White	

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Anthony Scott	561-772-597-8146
2.	Em Pressley	772-549-2558
3.	Lucinda Thomas	772-332-4579
4.	Amelia Scott	561 346-7511
5.	Felicia Davis	(772) 489-0531
6.	JOHN ANDREWS	772-359-7228
7.	MAXIE PLUMMER	772-461-0617
8.	Donald Scott	(772) 461-0602
9.	Gloria Johnson Scott	(772) 332-7193
10.	Eugene Scott	772 528-5284
11.	KENNETH BOWE	772-465-1010
12.	Jonnesia Williams	(772) 801-7035

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Tamesha Filmore	772-940-2134
2.	Nickie Filmore	772-~~888~~-971-6515
3.	Bry Filmore	772-33237749
4.	Valerie Filmore	772-332 0567
5.	Jennifer Robinson	772-672-1444
6.	Bryan Varnes	772-201-2352
7.	Terry Allen	772-301-~~8818~~
8.	Lorraine Williams	772-465 5793
9.	Priscilla Sweat	772-200-5968
10.	Rita Johnson	772-464-4765
11.	Cheny McKenzie	772-332-3681
12.	Timothy Richardson	772-708-1446

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Hande	7729408786
2.	Eugenia Jenkins	786-873-5792
3.	Kenny Anderson	772-828-5758
4.	Anthony Thomas	772 940 4940
5.	Ranchavis Sears	772 488-7224
6.	Michelle Robinson	772-501-0787
7.	Dominique Anthony	772-201-0659
8.	Christian Garcia	772-217-0616
9.	Whonly Borgelat	772-203-6543
10.	Hejian Barnes	772-971-9981
11.	Abel Vega	772 882 8427
12.	Juantavias Jones	772-501-0062

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	[illegible]	772 801 3356
2.	[illegible]	813-781-1700
3.	[illegible]	772-308-5406
4.	[illegible]	772-388-8498
5.	[illegible]	772-465-6657
6.	[illegible]	772 519 8750
7.	Dr. Mary A. Carroll	772-~~321~~ 332-2129
8.	Howard D. Coleman	772 465-3315
9.	[illegible]	772 461 3314
10.	[illegible]	772-877-9064
11.	[illegible]	466 870 84
12.	[illegible]	772 882 2637

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	J. A Taylor	804-573-3969
2.	Clarence Taylor	804-573-3969
3.	Lillian Lewis	(772) 940-8994
4.	Shakara Alcee	(772) 719-4748
5.	Joe Hawes	772-940-5963
6.	~~Mack Sharpe~~	772460-4997
7.	Willie Moore	772-484-9739
8.	Carl Pathon	772-464-6430
9.	ISAAC BRANT	772-332-1120
10.	Charles Walker	772 465-9637
11.	Carolyn Bennett	772-216-2815
12.	Kamen Jo	772-332-0354

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Fred Ross	772-408-7371
2.	Ricky Martin	772 262 4492
3.	Antwan Brown	7722427909
4.	Calvin Hacks	561-720-5703
5.	Lavon Ward	7729406439
6.	Judy Jone	772-672-4628
7.	Lisa A. Ross	772-323-1291
8.	Eddie Watson	772-828-7785
9.	Willie J. Weston Jr.	772-204-3312
10.	Kennedy gabriel	7723598425
11.	Alaixzo johnso	7728280305
12.	Craig Ferguson	772-834-9788

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Bonnie Jackson	
2.	Lenora Mann	
3.	Carol Morgan	
4.	Paul Jones	
5.	[illegible]	(772)708-0168
6.	Verla Holmes	772-216-0553
7.	[illegible]	772 465-2612
8.	Mark [illegible]	(772) 201-0149
9.	Teena Sims	772-579-9401
10.	Sidney Golphin	772-579-9401
11.	Jake Brown	772-971-0392
12.	Vicki Collins	772-579-2894

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Patricia G. Williams	772-579-8846
2.	Wendy D. Kitt	772-940-6108
3.	TERRY DENMARK	954-383-8089
4.	GLORIA Johnson	(772) 464-3457
5.	Charles Johnson	(772) 464-3457
6.	Cassandra Kitt	772-464-0654
7.	Sharon Betts	772-878-6167
8.	Christopher Williams	(772)-940-3005
9.	Cephus Carkshank	(772) 940-8796 7723597413
10.	Terry Robinson	772-212-5747
11.	Solomon Lee	772-216-7904
12.	Allison Romero-Michel	772 834-9658

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	[illegible]	772-240-9784
2.	Morgan Young	772-940-1410
3.	Sammie Holloway	772-941-8309
4.	Bryony Thompson	772-672-2140
5.	Carolyn Lury	772-577-0338
6.	Lee Roy Lury	772-577-8231
7.	Dakota Heveron	772-940-7631
8.	Colleen Powell	772-237-9634
9.	King Jackson	772-971-2538
10.	Tiffany Heisler	772-215-4962
11.	Elige Donald	772-464-8850
12.	[illegible]	772-985-3197

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Dariand Lane	772-267-0256
2.	Essie Peterson	772-708-3131
3.	Mary Carey	772-332-2129
4.	Fred Bryant	(772) 618-0654
5.	Soledad Hernandez	772-212-3568
6.	Beverly Jones	772-460-9729
7.	Geri Slade	772 216-9518
8.	Troy Slade	772 216-9511
9.	John R. Knight	772-217-7626
10.	Tim Britton	772-828-1624
11.	Cheryl Ellis	772-466-1438
12.	Lawrence G	772 519 6467

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Robert C. Boggs	772-519-8176
2.	Gregory O Pletcher	574-218-1941
3.	Mary Jacobs	609 709-7188
4.	Bob-Cooper	443-804-7264
5.	Tom Dunn	772-359-2958
6.	Dee Searles	772-940-8693
7.	Kathy Harvey	772-446-7738
8.	Wallace Rowe III	772 618-5783
9.	Scott Ernst	772 240 9111
10.	Darrell Day	772-359-6879
11.	[illegible] Light	772-461-6207
12.	Tim Fork	772 828-7161

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Kenneth Killings	
2.	Vandrell Jacobs	
3.	Tonya Perry	
4.	Verlender Jacobs	
5.	James Adger	
6.	Ned Adger	
7.	Bobbie Jenkins	
8.	Debra Allen	
9.	Stephanie Wilson	
10.	Kevin Wilson	
11.	Vernon Jacobs	
12.	Vanshwela Jacobs	

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	[illegible]	(772) 626-9193
2.	Bob Cooper	443-804-7264
3.	Palmira Cecilio	772 332 9897
4.	Tawnia Campbell	
5.	Joan Smith	
6.	Mildred Jones	
7.	Nellie Walker	
8.	Elizabeth Morrison	
9.	Annette Howard	
10.	Lisa Boyd	
11.	Annereatha Banks	
12.	Sharon Brunson	

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Fr. Bernie Schmidt	772-370-9885
2.	Deacon Frank Williams	772-370-9887
3.	Robert Camp	772-940-8923
4.	[illegible]	772-201-3099
5.	Ellen B Gordon	772 3593454
6.	Bob Cooper	443-804-7264
7.	[illegible]	7722033619
8.	Maurice Brown	772 240 2151
9.	Dave Cannon	321 970 5014
10.	Debra Baker	772-882-6282
11.	Rev Ivey York	772-359-0087
12.	Joyce Conser	465-0736

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Joel Smallie	772-801-9304
2.	Willie Joe	754-214-9274
3.	Jessica Smith	772-940-8433
4.	HARVEY JEFFERSON	772-672-1849
5.	Rhynes, Adrian	772-626 1040
6.	Deonte Leare	772-672-2472
7.	Clinton Galloway	772 212 6514
8.	Anthony Gay	772 828-7130
9.	my mossie Jones *	772-323-8411
10.		772-466-5454
11.		772-882-2628
12.	Lovington Whelchel	772-408-7241

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	[illegible]	772 461 4952
2.	Cahri Gibson	772 940-8870
3.	Cynthia Johnson	772-501-6025
4.	SYLVIA JACQUES	772-985017
5.	ALONZO CRUTE	323-1692
6.	Larry O. Weathers	772 200-5940
7.	[illegible]	772-777-6748
8.	Natalie Martin	772 828-5711
9.	Jeneslea Reed	772 828 5655
10.	[illegible]	912-259-3425
11.	John Durst	772 940 6214
12.	Laura Borgella	772 353-6896

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Donnie Osborne	772 828 6526
2.	Shuntacy Osborne	772 828 5459
3.	Katayon hamidi	772 834 4350
4.	Kenneth Evans	772-203-4057
5.	Savanna L. Baxter	772 323-7576
6.	Tonya Sutton	772 559 7778
7.	Tim Rosh	772 559 7778
8.	Jamesswillie	
9.	Sherina Ward	929-785-5029
10.	Nefoya Ned	772-634-6485
11.	Amefery Chemus	772-569-6700
12.	NicodemePeton	561-904-1276

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Jan Miller	772-940-8605
2.	Larry Sanders	772-528-7530
3.	Mark Lee	772 672 01-49
4.	Sandra Mead	772-480-3554
5.	Robert Koopmanne	772-672-0439
6.	Hanan	772 448-8211
7.	Rodd Jl	772-626-1869
8.	Allen Jones	772-882-1067
9.	John Cummings	464-3630
10.	Carl Tate	404-396-2832
11.	Frank B. Robinson	772-204-4025
12.	Frank Speros	772-216-9443

h

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Adrian Huber	(772) 828 8347
2.	Nora Smith	772 216-6429
3.	Andrew Joseph	772 267-5117
4.	Kenyada Dorsey	772-461-1224
5.	Cicily Gordon	772-801-3575
6.	Yamelske	(772) 985-7073
7.	Clara Washington	772 940 4599
8.	[illegible]	(772) 985-3824
9.	Paul Caswell	(772) 267-7316
10.	Jamica Hatcher	(772) 672-0084
11.	Melvin J. Jones Sr	561-262-9907
12.	W R Harper	954-548-1267

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Robert Slydell	772 828-6093
2.	Jocelyn Mobley	772-464-0527
3.	Bernice Bell	772-828-6093
4.	Ernest Edwards	772-409-3776
5.	Melissa Brooks	(716) 313-7769
6.	Rhonda Boston	(772) 940-3687
7.	Adelia Bayking	(772) 240-3056
8.	Teanna Armstrong	772 390-0793
9.	Essie Armstrong	772-577-6410
10.	Jimmie Johnson	772-312-7146
11.	NyTeenor Wright	772-940 1210
12.	Tracy Wright	NA

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	[illegible]	772-353-8573
2.	Vera Harrell	774-465-3360
3.	Emma Harrell	772-595-2712
4.	Jean Francois	772 777 6568
5.	Leon Constant	
6.	Annable Dejuzier	
7.	Ray Davis	772 216 6243
8.	Lawanda Bodden	772-940-4412
9.	Felton Thomas Jr.	772 940 4599
10.	Ralph J Burns	772-466-5018
11.	James Green	772-828-5337
12.	Ulysee Simmons	772-971-3598

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Calvin Smith	
2.	Toya Wilson	772 672-2825
3.	Lenard Williams	772-828-7807
4.	Hector Aponte JR.	772-201-1502
5.	Carey Wilson	772-940-8350
6.		772-[illegible]872
7.	Jemima Scott	786 323-5496
8.		772-882-0875
9.	Willie Spear	772-882-1519
10.		772-464-4050
11.		720 324 66
12.		772-828-8350

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Leo Denson	772-971-0032
2.	Lou J. Smith	7726861624
3.	Chester Gillem	772-460-2955
4.	Richard Peterson	772-240-5865
5.	Ronnie Wright	954-582-6457
6.	Joyce McMillan	772-940-6600
7.	Gregg Dixon	7728264372
8.	Jesse Owens	772-801-7898
9.	Zila Salters	772-501-7142
10.	[illegible]	772 940-5529
11.	Derrick Peterson	305-609-3507
12.	Barbara Haynes	772-828-7407

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Deloris Byers	772-468-0655
2.	Mary Henson	772 489 5458
3.	IDA Chambers	772-882-2812
4.	George Porter Jr	772-626-5280
5.	Cedric Dixon	772-940-4241
6.	Edward Williams	(772) 501-6005
7.	[illegible]	772-940-3822
8.	Cynthia Robinson	772-267-7367
9.	Dian Pratt	321-695-2524
10.	Charles Hall	772-489-6654
11.	Rob Lewis H Gamble	464-2544
12.	Dorothy Thomas	772-302-5721

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Alexander Brooks III	239-864-7411
2.	David Chavis	772-200-0022
3.	Latonya King	772-801-7546
4.	Joseph Archie	772-359-4353
5.	Gregory Burgess	772-332-3889
6.	Selina Wilson	561-294-4689
7.	Johnny Mobley JR	772-267-8112
8.	Lloyd Coley	772-985-3981
9.	[illegible]	951-219-1097
10.	Tamara Terrell	772-834-9626
11.	Tangela Rivers	772-801-4735
12.		

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Janet Snodgrass	465-4366
2.	Peg Riggs	466-3448
3.	Donna M. Lopes	353-8034
4.	Lori Testo	204 4720
5.	Vanessa Flores	521-7546
6.	~~Jon O'Connell~~	516-903 4292
7.	Liz Huggins-Thompson	772-233-0758.
8.	Leslie Flores	(772) 475-0615
9.	Andrea Garcia	(772) 971-4498
10.	Arlene Rohan	772-577-1657
11.	Elaine Powell	(772) 461-0939
12.	Ed Rodriguez	(772) 461-0937

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Don Beston	772-342-0588
2.	Barb Fox	772-460-5305
3.	Tim Schow	772-468-0955
4.	Star Fillacher	772.470.4490
5.	Bryan Martinez	772-595-2805
6.	Pablo Escobar	772-475-5011
7.	Araceli Torres	772-774-9830
8.	Erika Torres	772-333-9838
9.	Hans Viraac	
10.	Cora Kepaz	
11.	Clare Verdonik	772-465-9574
12.	Stacy Henderson	772-216-8331

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Mike Perri	772-519-0286
2.	Anthony Nelson	772-834-3086
3.	[illegible]	772-240-6317
4.	[illegible]	7068342871
5.	Tammie Brown	772-494-5895
6.	Maria Ferreira	772-828-1205
7.	Lee Spector	~~954~~ 772-462-7949
8.	Brenda Lante	772-462-7967
9.	Sara Peterson	772-462-7940
10.	Christopher Ann	772-971-2476
11.	[illegible]	772-924-6165
12.	Kathryn Kavanaugh-Thompson	772-971-0889

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	[illegible]	(772) 871-9933
2.	Sharon Smith	(772) 475-4633
3.	St. G. Montague	(772) 971-5944
4.	Robbie Mack	772-834-9512
5.	Carolyn LaVant	(772) 323-4642
6.	Rosch	
7.	Roseveit Price	
8.	CC mcmillon Jr	772-468-6114
9.	angelon Mcmillon	772-468-6114
10.	L Auston	772-971-2273
11.	Frederic Ellis	772-873-0173
12.	KAREN TUMAGE	772 818 4367

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Constance McGill-Griffin	772 882 1552
2.	Cheryl Glenn Rees	(772) 340-3024
3.	Vanessa Tillman	772-461-2152
4.	Lori Robinson	772-359-1531
5.	Janice A. Williams	772-465-3806
6.	Anthony Williams	772-465-3806
7.	Bertha Chumley	772-464-0109
8.	Mary Lou Lee	772-538-0883
9.	Joey Carroll	772-464-8236
10.	[signature]	813-727-7822
11.	[signature]	813-523-1160
12.	Lillie Daniel	772-204-2526

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Alwyn L. Gaines	772 778-0658
2.	Timmy Brown	772-410-7212
3.	Cynthia Poole	772-519-0697
4.	Betty Hinson	772-344-6319
5.	Dalvinia Gray	443-655-9694
6.	Jessie Thompson	443-506-5025
7.	Ruby Davenport	772-467-1993
8.	Mary R. Johnson	772 971-4172
9.	Hereline Redd	772-461-4898
10.	DeCores Williams	772-461-5980
11.	Richard A Lovett	(772) 332-3249
12.	Margaret Kelly	(772) 538-1430

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Diann Jones	772-979-0370
2.	Jennifer Lee	332853
3.	Benjamin H. Major	772-940-4455
4.	Mildred Troutman	7724610889
5.	Jans Hill	
6.	Queen S. Townsend	772-343-0451
7.	Dixie Warden	772-971-0934
8.	LeAndrea Darden	
9.	Lois Reid	7723706679
10.	Willow Solomon	772-643-5995
11.	Wilford Solomon	772-332-1124
12.	Emily W. Braxton	772-461-4736
	Beulah Lyles	772-464-5484

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Louise Earl	772-801-5312
2.	Cissie Smith Jones	772-240-5343
3.	Shakirra Bennefield	(772)494-3122
4.	Steven Kelly-Forbes	772-532-1137
5.	Cheyenne Anderson	561-932-8227
6.	Coneal	772 579 9593
7.	Bonnie Anglin	772-985-7472
8.	Geronita Hamm	
9.	Melissa A. Davis	772-475-4362
10.	Jessica Boatwright	678-983-3471
11.	Jeremiah Thurston	1-772-219-6451
12.	Melinda Hill	

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	AILEENE TIMAZEE	471-3307
2.	ELIZABETH SIMMONS	2015077
3.	Marette D Wynn	475-6215
4.	[illegible]	772-398-8384
5.	[illegible]	772 480-1234
6.	Victoria Thomas	772 461-3584
7.	Tammy Anderson	(862) 272-1067
8.	Tramayne Jackson	772-332-6248
9.	Lakeitha Jackson	772-812-5271
10.	Tanisha McGriff	772-466-7020
11.	Artiyanna Kitchen	772-267-4549
12.	Johnathan Kitchen	772-267-4755

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	RENEE LANG	772 626. 8569
2.	ROSA LANG	772 461. 6605
3.	KAYLA JORDAN	772 579. 8692
4.	KEyonna JordAN	772 ~~353~~ 353. 7704
5.	Joniesha Rogers	772 940. 2339
6.	Michael Wilks	772 579. 1333
7.	Sylvester Cooper	772-203-9095
8.	Sherri Brown	772-370-8020
9.	Robert Brown	772-201-0148
10.	Shirley A. Lundy	772-971-7046
11.	Leon Hardley	772-240-2855
12.	Carnell Tindle	772-672-2769

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Mary E. Wilson	772-466-3893
2.	Altamount Wilson	772-979-3584
3.	[illegible]	772 519.1885
4.	Valarie Williams	772 332 4254
5.	[illegible]	464089
6.	ROSA DANIELS	772-882-4890
7.	Joyce T. Holbrook	772-461-5417
8.	Maybell Collins	772-465-6690
9.	Mary English	460-8361
10.	Sadie Cooper Hayes	772971-9137
11.	[illegible]	772-460-2372
12.	[illegible]	772-460-2372

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Dorothy Thomas	305-397-6991
2.	Teresa Thagin	(772) 577-0210
3.	Ruby Hambrick	(772) 461-5417
4.	Mildred Allen	(772) 461-2569
5.	Janice Chapel	772-603-2502
6.	Jurn Cleary	772-979-3807
7.	Regina Sneeze	772 216 6028
8.	Robert Sneeze	772 464 2870
9.	Josephine Price	772-879-1407
10.	Leona Hall	772-828-7028
11.	Paulette Hall	772 465-0175
12.	Monica Bennett	772-370-0901

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	[illegible]	772-460-2372
2.	Teresa Scott	772-882-0723
3.	Kathy Drake	772-448-8308
4.	[illegible]	772-336-5661
5.	Marvel Marling	(863)801-6869
6.	[illegible]	772-340-4029
7.	Hilda Fay	772-465-3043
8.	Willie Smith	772-946-3552
9.	Felicia Nixon	772 460 1572
10.	Chris Nixon	772460 1572
11.	Gaby Nixon	772460 1572
12.	Fay Benjamin	772-323-7462

PETITION

We the people, the under signers, and the Citizens of Fort Pierce, Florida petition the Mayor and Commissions to keep 13th Street as a Historic Street and not change the name.

	Name	Telephone
1.	Mary Benjamin	461-3492
2.	TaWonna Johnson	460-6602
3.	Cecilia Homan	461-1315
4.	James Thomas Jr	370-4621
5.	Linda C Rose	772-489-4024
6.	Carolyn J Hall	772-466-3078
7.	Jackie Robinson	(772) 940-7181
8.	D Robinson	(772) 940-7181
9.	Ronald K. Lee	772-332-6058
10.	Patricia Lee-Brumsey	772-332-3287
11.	Mary L. Lee	772-~~332~~ 538-0883
12.	David Earl	772-801-5312

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

Meeting Date: 03/19/2018

Re: Eckerd Program update

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Eckerd Youth Alternatives Programs Update - Claudia Laos, Operations Director

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2018 12:44 PM

Form Started By: Linda Cox Started On: 03/06/2018 01:17 PM

Final Approval Date: 03/09/2018

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

Meeting Date: 03/19/2018

Re: G.E.M. Presentation

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

G.E.M. (Going the Extra Mile) Presentation - Mya Auguste

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2018 12:43 PM
City Manager	Nick Mimms	03/09/2018 12:43 PM

Form Started By: Kaitlyn Ballard Started On: 03/08/2018 03:00 PM

Final Approval Date: 03/09/2018

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

Meeting Date: 03/19/2018

Re: Introduction to the Fort Pierce Youth Council

Submitted For: Joe Sweat, Marketing Specialist, City Manager

SUBJECT:

Fort Pierce Youth Council (YOCO) Introduction and Presentation - Joe Sweat, Marketing Specialist and Jarneica Frierson, Chair

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2018 12:42 PM
City Manager	Nick Mimms	03/09/2018 12:42 PM

Form Started By: Kaitlyn Ballard Started On: 03/08/2018 11:02 AM

Final Approval Date: 03/09/2018

City Commission Regular Meeting **10.e.**

Meeting Date: 03/19/2018

Re: Charter Review Commission Report and Recommendations

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Charter Review Commission Final Report and Recommendations

Attachments

Final Report
New FPUA Application
Issues Considered
Minutes Combined

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2018 12:43 PM

Form Started By: Linda Cox Started On: 03/07/2018 04:39 PM

Final Approval Date: 03/09/2018

CHARTER REVIEW COMMISSION
FINAL REPORT

The City Commission adopted Resolution 17-R17 on August 7, 2017 establishing the Charter Review Commission, hereinafter called the "CRC". That resolution set the scope of their review to the following Charter provisions of Article XII, Fort Pierce Utilities Authority:

1) Section 169, relating to the relationship between the Authority and the City;
2) Section 176, relating to the enumeration of specific powers and duties, including but not limited to service territory; and
3) Section 178, relating to the percentage of revenue paid to the City and/or methodology for calculating amount paid to the City.

The Charter Review Commission held its organizational meeting on September 27, 2017. At that meeting, they developed an extensive list of information they deemed important to their future discussions.

They met again on October 18, 2017 where they reviewed the information that was received and discussed potential revisions and recommendations that could be made to the City Commission.

As required by Resolution 17-R17, the CRC held their initial Public Input Meeting on October 24, 2017.

At their meeting on November 14, 2017, the CRC met with FPUA's Auditor, Jim Hartley, CPA, to discuss the unrestricted assets reported in the audit as well as cash liquidity and reserve requirements. The City Attorney provided a memorandum summarizing issues discussed by the CRC at prior meetings including: Distribution of Gross Revenues, FPUA Membership and Management, and Strategic Plan and Business Purpose. Additional information was requested.

At their meeting on January 23, 2018, the CRC considered the following suggested issues for discussion:

1. Whether the City of Fort Pierce should be directly involved in hiring and/or terminating an Executive Director of the FPUA. *No recommendation.*
2. Whether the definition of "Gross Revenue" for purposes of the 6% transfer should include all revenue without exceptions, including the PCA. No action taken. *See recommendation (b).*

3. Whether the City and FPUA should meet annually in a mandatory Joint Planning Session to set mandatory Capital Improvements' budgets and Strategic Goals. *See recommendation (a).*
4. Whether there should be an automatic increase in any utility rate using a formula based on a State or National data collection entity. *No recommendation.*
5. Whether 50% of audited funds should be transferred from the unrestricted cash reserves of the FPUA to the City in order to enhance the City's capital improvement budget. *No recommendation.*
6. Whether the Charter should be revised to include additional criteria for the appointment or removal of the FPUA Board Members. *See recommendation (c).*

Following a lengthy discussion and based upon the information previously gathered, the CRC voted to submit the following issues to the City Commission as their final report:

a) The City and FPUA should meet annually in a mandatory Joint Planning Session to review and discuss Capital Improvements' budgets of each and the strategic goals and perspective growth of the City and FPUA including the potential joint participation in projects.

b) The City Commission and FPUA should work together to establish a formal dispute resolution process that would be far simpler and more efficient and expedient than the statutory process.

c) The City Commission should adopt a policy that would ensure that one person would be a District 1 resident, one person would be a resident of District 2 and the remaining two seats would be filled by city residents without regard to district of residence. In order to accomplish this, the Charter Review Commission suggests the following appointment process: one resident of District 1 should be appointed to the FPUA Board by the Commissioners of District 1 by mutual agreement; in the event they do not agree on the appointee, each District 1 Commissioner would make a nomination and the Mayor would select one of the two nominees as the FPUA Board Member. The next year, the Commissioners of District 2 would do the same thing for a resident of District 2. For the remaining two appointments, the City Commission as a whole would appoint the FPUA Board Members. If persons representing District 1 or 2 move out of the district, the seat would automatically become vacant and a new person would be appointed to fill the balance of the term. Nominations should be received using a revised application form that would contain more background information on the candidates and the candidates should acknowledge their willingness to attend a training session.

In order to comply with the requirements of Resolution 17-R17, while deferring to the City Attorney, the CRC reports that the proposed recommendations will not require amendments to the charter, will not have budgetary impacts and will not have an impact on existing city laws.

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name:	Phone:
Home Address: City/Zip Code:	How long at this address?
Are you a qualified elector of the City of Fort Pierce? ☐ Yes ☐ No	
Occupation:	Employer Name:
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 or have a business relationship with FPUA? ☐ Yes ☐ No If yes, please describe in detail outlining any businesses or matters deemed appropriate.	
Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information.	
Do you have special training or knowledge in any of the following areas: Utilities: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Contracting/Development: ☐ Yes ☐ No Legal: ☐ Yes ☐ No Management: ☐ Yes ☐ No Finance/Accounting: ☐ Yes ☐ No Describe your education and background in any of the above areas:	
Are you currently a member of a Commission-appointed board or 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:	
If appointed, are you willing to attend a training session which could last at least 5 hours? ☐ Yes ☐ No	
Referred by:	Applicant Email Address:
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

CHARTER REVIEW COMMITTEE 2018

Suggestions for Discussion:

1. Whether the City of Fort Pierce should be directly involved in hiring and/or terminating an Executive Director of the FPUA.

2. Whether the definition of "Gross Revenue" for purposes of the 6% transfer should include all revenue without exceptions, including the PCA.

3. Whether the City and FPUA should meet annually in a mandatory Joint Planning Session to set mandatory Capital Improvements' budgets and Strategic Goals.

4. Whether there should be an automatic increase in any utility rate using a formula based on a State or National data collection entity.

5. Whether 50% of audited funds should be transferred from the unrestricted cash reserves of the FPUA to the City in order to enhance the City's capital improvement budget.

6. Whether the Charter should be revised to include additional criteria for the appointment or removal of the FPUA Board Members.

MINUTES OF THE CHARTER REVIEW COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:00 P.M. ON **TUESDAY, FEBRUARY 27, 2018**.

1. **CALL TO ORDER -** Chairman Bryan called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

Present: Gloria Johnson; Frank Fee, III; Eddie Becht; Darrell Drummond; Ben Bryan, Jr.; Harold Smyth; Bob Burdge

Staff Present: James Messer, City Attorney
John Tompeck, Director of Utilities
Linda Cox, City Clerk

3. **MINUTES**

a. Approval of minutes from the November 14, 2017 meeting.

Motion was made by Eddie Becht, seconded by Frank Fee, III to approve minutes of the 11/14/2017 meeting.

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III, Gloria Johnson
Passed

b. Approval of minutes from the January 23, 2018 regular meeting.

Motion was made by Eddie Becht, seconded by Frank Fee, III to approve minutes of the January 23, 2018 meeting.

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III, Gloria Johnson
Passed

4. **OLD BUSINESS**

5. **NEW BUSINESS**

a. Approval of final Charter Review Commission report for public input and transmission to City Commission.

Mr. Fee suggested that the items that were considered by the Commission which resulted in no action being taken could be specified as such in the final report. It was additionally suggested that Mr. Messer's memo be included as part of the report as an attachment.

Mr. Becht mentioned the letter from Mr. Bey which talked about term limits. Chairman Bryan indicated he talked with Mr. Bey and advised him that term limits was outside of the purview of the Charter Review Commission but would receive any information someone wanted to offer.

Mr. Becht made a motion that the Charter Review Commission recommend City Commission term limits to the City Commission; seconded by Ms. Johnson. Chairman Bryan indicated that he carefully reviewed the charge to this Commission (CRC) and its review is limited to that portion of the charter as it relates to the Fort Pierce Utilities Authority. Chairman Bryan ruled

the motion out of order. No one objected to the Chairman's ruling.

Chairman Bryan offered the following comments on the draft final report. As to the discussion item number 4, he is not suggesting that the Commission take any action but expressed his serious concern that an automatic increase may be in conflict with the Charter. It was suggested that this be reviewed by the attorneys prior to utilizing this provision.

As to paragraph a) regarding an annual meeting, Chairman Bryan suggested it should read as follows:

a) The City and FPUA should meet annually in a mandatory Joint Planning Session to review and discuss Capital Improvements' budgets of each and the strategic goals and perspective growth of the City and FPUA including the potential joint participation in projects.

Motion was made by Eddie Becht, seconded by Frank Fee, III to approve modification as suggested.

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III, Gloria Johnson
Passed

As to paragraph c) regarding the selection of members, Chairman Bryan suggested it should read as follows:

c) The City Commission should adopt a policy that would ensure that one person would be a District 1 resident, one person would be a resident of District 2 and the remaining two seats would be filled by city residents without regard to district of residence. In order to accomplish this, the Charter Review Commission suggests the following appointment process: one resident of District 1 should be appointed to the FPUA Board by the Commissioners of District 1 by mutual agreement; in the event they do not agree on the appointee, each District 1 Commissioner would make a nomination and the Mayor would select one of the two nominees as the FPUA Board Member. The next year, the Commissioners of District 2 would do the same thing for a resident of District 2. For the remaining two appointments, the City Commission as a whole would appoint the FPUA Board Members. If persons representing District 1 or 2 move out of the district, the seat would automatically become vacant and a new person would be appointed to fill the balance of the term. Nominations should be received using a revised application form that would contain more background information on the candidates and the candidates should acknowledge their willingness to attend a training session.

Motion was made by Frank Fee, III, seconded by Eddie Becht to approve suggested modifications.

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III, Gloria Johnson
Passed

As to the final paragraph, Chairman Bryan suggested it should read as follows:

In order to comply with the requirements of Resolution 17-R17, while deferring to the City Attorney the CRC reports that the proposed recommendations will not require amendments to the charter, will not have budgetary impacts and will not have an impact on existing city laws.

Motion was made by Darrell Drummond, seconded by Frank Fee, III to approve modification.

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III, Gloria Johnson
Passed

Chairman Bryan suggested that the application for appointment to the FPUA Board in the section regarding doing business with the FPUA include the addition of language, “outlining any businesses or matters deemed appropriate” and also specify or suggest that an applicant may attach a curriculum vitae (CV) or other information that may demonstrate why someone would be a good Board member of the FPUA.

Motion was made by Frank Fee, III, seconded by Darrell Drummond to approve suggested revisions.

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III, Gloria Johnson
Passed

Motion was made by Frank Fee, III, seconded by Gloria Johnson to approve the Charter Review Commission Final Report as revised.

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III, Gloria Johnson
Passed

6. **PUBLIC COMMENTS ON FINAL REPORT - (5 minutes per person)**

There were no public comments.

Seeing no public comments, Chairman Bryan suggested that the report be approved once more following the opportunity for input.

Motion was made by Eddie Becht, seconded by Gloria Johnson approve final report as revised.

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III, Gloria Johnson
Passed

7. SET NEXT MEETING DATE (if necessary)

No additional meeting is necessary.

8. **ADJOURNMENT**

Meeting adjourned at 6:25 p.m.

ATTEST:

_____ _____

CITY CLERK CHAIR

MINUTES OF THE CHARTER REVIEW COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE SECOND FLOOR CONFERENCE ROOM, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 4:00 P.M. ON TUESDAY, **JANUARY 23, 2018.**

1. **CALL TO ORDER**

Chairman Bryan called the meeting to order at 4:00 p.m.

2. **ROLL CALL**

Present: Gloria Johnson; Eddie Becht; Darrell Drummond; Ben Bryan, Jr.; Harold Smyth; Bob Burdge

Absent: Frank Fee, III

Staff Present: James Messer, City Attorney
John Tompeck, Director of Utilities
Linda Cox, City Clerk

Mr. Fee arrived at 4:25 p.m.
Mr. Burdge left the meeting at 5:00 p.m.

3. **MINUTES**

a. Approval of minutes from the November 14, 2017 meeting.

Approval of the minutes was postponed until next meeting.

4. **OLD BUSINESS**

a. Information gathered in response to requests of November meeting - City Attorney's Office

Everyone has received a lot of information.

5. **NEW BUSINESS**

a. Discussion and decision on recommendations to be included in the final report to the City Commission in accordance with Section 11 of Resolution 17-R17.

Chairman Bryan indicated that Mr. Messer prepared suggested issues for consideration. They are not intended to be all inclusive or limited to just the items. Chairman Bryan distributed the listed items which are as follows:1

1. Whether the City of Fort Pierce should be directly involved in hiring and/or terminating an Executive Director of the FPUA.
2. Whether the definition of “Gross Revenue” for purposes of the 6% transfer should include all revenue without exceptions, including the PCA.
3. Whether the City and FPUA should meet annually in a mandatory Joint Planning Session to set mandatory Capital Improvements’ budgets and Strategic Goals.
4. Whether there should be an automatic increase in any utility rate using a formula based on a State or National data collection entity.
5. Whether 50% of audited funds should be transferred from the unrestricted cash reserves of the FPUA to the City in order to enhance the City’s capital improvement budget.

6. Whether the Charter should be revised to include additional criteria for the appointment or removal of the FPUA Board Members.

Chairman Bryan indicated that he will be very flexible with these items; the items are intended to be a starting point.

Mr. Becht indicated that at the last meeting, the Board discussed number 3.

Motion was made by Eddie Becht, seconded by Darrell Drummond to send item #3 less the second mandatory to the City Commission as part of the package, as follows, "The City and FPUA should meet annually in a mandatory Joint Planning Session to set Capital Improvements' budgets and Strategic Goals."

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Gloria Johnson
Passed

Mr. Tompeck explained that FPUA already has the ability to adjust rates utilizing the Public Service Commission indices as suggested in item #4 without city approval so a recommendation is not necessary on Item #4. Item #4 was deemed moot.

Next, item #1, whether the City of Fort Pierce should be directly involved in hiring and/or terminating an Executive Director of the FPUA was discussed.

Motion was made by Darrell Drummond, seconded by Frank Fee, III made a motion that the hiring and/or firing of the Executive Director should remain with the Utilities Authority.

AYE: Ben Bryan, Jr., Darrell Drummond, Frank Fee, III
NAY: Eddie Becht, Gloria Johnson
Passed

As to Item #2, whether the definition of "Gross Revenue" for purposes of the 6% transfer should include all revenue without exceptions, including the PCA. Motion made by Becht, seconded by Johnson to advance item #3. Discussion ensued regarding the history of the PCA levels, whether it is actually a revenue or not and how it can be used to manipulate the base rate. Discussion continued regarding developing a formula to establish a percentage cap of PCA in relation to the base rate, to determine when the base rate must increase or decrease accordingly. FPUA pays the employees at the Energy Center through their payroll so the question as to whether the reimbursement from FMPA to the FPUA would also be considered revenue upon which the 6% would be imposed.

Mr. Becht withdrew his motion.

Mr. Fee made a motion to advance Item #2 excluding the PCA, "the definition of 'Gross Revenue' for purposes of the 6% transfer should include all revenue without exceptions"; seconded by Mr. Drummond. Chairman Bryan clarified that years ago the City and the FPUA agreed to go with "gross income" so there was no longer an argument as to what is included. Because there are still outstanding questions as to what makes up gross income, Chairman Bryan suggested that this item be put to the side to allow those with the knowledge work out the definition of gross income.

Mr. Fee withdrew his motion.

Mr. Becht made a motion to recommend to the City Commission that they enter into mandatory arbitration between the parties to define gross revenue; seconded by Ms. Johnson.

Mr. Becht withdrew the motion.

Motion was made by Eddie Becht, seconded by Frank Fee, III to recommend that the City Commission and FPUA work together to establish a formal dispute resolution process that would be far simpler and more efficient and expedient than the statutory process,

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III, Gloria Johnson
Passed

Motion was made by Ben Bryan, Jr., seconded by Eddie Becht to adopt a policy that would allow one member who is a resident of District 1 to be appointed to the FPUA Board by the Commissioners of District 1 by mutual agreement; in the event they did not agree on an appointment, each District 1 Commissioner would make a recommendation and the Mayor would select one of the two nominees as the FPUA Member. The next year, the Commissioners of District 2 would do the same thing for a resident of District 2. For the remaining two appointments, the Board as a whole would select the FPUA Members. For clarification, Ms. Cox stated that one person would be from District 1, one person from District 2 and the remaining two seats would be filled by city residents without regard to district of residence. In summary, Seat 1 is held by District 1 resident; Seat 2 is held by District 2 resident; Seats 3 and 4 are city residents and Seat 5 is the Mayor.

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III, Gloria Johnson
Passed

As to #5, whether 50% of audited funds should be transferred from the unrestricted cash reserves of the FPUA to the City in order to enhance the City's capital improvement budget, Mr. Becht made a motion to hire a consultant to be shared jointly with the FPUA to develop a formula fair to both the City and FPUA for the definition of unrestricted cash reserves and the transfer in an orderly fashion of a percentage of the unrestricted cash reserves. Motion died for lack of a second.

Ms. Johnson asked for a Profit and Loss by fund or department. Unrestricted funds are not broken down by fund.

As to #6, whether the Charter should be revised to include additional criteria for the appointment or removal of the FPUA Board Members. Discussion included qualifications of board members, having a better application to provide more background and qualifications and how members are selected. Chairman Bryan passed the gavel to Vice Chairman Drummond.

Vice Chairman Drummond returned the gave to Chairman Bryan.

The Charter Review Commission asked that the City develop a revised application form to include greater qualifications. Mr. Becht suggested making a training session mandatory for all new board members. Mr. Tompeck confirmed that every new board member goes through training; they have never had an issue with getting new board members to attend. It was suggested that a statement acknowledging required FPUA training be included on the application. Mr. Smyth expressed his disappointment in #1 not being advanced, stating that FPUA should be run like a corporation.

6. **PUBLIC COMMENTS (3 minutes per person)**

There were no public comments.

7. SET NEXT MEETING DATE

a. Schedule public input meeting on Final Report prior to submission to the City Commission as required by Section 8 of Resolution 17-R17.

Mr. Messer suggested that the next meeting date should be the mandatory 2nd meeting where this board seeks public comment on the final report. Once that is accomplished, this Board business is complete and the final report would be presented to the City Commission. If necessary, any member could to raise any additional issues to be addressed at the public meeting and a follow up meeting could be held on that issue(s) for inclusion in a final report.

The mandatory meeting for public comment will be held on Thursday, February 15 at 6:00 p.m. in Commission Chambers.

8. **ADJOURNMENT**

Meeting adjourned at 5:58 p.m.

ATTEST:

_____ _____

CITY CLERK CHAIR

MINUTES OF THE CHARTER REVIEW COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE SECOND FLOOR CONFERENCE ROOM, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 4:00 P.M. ON TUESDAY, **NOVEMBER 14, 2017.**

1. **CALL TO ORDER**

Chairman Bryan called the meeting to order at 4:00 p.m.

2. **ROLL CALL**

Present:	Frank Fee, III; Eddie Becht; Darrell Drummond; Ben Bryan, Jr.; Harold Smyth; Bob Burdge
Absent:	Gloria Johnson
Staff Present:	James Messer, City Attorney
	John Tompeck, Director of Utilities
	Linda Cox, City Clerk
	Nicholas Mimms, City Manager

Ms. Johnson arrived at 4:02 p.m.

3. **MINUTES**

a. Approval of minutes from the October 18, 2017 regular meeting and the October 24, 2017 public input meeting.

Motion was made by Eddie Becht, seconded by Frank Fee, III to approve both sets of minutes

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III, Gloria Johnson
Passed

4. **NEW BUSINESS**

a. Presentation by Jim Hartley, CPA, FPUA Auditor

Jim Hartley presented a report showing Statement of Net Position for FPUA showing a 5 year analysis. He was asked to speak on Unrestricted assets and reported his focus was on 2016 which showed 25 million in unrestricted cash and 31 million in adjusted unrestricted assets.

He discussed the number of days of cash liquidity and reserves reported that the bonds requires 45 days, which is 9.2 million; GFOA recommends 60 days which would be 12,329 million; the best practices for some entities can be 90 days or 18,493 million. FPUA is currently at 120 days. When discussing who makes the determination of how many days the UA holds in reserves, it was suggested that staff makes a recommendation and the Board approves. Mr. Tompeck indicated that no specific decision is made as to how many days of cash they have on hand. The annual CAFR is the true up with the City and there are no charter requirements as to the

amount of reserves.

Mr. Becht indicated he was prepared to discuss bringing the UA into the city as a department. Mr. Drummond inquired about an annual retreat where they discuss a 5 year projection and capital plans and how excess funds where handled; Mr. Tompeck indicated that no strategic plan has been done in 3 years, however they are initiating developing a strategic plan immediately.

Discussion continued regarding FPUA growth, City growth, having a mechanism in place for planning for the growth of the city and the UA through a strategic plan. Such plan could address a formula for what is right and fair to the UA in terms of their reserves and when, how and for what purpose those funds be distributed. It was noted that both the County and Port St. Lucie have seen growth with their utility improvements where the City of Fort Pierce has not enjoyed the same growth.

Mr. Hartley then reviewed the Statement of Cash Flows which showed operating revenues of 21,754 million, which is a decrease in cash of 3 million over 2015.

Discussion continued as to evaluating what items can be worked out between the city and the UA without charter amendments. Mr. Tompeck indicated a willingness to include revenue from FPUANet into the transfer.

5. **OLD BUSINESS**

a. Transfers to General Fund Survey Conducted by FMPA.

b. Distribution Calculation for FY 2017

c. Utility Tax and Surcharge Information

d. Discussion on memorandum presented by City Attorney James Messer which outlines issues raised at prior meetings including the following: 1. Distribution of Gross Revenue, 2. FPUA Membership and Management, and 3. Strategic Plan and Business Purpose.

Chairman Bryan recommended that the information in items a, b, and c be discussed at the same time as item d which is the memorandum prepared by Mr. Messer. In reviewing the memorandum, the board agreed to take the three parts of the memo in reverse order.

As to Section 3 regarding Strategic Plan and Business Purpose, consensus was that a joint strategic plan is appropriate looking at both long term and short term strategies on an annual basis. It was recommended that Mr. Mimms and Mr. Tompeck get together to develop a method to get a strategic plan moving forward and to address how we might lead FPUA to grow.

As to Section 2 regarding FPUA Membership and Management, additional information was requested. Chairman Bryan did recommend that the selection of Board members be modified to insure that there was at least one member representing each of the

election districts of Fort Pierce. Additionally, the group sought more information about how directors were appointed in other utilities along with the reporting structure.

As to Section 1 regarding the distribution of gross revenue, much more additional information was requested. In summary, the following additional information will be gather for consideration by the Board at the next meeting:

- Number of FPUA customers for each year in order to demonstrate growth or not
- What does FPL pay to municipalities as a franchise fee
- What does FPL pay to municipalities in property and tangible taxes
- What are the rates being charged in PSL, Vero, Stuart, Ocala, Orlando, St. Pete, Tampa; primarily electric but wastewater as well
- How are the independent utilities set up in their respective Charters and Ordinances
- What are the rates of autonomous utilities compared to those organized as a city department
- How is the selection of utilities director accomplished in other cities with an autonomous utility and to whom does he/she report; structure of the relationship with the municipality
- What are the cash reserves of the Port St. Lucie Utility
- Is there an average of number of days of cash for a utility which is a city department versus an autonomous
- What is the distribution of reserves among the various funds (water, wastewater, etc.)
- What is the plan for the use of the restricted funds

e. Population Numbers as requested based upon the 2010 Census: District 1 - 21,487 District 2 - 20,103

6. **PUBLIC COMMENTS (3 minutes per person)**

There was no public comment.

7. **ADJOURNMENT**

The meeting was adjourned at 5:59 p.m.

ATTEST:

_____ _____

CITY CLERK CHAIR

MINUTES OF THE CHARTER REVIEW COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON **TUESDAY, OCTOBER 24, 2017**.

1. **CALL TO ORDER**

Chairman Ben Bryan called the meeting to order at 6:30 p.m.

2. **ROLL CALL**

Present:	Ben Bryan, Jr.; Eddie Becht; Bob Burdge; Darrell Drummond; Frank Fee, III; Harold Smyth
Absent:	Gloria Johnson
Staff Present:	James Messer, City Attorney
	John Tompeck, Director of Utilities
	Linda Cox, City Clerk
	Nicholas Mimms, City Manager

3. **OVERVIEW OF LIMITED CHARTER REVIEW COMMITTEE - SCOPE OF REVIEW**

James Messer, City Attorney, described the limited scope and purpose of the Charter Review Commission. First, to review the relationship of the FPUA to the City of Fort Pierce. Second, to review the methodology of how funds are transferred to the City. Finally, to discuss how and if the Utility Authority should expand its boundaries.

4. **PUBLIC INPUT (5 minutes per person)**

Mike Perri indicated that he knew when they put $30.00 from the power cost adjustment into the base rate to increase the city's take by about $1,000,000, he said then that it wouldn't stop and here we are. He estimates ad valorem taxes at approximately $14 million; the FPUA collects approximately $3.6 million on the utility bill for the City; the Redevelopment Agency has about $5 million coming each year and the transfer is about $6.5 million dollars. He discussed what he believes to be the city's financial condition and outstanding bond issues. He believes it is wrong for the city to seek additional funds from the Utility Authority just because they run a prudent operation. Mr. Perri suggests expanding the FPUA board to include representation of those customers that live outside of city limits with no representation on the board; possibly to seven members to include 2 county residents.

John Tompeck, Director of Utilities, reported that they continue to work on the items requested at the last meeting. He expects to have the information by the end of the week and will provide to the Clerk for distribution.

Chairman Bryan discussed the scheduling of the next meeting. Consensus was to hold the next meeting on November 14, 2017 at 4:00 p.m. in the 2nd Floor Conference Room. Mr. Messer plans to have a "road map" to outline issues and alternatives with appropriate back up materials.

Bob Burdge suggested that as the Commission gets closer to the end with some potential recommendations, it would be a good idea to hold two public meetings, one in the northwest section of Fort Pierce and another in City Hall. The public should have a clear understanding of what the Charter Review Commission may be recommending the the City Commission for consideration and have more ideas upon which to speak.

Chairman Bryan confirmed with Mr. Messer that the Commission has now met the requirement to seek public input prior to consideration of specific issues.

5. **ADJOURNMENT**

Chairman Bryan adjourned the meeting at 6:42 p.m.

ATTEST:

_____ _____

CITY CLERK CHAIR

MINUTES OF THE CHARTER REVIEW COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE SECOND FLOOR CONFERENCE ROOM, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 4:00 P.M. ON WEDNESDAY, OCTOBER 18, 2017.

1. **CALL TO ORDER -** Chairman Ben Bryan called the meeting to order at 4:01p.m.

2. **ROLL CALL**

Present: Frank Fee, III; Eddie Becht; Darrell Drummond; Ben Bryan, Jr.; Harold Smyth; Bob Burdge

Absent: Gloria Johnson

Staff Present: John Tompeck, Director of Utilities
Nina Pennick, FPUA Finance
James Messer, City Attorney
Miriam Garcia, Deputy City Clerk

Gloria Johnson arrived at 4:21pm.

3. **MINUTES**

a. Approval of Minutes from the September 27, 2017 meeting.

Motion was made by Eddie Becht, seconded by Frank Fee, III to approve the September 27, 2017 minutes.

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III
Passed

4. **OLD BUSINESS**

a. Background Minutes & Transfer Formula

Board discussion included the current transfer formula of 6%. Currently the transfer is made once a year. Suggestions to possibly transfer twice a year or once a quarter.

The Board requested information about other municipalities' transfer rate.

The Board also agreed that the FPUA needs to be more proactive as far as an expansion program.

b. Other information deemed valuable.

Board discussion included the Charter revisions and recommendations that should be made to the City Commission. For example the transfer, base rate, budget, and when should the City Commission have more input in regards to the FPUA.

The Board requested a list of exemptions to the 6% transfer. Comparisons of transfer formulas of other municipalities' utilities authorities so that they can make appropriate Charter revision recommendations to the City Commission.

Discussion also included methodology and appointment of the FPUA Board. The Board requested application requirements from other jurisdictions. Minimum qualification requirements were also discussed.

c. Identify all FPUA and City of Fort Pierce Revenue Streams

The Board requested a list of reserve funds along with dollars amounts.

5. **NEW BUSINESS**

a. Preparation of Agenda for Public Input Meeting on October 24, 2017 at 6:30 p.m.

6. **PUBLIC COMMENTS -** There were no public comments.

7. **ADJOURNMENT -** Chairman Bryan declared the meeting adjourned at 5:25pm.

ATTEST:

_____ _____

CITY CLERK CHAIR

MINUTES OF THE CHARTER REVIEW COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE SECOND FLOOR CONFERENCE ROOM, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 4:00 P.M. ON WEDNESDAY, **SEPTEMBER 27, 2017**.

1. **CALL TO ORDER**

City Attorney Jim Messer called the meeting to order at 4:03 p.m.

2. **ROLL CALL**

Present: Gloria Johnson; Frank Fee, III; Eddie Becht; Darrell Drummond; Ben Bryan, Jr.; Harold Smyth; Bob Burdge

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

3. **NEW BUSINESS**

a. Election of Officers

Motion was made by Frank Fee, III, seconded by Darrell Drummond to nominate Ben "Buck" Bryan to serve as Chairman.

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III, Gloria Johnson
Passed

Motion was made by Frank Fee, III, seconded by Eddie Becht to nominate Darrell Drummond to serve as Vice-Chairman.

AYE: Ben Bryan, Jr., Darrell Drummond, Eddie Becht, Frank Fee, III, Gloria Johnson
Passed

b. Prioritization of Issues

Mr. Messer reviewed the resolution establishing the Limited Charter Review Commission. Specific review will be of Article XII of the City's Charter and the life span of the Commission is limited to 6 months. The work of the Charter Commission should be complete around March or April, 2018 with a report to the City Commission at a joint meeting in May or June, followed by any language to be placed on the ballot to the Supervisor of Elections in July. The provisions to be studied are Sections 169, 176 and 178.

City Manager Nick Mimms explained that his staff and that of the Fort Pierce Utilities Authority is available to assist with the gathering of any technical information required by the Charter Commission.

c. Sunshine Law and Public Records Briefing - City Attorney

Mr. Messer provided a brief overview of the requirements of the members of the Charter Review Commission to adhere to the Florida Sunshine Law, Public Records laws and Florida Code of Ethics.

The members of Charter Review Commission developed an extensive list of information they deemed important to their future discussions in preparing to make recommendations to the City Commission. The items include the following:

1. Identify all municipal taxes that route to the city through the UA for the city's benefit (like the CSI, Garbage, utility tax)
2. Identify all FPUA revenue streams
3. Identify all City of Fort Pierce revenue streams
4. How was the formula for transfer originally determined
5. Identify cities with similar sized utilities
    1. Identify the basis of the transfer used by other cities
    2. Identify number of customers and size of systems in other cities
    3. Rates of the UA and other similar sized systems
    4. How do other utilities calculate their transfer
    5. Identify structure as with a department or separate authority
    6. Copies of computations
    7. Outside service boundary rates
    8. Other autonomous entities and method of appointing their board members
6. FPL fee and tax info for that which is in City limits
7. 1994 Minutes from City Commission and UA when changed from 40% of net profit to 6% (compromise to get rate)
8. 1970-72 Minutes leading up to creation of authority
9. Any other information deemed by staff to be valuable to review.

The information will be gathered by staff and forwarded to the members for review.

d. Establishing Future Meeting Schedule

The Commission agreed to hold its next meeting on October 18, 2017 at 4:00 in Commission Chambers. The public input meeting required by the Resolution will be held on Tuesday, October 24, 2017 at 6:30 p.m. in Commission Chambers.

At the next meeting, the Commission will discuss all of the information that was gathered and distributed.

4. **PUBLIC COMMENTS (3 minutes per person)**

There was no public comment.

5. **ADJOURNMENT**

Meeting was adjourned at 5:20 p.m.

ATTEST:

_____ _____

CITY CLERK CHAIR

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

Meeting Date: 03/19/2018

Re: Case #02-9608 - 1114 Raymond Ave - Bitetto

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

SUBJECT:

Request to reduce code enforcement lien in the amount of $1,400.00 against 1114 Raymond Avenue, Ft. Pierce, FL 34950 - Parcel ID #2416-602-0089-000-8 - previously owned by David Burge, 1114 Raymond Avenue, Ft. Pierce, FL 34950 and currently owned by Vitangelo R. Bitetto, 1484 SE Village Green Drive, Port St. Lucie, FL 34952 to $748.86 payable in 60 days or at close of sale whichever comes first and to waive the $250.00 administration fee that may be imposed by the City Commission.

SUMMARY:

- Mr. Burge was responsible for the violations and the assessed fines.
- Mr. Burge went before the Special Magistrate and the City Commission in 2003. The $1,400.00 lien was reduced to $948.86 with no deadline for payment.
- Mr. Bitetto purchased the property in 2005 and the lien did not show up on a title search.
- The title company who conducted the search is no longer in business.
- Mr. Bitetto is attempting to sell the property as he can no longer financially sustain it.

RECOMMENDATION:

The Special Magistrate heard Mr. Bitetto's request and recommends to the City Commission to reduce the lien to $748.86 to cover the basic administration costs incurred by the city payable in 60 days or at the close of sale; whichever, comes first.

Additionally Staff recommends the City Commission waive the Administrative Fee of $250.00 that may be imposed by the City Commission for reduction requests placed before them for consideration.

ALTERNATIVES:

Deny the request.
Make alternative recommendations.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.

Fiscal Impact

Budgeted Y/N:	2018
Amount:	748.86

OTHER INFORMATION:

$748.86 to the general fund.

Attachments

Request
7 Criteria
Property Card
Breakdown
Admin Fees

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2018 01:59 PM

Form Started By: Colleen Greer Started On: 02/28/2018 08:53 AM

Final Approval Date: 03/09/2018

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	12/19/17				
Property address:	1114 Raymond Ave Ft Pierce FL 34950				
Owner(s) of record:	Vitangelo R Bitetto				
Mailing address:	1484 SE Village Green Dr Port St Lucie FL 34952				
Property tax ID #:	2416-602-0089-0008				
Original purchase date:	5/2/2005	Original purchase price:		72,000.00	
Property is used for:	☑ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	Vitangelo Bitetto	Relationship to owner(s)		Self	
Telephone #:	772-501-0169	Mobile phone #:			
E-mail:	petee7@yahoo.com	Preferred contact method:		Phone	
What are owner(s) intentions for property:	Sale				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☐ No	☒ Yes	If yes, what is listing price?	100,000.00	
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN $ 1900.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 1400.00

DOLLAR AMOUNT I AGREE TO PAY $ _____

Vito Bitetto
Signature of Owner or Representative

12/19/17
Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1114 Raymond Ave Ft Pierce 34950

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

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

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

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

Vito Bitetto — Signature of Owner or Representative

12/19/17 — Date

COFP – APPLICATION PROCESS DETERMINATION

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

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

Comments:

_____

_____

_____ — City Representative

_____ — Date

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1119 Raymond Ave Ft Pierce FL 34950

Property Owner: Vitangelo R Bitetto

Mailing Address: 1484 SE Village Green Dr Port St Lucie FL 34952

Telephone #: 772-501-0169 Cell Phone #: _____

E-Mail Address: petee7@yahoo.com

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

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

In 2003, David Burge was the owner of my property. Mr Burge was in violation of an ordinance and required to come into compliance. Mr Burge was also given a fine of $50.00 per day. It took Mr Burge 28 days according to City records, to come into compliance. At that time, Mr. Burge's fine totaled $1400.00. In may of 2003, Mr. Burge went before Magistrate & had his fine reduced to $998.66. The magistrate did not give a date to Mr. Burge to have these fines paid by. I purchased the property in 2005 without knowledge of this fine. A proper title & lien search was done. Additional page attatched

Signed: Vito Bitetto Date: 1/26/18

Print Name: Vito Bitetto

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Vito Bitetto who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced Florida Driver License. as identification.

SWORN TO AND SUBSCRIBED before me this 26 day of January, 2018.

Wendy Matamoros

Notary Public, State of Florida

WENDY MATAMOROS
Notary Public - State of Florida
Commission # GG 000668
My Comm. Expires Jun 9, 2020
Bonded through National Notary Assn

The title company is no longer in business. I am currently interested in selling my property and the new title company has come across this issue. I am selling this property as I can no longer financially sustain it. A fine that was incurred by Mr. Burge is not one that I can financially bear. I am respectfully requesting that this fine be reduced to $0.00 and the lien be removed from my property. Thank You,

Vito Bitetto

LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE
Special Magistrate Hearing Date: February 21, 2018

Case No: 02-9608 **Address: 1114 Raymond Avenue**

1.) The gravity or seriousness of the violation:	**MINOR**
2a.) Any and all actions taken by the violator to correct the violations; OR	**N/A THIS IS A NEW OWNER**
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	**N/A**
3.) The length of time necessary to bring the property into compliance:	**N/A**
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	**N/A**
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	**N/A**
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	**N/A**
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	**N/A**

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

Property Identification

Site Address: 1114 RAYMOND AVE	Parcel ID: 2416-602-0089-000-8	Account #: 25935	Sec/Town/Range: 16/35S/40E
Map ID: 24/16N	Zoning: C3	Use Type: 0100	Jurisdiction: Fort Pierce

Ownership

Good Samaritan Ministries Inc
8280 Business Park DR
Port St Lucie, FL 34952-7946

Legal Description

BILTMORE PARK BLK 29 LOTS 21 AND 22 (OR 4085-2638)

Current Values

Just/Market:	$38,200	Assessed:	$38,200
Exemptions:	$0	Taxable:	$38,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	$38,200	$38,200	$0	$38,200
2016	$35,800	$35,800	$0	$35,800
2015	$36,100	$36,100	$0	$36,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-27-2017	4085 / 2638	0111	QC	Bitetto Vitangelo R	$100
05-02-2005	2237 / 0192	XX00	WD	Burge,David E	$72,000
03-28-2002	1513 / 1101	XX00	WD	Remmerswaal,Jacqueline H Carlton	$41,000

Primary Building Information

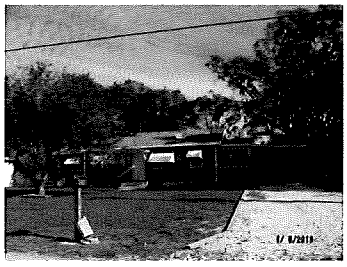
Finished Area of this building: 835 SF
Gross Area of this building: 1,287 SF

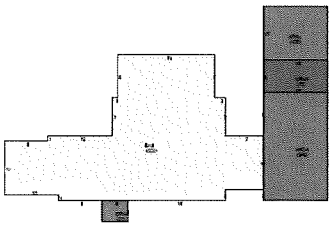
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HC-
Year Built: 1939	Frame:	Grade: C-	Effective Year: 1939
Primary Wall: Abs Shingle	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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





Total Areas

Finished/Under Air (SF):	835
Gross Area (SF):	1,287
Land Size (acres):	0.36
Land Size (SF):	15,817
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	330	1999

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

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nick Mimms, City Manager

FROM: Colleen Greer, Code Enforcement Clerk

SUBJECT: **CODE ENFORCEMENT LIEN REDUCTION**
1114 Raymond Avenue, Ft. Pierce, FL 34950

DATE: March 19, 2018

The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	Administrative Fees
CASE # 02-9608	$1,400.00	$.00	$.00
TOTAL	$1,400.00	$.00	$.00

CAN BE WAIVED (ALL COSTS) $1,400.00

Administrative Cost Estimator

2/7/2018

Property Address: 1114 Raymond Ave (02-9608)

Date case originated: 5/30/2002

Date case complied: 12/17/2002

Total time: 7 months

Number of Hearings

Violation Hearings: 2

Massey Hearings:

Lien Reduction Hearings: 2

Mailing Expense			
Regular 1st Class:	$0.44	3	$1.32
Certified Mail:	$5.10	4	$20.40
Photographs (per page)	$0.50	5	$2.50
Filing Fees	$10.00	2	$20.00
Months Open	$50.00	7	$350.00

Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary			
Up to three Hearings	$150.00	1	$150.00
Each additional Hearing	$75.00	1	$75.00

Covers hearing prep: NOV, postings, notorizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Code Compliance Manager	$75.00	1	$75.00

Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	$125.00	1	$125.00

Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	$150.00	4	$600.00

Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	$275.00	2	$550.00

Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

Total Estimated Cost: $1,969.22

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

Meeting Date: 03/19/2018

Re: Approve the Project Agreement for Fisherman's Wharf Bulkhead and Dredging Project

---

SUBJECT:

Approve the Project Agreement between the City of Fort Pierce, FPRA and St. Lucie County for the Fisherman's Wharf Bulkhead and Dredging Project.

SUMMARY:

This is a multi-party agreement to help fund the Fisherman's Wharf Bulkhead Project through a FIND grant (Florida Inland Navigation District). The FPRA has approved this document at its February 20, 2018 meeting. The FPRA owns the uplands located on the western and northern borders of the marina; and holds the Submerged Lands Lease for the marina. The City is the owner of the parking lot utilized for the facility. The City Attorney has reviewed the document and approves for form and correctness.

RECOMMENDATION:

Approve

ALTERNATIVES:

Provide Staff direction on changes to the Agreement

RESPONSIBLE STAFF:

Rebecca Grohall, AICP

COORDINATED WITH:

Jack Andrews, PE, City Engineer
Kyle Croce, PE, County Engineer
James Messer, City Attorney

Fiscal Impact

OTHER INFORMATION:

No expenditure is required

Attachments

Project Agreement
Memo from City Attorney

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2018 12:44 PM

Form Started By: Rebecca Grohall Started On: 03/06/2018 11:10 AM
Final Approval Date: 03/09/2018

FISHERMAN'S WHARF BULKHEAD
BOAT RAMP AND BASIN
(PHASE 1) PROJECT AGREEMENT

THIS PROJECT AGREEMENT is made and entered into this _____ day of December, 2017, by and between the **CITY OF FORT PIERCE**, a Florida municipal corporation (the "City") the **FORT PIERCE REDEVELOPMENT AGENCY** (the "Agency") and **ST. LUCIE COUNTY**, a political subdivision of the State of Florida (the "County).

STATEMENTS OF INTENT

WHEREAS, the City and the County entered into an Interlocal Agreement on November 17, 2015 providing for cooperation between the parties in the development of the Port of Fort Pierce; and,

WHEREAS, the November 17, 2015 Interlocal Agreement provides that the parties may enter into an agreement for a specific project and attach the project agreement as an amendment to the Interlocal Agreement; and,

WHEREAS, the State of Florida Department of Transportation ("FDOT") hired a consultant, TranSystems to develop a conceptual plan for the development of Fisherman's Wharf at the Port of Fort Pierce; and,

WHEREAS, TranSystems presented the Conceptual Plan including three options to the governing bodies of the City and the County on May 15, 2015; and,

WHEREAS, in December 2016 the County received funding from the Florida Inland Navigation District (FIND") to develop a bulkhead design and submit a dredging permit for the Fisherman's Wharf Drainage Basin the location of which is depicted in a map attached as Exhibit "A"; and,

WHEREAS, the County has initiated the bulkhead design and obtained an FDEP permit; and,

WHEREAS, the County has applied for and received a grant from FIND to construct the Project; and,

WHEREAS, the FIND grant conditions require the owners of parcels benefitting from the proposed Project to agree that the Project Site will be dedicated to public use for a minimum period of twenty-five (25) years from the completion of the project; and,

WHEREAS, the County, the City and the Agency own property that will benefit from the improvements; and,

WHEREAS, the City, the Agency and the County desire to enter into a Project Agreement to satisfy

the FIND grant conditions needed to construct the bulkhead and dredging improvements to the Fisherman's Wharf Basin (the "Project").

NOW, THEREFORE, in consideration of the mutual promises contained herein, the City and the County agrees as follows:

1. The City, the Agency and the County shall coordinate their efforts through their respective Project Managers. The County's Project Manager is Port Engineer Kyle Croce, P.E. at (772) 462-1491.

2. **CONSTRUCTION OF BULKHEAD AND DREDGING IMPROVEMENTS - COOPERATION AND GRANT CONDITIONS:**

   The parties agree to cooperate in the construction of bulkhead and dredging improvements at Fisherman's Wharf as depicted in Exhibit "A" as follows:

   a. The parties agree to comply with the site dedication requirement set out in Exhibit "B" within thirty (30) days after completion of the Project.

3. **SUBSEQUENT PHASES – IMPLEMENTATION OF THE CONCEPTUAL PLAN:**

   The parties agree to cooperate in implementing subsequent phases of the Conceptual Plan including future projects until completed.

4. **TERMINATION**

   Either party may terminate this Agreement without cause by giving ninety (90) days prior written notice to the other party. Termination of this Agreement shall not operate to terminate the site dedication referenced in Paragraph 2.

5. **WHOLE AGREEMENT**

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

6. **AMENDMENTS**

   The Agreement may only be amended by a written document signed by all parties and filed with the Clerk of Circuit Court of St. Lucie County, Florida.

7. NOTICES

All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, telecommunicated, or mailed by registered or certified mail (postage prepaid) return receipt requested, addressed to:

As to City:

Fort Pierce City Manager
100 North U.S. One/P.O. Box 1480
Fort Pierce, FL 34954

With a Copy to:

Fort Pierce City Attorney
100 North U.S. One/P.O. Box 1480
Fort Pierce, FL 34954

As to County:

St. Lucie County Administrator
2300 Virginia Avenue
Administration Annex
Fort Pierce, FL 34982

With a Copy to:

St. Lucie County Attorney
2300 Virginia Avenue
Administration Annex
Fort Pierce, FL 34982

CITY OF FORT PIERCE, FLORIDA

ATTEST:

_____
Clerk

BY: _____
Mayor

Date: _____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
City Attorney

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY

BY: _____
Chairman

_____
Deputy Clerk

Date: _____

APPROVED AS TO FORM AND CORRECTNESS:

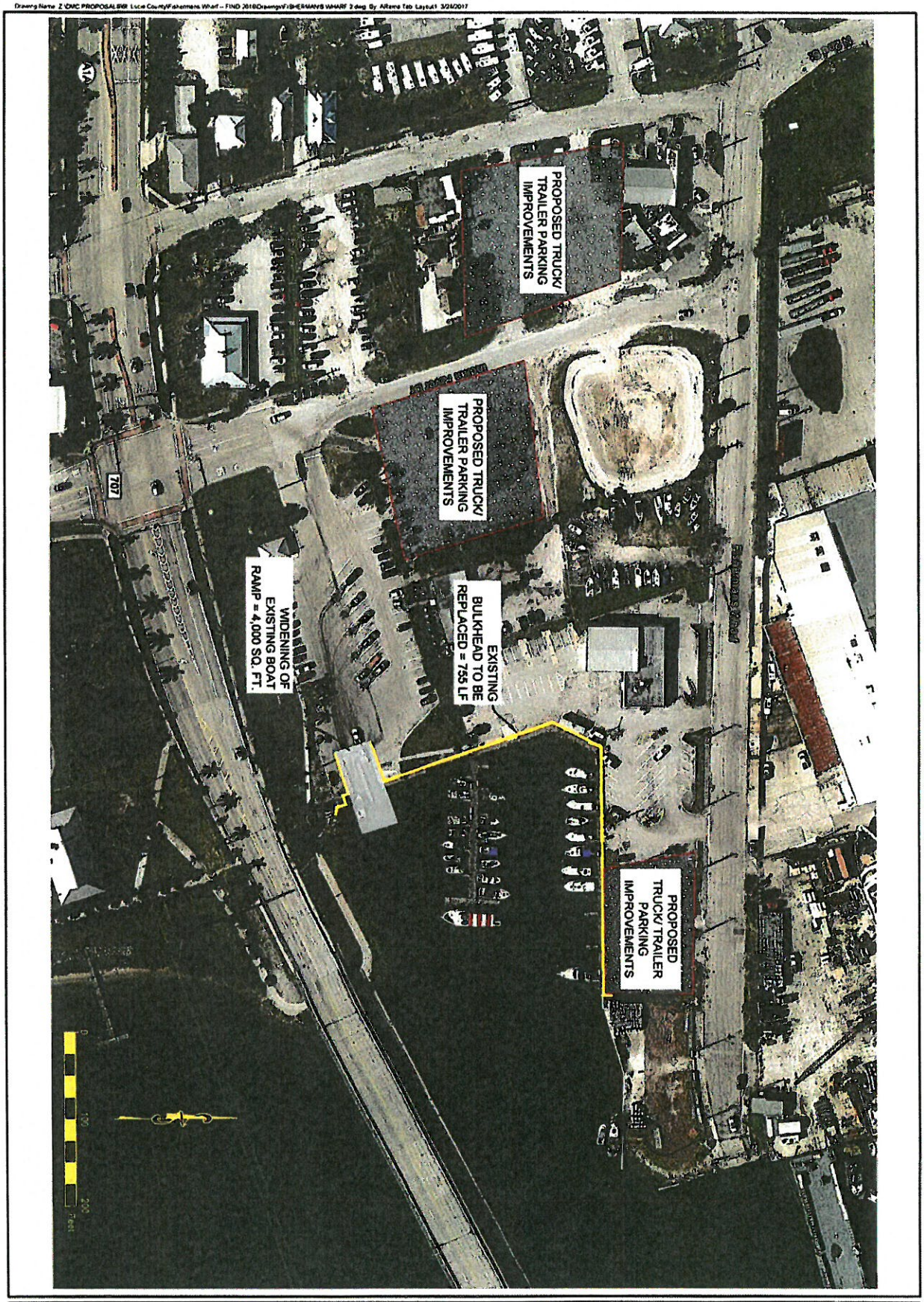
BY: _____
County Attorney

FORT PIERCE REDEVELOPMENT AGENCY

BY: _____
Mayor

Date: _____

EXHIBIT A



ST. LUCIE COUNTY BOCC 2300 VIRGINIA AVENUE FORT PIERCE, FL 34982	Dredging & Marine Consultants DMC ENGINEERS • SCIENTISTS 4043 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone:(386) 304-6505 Fax:(386) 304-6506 www.dmces.com	Stephen J. Kuhn, P.E. FLORIDA LICENSE No. 67486	PROJECT NAME: FISHERMAN'S WHARF CONCEPTUAL CLIENT: ST. LUCIE COUNTY	DRAWING DMC JOB NO DRAWN AR CAD C3D SHEET NO CHECKED NC SCALE AS SHOWN APPROVED SKP DATE 5-24-2016	

Development Option 2

EXHIBIT B

FLORIDA INLAND NAVIGATION DISTRICT

SITE DEDICATION - The PROJECT SPONSOR also agrees that the PROJECT site shall be dedicated for the public use for a minimum period of twenty-five (25) years prior to or immediately following completion of the PROJECT, such dedication to be in the form of a deed, lease, management agreement or other legally binding document. Any change in such dedication shall require the prior approval of the DISTRICT. The PROJECT SPONSOR shall record evidence of such dedication within the Public Records of the County in which the PROJECT is located.

Draft Language Site Dedication

The Property identified in the Project Agreement Project # _____ has been acquired or developed by the project sponsor with financial assistance provided by the Florida Inland Navigation District (FIND) in accordance with Program statues. Pursuant to requirements of that rule, land already owned and then developed or land acquired by the project sponsor with grant assistance shall be dedicated in an outdoor recreation area for the use and benefit of the general public. Leased land developed by the project sponsor with program assistance shall be dedicated as an outdoor recreation area for the general public for a minimum of twenty-five (25) years after completion of development. If the project sponsor should convert any part of the project area or the facilities thereon, whether acquired or developed with grant assistance, to other than FIND approved recreational uses, the project sponsor shall replace the area and facilities at its own expense with FIND approved project of comparable or greater scope and quality. In lieu of such replacement, FIND may require return of grant funds disbursed to the project sponsor.

I certify that copies of the Notice of Limitation of Use/Site Dedication form, project agreement and project boundary map have been filed in the County Courthouse with the deed to the property on which the following grant is located:

_____
FIND Project Name and Number

_____
Signature of Liaison Agent

_____
Typed Name and Title

_____
Date

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 : Fisherman's Wharf Project Agreement

DATE : January 26, 2018

RECEIVED
TIME
JAN 26 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

The subject Project Agreement is approved as to form and correctness. It should be noted that the FIND grant conditions requires that the project site be dedicated to pulic use for twenty-five (25) years.

public

cc: Jack Andrews, City Engineer
Rebecca Grohall, Planning Manager

OK
1/29/18

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY

Date Received:	CV
Assigned To:	01/25/2018
File:	
Due Date:	01/31/2018
Hours:	

RECEIVED
JAN 25 2018
By_____

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: KAITLYN BALLARD, ADMINISTRATIVE ASSISTANT KMB

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

RE: Fishersman's Wharf Project Agreement

DATE: JANUARY 25, 2018

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other:**

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

1. **Brief statement of the nature of the request or problem:** Please review the attached documents provided by City Engineer Jack Andrews, regarding the Fishersman's Wharf Project Agreement as to form and correctness.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** This request originates from documentation presented by the Engineering Department.

3. **Time considerations and their significance:** Please review documents at your earliest convenience.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** (e.g., purchasing approval, Commission Approval at [date] Regular Meeting, finance approval.)

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

   - Location
   - Phase of Construction
   - Parties Involved

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

- Memo from J. Andrews re- Fishersman's Wharf Project Agreement – Bulkhead Dredging

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

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

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

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

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

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

FROM : John R. Andrews, P.E., City Engineer

RE : Fisherman's Wharf Project Agreement – Bulkhead and Dredging

DATE : January 24, 2018

Please find attached a "Draft" copy of a proposed Project Agreement between the city and St. Lucie County for improvements at Fisherman's Wharf boat ramp and basin. I have reviewed the proposed agreement and have the following comments:

1. This agreement is necessary to secure funding from the Florida Inland Navigational District (FIND) for the replacement of the failing seawall. I would like to call your attention to the stipulation of FIND, that improvements must be dedicated to public use for a minimum period of twenty-five (25) years from the completion of construction.
2. Engineering is in agreement with the execution of the proposed agreement.

JRA/jra

RECEIVED
TIME_____
JAN 24 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

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 : Fisherman's Wharf Project Agreement Bulkhead and Dredging Project

DATE : November 28, 2017

The attached correspondence on the above referenced subject was received from Dan McIntyre, St. Lucie County Attorney. It is being forwarded to your attention for any action you deem appropriate.

Please feel free to contact this office if you have comments or inquiries concerning this matter.

JM/aw

Attachment

C: Linda Cox, City Clerk

RECEIVED
TIME_____
NOV 20 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

BOARD OF COUNTY COMMISSIONERS

ST. LUCIE COUNTY FLORIDA

RECEIVED
NOV 27 2017
By

COUNTY ATTORNEY
Daniel S. McIntyre

Heather Young ASSISTANT COUNTY ATTORNEY
Katherine Davis Barbieri ASSISTANT COUNTY ATTORNEY

November 20, 2017

James Messer, Esq.
City Attorney
100 North U.S. Highway 1
Fort Pierce, FL 34950

RE: Fisherman's Wharf Project Agreement Bulkhead and Dredging Project

Dear Jim:

Enclosed for discussion purposes is a draft project agreement concerning the Fisherman's Wharf Bulkhead and Dredging Project. As background information, I am also enclosing a copy of grant documents from the Florida Inland Navigation District (FIND) to assist the County in designing, permitting and constructing the bulkhead/dredging project. Please note that one of the FIND grant conditions requires that the project site be dedicated for public use for twenty-five (25) years. Also attached is a map reflecting the ownership of the parcels adjacent to the improvements.

If you have any question, please let me know.

Sincerely,

Daniel S. McIntyre
County Attorney

DSM/sb

C: County Administrator, w/enclosures
Deputy County Administrator, w/enclosures
Property Acquisitions Manager, w/enclosures
Port Engineer, w/enclosures
Stan Payne, w/enclosures

FISHERMAN'S WHARF BULKHEAD
BOAT RAMP AND BASIN
(PHASE 1) PROJECT AGREEMENT

THIS PROJECT AGREEMENT is made and entered into this _____ day of December, 2017, by and between the **CITY OF FORT PIERCE**, a Florida municipal corporation (the "City") the **FORT PIERCE REDEVELOPMENT AGENCY** (the "Agency") and **ST. LUCIE COUNTY**, a political subdivision of the State of Florida (the "County).

STATEMENTS OF INTENT

WHEREAS, the City and the County entered into an Interlocal Agreement on November 17, 2015 providing for cooperation between the parties in the development of the Port of Fort Pierce; and,

WHEREAS, the November 17, 2015 Interlocal Agreement provides that the parties may enter into an agreement for a specific project and attach the project agreement as an amendment to the Interlocal Agreement; and,

WHEREAS, the State of Florida Department of Transportation ("FDOT") hired a consultant, TranSystems to develop a conceptual plan for the development of Fisherman's Wharf at the Port of Fort Pierce; and,

WHEREAS, TranSystems presented the Conceptual Plan including three options to the governing bodies of the City and the County on May 15, 2015; and,

WHEREAS, in December 2016 the County received funding from the Florida Inland Navigation District (FIND") to develop a bulkhead design and submit a dredging permit for the Fisherman's Wharf Drainage Basin the location of which is depicted in a map attached as Exhibit "A"; and,

WHEREAS, the County has initiated the bulkhead design and obtained an FDEP permit; and,

WHEREAS, the County has applied for and received a grant from FIND to construct the Project; and,

WHEREAS, the FIND grant conditions require the owners of parcels benefitting from the proposed Project to agree that the Project Site will be dedicated to public use for a minimum period of twenty-five (25) years from the completion of the project; and,

WHEREAS, the County, the City and the Agency own property that will benefit from the improvements; and,

WHEREAS, the City, the Agency and the County desire to enter into a Project Agreement to satisfy the FIND grant conditions needed to construct the bulkhead and dredging improvements to the Fisherman's Wharf Basin (the "Project").

NOW, THEREFORE, in consideration of the mutual promises contained herein, the City and the County agrees as follows:

1. The City, the Agency and the County shall coordinate their efforts through their respective Project Managers. The County's Project Manager is Port Engineer Kyle Croce, P.E. at (772) 462-1491.

2. **CONSTRUCTION OF BULKHEAD AND DREDGING IMPROVEMENTS - COOPERATION AND GRANT CONDITIONS:**

   The parties agree to cooperate in the construction of bulkhead and dredging improvements at Fisherman's Wharf as depicted in Exhibit "A" as follows:

   a. The parties agree to comply with the site dedication requirement set out in Exhibit "B" within thirty (30) days after completion of the Project.

3. **SUBSEQUENT PHASES – IMPLEMENTATION OF THE CONCEPTUAL PLAN:**

   The parties agree to cooperate in implementing subsequent phases of the Conceptual Plan including future projects until completed.

4. **TERMINATION**

   Either party may terminate this Agreement without cause by giving ninety (90) days prior written notice to the other party. Termination of this Agreement shall not operate to terminate the site dedication referenced in Paragraph 2.

5. **WHOLE AGREEMENT**

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

6. **AMENDMENTS**

   The Agreement may only be amended by a written document signed by all parties and filed

with the Clerk of Circuit Court of St. Lucie County, Florida.

7. **NOTICES**

All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, telecommunicated, or mailed by registered or certified mail (postage prepaid) return receipt requested, addressed to:

As to City:

Fort Pierce City Manager
100 North U.S. One/P.O. Box 1480
Fort Pierce, FL 34954

With a Copy to:

Fort Pierce City Attorney
100 North U.S. One/P.O. Box 1480
Fort Pierce, FL 34954

As to County:

St. Lucie County Administrator
2300 Virginia Avenue
Administration Annex
Fort Pierce, FL 34982

With a Copy to:

St. Lucie County Attorney
2300 Virginia Avenue
Administration Annex
Fort Pierce, FL 34982

CITY OF FORT PIERCE, FLORIDA

ATTEST:

_____
Clerk

BY: _____
Mayor

Date: _____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
City Attorney

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY

BY: _____
Chairman

_____
Deputy Clerk

Date: _____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
County Attorney

Draft

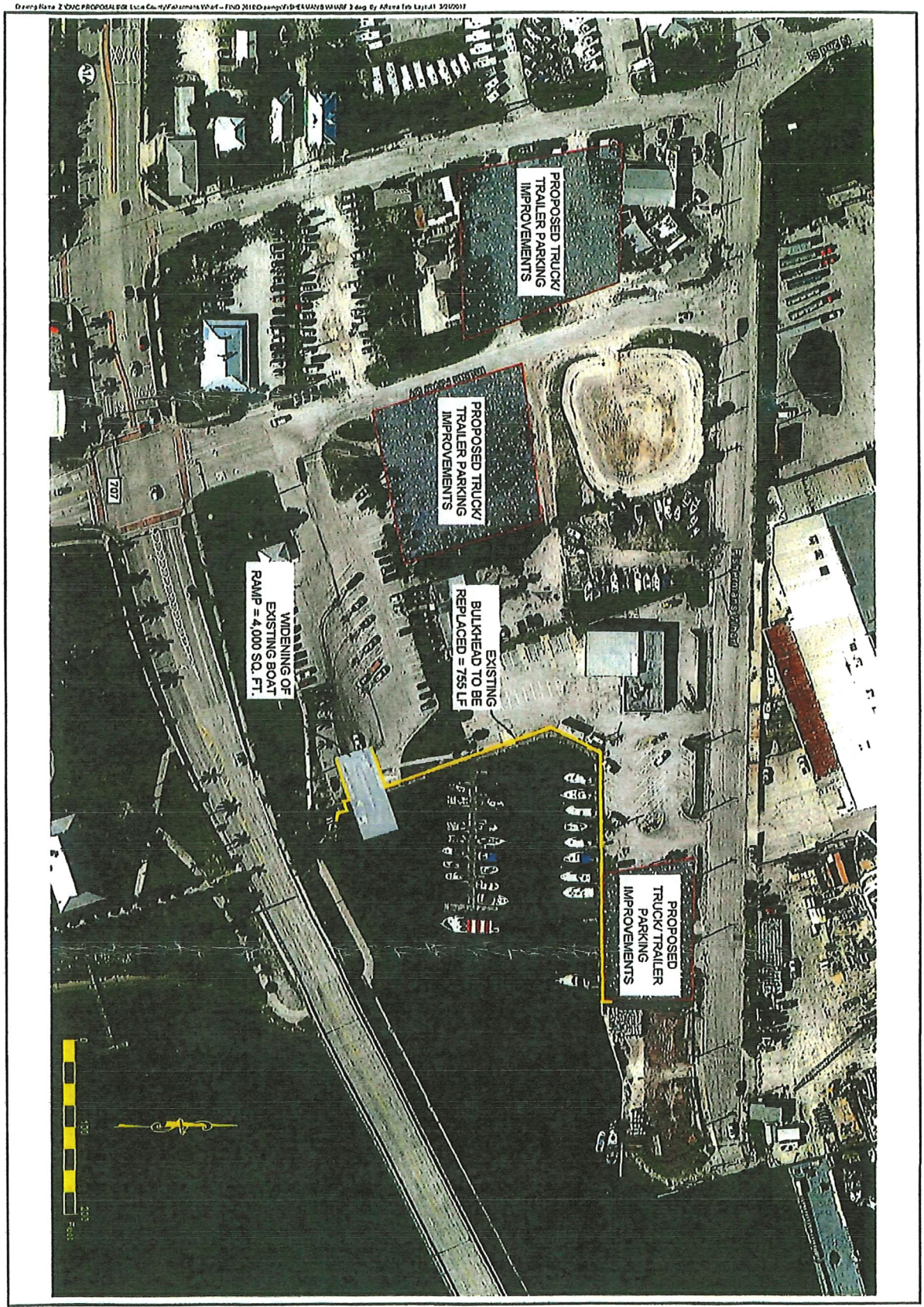
FORT PIERCE REDEVELOPMENT AGENCY

BY: _____
Mayor

Date: _____

Draft

EXHIBIT A



ST. LUCIE COUNTY	ST. LUCIE COUNTY BOCC 2300 VIRGINIA AVENUE FORT PIERCE, FL 34982	Dredging & Marine Consultants DMC ENGINEERS • SCIENTISTS	4643 S. Clyde Morris Blvd Unit 302 Port Orange, FL 32129 Phone:(386) 304-6505 Fax:(386) 304-6506 www.dmcea.com	Stephen J. Kirk, P.E. FLORIDA LICENSE No. 61486	PROJECT NAME: FISHERMAN'S WHARF CONCEPTUAL CLIENT: ST. LUCIE COUNTY	DRAWING DMC JOB NO DRAWN AR CAD C3D SHEET NO CHECKED RD SCALE AS SHOWN APPROVED SKP DATE 3-21-2018

Development Option 2

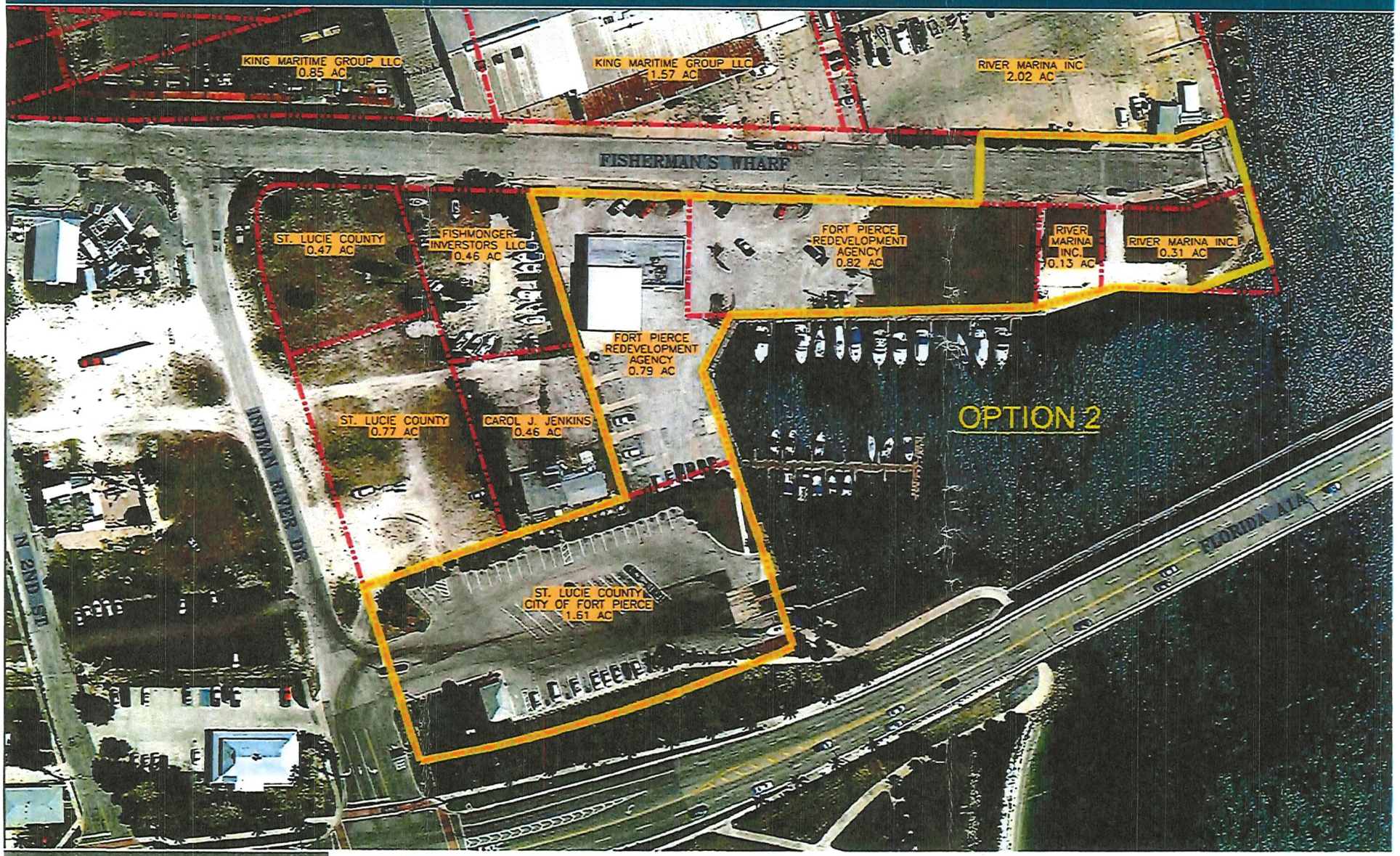


EXHIBIT B

FLORIDA INLAND NAVIGATION DISTRICT

SITE DEDICATION - The PROJECT SPONSOR also agrees that the PROJECT site shall be dedicated for the public use for a minimum period of twenty-five (25) years prior to or immediately following completion of the PROJECT, such dedication to be in the form of a deed, lease, management agreement or other legally binding document. Any change in such dedication shall require the prior approval of the DISTRICT. The PROJECT SPONSOR shall record evidence of such dedication within the Public Records of the County in which the PROJECT is located.

Draft Language Site Dedication

The Property identified in the Project Agreement Project # _____ has been acquired or developed by the project sponsor with financial assistance provided by the Florida Inland Navigation District (FIND) in accordance with Program statues. Pursuant to requirements of that rule, land already owned and then developed or land acquired by the project sponsor with grant assistance shall be dedicated in an outdoor recreation area for the use and benefit of the general public. Leased land developed by the project sponsor with program assistance shall be dedicated as an outdoor recreation area for the general public for a minimum of twenty-five (25) years after completion of development. If the project sponsor should convert any part of the project area or the facilities thereon, whether acquired or developed with grant assistance, to other than FIND approved recreational uses, the project sponsor shall replace the area and facilities at its own expense with FIND approved project of comparable or greater scope and quality. In lieu of such replacement, FIND may require return of grant funds disbursed to the project sponsor.

I certify that copies of the Notice of Limitation of Use/Site Dedication form, project agreement and project boundary map have been filed in the County Courthouse with the deed to the property on which the following grant is located:

_____
FIND Project Name and Number

_____
Signature of Liaison Agent

_____
Typed Name and Title

_____
Date

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

Meeting Date: 03/19/2018

Re: Approval of Brothers Construction Dinghy Dock Proposal

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of Brothers Construction proposal for the Design Build of City Marina Dinghy Docks. Brothers Construction, has supplied the City with a proposal to construct the Dinghy Docks under Bid No. 2018-014, Marine Contracting Services, Piggyback Martin Co. Bid No. 2017-2935, in an amount not to exceed $351,425.00.

SUMMARY:

Due to the unsuccessful bid process, Bid No. 2018-005 - Design Build of City Marina Dinghy Docks, in which the sole proposal was $203,000 over the project budget and 35 days over expected project completion time. On February 5, 2018, Commission awarded Brothers Construction, Inc., Bid No. 2018-014, Marine Contracting Services, Piggyback Martin Co. Bid No. 2017-2935, therefore staff asked if they would provide a proposal for the dinghy docks.The Brothers Construction proposal is $351,425.00 which is under the City's budget also within the City's completion time frame. The proposal is inclusive of all costs except building permits.

RECOMMENDATION:

Recommend utilizing Brothers Construction to complete the project.

ALTERNATIVES:

Advertise the project again which will place the City in jeopardy of loosing project funding.

RESPONSIBLE STAFF:

Ed Seissiger, Engineering Project Coordinator
Libby Woodruff, Grant Administrator
Gelencia Carter, Purchasing Manager

COORDINATED WITH:

Wade Diekman, Brothers Construction

Fiscal Impact

Budgeted Y/N:	y
Fiscal Year:	2018
Account:	401-4100-575-3490
Amount:	351,425.00

FISCAL IMPACT:

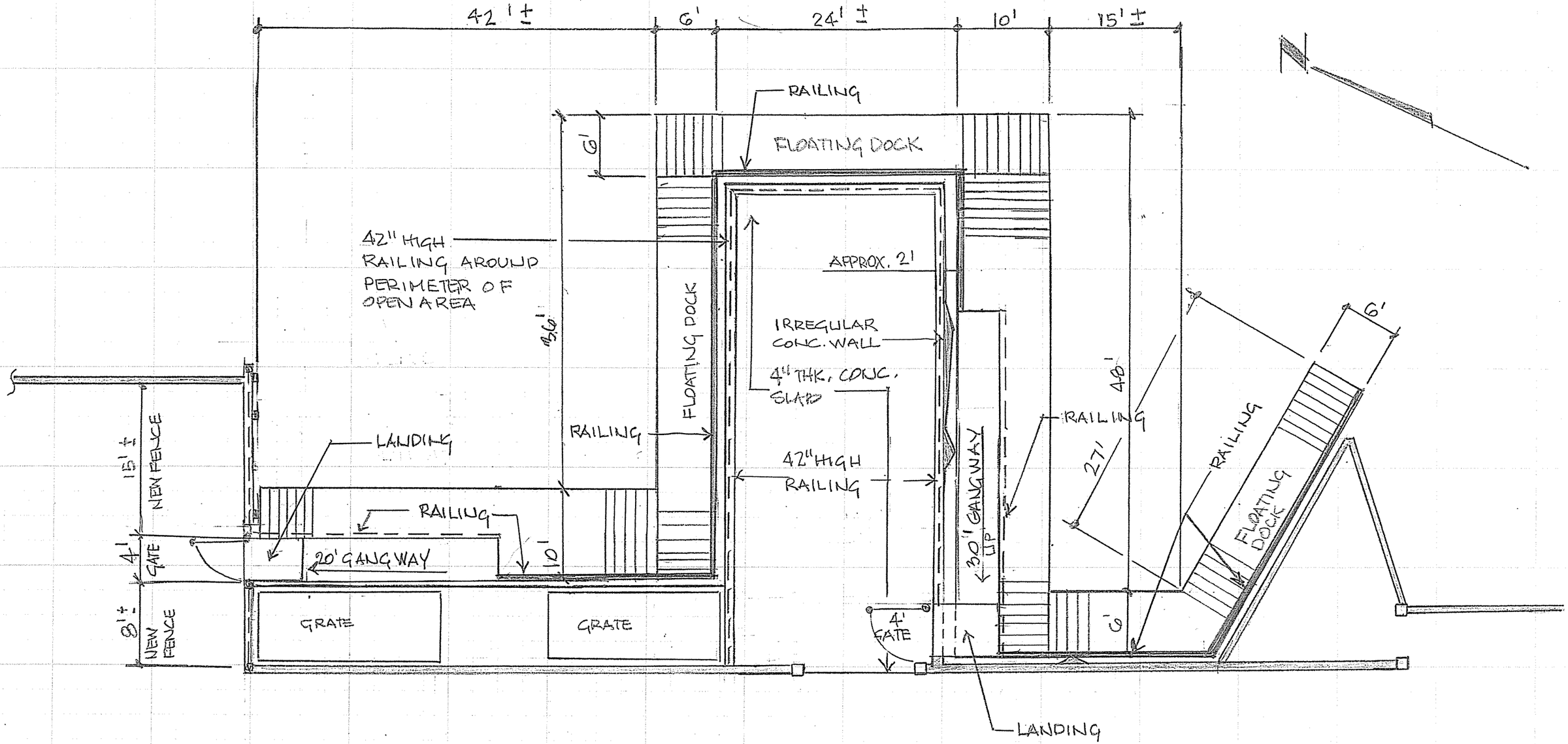
This project is being funded by matching grants:
FWC Agreement No.16271 - $190,688.00
FIND Proj. No SL-FP-15-58 - $190,687.00

Attachments

Proposed construction concept
Cost Proposal

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	03/09/2018 01:31 PM
City Manager	Nick Mimms	03/09/2018 01:59 PM
Form Started By: Ed Seissiger		Started On: 02/28/2018 10:29 AM
Final Approval Date: 03/09/2018		



PLAN @ DINGY DOCKS

1" = 10.0'

NOTES:

1. GANGWAY AND LANDING TO HAVE RAILINGS.
2. GANGWAY TO BE FENCED TO STOP ACCESS BELOW GANGWAY.
3. AREAS WITH IRREGULAR WALLS WILL HAVE WIDER GAPS BETWEEN WALL AND FLOATING PIERS.
4. GANGWAYS MAX. 20%. NOT ADA COMPLIANT

CITY OF FT. PIERCE, FLA.			
DINGY DOCKS			
BROTHERS' CONSTRUCTION, INC.			
DATE: 2-20-18	B.B.B	REV- 2-22-18	1 OF 1

BROTHERS' CONSTRUCTION, INC.

City of Ft. Pierce Marina Dingy Dock

Cost Estimate

1	Mobilization including payment & performance bonds and insurance	1	LS	$14,600.00	$14,600.00
2	Erosion protection	1	LS	$1,000.00	$1,000.00
3	M.O.T.	1	LS	$2,500.00	$2,500.00
4	Floating docks complete including guide wall mounted guide assemblies brackets	1	LS	$255,000.00	$255,000.00
5	Platforms & gangways including support structures	1	LS	$28,500.00	$28,500.00
6	Handrails (42" white aluminum picket and 3-line mill finish aluminum on docks)	1	LS	$24,050.00	$24,050.00
7	Concrete slab (including excavation grading), 6' think	1	LS	$9,875.00	$9,875.00
8	Point, patch and class V finish top of existing wall at perimeter of proposed concrete slab (approx. 100LF)	1	LS	$2,900.00	$2,900.00
9	Solar lighting allowance	1	LS	$13,000.00	$13,000.00
				TOTAL	**$351,425.00**

Clarifications and Exclusions:

a. We have not included any permits or permit fees.

b. We have not included any utility modifications or relocation.

c. All work shall be constructed in accordance with provided plan dated February 22, 2018. Complete engineered shop drawings will be provided by floating dock manufacturer.

d. Payment and Performance Bonds in the amount of 100% of contract value are included.

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

Meeting Date: 03/19/2018

Re: Site Plan Extension for Candlewood Suites - 7151 Okeechobee Road

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Approval of a two (2) year extension for the Site Plan approval for Candlewood Suites, located at 7151 Okeechobee Road, the new expiration date would be September 15, 2020.

SUMMARY:

- The applicant is requesting a two (2) year extension of the approved site plan for Candlewood Suites, located at 7151 Okeechobee Road. This would be the second of two hotels on the site. The Holiday Inn Express was the first hotel completed on the site.
- The property is currently zoned C-3, General Commercial with a Future Land-Use of GC, General Commercial
- The project previously received a site plan extension in 2014 and 2016
- The current site plan approval expires on September 15, 2018
- The applicant is requesting the extension because of the slow recovery in the local market for additional hotel space. Over the past year, there has been some shift in the market that leads the applicant to believe the time is approaching when they can commence construction on the second hotel option for the site.

RECOMMENDATION:

Approval of a two year extension until September 15, 2020 for the Candlewood Suites Site Plan.

ALTERNATIVES:

Deny the extension of time, or authorize a different time period than two years.

RESPONSIBLE STAFF:

Brandon Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Planning Staff

Fiscal Impact

OTHER INFORMATION:

Future development will positively impact Ad Valorem collection

---

Attachments

Request for Extension

City Commission Approval Letter 9/9/16

Property Record Card
Approved Site Plan
Candlewood Suites Rendering
Holiday Inn Express Certificate of Occupancy

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2018 12:43 PM

Form Started By: Brandon Creagan
Started On: 03/07/2018 11:30 AM
Final Approval Date: 03/09/2018

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

File number 18-018
Writers e-mail: dmurphy@ct-eng.com

February 12, 2018

RECEIVED
FEB 13 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Ms. Rebecca Grohall, Planning Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

Subject: Ft. Pierce Hotel Plaza (Holiday Inn/ Candlewood Suites)
Request for Site Plan Extension

Dear Ms. Grohall:

This office represents the owners/developers of the previously approved site plan project known as *Ft. Pierce Hotel Plaza*, located at the intersection of SR 70 and the entry into Florida Turnpike, in western Ft. Pierce. This project received its initial site plan approvals in 2007, with subsequent site plan extensions to the overall completion date being granted in 2014 and 2016. Under the most recent extension action granted by the City of Ft. Pierce, this projects site plan approval is scheduled to expire September 15, 2018.

In September 2009, the City of Ft. Pierce issued a Certificate of Occupancy for the first part of this project site, specifically the Holiday Inn Express. As part of that facilities construction, all of the required infrastructure (utility, stormwater & parking) to support the full development of this property with two planned hotel uses, was completed.

Since the economic downturn of the late 2000's, it has been a slow recovery in the local market for additional hotel space. Over the past year, there has been some shift in the market that leads us to believe that the time is approaching where we can commence construction on our second hotel option for this site. However, we *will not* have any proposed hotel construction completed by the current expiration deadline of September 15, 2018. Accordingly, and on behalf of MGC Ft. Pierce Corporation, we are requesting that the City Commission authorize a 24-month extension to this projects current expiration date, so that the amended expiration date would now be September 15, 2020.

Attached you will fund the required filing fee of $1,877.50 (MGC ck #14493) for the processing of this requested extension.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to let me know.

Sincerely

Dennis J. Murphy
Principal Planner

DJM
s:\djm - misc files\+recv data\+2018\18-018 pvt - holiday inn express (ftp)\+18-018 project mgt\corro\18-018_180212_ftp planning, 001, grohall, site plan extend request (2018.02.12).docx

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

September 9, 2016

James H. McCarty, Jr., Esq.
McCarty, Naim, Focks & Keeter, P.A.
2630-A NW 41st Street
Gainesville, FL 32606-6666

Dear Mr. McCarty:

At their meeting on September 6, 2016, the City Commission of the City of Fort Pierce considered your request for a two (2) year extension to the approved Site Plan for the construction of a hotel located at 7151 Okeechobee Road on behalf of MGC Ft. Pierce Corporation. The City Commission approved the two year extension.

Any further requests for an extension must be in writing to the Planning Manager no later than thirty (30) days prior to expiration date of September 15, 2018.

Very truly yours,

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Manager

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

Property Identification

Site Address: 7151 OKEECHOBEE RD
Sec/Town/Range: 24/35S/39E
Map ID: 23/24S
Zoning: C3

Parcel ID: 2324-333-0002-000-8
Account #: 14284
Use Type: 3900
Jurisdiction: Fort Pierce

Ownership

MGC Ft Pierce Corporation
PO Box 339
Tarpon Springs, FL 34689

Legal Description

24/25 35 39 FROM SW COR OF SEC 24 RUN S 89 DEG 24 MIN 21 SEC E 389.85 FT FOR POB, TH N 07 DEG 14MIN 52 SEC W 507.54 FT M/L TO SLY R/W OKEE RD, TH N 69 DEG 36 MIN 39 SEC E ON R/W 224.34 FT, THS 20 DEG 23 MIN 21 SEC E 120 FT, TH N 80 DEG 17 MIN 25 SEC E 86.07 FT TO PT IN E LI OF SW 1/4OF SW 1/4 OF SW 1/4, TH S 486.39 FT TO PT ON S LI OF SEC 24, SD PTBEING S 89 DEG 24 MIN 21 SEC E 662.55 FT FROM SW COR OF SD SEC 24, TH S 89 DEG 24 MIN 21 SEC E ALG S SEC LI 99.67 FT, TH DEPART SEC 24 S 16 DEG 05 MIN 35 SEC W 499.82 FT, TH N 89 DEG 24 MIN 21 SEC W 449.16 FT TO ELY R/W CO RD, TH N 07 DEG 14 MIN 52 SEC W ALG SD ELY R/W CO RD 483.29 FT TO POB (8.22 AC) (OR 1327-32)

Current Values

Just/Market Value:	$4,735,000
Assessed Value:	$4,342,121
Exemptions:	$0
Taxable Value:	$4,342,121

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

Total Areas

Finished/Under Air (SF):	53,236
Gross Area (SF):	55,350
Land Size (acres):	8.22
Land Size (SF):	358,063.2

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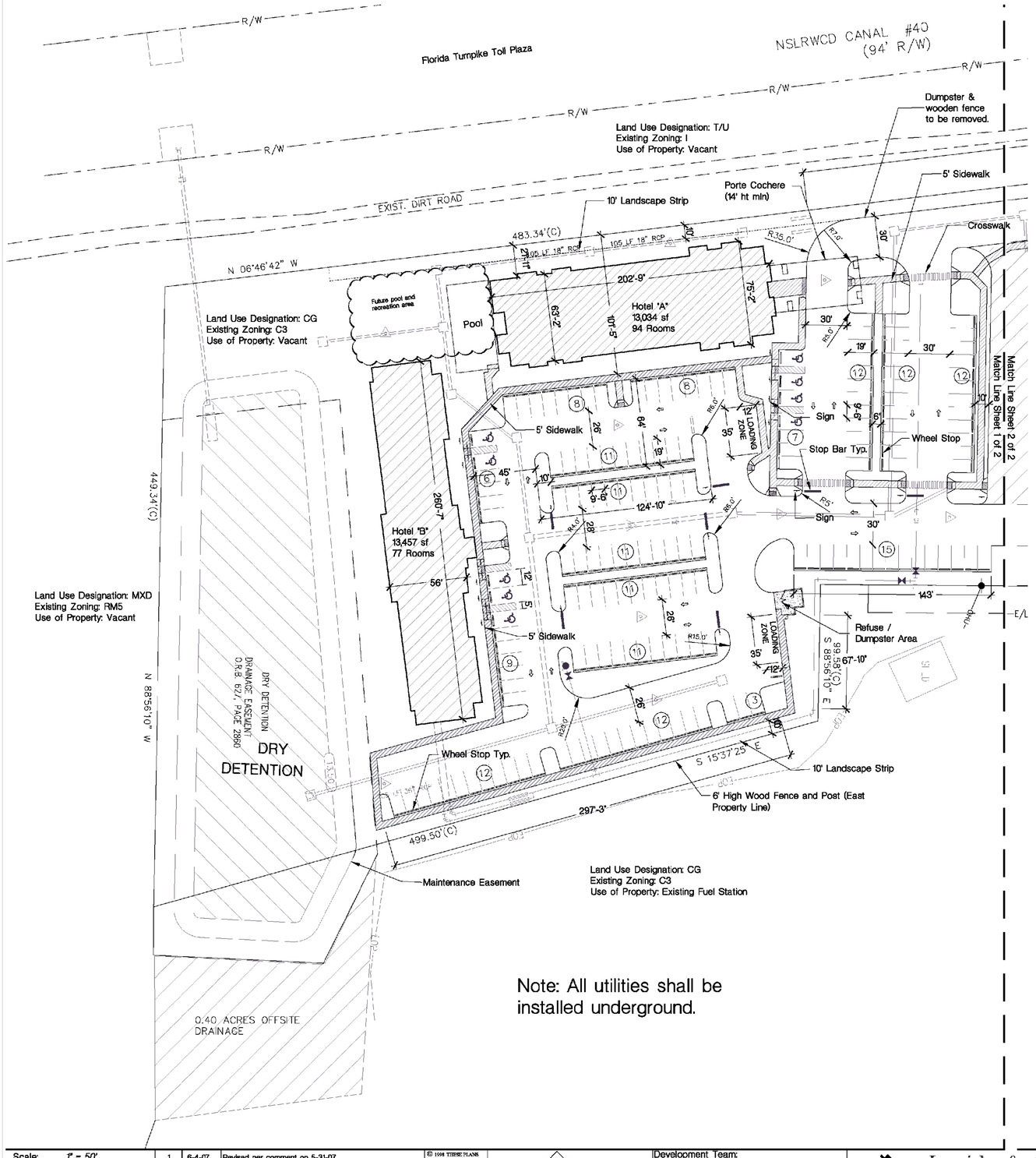
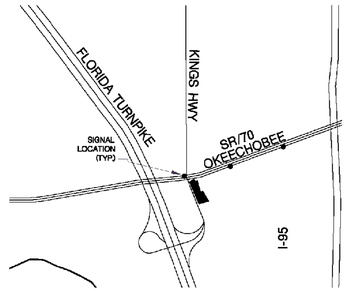
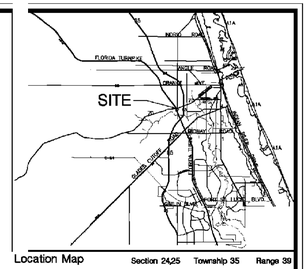






Location Map Section 24,25 Township 35 Range 39

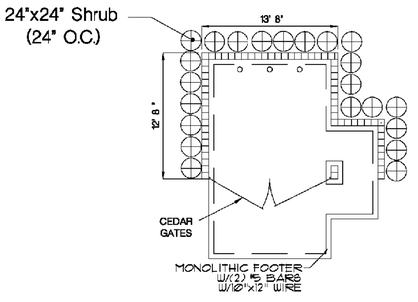
SURROUNDING ACCESS POINTS MAP
SCALE N.T.S.

Note:
This parcel is owned and controlled by MGC Fort Pierce Corporation for continued use and development for highway transient Lodging.

General Notes:
1. Parking space striping shall conform to Section 22-60(c)(6) of the Fort Pierce City Code.
2. Refuse area to be screened in accordance with Section 22-i87(11) of Fort Pierce City Code.
3. A fence shall be placed around all back flow prevention devices in accordance with Section 22-7(d) of the Fort Pierce City Code.
4. All interior sidewalks to be 5' wide minimum.
5. Parking space bumper rails shall comply with Section 22-60(C)(7) of the Fort Pierce City Code.
6. Chapters 17 and 22, as well as Article XII, of the City of For Pierce Code shall be adhered to.
7. Maximum height of proposed structures shall not exceed 65 feet.
8. Identification sign is existing.
9. Surface water management shown encroaches onto adjacent property per SFWMD permit.
10. Frontage along S.R. 70 is consistent with section 15-8(7)(b) for ground signs.
11. Existing sign is located and approximatly 35' high 100 sqft of sign face
12. See engineering plans for project phasing.
13. All utilities shall be installed underground.
14. All curbs shall be valley gutter type curbs.

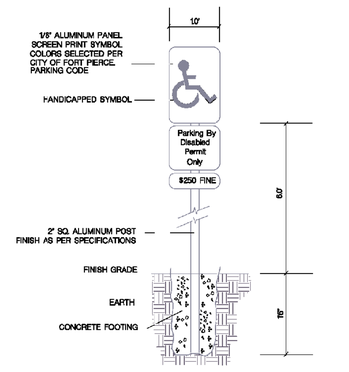
C-3 Lot Size & Dimensional Requirements:

Min. Lot Area	10,000 sf.
Min. Lot Width	70'
Min. Lot Depth	90'
Min. Road Frontage	25'
Front	50'
Max. Height	65'
Max. lot Coverage by Bldg.	60%



PLAN

1 Dumpster / Refuse Enclosure
SCALE: N.T.S.



2 Handicapped Parking Sign Detail
SCALE: N.T.S.

Scale: 1" = 50'	1	6-4-07	Revised per comment on 5-31-07	© 1998 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.	North 50 0 25 50	Development Team: Owner: MGC Ft. Pierce Corporation 855 East Pine St. Tarpan Springs FL. 34689 Engineer: Culpepper & Terpening, Inc. 2980 South 25th Street, Fort Pierce, FL 34981 Landscape Architect: Thomas Lucido & Associates, 100 Avenue A, Suite 2A Fort Pierce, FL 34950, 772-467-1301
Drawn by: RS					
Checked by: GB					
CADD No: B06-21					
Date: 03-22-07	No.	Date	Description of Revision		

Lucido & Associates.
Land Planning/Landscape Architecture
Lic. #LC-0000335
100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 772-467-1301, Fax 772-467-1303

Fort Pierce Hotel Plaza
City of Fort Pierce
Site Plan

Sheet 6 of 13

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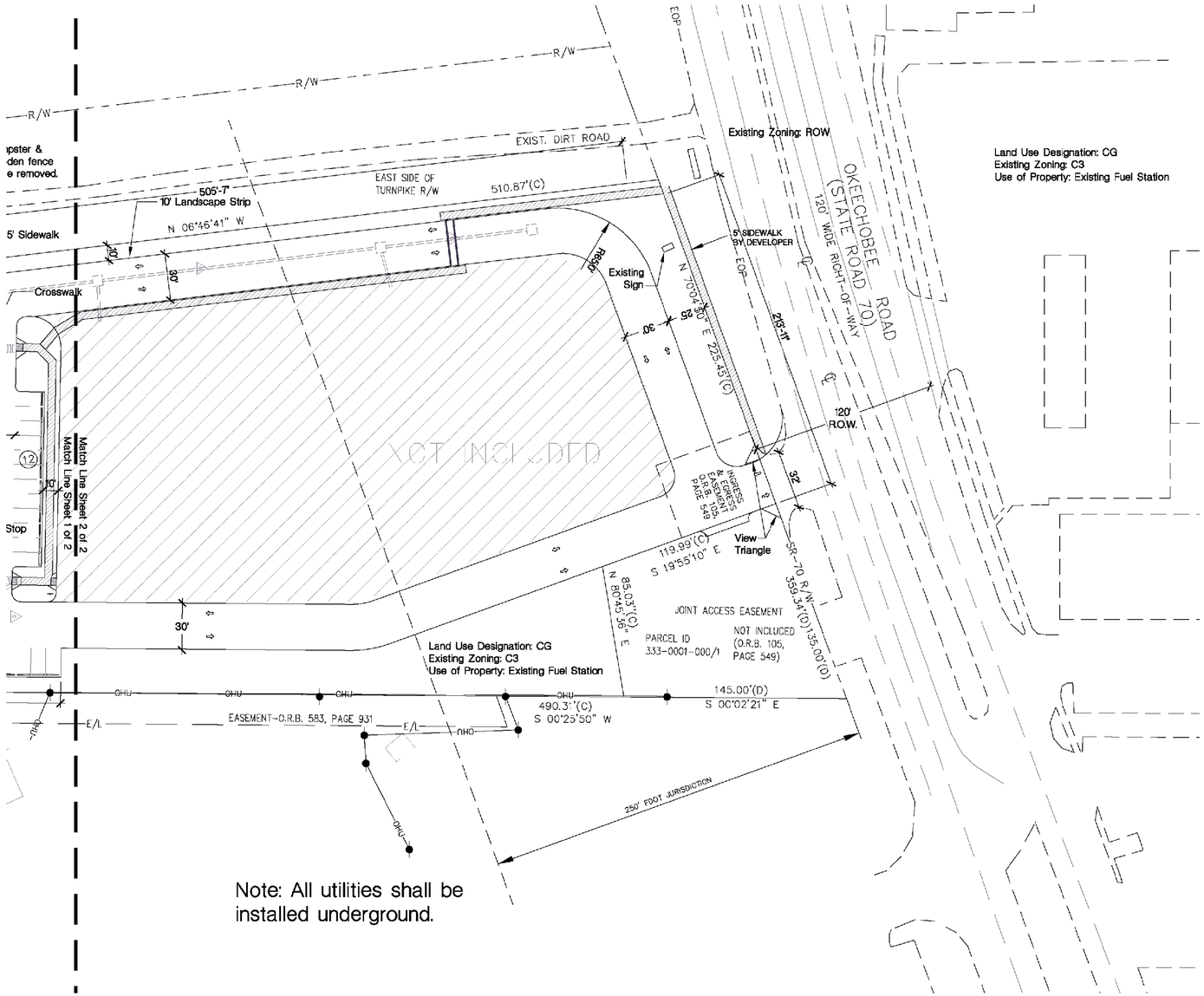
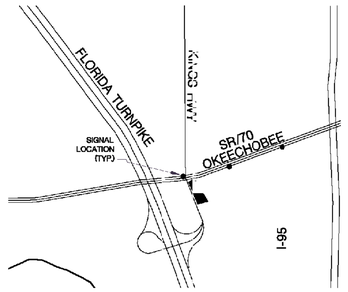
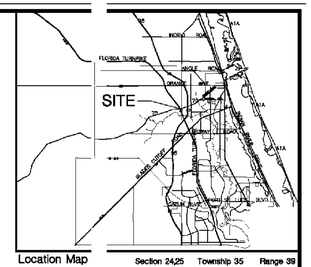


Land Use Designation: CG
Existing Zoning: C3
Use of Property: Existing Fuel Station

Note: All utilities shall be installed underground.



SURROUNDING ACCESS POINTS MAP
SCALE N.T.S.



Loading Zone Requirement

Hotel "A" (13,034 sf)	Required 1	Provided 1
Hotel "B" (13,457 sf)	Required 1	Provided 1
Total	Required 2	Provided 2

Site Data:

Existing Zoning	C3
Land Use Designation	CG
Total Area	8.24 AC
Existing Hotel parcel	2.51 AC
Phase I	Hotel A Construction
Rooms	94
Parking Required	94 spaces
Parking Provided	94 spaces
Handicap Parking Required	4 spaces
Handicap Parking Provided	9 spaces
Phase II	Demolition
Phase III A.	DOT Driveway Closure
Phase III B.	Hotel B Construction
Rooms	77
Parking Required	77 spaces
Parking Provided	77 spaces
H.C. Parking Required	4 spaces
H.C. Parking Provided*	0 spaces

*NOTE: Phase III B. H.C. Parking requirements were met in Phase I Construction.

Phase IV	Future Development
Total:	
Parking Required	171 spaces
Parking Provided	171 spaces
H.C. Parking Required	8 spaces
H.C. Parking Provided	9 spaces

*NOTE: See engineering plans for project phasing.

Property Area	8.24 AC
Additional Drainage Easement	.19 AC
Offsite	.40 AC
Total Drainage Area	8.83 AC

Impervious

Buildings	26,752 SF	.61 AC
Parking / Roadway / Curb	111,920 SF	2.57 AC
Misc. Driveway / Pool / Sidewalks / Conc.	13,000 SF	.30 AC

Pervious

Dry Detention	33,016 SF	.76 AC
Dry Detention Banks	13,086 SF	.30 AC
Open Space	207,442 SF	4.76 AC
Total Impervious	151,492 SF	3.48 AC
Total Pervious	161,172 SF	3.70 AC
Phase Total	358,934 SF	8.24 AC
Percent Impervious	47.62%	
Percent Pervious	52.38%	

1. Includes Pool Decks

Scale: 1" = 50'	1	6-4-07	Revised per comment on 5-31-07	
Drawn by: RS				
Checked by: GB				
CADD No.: B06-21				
Date: 03-22-07	No.	Date	Description of Revision	

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North
50 0 25 50

Development Team:
Owner:
MGC Ft. Pierce Corporation
855 East Pine St. Tarpan Springs FL. 34689
Engineer:
Culpepper & Terpening, Inc.
2960 South 25th Street, Fort Pierce, FL 34981
Landscape Architect
Thomas Lucido & Associates, 100 Avenue A Suite 2A
Fort Pierce, FL. 34950 772-467-1301

Lucido & Associates.
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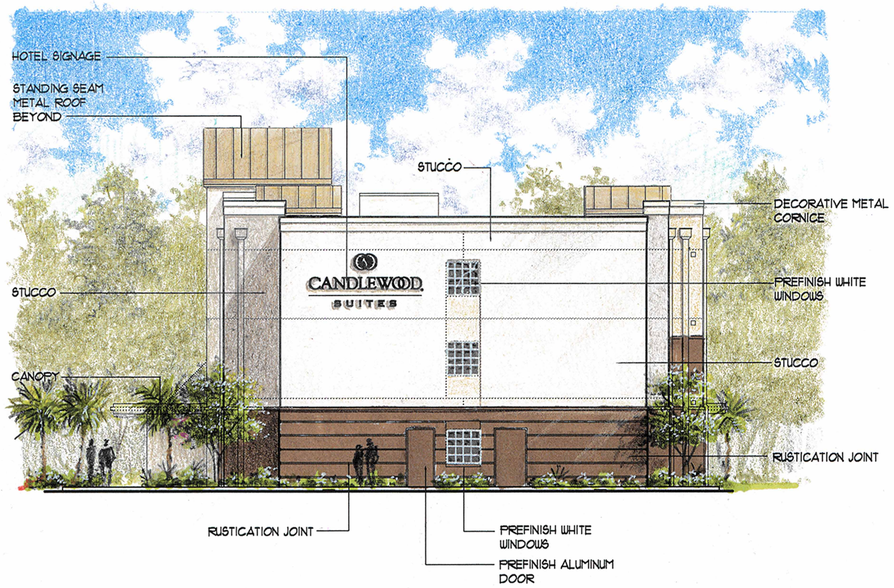
Fort Pierce Hotel Plaza

City of Fort Pierce

Site Plan

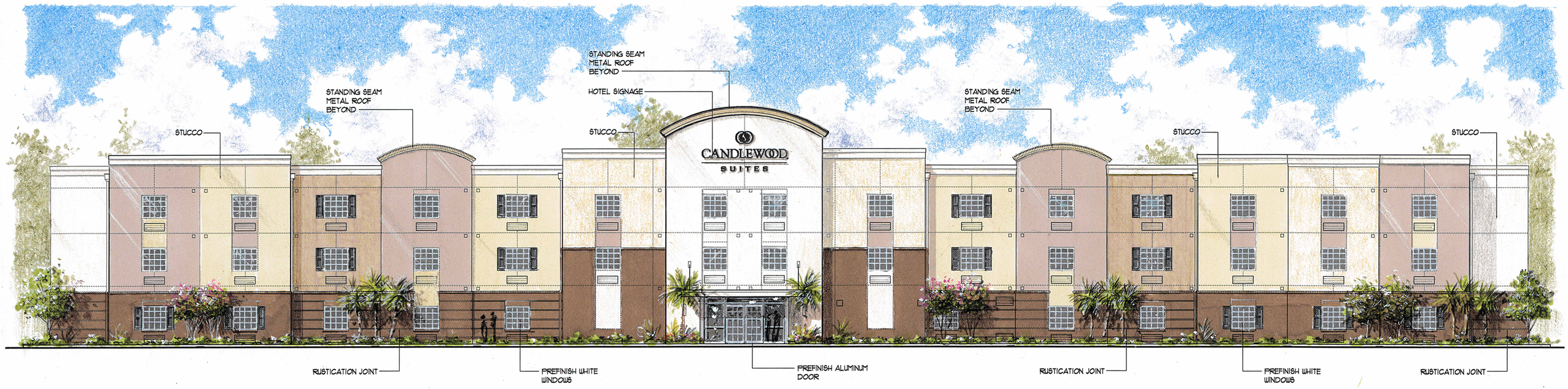
Sheet 7 of 13

P:\Proj-2005\05-439 Holiday Inn Express Due Diligence\Eng Dwg\05-439 BASE.dwg, 8/7/2007 9:23:46 AM, K_E 6806.pc3



WEST ELEVATION

SCALE: 1/16"=1'-0" 0' 5' 16'



NORTH ELEVATION

SCALE: 1/16"=1'-0" 0' 5' 16'

LW ARCHITECTS
MEMPHIS, TENNESSEE

SCHEMATIC ELEVATIONS

08/03/07

CANDLEWOOD SUITES
FT. PIERCE, FLORIDA

CITY OF FORT PIERCE
Florida

OCCUPANCY CERTIFICATE

CERTIFICATION OF COMPLIANCE FOR FLORIDA BUILDING CODE SECTION 110.2
CERTIFICATE OF ZONING COMPLIANCE AS PER CITY OF FORT PIERCE ZONING CODE SECTION SEC. 22-139

DATE OF ISSUE 9/15/09 ZONING CLASSIFICATION C-3

ADDRESS 7151 OKEECHOBEE RD. PARCEL: 232433300020008 PERMIT # 07-1739

DESCRIPTION OF PORTION OF STRUCTURE CERTIFICATE APPLIES TO: HOLIDAY INN EXPRESS

OWNERS NAME MCG Ft. Pierce Corporation OWNERS ADDRESS: P.O. Box 339 Tarpon Springs, Fl 34689

FBC CODE EDITION 2004 USE GROUP A-2, R-1 CONSTRUCTION TYPE II-B

OCCUPANT LOAD (SEE BELOW) SPRINKLER SYSTEM: PROVIDED (X) REQUIRED (N/A)

HAZARD CLASSIFICATION N/A AISLE WIDTH AS DETERMINED BY SPRINKLER DESIGN N/A

SPRINKLER AND STANDPIPE DEMAND AT BASE OF RISER N/A PSI

SPECIAL CONDITIONS OR VARIANCES:

OCCUPANT LOAD:
GROUND FLOOR- (A-2) = 85
GROUND FLOOR- (R-1) = 62
2ND FLOOR R-1 = 67
3RD FLOOR R-1 = 67
4TH FLOOR R-1 = 67

*** Have paint color changes by the owner approved by commission****

THE DESCRIBED PORTION OF THE STRUCTURE HAS BEEN INSPECTED FOR COMPLAINCE WITH THE REQUIREMENTS OF THIS CODE FOR THE OCCUPANCY AND DIVISION OF OCCUPANCY AND THE USE FOR WHICH THE PROPOSED OCCUPANCY IS CLASSIFIED AS PER THE FLORIDA BUILDING CODE

Marc Murgo 9-15-09

BUILDING OFFICIAL DATE

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

Meeting Date: 03/19/2018

Re: 426 N 10th St (front unit) - demo hearing

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

SUBJECT:

Resolution No. 18-R12 and Quasi-Judicial Hearing - A hearing to allow the owners and/or parties of interest in the property identified as 426 N 10th Street - Front Unit to show cause why the structure located on the premises should not be condemned and demolished.

SUMMARY:

1. The structure located at 426 N 10th Unit (front structure) was initially declared unsafe under the International Property Maintenance Code by Building Official Marc Meyers on 4/4/2014.
2. No action was taken by the owner to remedy the condition of the property. The property is now in an estate.
3. The building was inspected again on 09/21/2017 and was again declared unsafe and condemnation for demolition proceedings were initiated.
4. The daughter of the prior owner (estate) has been in contact with the City on multiple occasions. Due to her health and current financial situation she is unable to facilitate the demolition of the structure. As a result of the continued deterioration and vandalism to the structure, she has requested the City take the necessary action to remove the building.

RECOMMENDATION:

Staff recommends the City Commission approve Resolution No. 18-R12 declaring that the structure located at 426 N 14th Street be condemned and demolished in accordance with the Rules of Procedure for Condemnation and Demolition as adopted by the City Commission.

ALTERNATIVES:

Amend Resolution No. 18-R12.
Deny Resolution No. 18-R12.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Iola Mosely, Assistant City Attorney

Fiscal Impact

OTHER INFORMATION:

The cost of demolition, if required to be conducted by the City, will be funded by the Clean & Safe Initiative and shall become a lien against the property.

Attachments

18-R12
Condemnation Report
2018 Unsafe Building Affidavit
2014 Unsafe Building Affidavit
Property Card
Condemnation Posting and Affidavit
Property Maintenance Inspection Report
Photos - 9-22-17
Certified Mail - Condemnation Report
Notice of Hearing sent by City Clerk
Photos 3-8-18
Property Status Statement
Proof of Service Hearing Notice

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	03/09/2018 10:47 AM
City Manager	Nick Mimms	03/09/2018 12:43 PM

Form Started By: Peggy Arraiz Started On: 03/06/2018 03:19 PM
Final Approval Date: 03/09/2018

RESOLUTION NO. 18-R12

A RESOLUTION DETERMINING THAT CERTAIN BUILDING OR STRUCTURE LOCATED AT **426 N 10TH ST – FRONT UNIT** IN FORT PIERCE, FLORIDA IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE **SHALL BE CONDEMNED AND DEMOLISHED**; DECLARING THE PARTIES OF INTEREST WERE PROVIDED THE OPPORTUNITY TO BE HEARD AND ARE RESPONSIBLE FOR THE REMOVAL OF THE BUILDING OR STRUCTURE; AND ORDERING THE CITY OF FORT PIERCE TO AFFECT SUCH REMOVAL AND PLACE A LIEN UPON THE PROPERTY IDENTIFIED IF COMPLETED BY THE CITY OF FORT PIERCE; PROVIDING FOR APPEAL; AND PROVIDING FOR NOTICE TO ALL PARTIES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Charter for the City of Fort Pierce, Florida provides the City Commission the authority to declare a building or structure unsafe and require its removal or destruction; and

WHEREAS, a quasi-judicial hearing was held before the City Commission to determine if the building or structure located at 426 N 10TH ST – FRONT UNIT IS unsafe and a nuisance that constitute a menace to the business, health and safety of the community; and

WHEREAS, all parties with interest in the property were properly provided notice of the hearing and given the opportunity to show cause why the structure should not be condemned; and.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building(s) or structure(s) located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

426 N 10TH ST – FRONT UNIT
FEE AND MAY`S RE-S/D BLK A LOT 7-LESS W 40 FT
FOR ST R/W- (MAP 24/10C) (OR 695-1012)
2410-601-0007-000/9

Is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community and shall be condemned in accordance with the Charter of the City of Fort Pierce and order it removal by demolition in accordance with the time frames and regulations outlined in the Rules of Procedure for Condemnation and Demolition as adopted by the City Commission.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, were provided the opportunity to be heard and to show cause why said building or structure should not be condemned and its removal or destruction required.

LEROY CHAVIS (EST)
1230 AVENUE I
FT PIERCE, FL, 34950

SECTION 3. The hereinbefore named persons, firms, or corporations are responsible for the removal or demolition of the building or structure and should such parties fail to demolish the building or structure as required by order of the City Commission, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien upon said property.

SECTION 4. The hereinbefore named persons, firms, or corporations shall have the right to appeal this resolution to the Circuit Court of St. Lucie County, within thirty (30) days of the effective date of this resolution pursuant to the Florida Rules of Appellate Procedure.

SECTION 5. A certified copy of this resolution shall be mailed by registered or certified mail to the hereinbefore named persons, firms, or corporations, by the City Clerk for the City of Fort Pierce, Florida.

SECTION 6. 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 19th day of March, 2018.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
James M. Messer, Esq.
City Attorney

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

January 12, 2018

Case #: 18-00000132

LEROY CHAVIS (EST)
1230 AVENUE I
FT PIERCE, FL 34950

RE: Address: 426 N 10TH ST
Tax ID #: 2410-601-0007-000/9

Pursuant to the City of Fort Pierce Code of Ordinances and the International Property Maintenance Code (IPMC) s. 108, the property located at the above referenced location has been found to be unsafe and is in violation of the following:

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

under this code, or was erected, altered or occupied contrary to law.

108.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that have any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.

5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

C0075944

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablitè ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun póu nou espliké sa tou suit.

304.1 Exterior structure – General.

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

304.1.1 Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;

6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects;

12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

304.3 Address identification.

Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position to be visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

304.4 Structural members.

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior walls.

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing.

All glazing materials shall be maintained free from cracks and holes.

304.15 Doors.

All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. 304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

304.18 Building security.

Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

305.1 General.

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

305.1.1 Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

4. Structural members are incapable of supporting nominal loads and load effects;

305.2 Structural members.

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces.

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces.

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

506.1 General.

All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

The building, structure, or premise is condemned and shall be demolished within 30 days. The building or structure has been posted with a Condemned placard and ordered vacated to prevent further occupancy until work is completed and the final inspection has been approved. The demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with the City of Fort Pierce Charter and all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.**

Should you have questions regarding this matter, you may contact my office at (772) 467-3720.

Sincerely,

Margaret M. Arraiz
Code Compliance Manager
City of Fort Pierce

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4394136 01/24/2018 02:36:32 PM
OR BOOK 4090 PAGE 773 - 777 Doc Type: NOT
RECORDING: $44.00

Notice of Unsafe Building
Affidavit

Case#: 18-0132

Property Address: 426 N 10TH ST

Tax ID#: 2410-601-0007-000/9

Legal Description: FEE AND MAY`S RE-S/D BLK A LOT 7-LESS W 40 FT FOR ST R/W- (MAP 24/10C) (OR 695-1012)

Owner(s): LEROY CHAVIS (EST)
1230 AVENUE I
FT PIERCE, FL 34950

This AFFIDAVIT certifies that the above property, building, structure or premise is unsafe and the owner(s) of record has been properly served.

1/12/18
Date

Margaret M. Arraiz, City of Fort Pierce, Florida

Attachment: Notice of Unsafe Building Letter

THIS AFFIDAVIT REPLACES THE NOTICE OF UNSAFE BUILDING AFFIDAVITS FILED IN BOOK 2941 PAGE2658 RECORDED ON 2/26/2008 AND BOOK 3620 PAGE 1399 RECORDED ON 4/9/2014. This Affidavit shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 12th day of January, 2018, by Margaret M. Arraiz who is personally known to me.

Colleen Greer
Signature of Notary

stamp

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

C0075942

City of Fort Pier
Notice of Unsafe Bu
Affidavit

JOS E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3942891 04/09/2014 at 02:16 PM
OR BOOK 3620 PAGE 1401 - 1402 Doc Type: AFF
RECORDING: $18.50

Date: 4/4/14

Property Address: 426 N 10th St Tax ID#: 2410-601-0007-000-9

Legal Description: FEE AND MAY`S RE-S/D BLK A LOT 7-LESS W 40 FT FOR ST R/W- (MAP 24/10C) (OR 695-1012)

Owner(s): Lorene Chavis
Leroy Chavis (EST)

Mailing Address: 426 N 10th St
Fort Pierce, FL 34950

This NOTICE certifies that the above property, building, structure or premise is unsafe and the owner (s) of record has been properly served.

Marc Meyers
Building Official, City of Fort Pierce, Florida

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 4 day of April, 2014,

by Marc Meyers who is personally known to me.

Alma Rosa Juarez
Signature of Notary

ALMA ROSA JUAREZ
Notary Public - State of Florida
My Comm. Expires Nov 25, 2016
Commission # EE 221578
Bonded Through National Notary Assn.

Print Name of Notary

Attachment: Notice of Unsafe Building Letter

This certificate shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

COMPLIANCE CERTIFICATION

Corrective action has been taken and the building, structure or premise is no longer unsafe in regards to the attached **Notice of Unsafe Building Letter.** Said certificate being recorded **in OR Book** _____ **Page** _____, **Dated** _____ **in Record of certificate #** _____, **in the office of the Clerk of the Circuit Court of St. Lucie County, Florida.**

The structure has been repaired or demolished.

_____ _____
Date Building Official, City of Fort Pierce, Florida

State of Florida, County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____,

by _____ who is personally known to me.

_____ _____
Signature of Notary Print Name of Notary

Prepared by and Return to: **City of Fort Pierce**
Building Department
Attn: Kristie Kirstein

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

Property Identification

Site Address: 426 N 10th ST	Parcel ID: 2410-601-0007-000-9	Account #: 23150	Sec/Town/Range: 10/35S/40E
Map ID: 24/10N	Zoning: R4	Use Type: 0800	Jurisdiction: Fort Pierce

Ownership

Leroy Chavis (EST)

1230 Avenue I
Fort Pierce, FL 34950

Legal Description

FEE AND MAY`S RE-S/D BLK A LOT 7-LESS W 40 FT FOR ST R/W- (MAP 24/10C) (OR 695-1012)

Current Values

Just/Market:	$18,900	Assessed:	$13,714	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$13,714	2017	$18,900	$13,714	$0	$13,714
				2016	$14,000	$12,468	$0	$12,468
				2015	$10,100	$10,100	$5,247	$4,853

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-04-1990	0695 / 1012	XX01	QC	Arthur Chavis	$100
11-01-1978	0298 / 0333	XX01	CV		$0
12-01-1976	0260 / 2912	XX01	CV		$0

Primary Building Information

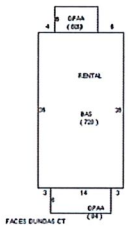
Finished Area of this building: 720 SF
Gross Area of this building: 864 SF

Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Hip	Building Type: MFH
Year Built: 1926	Frame:	Grade: MFFQ	Effective Year: 1950
Primary Wall: Frm Stucco	Story Height: 1 Story	No. Units: 3	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors: Double Pine



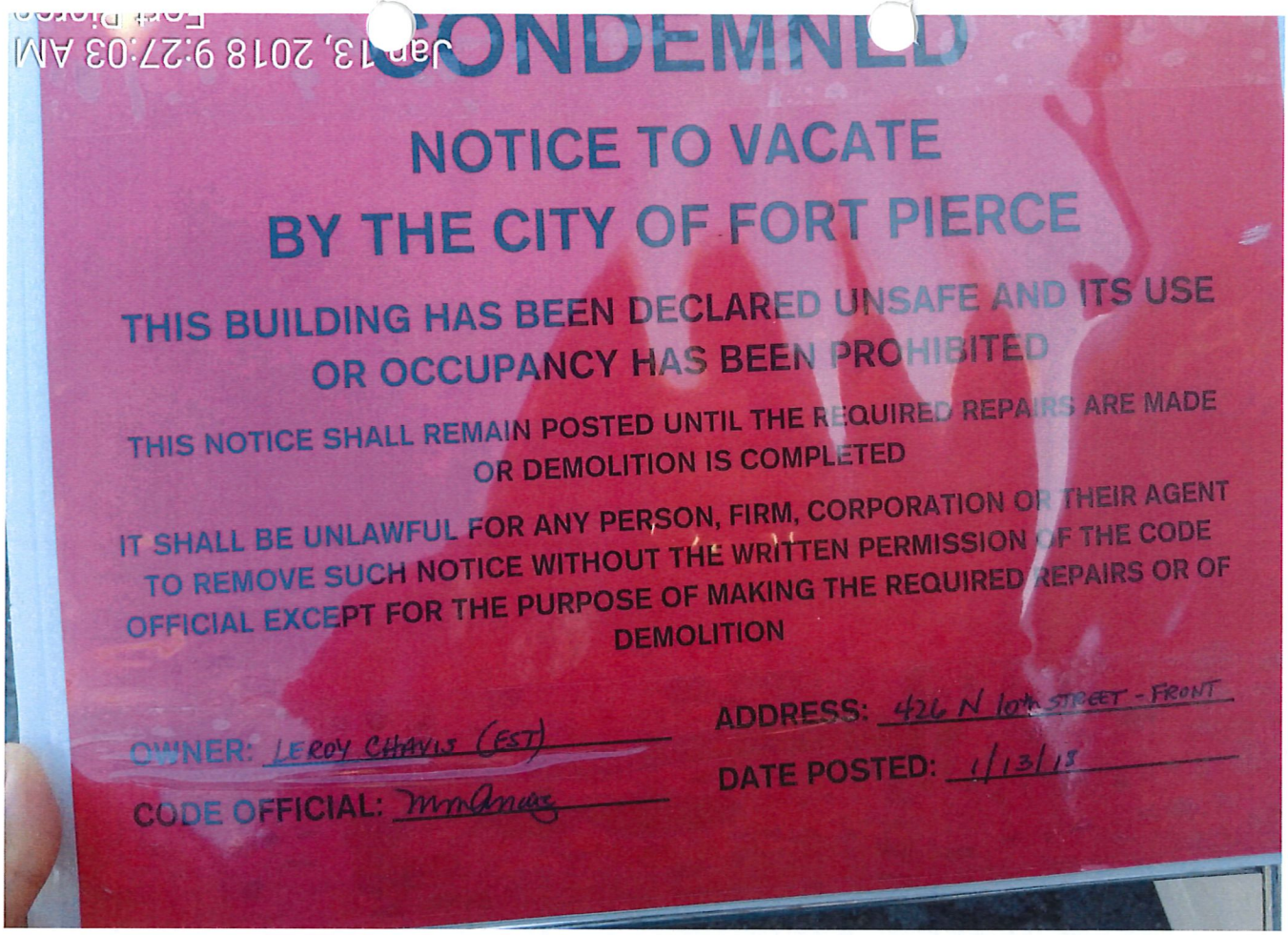
Total Areas

Finished/Under Air (SF):	2,006
Gross Area (SF):	2,368
Land Size (acres):	0.14
Land Size (SF):	6,250
Total Building Count:	3

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.


Jan 13, 2018 9:27:03 AM
CONDEMNED
NOTICE TO VACATE
BY THE CITY OF FORT PIERCE
THIS BUILDING HAS BEEN DECLARED UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED
THIS NOTICE SHALL REMAIN POSTED UNTIL THE REQUIRED REPAIRS ARE MADE OR DEMOLITION IS COMPLETED
IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM, CORPORATION OR THEIR AGENT TO REMOVE SUCH NOTICE WITHOUT THE WRITTEN PERMISSION OF THE CODE OFFICIAL EXCEPT FOR THE PURPOSE OF MAKING THE REQUIRED REPAIRS OR OF DEMOLITION
OWNER: LEROY CHAVIS (EST)
ADDRESS: 426 N 10th STREET - FRONT
CODE OFFICIAL:
DATE POSTED: 1/13/18

Jan 13, 2018 9:27:32 AM
NOTICE OF PUBLIC NUISANCE
CONDEMNED

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

AFFIDAVIT OF POSTING - PLACARD

CASE NO: 18-00000132

RE: 426 N 10TH ST

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That the property listed above was posted with a CONDEMNED / UNSAFE BUILDING placard in accordance with the International Property Maintenance Code Section 108.4.

FURTHER AFFIANT SAYETH NOT.

DATED this 13 day of January, 2018.

Heather Debevec
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 13th day of January, 2018.

Margaret M Arraiz
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

MARGARET M. ARRAIZ
Notary Public - State of Florida
My Comm. Expires Jun 7, 2018
Commission # FF 091947

C0075947

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Property Maintenance Inspection Report

Property Address	426 N 10th St. Front Unit	Parcel ID #	2410-601-0007-000-9		
House Color	Cream/light green	# of Units	1	Historic?	Yes
Type of Structure	Single Family Residence	Building Occupied	No	Time to Comply	30 Days

Action to be take - Select all that apply

- ○ Unsafe Building - Rehab
- ◉ Unsafe Building - Demo
- ○ Nuisance Abatement - Board up

Inspector	Kevin Grant	Date	9-21-17	Property Posted?	No

Comments

- ○ Active Code Cases 2 Code Cases ○ NONE
- ○ Active Building Permit Old Cmd. which will be closed ○ NONE
- ○ Lis Pendens check
- ○ Rehab letter sent
- ○ Demo letter sent
- ○ Nuisance letter sent
- ○ Title search done
- ○ Affidavit recorded

Contact Information [Add new contact]

Contact Info

Comments

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

[X] Unsafe structures

[X] 108.1.1 - Unsafe structure

- [ ] Lacks adequate protection from fire
- [ ] Contains unsafe equipment
- [X] All or part of building is likely to collapse

[ ] 108.1.2 - Unsafe equipment

- [ ] Unsafe boiler / heating equipment
- [ ] Unsafe electrical wiring / device
- [ ] Unsafe elevator / moving stairway
- [ ] Flammable liquid containers within structure
- [ ] Other unsafe equipment

[X] 108.1.3 - Structure unfit for human occupancy

- [X] Unsafe or unlawful
- [ ] Unsanitary / contains filth / contamination
- [ ] vermin or rat infested
- [X] lacks illumination
- [ ] Location of structure constitutes a hazard
- [ ] lacks ventilation
- [X] lacks heat
- [X] lacks maintenance
- [X] lacks sanitary facilities

[ ] 108.1.4 - Unlawful structure

- [ ] Occupied by more persons than permitted
- [ ] Erected, altered or occupied contrary to law

[X] 108.1.5 - Dangerous structure or premises

- [X] (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building
- [ ] (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.
- [ ] (3) Any portion of a structure damaged by fire, wind, flood, earthquake, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.
- [ ] (4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- [X] (5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pining is likely to fail or give way.
- [ ] (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- [ ] (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.
- [ ] (8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- [ ] (9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation ,decay ,damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.
- [ ] (10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.
- [ ] (11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Comments

[ ] Section 302 - Exterior property areas

[ ] Section 303 - Swimming Pools, Spas and Hot Tubs

[X] Section 304 - Exterior Structure

[X] 304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

[X] 304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

- [ ] 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

☐	2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
☐	3. Structures or components thereof that have reached their limit state.
☐	4. Siding and masonry joints are not maintained, weather resistant or water tight.
☒	5. Structural members that have evidence of deterioration or cannot safety support all nominal loads and load effects.
☒	6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects.
☒	7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects.
☒	8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads.
☒	9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
☐	10. Veneer, cornices, belt courses, corbels, trim , wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects.
☐	11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads.
☒	12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects.
☐	13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects.

☐	304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.
☒	304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall.
☒	304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
☐	304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept n such condition so as to prevent the entry of rodents and other pests.
☒	304.6 - Exterior walls - Exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
☒	304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.
☐	304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition.
☐	304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment.
☐	304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
☐	304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment.
☐	304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

- [x] 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
  - [x] 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.
  - [ ] 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- [ ] 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device is good working condition.
- [x] 304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.
- [x] 304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
  - [ ] 304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.
  - [ ] 304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
- [ ] 304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments

- [x] Section 305 - Interior Structure
- [x] 305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.
  - [x] 305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD as required for existing buildings.
    - [ ] 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
    - [ ] 2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.
    - [ ] 3. Structures or components thereof that have reached their limit state.
    - [x] 4. Structural members are incapable of supporting nominal loads and load effects.
    - [ ] 5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
    - [ ] 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- [x] 305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.
- [x] 305.3 - Interior surfaces - Interior surfaces, including windows and doors,shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked plaster, decaying wood and other defective surface conditions shall be corrected.
- [x] 305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other waling surface shall be maintained in sound condition and good repair.
- [ ] 305.5 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- [ ] 305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Comments

- [ ] Section 306 - Component Serviceability

☐	Section 307 - Handrails and guardrails
☐	Section 308 - Rubbish and garbage
☐	Section 309 - Pest Elimination
☐	Section 404 - Occupancy Limits
☐	Section 502 - Required facilities
☐	Section 503 - Toilet Rooms
☐	Section 504 - Plumbing systems and fixtures
☐	Section 505 - Water system
☐	Section 506 - Sanitary drainage system
☐	Section 507 - Storm drainage
☐	Section 601 - Mechanical - General
☐	Section 602 - Heating facilities
☐	Section 603 - Mechanical equipment
☐	Section 604 - Electrical Facilities
☐	Section 605 - Electrical equipment
☐	Section 606 - Elevators, escalators and dumbwaiters
☐	Section 607 - Duct systems
☐	Section 701 - General fire safety requirements
☐	Section 702 - Means of egress
☐	Section 703 - Fire resistance ratings
☐	Section 704 - Fire protection systems

Additional Comments	No electric

2017/09/22 02:46 PM

2017/09/22 02:46 PM

PROPERTY
2017/09/22 02:44 PM

2017/09/22 02:44 PM

2017/09/22 02:47 PM

2017/09/22 02:36 PM

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2017/09/22 02:36 PM

2017/09/22 02:36 PM

2017/09/22 02:38 PM

2017/09/22 02:38 PM

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece,

1.

Leroy Chavis (EST)
1230 Avenue I
Fort Pierce, FL 34950

Case #18-0132 426 N 10th Street COND

mailed: 25-Jan-2018

9590 9402 2610 6336 2667 31

2. Article Number *(Transfer from service label)*

7015 1730 0000 9361 2021

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 1/29/18

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signat
- ☐ Adult Signat

Postage
$

Total Postag
$

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Street and A

City, State, Zi

Postmark Here

Leroy Chavis (EST)
1230 Avenue I
Fort Pierce, FL 34950

Case #18-0132 426 N 10th Street COND

mailed: 25-Jan-2018

7015 1730 0000 9361 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

March 6, 2018

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
AND FIRST CLASS REGULAR MAIL

LEROY CHAVIS (EST)
1230 AVENUE I
FT PIERCE, FL, 34950

Dear Interested Parties:

Pursuant to Resolution 18-R10, certified copy enclosed, there will be a Public Hearing before the City Commission of the City of Fort Pierce, Florida, at their meeting which begins at 6:30 p.m. on Monday, March 19, 2018 in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, allowing interested parties to show cause as to why the building or structure located at 426 N 10th Street should not be condemned and its removal or destruction required. (Parcel ID 2410-601-0007-000/9).

All interested parties are invited to attend this meeting and be heard.

Very truly yours,

Linda W. Cox
City Clerk

cc: Peggy Arraiz, Code Compliance Manager

RESOLUTION NO. 18-R10

A RESOLUTION DETERMINING THAT CERTAIN BUILDINGS OR STRUCTURES LOCATED AT **426 N 10TH ST** IN FORT PIERCE, FLORIDA IS UNSAFE AND CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE **SHALL BE CONDEMNED AND DEMOLISHED IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE**; AND THAT **A PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON MARCH 19, 2018 AT 6:30 PM**, IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 N US HWY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES OF INTEREST.

WHEREAS, the buildings or structures located at 426 N 10TH ST have been declared unsafe in accordance with Section 108 of the International Property Maintenance Code as adopted by the City Commission in January 2017; and

WHEREAS, the City Commission determines that unsafe structures are declared a nuisance and constitute a menace to the business, health and safety of the community; and

WHEREAS, there shall be a public hearing before the City Commission whereby any and all interested parties may appear and show cause as to why said buildings or structures should not be condemned and its removal or destruction required.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

426 N 10TH STREET (FRONT UNIT)
426 N 10TH STREET (REAR UNIT
FEE AND MAY`S RE-S/D BLK A LOT 7-LESS W 40 FT FOR ST R/W- (MAP 24/10C) (OR 695-1012)
2410-601-0007-000/9

Is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community.

SECTION 2. That the owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, show cause, if any, before the City Commission of the City of Fort Pierce, Florida why said building or structure should not be condemned and its removal or destruction required.

LEROY CHAVIS (EST)
1230 AVENUE I
FT PIERCE, FL, 34950

SECTION 3. Should the interested parties fail to show cause as to why the building or structure should not be condemned and its removal or destruction required and fail to comply with any order of the City Commission requiring such removal or destruction, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien upon said property.

SECTION 4. That this matter will be heard at the regularly scheduled meeting of the City Commission of the City of Fort Pierce on March 19, 2018 at 6:30 PM in the City Commission Chambers located at 100 N US Hwy 1, Fort Pierce, Florida.

SECTION 5. That the hereinbefore named persons, firms, or corporations, shall be provided notice of the scheduled hearing by mailing a certified copy of this resolution by registered or certified mail at least ten (10) days prior to the date of said hearing by the City Clerk of the City of Fort Pierce.

SECTION 6. 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 5th day of March, 2018.

Linda Hudson
Linda Hudson, Mayor

ATTEST:
Linda W. Cox
Linda W. Cox, City Clerk

(CITY SEAL)

Approved as to Form
And Correctness:
James M. Messer, Esq.
City Attorney

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

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

Linda W. Cox
CITY CLERK
BY Jeeni Rios
DEPUTY CLERK
DATE 3/6/18
(CITY SEAL)

Mar 8, 2018 1:51:21 PM
Fort Pierce

PRIVATE
PROPERTY
NO TRESPASSING
Mar 8, 2018 1:52:50 PM
Fort Pierce

Mar 8, 2018 1:53:18 PM
Fort Pierce

Mar 8, 2018 1:54:08 PM
Fort Pierce

Mar 8, 2018 1:52:23 PM
Fort Pierce

Condemnation for Demolition – Property Status Statement

Description	Status	Notes:
Homestead Status	Non-homesteaded	Confirmed with Property Appraiser and Tax Collector on 3/9/2018
Occupancy	Not occupied – vacant	
Prior attempts by owner to remedy violation	None	Owner has been unable to maintain the properties due to health and financial issues.
Additional code enforcement activity at the property	Multiple code enforcement actions in the past.	The owner was always responsive and communicated with staff. Attempted to address issues to the best of her ability but due to health and financial constraints, the properties continued to deteriorate.
Historic Property	Yes	
Utilities	None	

Notice of Hearing

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

March 6, 2018

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
AND FIRST CLASS REGULAR MAIL

LEROY CHAVIS (EST)
1230 AVENUE I
FT PIERCE, FL, 34950

Dear Interested Parties:

Pursuant to Resolution 18-R10, certified copy enclosed, there will be a Public Hearing before the City Commission of the City of Fort Pierce, Florida, at their meeting which begins at 6:30 p.m. on Monday, March 19, 2018 in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, allowing interested parties to show cause as to why the building or structure located at 426 N 10th Street should not be condemned and its removal or destruction required. (Parcel ID 2410-601-0007-000/9).

All interested parties are invited to attend this meeting and be heard.

Very truly yours,

Linda W. Cox
City Clerk

cc: Peggy Arraiz, Code Compliance Manager

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Leroy Chavis (EST)
1230 Avenue I
Fort Pierce, FL 34950

9590 9403 0395 5163 2847 02

2. Article Number (Transfer from service label)
7002 2030 0003 2446 9752

PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Eugene Williams ☐ Agent ☐ Addressee

B. Received by (Printed Name) Eugene Williams C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

100 NORTH US 1, FORT PIERCE, F

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Pro

For delivery information visit our website at www.usps.

OFFICIAL US

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Leroy Chavis (EST)
1230 Avenue I
Fort Pierce, FL 34950

PS Form 3800, June 2002 See Reverse for Instructions

7002 2030 0003 2446 9752

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

Meeting Date: 03/19/2018

Re: 426 N 10th Street (rear unit) - demo hearing

SUBJECT:

Resolution No. 18-R13 and Quasi-Judicial Hearing - A hearing to allow the owners and/or parties of interest in the property identified as 426 N 10th Street - Rear Unit AKA 427 Dundas Ct to show cause why the structure located on the premises should not be condemned and demolished.

SUMMARY:

1. The structure located at 426 N 10th Street (rear unit) AKA 427 Dundas Court was iniially declared unsafe under the International Property Maintenance Code by Building Official Marc Meyers on 4/4/2014.
2. No action was taken by the owner to remedy the condition of the property. the property is now in an estate.
3. The building was inspected again on 09/21/2017 and was again declared unsafe and condemnation for demolition proceedings were initiated.
4. The daughter of the prior owner (estate) has been in contact with the City on multiple occasions. Due to her health and current financial situation, she is unable to facilitate the demolition of the structure. As a result of the continued deterioration and vandalism to the structure, she has requested the City take the necessary action to remove the building.

RECOMMENDATION:

Staff recommends the City Commission approve Resolution No. 18-R13 declaring that the structure located at 426 N 14th Street (rear unit) AKA 427 Dundas Court be condemned and demolished in accordance with the Rules of Procedure for Condemnation and Demolition as adopted by the City Commission.

ALTERNATIVES:

Amend Resolution No. 18-R13.
Deny Resolution No. 18-R13.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Iola Mosely, Assistant City Attorney

Fiscal Impact

OTHER INFORMATION:

The cost of demolition, if required to be conducted by the City, will be funded by the Clean & Safe Initiative and shall become a lien against the property.

Attachments

18-R13
Condemnation Report
2018 Unsafe Building Affidavit
2014 Unsafe Building Affidavit
Property Card
Condemnation Posting and Affidavit
Property Maintenance Inspection Report
Notice of Hearing sent by City Clerk
Certified mail - Condemnation Report
Photos 9-22-2017
Photos 3-8-18
Property Status Statement
Proof of Service Hearing Notice

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	03/09/2018 10:47 AM
City Manager	Nick Mimms	03/09/2018 12:43 PM

Form Started By: Peggy Arraiz Started On: 03/06/2018 03:41 PM
Final Approval Date: 03/09/2018

RESOLUTION NO. 18-R13

A RESOLUTION DETERMINING THAT CERTAIN BUILDING OR STRUCTURE LOCATED AT **426 N 10TH ST - REAR UNIT AKA 427 DUNDAS CT** IN FORT PIERCE, FLORIDA IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE **SHALL BE CONDEMNED AND DEMOLISHED**; DECLARING THE PARTIES OF INTEREST WERE PROVIDED THE OPPORTUNITY TO BE HEARD AND ARE RESPONSIBLE FOR THE REMOVAL OF THE BUILDING(S) OR STRUCTURE(S); AND ORDERING THE CITY OF FORT PIERCE TO AFFECT SUCH REMOVAL AND PLACE A LIEN UPON THE PROPERTY IDENTIFIED IF COMPLETED BY THE CITY OF FORT PIERCE; PROVIDING FOR APPEAL; AND PROVIDING FOR NOTICE TO ALL PARTIES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Charter for the City of Fort Pierce, Florida provides the City Commission the authority to declare a building or structure unsafe and require its removal or destruction; and

WHEREAS, a quasi-judicial hearing was held before the City Commission to determine if the building or structure located at 426 N 10TH ST – REAR UNIT AKA 427 DUNDAS CT is unsafe and a nuisance that constitute a menace to the business, health and safety of the community; and

WHEREAS, all parties with interest in the property were properly provided notice of the hearing and given the opportunity to show cause why the structure should not be condemned; and.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building(s) or structure(s) located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

426 N 10TH ST – REAR UNIT AKA 427 DUNDAS CT
FEE AND MAY`S RE-S/D BLK A LOT 7-LESS W 40 FT
FOR ST R/W- (MAP 24/10C) (OR 695-1012)
2410-601-0007-000/9

Is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community and shall be condemned in accordance with the Charter of the City of Fort Pierce and order it removal by demolition in accordance with the time frames and regulations outlined in the Rules of Procedure for Condemnation and Demolition as adopted by the City Commission.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, were provided the opportunity to be heard and to show cause why said building or structure should not be condemned and its removal or destruction required.

LEROY CHAVIS (EST)
1230 AVENUE I
FT PIERCE, FL, 34950

SECTION 3. The hereinbefore named persons, firms, or corporations are responsible for the removal or demolition of the building or structure and should such parties fail to demolish the building or structure as required by order of the City Commission, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien upon said property.

SECTION 4. The hereinbefore named persons, firms, or corporations shall have the right to appeal this resolution to the Circuit Court of St. Lucie County, within thirty (30) days of the effective date of this resolution pursuant to the Florida Rules of Appellate Procedure.

SECTION 5. A certified copy of this resolution shall be mailed by registered or certified mail to the hereinbefore named persons, firms, or corporations, by the City Clerk for the City of Fort Pierce, Florida.

SECTION 6. 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 19th day of March, 2018.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
James M. Messer, Esq.
City Attorney

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

January 12, 2018

Case #: 18-00000132

LEROY CHAVIS (EST)
1230 AVENUE I
FT PIERCE, FL 34950

RE: Address: 426 N 10TH ST
Tax ID #: 2410-601-0007-000/9

Pursuant to the City of Fort Pierce Code of Ordinances and the International Property Maintenance Code (IPMC) s. 108, the property located at the above referenced location has been found to be unsafe and is in violation of the following:

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

under this code, or was erected, altered or occupied contrary to law.

108.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that have any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.

5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

C0075944

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablitè ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun póu nou espliké sa tou suit.

304.1 Exterior structure – General.

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

304.1.1 Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;

6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects;

12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

304.3 Address identification.

Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position to be visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

304.4 Structural members.

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior walls.

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing.

All glazing materials shall be maintained free from cracks and holes.

304.15 Doors.

All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. 304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

304.18 Building security.

Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

305.1 General.

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

305.1.1 Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

4. Structural members are incapable of supporting nominal loads and load effects;

305.2 Structural members.

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces.

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces.

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

506.1 General.

All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

The building, structure, or premise is condemned and shall be demolished within 30 days. The building or structure has been posted with a Condemned placard and ordered vacated to prevent further occupancy until work is completed and the final inspection has been approved. The demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with the City of Fort Pierce Charter and all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.**

Should you have questions regarding this matter, you may contact my office at (772) 467-3720.

Sincerely,

Margaret M. Arraiz
Code Compliance Manager
City of Fort Pierce

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4394136 01/24/2018 02:36:32 PM
OR BOOK 4090 PAGE 773 - 777 Doc Type: NOT
RECORDING: $44.00

Notice of Unsafe Building
Affidavit

Case#: 18-0132

Property Address: 426 N 10TH ST

Tax ID#: 2410-601-0007-000/9

Legal Description: FEE AND MAY`S RE-S/D BLK A LOT 7-LESS W 40 FT FOR ST R/W- (MAP 24/10C) (OR 695-1012)

Owner(s): LEROY CHAVIS (EST)
1230 AVENUE I
FT PIERCE, FL 34950

This AFFIDAVIT certifies that the above property, building, structure or premise is unsafe and the owner(s) of record has been properly served.

1/12/18
Date

Margaret M. Arraiz, City of Fort Pierce, Florida

Attachment: Notice of Unsafe Building Letter

THIS AFFIDAVIT REPLACES THE NOTICE OF UNSAFE BUILDING AFFIDAVITS FILED IN BOOK 2941 PAGE2658 RECORDED ON 2/26/2008 AND BOOK 3620 PAGE 1399 RECORDED ON 4/9/2014. This Affidavit shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 12th day of January, 2018, by Margaret M. Arraiz who is personally known to me.

Colleen Greer
Signature of Notary

stamp

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

C0075942

City of Fort Pier
Notice of Unsafe Bu
Affidavit

JOS E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3942891 04/09/2014 at 02:16 PM
OR BOOK 3620 PAGE 1401 - 1402 Doc Type: AFF
RECORDING: $18.50

Date: 4/4/14

Property Address: 426 N 10th St Tax ID#: 2410-601-0007-000-9

Legal Description: FEE AND MAY`S RE-S/D BLK A LOT 7-LESS W 40 FT FOR ST R/W- (MAP 24/10C) (OR 695-1012)

Owner(s): Lorene Chavis
Leroy Chavis (EST)

Mailing Address: 426 N 10th St
Fort Pierce, FL 34950

This NOTICE certifies that the above property, building, structure or premise is unsafe and the owner (s) of record has been properly served.

Marc Meyers
Building Official, City of Fort Pierce, Florida

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 4 day of April, 2014,

by Marc Meyers who is personally known to me.

Alma Rosa Juarez
Signature of Notary

ALMA ROSA JUAREZ
Notary Public - State of Florida
My Comm. Expires Nov 25, 2016
Commission # EE 221578
Bonded Through National Notary Assn.

Print Name of Notary

Attachment: Notice of Unsafe Building Letter

This certificate shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

COMPLIANCE CERTIFICATION

Corrective action has been taken and the building, structure or premise is no longer unsafe in regards to the attached **Notice of Unsafe Building Letter.** Said certificate being recorded **in OR Book** _____ **Page** _____, **Dated** _____ **in Record of certificate #** _____, **in the office of the Clerk of the Circuit Court of St. Lucie County, Florida.**

The structure has been repaired or demolished.

_____ _____
Date Building Official, City of Fort Pierce, Florida

State of Florida, County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____,

by _____ who is personally known to me.

_____ _____
Signature of Notary Print Name of Notary

Prepared by and Return to: **City of Fort Pierce**
Building Department
Attn: Kristie Kirstein

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

Property Identification

Site Address: 426 N 10th ST	Parcel ID: 2410-601-0007-000-9	Account #: 23150	Sec/Town/Range: 10/35S/40E
Map ID: 24/10N	Zoning: R4	Use Type: 0800	Jurisdiction: Fort Pierce

Ownership

Leroy Chavis (EST)

1230 Avenue I
Fort Pierce, FL 34950

Legal Description

FEE AND MAY`S RE-S/D BLK A LOT 7-LESS W 40 FT FOR ST R/W- (MAP 24/10C) (OR 695-1012)

Current Values

Just/Market:	$18,900	Assessed:	$13,714	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$13,714	2017	$18,900	$13,714	$0	$13,714
				2016	$14,000	$12,468	$0	$12,468
				2015	$10,100	$10,100	$5,247	$4,853

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-04-1990	0695 / 1012	XX01	QC	Arthur Chavis	$100
11-01-1978	0298 / 0333	XX01	CV		$0
12-01-1976	0260 / 2912	XX01	CV		$0

Primary Building Information

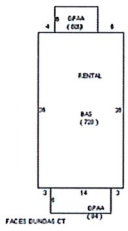
Finished Area of this building: 720 SF
Gross Area of this building: 864 SF

Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Hip	Building Type: MFH
Year Built: 1926	Frame:	Grade: MFFQ	Effective Year: 1950
Primary Wall: Frm Stucco	Story Height: 1 Story	No. Units: 3	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors: Double Pine



Total Areas

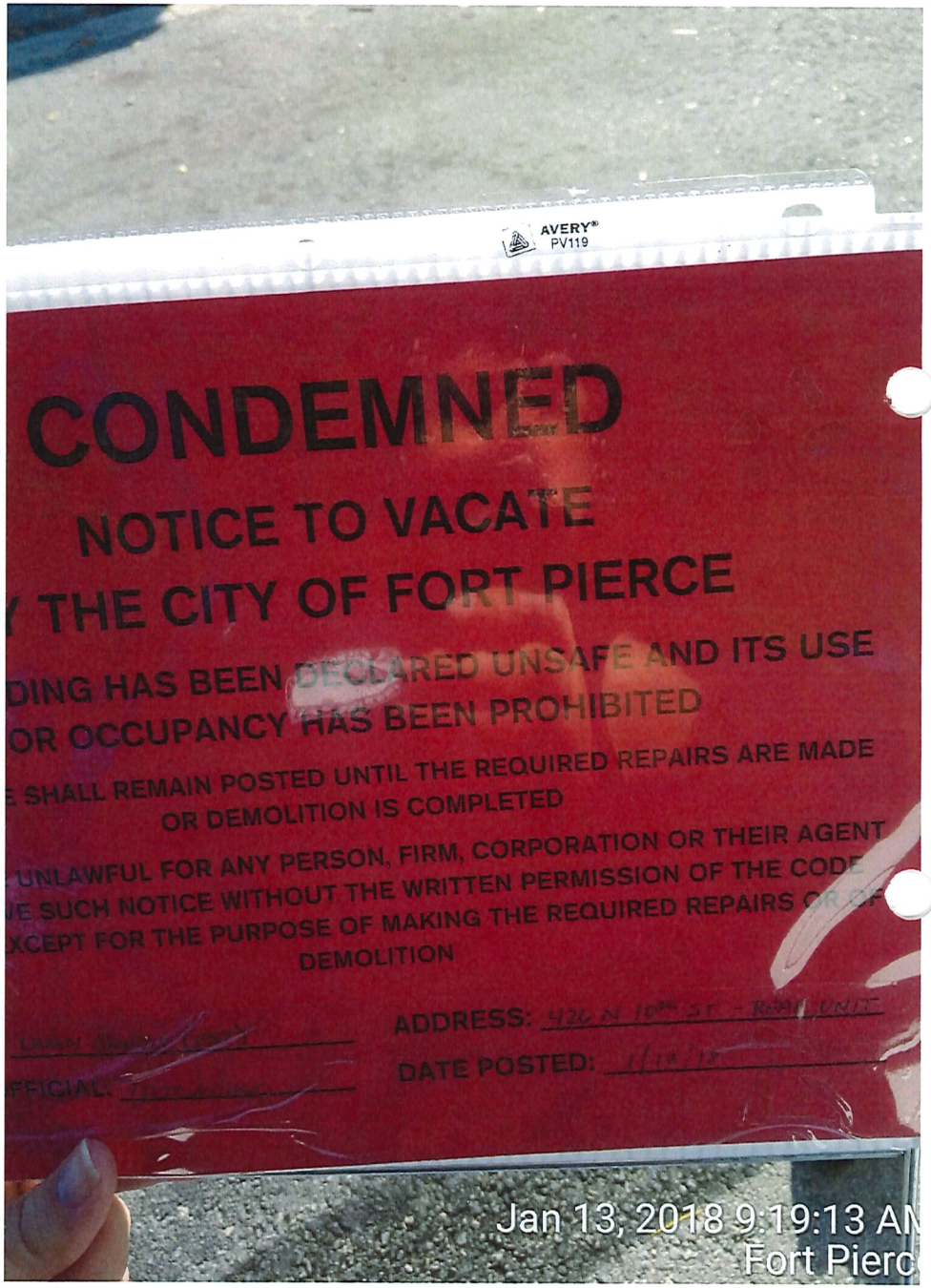
Finished/Under Air (SF):	2,006
Gross Area (SF):	2,368
Land Size (acres):	0.14
Land Size (SF):	6,250
Total Building Count:	3

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

Jan 13, 2018 9:20:57 AM
Fort Pierce


AVERY
PV119
CONDEMNED
NOTICE TO VACATE
THE CITY OF FORT PIERCE
DING HAS BEEN DECLARED UNSAFE AND ITS USE
OR OCCUPANCY HAS BEEN PROHIBITED
SHALL REMAIN POSTED UNTIL THE REQUIRED REPAIRS ARE MADE
OR DEMOLITION IS COMPLETED
UNLAWFUL FOR ANY PERSON, FIRM, CORPORATION OR THEIR AGENT
E SUCH NOTICE WITHOUT THE WRITTEN PERMISSION OF THE CODE
XCEPT FOR THE PURPOSE OF MAKING THE REQUIRED REPAIRS OR OF
DEMOLITION
ADDRESS:
DATE POSTED:
Jan 13, 2018 9:19:13 AM
Fort Pierce

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

AFFIDAVIT OF POSTING - PLACARD

CASE NO: 18-0129

RE: 426 N 10TH ST

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That the property listed above was posted with a CONDEMNED placard in accordance with the International Property Maintenance Code Section 108.4.

FURTHER AFFIANT SAYETH NOT.

DATED this 13 day of January, 2018.

Heather Debevec
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 13th day of January, 2018.

Margaret M Arraiz
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

MARGARET M. ARRAIZ
Notary Public - State of Florida
My Comm. Expires Jun 7, 2018
Commission # FF 091947

C0075939

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Property Maintenance Inspection Report

Property Address	426 N 10th St. Rear Unit (Facing Dundas Ct.)	Parcel ID #	2410-601-0007-000-9		
House Color	Light Green	# of Units	1	Historic?	Yes
Type of Structure	Single Family Residence	Building Occupied	No	Time to Comply	30 Days

Action to be take - Select all that apply

- ○ Unsafe Building - Rehab
- ◉ Unsafe Building - Demo
- ○ Nuisance Abatement - Board up

Inspector	Kevin Grant	Date	9-21-17	Property Posted?	No

Comments

- ○ Active Code Cases
- ○ NONE
- ○ Active Building Permit
- ○ NONE
- ○ Lis Pendens check
- ○ Rehab letter sent
- ○ Demo letter sent
- ○ Nuisance letter sent
- ○ Title search done
- ○ Affidavit recorded

Contact Information [Add new contact]

Contact Info

Comments

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

[X] Unsafe structures

[X] 108.1.1 - Unsafe structure

- [ ] Lacks adequate protection from fire
- [ ] Contains unsafe equipment
- [X] All or part of building is likely to collapse

[ ] 108.1.2 - Unsafe equipment

- [ ] Unsafe boiler / heating equipment
- [ ] Unsafe electrical wiring / device
- [ ] Unsafe elevator / moving stairway
- [ ] Flammable liquid containers within structure
- [ ] Other unsafe equipment

[X] 108.1.3 - Structure unfit for human occupancy

- [X] Unsafe or unlawful
- [X] lacks illumination
- [X] lacks heat
- [ ] Unsanitary / contains filth / contamination
- [ ] Location of structure constitutes a hazard
- [X] lacks maintenance
- [ ] vermin or rat infested
- [ ] lacks ventilation
- [X] lacks sanitary facilities

[ ] 108.1.4 - Unlawful structure

- [ ] Occupied by more persons than permitted
- [ ] Erected, altered or occupied contrary to law

[X] 108.1.5 - Dangerous structure or premises

- [X] (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building
- [ ] (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.
- [ ] (3) Any portion of a structure damaged by fire, wind, flood, earthquake, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.
- [ ] (4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- [X] (5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pining is likely to fail or give way.
- [ ] (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- [ ] (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.
- [ ] (8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- [ ] (9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation ,decay ,damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.
- [ ] (10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.
- [ ] (11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Comments

[ ] Section 302 - Exterior property areas

[ ] Section 303 - Swimming Pools, Spas and Hot Tubs

[X] Section 304 - Exterior Structure

[X] 304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

[X] 304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

- [ ] 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

☐	2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
☐	3. Structures or components thereof that have reached their limit state.
☐	4. Siding and masonry joints are not maintained, weather resistant or water tight.
☒	5. Structural members that have evidence of deterioration or cannot safety support all nominal loads and load effects.
☒	6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects.
☒	7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects.
☒	8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads.
☒	9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
☐	10. Veneer, cornices, belt courses, corbels, trim , wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects.
☐	11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads.
☒	12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects.
☐	13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects.

☐	304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.
☒	304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall.
☒	304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
☐	304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept n such condition so as to prevent the entry of rodents and other pests.
☒	304.6 - Exterior walls - Exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
☒	304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.
☐	304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition.
☐	304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment.
☐	304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
☐	304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment.
☐	304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

- [x] 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
  - [x] 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.
  - [ ] 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- [ ] 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device is good working condition.
- [x] 304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.
- [x] 304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
  - [ ] 304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.
  - [ ] 304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
- [ ] 304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments

- [x] Section 305 - Interior Structure
- [x] 305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.
  - [x] 305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD as required for existing buildings.
    - [ ] 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
    - [ ] 2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.
    - [ ] 3. Structures or components thereof that have reached their limit state.
    - [x] 4. Structural members are incapable of supporting nominal loads and load effects.
    - [ ] 5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
    - [ ] 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- [x] 305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.
- [x] 305.3 - Interior surfaces - Interior surfaces, including windows and doors,shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked plaster, decaying wood and other defective surface conditions shall be corrected.
- [x] 305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other waling surface shall be maintained in sound condition and good repair.
- [ ] 305.5 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- [ ] 305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Comments

- [ ] Section 306 - Component Serviceability

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

☐	Section 307 - Handrails and guardrails
☐	Section 308 - Rubbish and garbage
☐	Section 309 - Pest Elimination
☐	Section 404 - Occupancy Limits
☐	Section 502 - Required facilities
☐	Section 503 - Toilet Rooms
☐	Section 504 - Plumbing systems and fixtures
☐	Section 505 - Water system
☒	Section 506 - Sanitary drainage system
☒	506.1 General - Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
☐	506.2 Maintenance - Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
☐	506.3 Grease interceptors - Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the code official.

Comments: Sewer drain in disrepair

☐	Section 507 - Storm drainage
☐	Section 601 - Mechanical - General
☐	Section 602 - Heating facilities
☐	Section 603 - Mechanical equipment
☐	Section 604 - Electrical Facilities
☐	Section 605 - Electrical equipment
☐	Section 606 - Elevators, escalators and dumbwaiters
☐	Section 607 - Duct systems
☐	Section 701 - General fire safety requirements
☐	Section 702 - Means of egress
☐	Section 703 - Fire resistance ratings
☐	Section 704 - Fire protection systems

Additional Comments: No electric

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

March 6, 2018

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
AND FIRST CLASS REGULAR MAIL

LEROY CHAVIS (EST)
1230 AVENUE I
FT PIERCE, FL, 34950

Dear Interested Parties:

Pursuant to Resolution 18-R10, certified copy enclosed, there will be a Public Hearing before the City Commission of the City of Fort Pierce, Florida, at their meeting which begins at 6:30 p.m. on Monday, March 19, 2018 in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, allowing interested parties to show cause as to why the building or structure located at 426 N 10th Street should not be condemned and its removal or destruction required. (Parcel ID 2410-601-0007-000/9).

All interested parties are invited to attend this meeting and be heard.

Very truly yours,

Linda W. Cox
City Clerk

cc: Peggy Arraiz, Code Compliance Manager

RESOLUTION NO. 18-R10

A RESOLUTION DETERMINING THAT CERTAIN BUILDINGS OR STRUCTURES LOCATED AT **426 N 10TH ST** IN FORT PIERCE, FLORIDA IS UNSAFE AND CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE **SHALL BE CONDEMNED AND DEMOLISHED IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE**; AND THAT **A PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON MARCH 19, 2018 AT 6:30 PM**, IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 N US HWY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES OF INTEREST.

WHEREAS, the buildings or structures located at 426 N 10TH ST have been declared unsafe in accordance with Section 108 of the International Property Maintenance Code as adopted by the City Commission in January 2017; and

WHEREAS, the City Commission determines that unsafe structures are declared a nuisance and constitute a menace to the business, health and safety of the community; and

WHEREAS, there shall be a public hearing before the City Commission whereby any and all interested parties may appear and show cause as to why said buildings or structures should not be condemned and its removal or destruction required.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

426 N 10TH STREET (FRONT UNIT)
426 N 10TH STREET (REAR UNIT
FEE AND MAY`S RE-S/D BLK A LOT 7-LESS W 40 FT FOR ST R/W- (MAP 24/10C) (OR 695-1012)
2410-601-0007-000/9

Is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community.

SECTION 2. That the owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, show cause, if any, before the City Commission of the City of Fort Pierce, Florida why said building or structure should not be condemned and its removal or destruction required.

LEROY CHAVIS (EST)
1230 AVENUE I
FT PIERCE, FL, 34950

SECTION 3. Should the interested parties fail to show cause as to why the building or structure should not be condemned and its removal or destruction required and fail to comply with any order of the City Commission requiring such removal or destruction, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien upon said property.

SECTION 4. That this matter will be heard at the regularly scheduled meeting of the City Commission of the City of Fort Pierce on March 19, 2018 at 6:30 PM in the City Commission Chambers located at 100 N US Hwy 1, Fort Pierce, Florida.

SECTION 5. That the hereinbefore named persons, firms, or corporations, shall be provided notice of the scheduled hearing by mailing a certified copy of this resolution by registered or certified mail at least ten (10) days prior to the date of said hearing by the City Clerk of the City of Fort Pierce.

SECTION 6. 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 5th day of March, 2018.

Linda Hudson
Linda Hudson, Mayor

ATTEST:
Linda W. Cox
Linda W. Cox, City Clerk

(CITY SEAL)

Approved as to Form
And Correctness:
James M. Messer, Esq.
City Attorney

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

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

Linda W. Cox
CITY CLERK
BY Jeeni Rios
DEPUTY CLERK
DATE 3/6/18
(CITY SEAL)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece,

1.

Leroy Chavis (EST)
1230 Avenue I
Fort Pierce, FL 34950

Case #18-0132 426 N 10th Street COND

mailed: 25-Jan-2018

9590 9402 2610 6336 2667 31

2. Article Number *(Transfer from service label)*

7015 1730 0000 9361 2021

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 1/29/18

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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OFFICIAL USE

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signat
- ☐ Adult Signat

Postage
$

Total Postag
$

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Street and A

City, State, Zi

Postmark Here

Leroy Chavis (EST)
1230 Avenue I
Fort Pierce, FL 34950

Case #18-0132 426 N 10th Street COND

mailed: 25-Jan-2018

7015 1730 0000 9361 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2017/09/22 02:35 PM

2017/09/22 02:35 PM

PIPELINE
GAS
2017/09/22 02:35 PM

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Mar 8, 2018 1:50:50 PM
Fort Pierce

Mar 8, 2018 1:50:42 PM
Fort Pierce

Mar 8, 2018 1:49:54 PM
Fort Pierce

Mar 8, 2018 1:51:46 PM
Fort Pierce

Condemnation for Demolition – Property Status Statement

Description	Status	Notes:
Homestead Status	Non-homesteaded	Confirmed with Property Appraiser and Tax Collector on 3/9/2018
Occupancy	Not occupied – vacant	
Prior attempts by owner to remedy violation	None	Owner has been unable to maintain the properties due to health and financial issues.
Additional code enforcement activity at the property	Multiple code enforcement actions in the past.	The owner was always responsive and communicated with staff. Attempted to address issues to the best of her ability but due to health and financial constraints, the properties continued to deteriorate.
Historic Property	Yes	
Utilities	None	

Notice of Hearing

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

March 6, 2018

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
AND FIRST CLASS REGULAR MAIL

LEROY CHAVIS (EST)
1230 AVENUE I
FT PIERCE, FL, 34950

Dear Interested Parties:

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All interested parties are invited to attend this meeting and be heard.

Very truly yours,

Linda W. Cox
City Clerk

cc: Peggy Arraiz, Code Compliance Manager

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Leroy Chavis (EST)
1230 Avenue I
Fort Pierce, FL 34950

9590 9403 0395 5163 2847 02

2. Article Number (Transfer from service label)
7002 2030 0003 2446 9752

PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Eugene Williams ☐ Agent ☐ Addressee

B. Received by (Printed Name) Eugene Williams C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

100 NORTH US 1, FORT PIERCE, F

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For delivery information visit our website at www.usps.

OFFICIAL US

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Leroy Chavis (EST)
1230 Avenue I
Fort Pierce, FL 34950

PS Form 3800, June 2002 See Reverse for Instructions

7002 2030 0003 2446 9752

City Commission Regular Meeting **12.c.**

Meeting Date: 03/19/2018

Re: Ordinance 18-006 - Annexation of Property Located at 5450 S US Highway 1

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Legislative Hearing - Ordinance 18-006 Extending the territorial limits of the City of Fort Pierce, Florida, to include property located at 5450 S US Highway 1. SECOND READING

SUMMARY:

- The applicant is requesting rezoning of property located at 5450 S. US Highway 1.
- The site is located on the east side of US Highway 1, south of Enterprise Rental and across the street from Sunrise Ford. The property has an St. Lucie County CG General Commercial Zoning designation, with a Commercial Future Land Use. The subject property is a 2.32 acre parcel.
- The property is contiguous to the existing city boundary and eligiible for voluntary annexation into the City as a commercial parcel with a General Commercial (C-3) zoning designation and a General Commercial (CG) Future Land Use.
- The proposed amendment, coupled with the presented Future Land Use Map amendment, meets the criteria specified in Section 22-131 of the City Code, and is consistent with the City's Comprehensive Plan.
- The Planning Board, at their December 12, 2017 meeting, voted unanimously to recommend approval of the request.
- A display ad was submitted to the newspaper in accordance with Florida Statutes for notificaiton and was published on February 23rd and March 2, 2018.
- Notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. A tally of the garnered responses will be provided to the City Commission at the public hearing.

RECOMMENDATION:

Approval

ALTERNATIVES:

Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Potential increase in Ad-Valorem Tax Revenue, based upon current vacant land is approximately $2,400 annually.

Attachments

Proposed Ordinance 18-006
Staff Report
Aerial & Zoning Map
Application
Survey & Support Documents
Notice to St. Lucie County
Proof of Newspaper Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Kaitlyn Ballard	02/26/2018 09:55 AM
City Manager	Nick Mimms	02/27/2018 03:38 PM

Form Started By: Kori Benton Started On: 02/05/2018 11:51 AM
Final Approval Date: 03/06/2018

ORDINANCE NO. 18-006

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT **5450 SOUTH US HIGHWAY 1**, 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, set forth a procedure for Municipal Annexation;

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 owner or 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 signature of the owner of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their December 12, 2017 meeting, voted unanimously to recommend approval of the request;

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 February 1st, 2018, 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 February 2nd, 2018, 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:

Parcel ID: 3403-502-0292-000-0: THE SOUTH 1/2 OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY. LESS THE SOUTH 150.00 FEET OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 227 AND ALSO THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST; THENCE S 00°18'04" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 661.91 FEET; THENCE N 89°54'04" E A DISTANCE OF 78.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, STATE ROAD NO. 5 AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°54'04" E ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 227 A DISTANCE OF 560.54 FEET TO A POINT ON THE WEST LINE OF A 30' WIDE CANAL RIGHT -OF -WAY; THENCE S 00°14'12" E ALONG A LINE 30' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 227 A DISTANCE OF 180.75 FEET TO A POINT AND THE NORTH LINE OF THE SOUTH 150 FEET OF SAID LOT 227; THENCE S 89°52'58" W ALONG SAID NORTH LINE A DISTANCE OF 558.34 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5; THENCE N 00°18'04" W A DISTANCE OF 175.03 FEET TO A POINT; THENCE S 89°41 '56" W A DISTANCE OF 2.00 FEET TO A POINT; THENCE N 00°18'04" WEST A DISTANCE OF 5. 91 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
Said property containing 2.32 acres, more or less.

and further depicted on Exhibit "B", attached hereto and incorporated herein; said properties being generally located at 5450 South US Highway 1 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 the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in the St. Lucie Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land herein described on Exhibit A and annexed to the territorial limits of the City of Fort Pierce shall be and the same is zoned C-3, General Commercial, and assigned a future land use designation GC, General Commercial, as depicted on Exhibit "C" attached hereto and incorporated herein.

SECTION 5. The provisions of this Ordinance are declared to be severable and if

any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. 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. 18-006 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on February 23rd, 2018 and March 2nd, 2018; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March 5th, 2018; and was duly introduced, read by title only, and passed on second and final reading by the City Commission of the City of Fort Pierce, Florida on March 19th, 2018.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 20th day of March, 2018.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

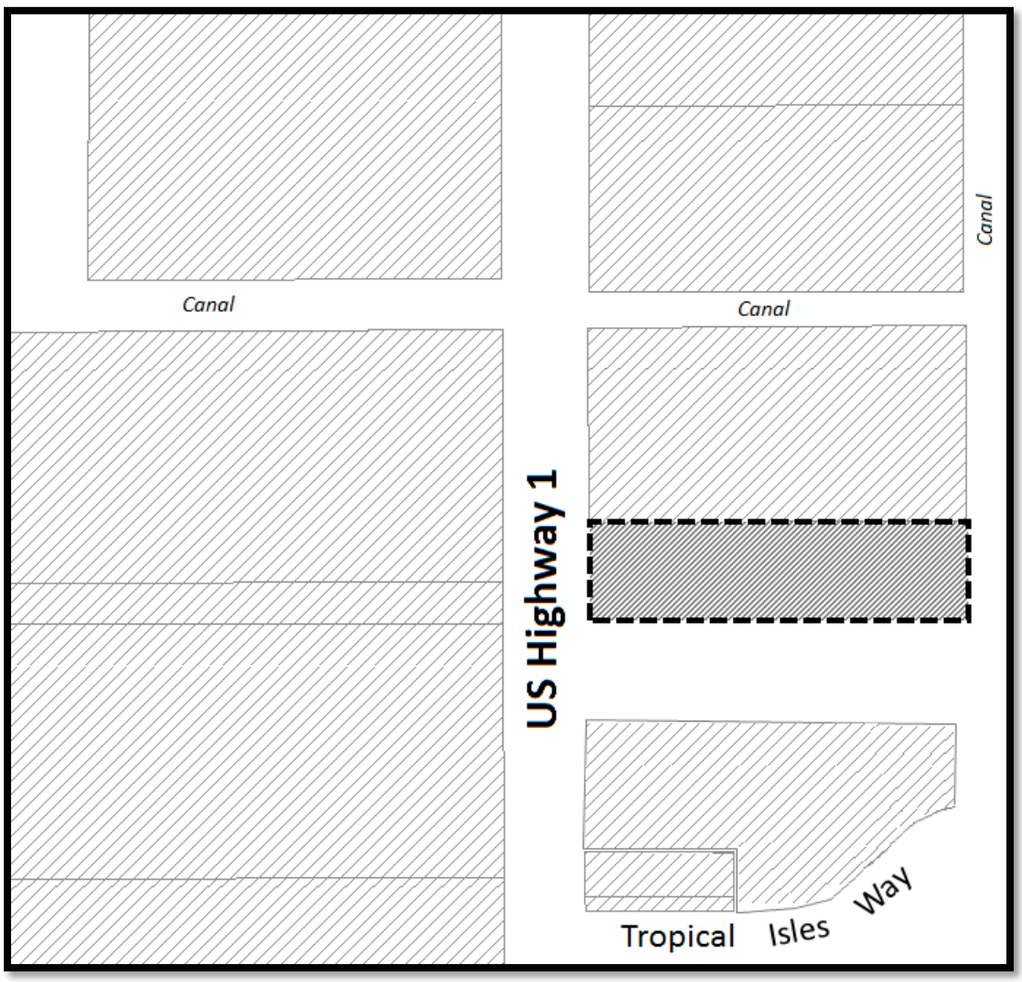
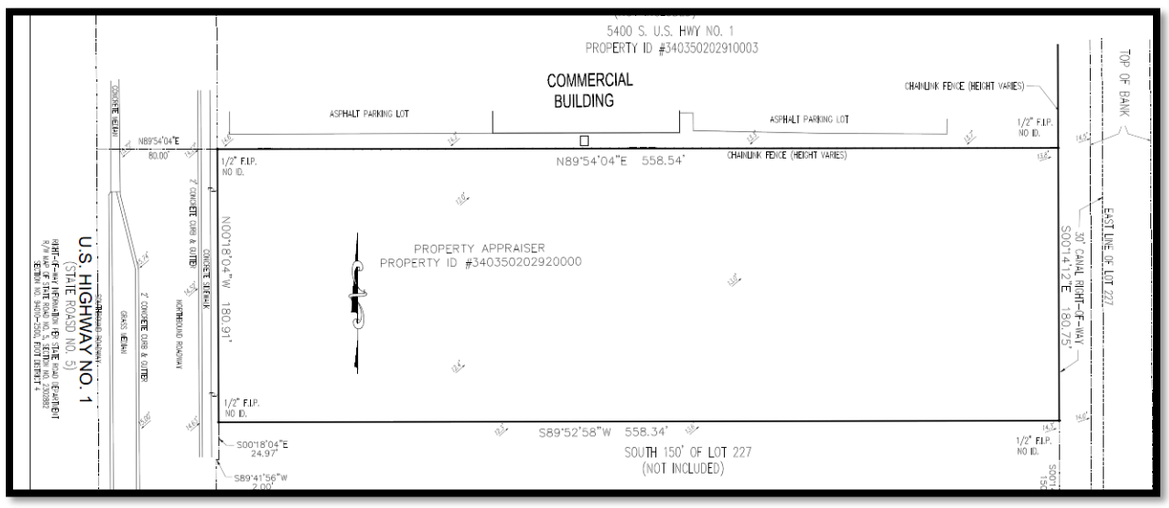


EXHIBIT B
Sketch & Legal Description of Subject Property

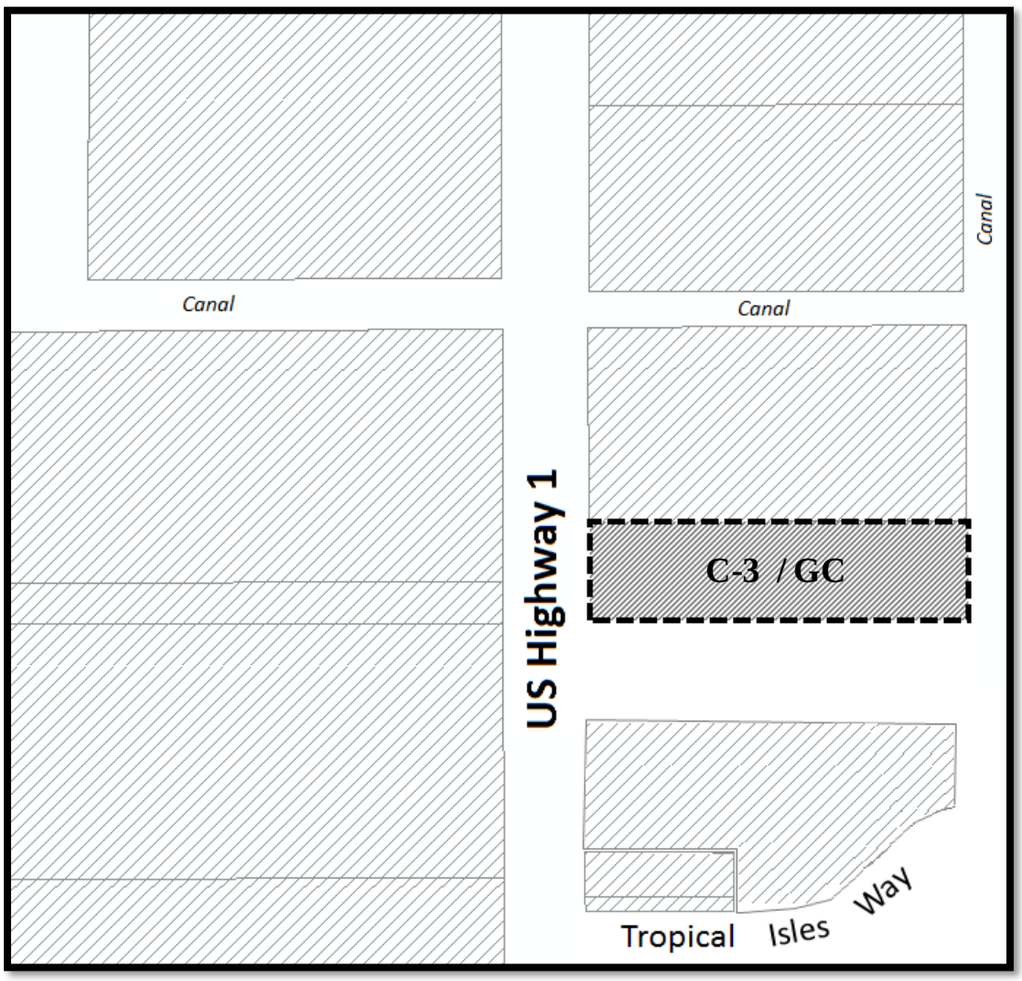


Parcel ID: 3403-502-0292-000-0**:**

THE SOUTH 1/2 OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY. LESS THE SOUTH 150.00 FEET OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 227 AND ALSO THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST; THENCE S 00°18'04" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 661.91 FEET; THENCE N 89°54'04" E A DISTANCE OF 78.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, STATE ROAD NO. 5 AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°54'04" E ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 227 A DISTANCE OF 560.54 FEET TO A POINT ON THE WEST LINE OF A 30' WIDE CANAL RIGHT -OF -WAY; THENCE S 00°14'12" E ALONG A LINE 30' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 227 A DISTANCE OF 180.75 FEET TO A POINT AND THE NORTH LINE OF THE SOUTH 150 FEET OF SAID LOT 227; THENCE S 89°52'58" W ALONG SAID NORTH LINE A DISTANCE OF 558.34 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5; THENCE N 00°18'04" W A DISTANCE OF 175.03 FEET TO A POINT; THENCE S 89°41 '56" W A DISTANCE OF 2.00 FEET TO A POINT; THENCE N 00°18'04" WEST A DISTANCE OF 5. 91 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

said properties being generally located at 5450 South US Highway 1 in Fort Pierce, Florida. Said property containing 2.32 acres, more or less.

EXHIBIT C
Zoning & Future Land Use Designation Assignment



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas C. Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Voluntary Annexation – JAWS Fort Pierce**
5450 South US Highway 1

DATE: February 22, 2018

STAFF REPORT

Owners/Applicant: Jaws Fort Pierce LLC
315 N Federal HWY
Hollywood, FL 33020-4616

Representative: W. Lee Dobbins, Esq.
Dean, Mead, Minton & Zwemer
1903 South 25th Street
Suite 200, Fort Pierce, Florida 34947

Requested Action: Voluntary Annexation of 2.32 acres of land into the City Limits

Location: 5450 S US Highway 1

Parcel IDs: 3403-502-0292-000-0

Zoning: CG, Commercial General

Future Land Use: COM, Commercial

Surrounding FLU & Zoning:

North	East	South	West
C-3, GC	PUD/RU	CG/COM	C-3, GC

Parcel(s) Size: 2.32 acres

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

Staff Analysis:

The applicant is requesting voluntary annexation of a 2.32 acre parcel of land located at 5450 S US Highway 1. The subject site is located on the east side of US Highway 1, south of Enterprise Rental and across from Sunrise Ford.

This property is currently zoned CG, General Commercial with a COM, Commercial future land use. Once annexed, this property will receive an equivalent General Commercial (C3) and General Commercial (GC) future land use.

It has been confirmed that the property is located within an unincorporated part of St. Lucie County (SLC) and that the parcel is contiguous to the municipal boundary.

Comprehensive Plan
Consistent with Objective 1.11, and Policies 1.11.5 and 1.11.6, 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.

The proposed annexation offers the provision of public services at a level equal to or better than that available from the current service providers, assists in eliminating an unincorporated island, and does not adversely impact the ability of the City to provide public services at the City's adopted levels of service.

Furthermore, properties annexed shall receive a Future Land Use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission. In addition, general City policy is that annexed properties shall receive a zoning classification consistent with the SLC zoning classification; if the City Code does not provide such a classification, the SLC classification will remain until the request is made by the property owner for a zoning change to a City classification. The equivalent designations are available and will be assigned upon approval of annexation.

Technical Review Committee:

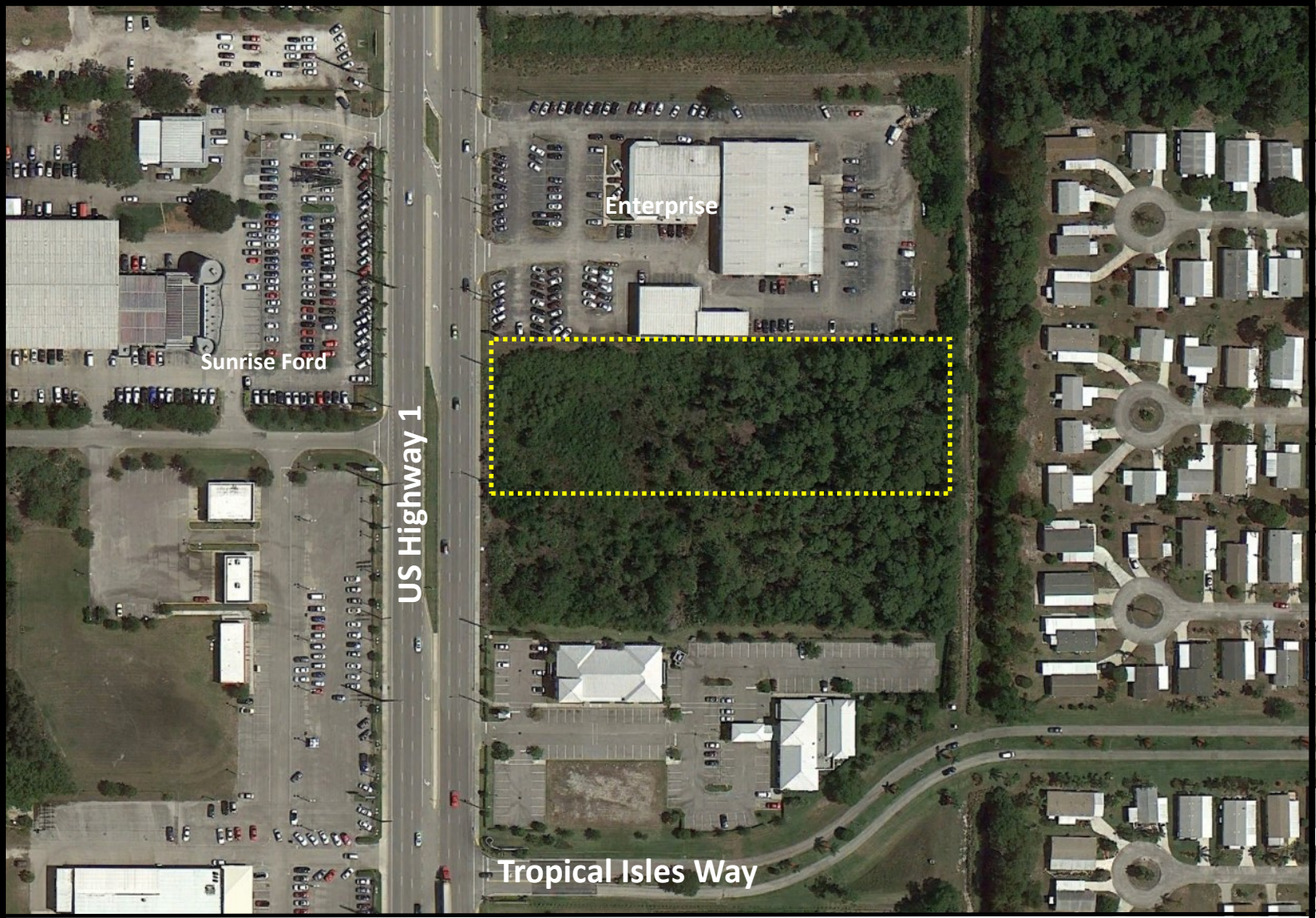
All affected departments have reviewed and approved the application.

Planning Board:

The Planning Board, at their December 12th, 2017 meeting, voted unanimously to recommend approval of the application.

Staff Recommendation:

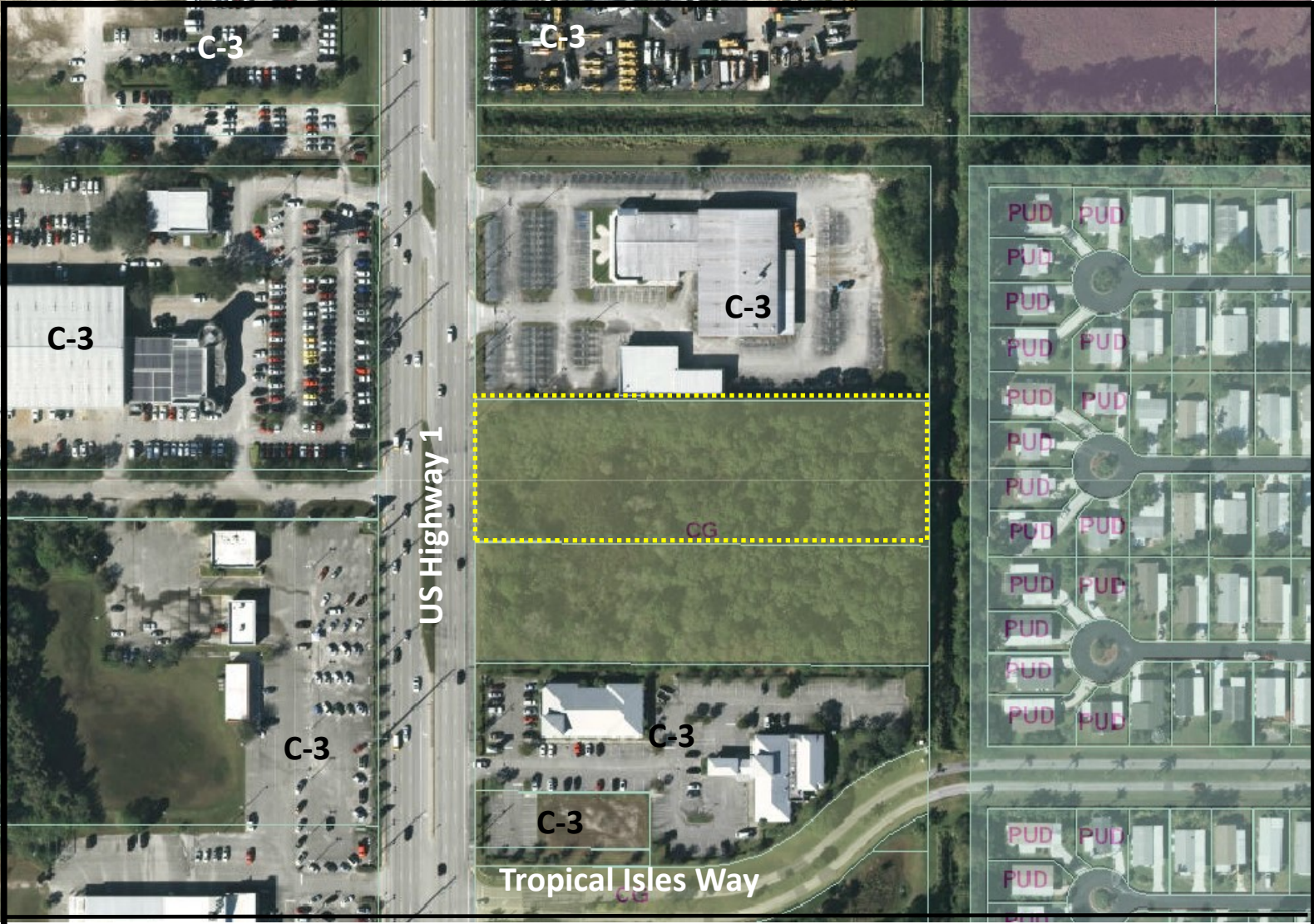
The proposed annexation is consistent with the Comprehensive Plan, therefore Staff recommends of **approval** of Ordinance 18-006.



THE SUNRISE CITY FORT PIERCE Florida

5450 S US Highway 1

Aerial



THE SUNRISE CITY
FORT PIERCE
Florida

5450 S US Highway 1

Zoning Map

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: 5450 South U.S. Highway 1
2. Legal description of real property for which annexation is being requested:
   See Attached

   Property Tax ID: 3403-502-0292-0000
3. Size of described property: 3.77 acres
4. Project description: Vacant Land
5. Current St. Lucie County Future Land Use Designation: COM (Commercial)
6. Current St. Lucie County Zoning: CG (Commercial General)
7. Is this a Historic property? No
8. Appraised value: $404,200
9. Name of Owner(s): JAWS FORT PIERCE, LLC

   Signature of Owner(s):
   Mailing Address: 315 N. Federal Highway
   City Hollywood State FL Zip 33020
   Phone 954-458-2828 Fax

10. Name of Representative: W. Lee Dobbins, Dean Mead Vice President

Signature of representative: _____

Mailing Address: 1903 South 25th Street Suite 200

City) Fort Pierce State FL Zip 34947

Phone 772-464-7700 Fax 772-464-7877

E-mail: ldobbins@deanmead.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: _____

EXHIBIT "A"

Legal Description

The South half of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

Less and except the South 150 feet of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT
POMPANO BEACH, FL. 33060

PHONE: (754) 264-2166
FAX: (954) 827-0535

BOUNDARY SURVEY

JOB NO. 09-05-17

PROPERTY ADDRESS: 5450 S. U.S. HIGHWAY NO. 1
FORT PIERCE, FL. 34982

Scale: 1" = 30'

NW CORNER OF LOT 227
& ALSO THE NORTH QUARTER
CORNER OF SECTION 10
TOWNSHIP 36 SOUTH, RANGE 40 EAST

NORTH LINE OF LOT 227 – NORTH LINE OF SECTION 10-36-40

330.95' (C) S00°18'04" E
WEST LINE OF THE NE CORNER OF SEC. 10-36-40
WEST LINE OF LOT 227

NORTH HALF OF LOT 227
(NOT INCLUDED)
5400 S. U.S. HWY NO. 1
PROPERTY ID #340350202910003

COMMERCIAL BUILDING

ASPHALT PARKING LOT

ASPHALT PARKING LOT

CHAINLINK FENCE (HEIGHT VARIES)

1/2" F.I.P.
NO ID.

CONCRETE MEDIAN

N89°54'04"E
80.00'

N89°54'04"E 558.54'

CHAINLINK FENCE (HEIGHT VARIES)

1/2" F.I.P.
NO ID.

2' CONCRETE CURB & GUTTER

CONCRETE SIDEWALK

N00°18'04"W 180.91'

PROPERTY APPRAISER
PROPERTY ID #340350202920000

SOUTHBOUND ROADWAY

GRASS MEDIAN

2' CONCRETE CURB & GUTTER

NORTHBOUND ROADWAY

1/2" F.I.P.
NO ID.

S00°18'04"E
24.97'

S89°41'56"W
2.00'

S00°18'04"E
125.02'

78.00'
N89°52'58"E

S89°52'58"W 558.34'

1/2" F.I.P.
NO ID.

S00°14'12"E
150.00'

1/2" F.I.P.
NO ID.

SOUTH 150' OF LOT 227
(NOT INCLUDED)

5400 S. U.S. HWY NO. 1
PROPERTY ID #3403502029130007

SOUTH LINE OF LOT 227

N89°52'58"E 560.17'

30' CANAL RIGHT-OF-WAY
S00°14'12"E 180.75'

TOP OF BANK

EAST LINE OF LOT 227

U.S. HIGHWAY NO. 1
(STATE ROASD NO. 5)

RIGHT-OF-WAY INFORMATION PER STATE ROAD DEPARTMENT
R/W MAP OF STATE ROAD NO. 5, SECTION NO. 2302B2
SECTION NO. 94010-2500, FDOT DISTRICT 4

SYMBOL

- ELECTRIC BOX
- FIRE HYDRANT
- CATCH BASIN
- WATER METER
- 0.00' EXISTING ELEVATION
- OH OVERHEAD LINE (OH)
- CHAIN LINK FENCE (C.L.F)
- WOOD FENCE (W.F)
- WATER VALVE
- UTILITY POLE
- LIGHT POLE (LP)

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EASTACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDSOF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY. LESS THE SOUTH 150.00 FEET OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE NE CORNER OF SECTION 10-36-40 AS SHOWN ON THE R/W MAP OF STATE ROAD NO. 5, SECTION 94010-2500 DATED 9/27/2001.
2. BENCHMARK REFERENCE: ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
3. MINIMUM LINEAR ACCURACY OBTAINED: 1 FOOT IN 7,500 FEET AS REQUIRED FOR A SUBURBAN SURVEY
4. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
5. SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS

FLOOD ZONE INFORMATION:
FLOOD ZONE: X
MAP #12111C 0277 J
UNICORPORATED ST. LUCIE COUNTY
MAP DATE: 02/16/2012

CERTIFIED TO:
Jaws Fort Pierce, LLC
HARVEY MATTEL, ESQUIRE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPIBLIC NATIONAL TITLE INSURANCE COMPANY NO. 492093, WITH AN EFFECTIVE DATE OF AUGUST 27, 2017 AT 11:00 WAS SUPPLIED AND REVIEWED. THE SURVEY RELATED EXCEPTIONS ARE AS LISTED BELOW.

SURVEY RELATED TITLE EXCEPTIONS:

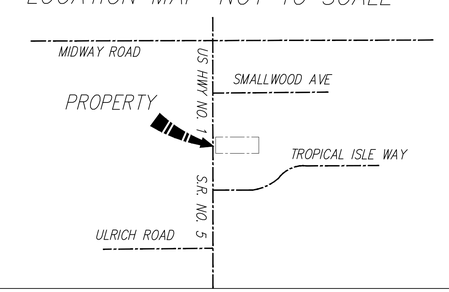
EASEMENT AGREEMENT BETWEEN OWNERS OF SUBJECT PROPERTY AND PROPERTY IMMEDIATELY ADJACENT AND TO THE SOUTH OF SUBJECT PROPERTY FOR THE SHARED USE OF A PROPOSED RETENTION AREA WHICH MAY BE THE PORTION OF THE PROPERTY THAT APPEARS TO BE CLEARED OF TREES BUT THAT CANNOT BE DETERMINED FROM SUPPLIED OR FOUND INFORMATION.
EASEMENT AGREEMENT RECORDED IN O.R.B. 2624, PG. 1823 & O.R.B. 2837, PG. 2406, S.L.C.R.

EASEMENT GIVING FLORIDA POWER AND LIGHT THE RIGHT TO CONSTRUCT AND MAINTAIN POWER POLES AND UTILITY LINES IMMEDIATELY INSIDE AND ADJACENT TO THE COUNTY ROAD
THSI EASEMENT ALSO GIVES RIGHTS TO MAINTAIN AND TRIM ANY TREES SURROUNDING SAID POLES
EASEMENT RECORDED IN D.B. 73, PG. 229, S.L.C.R.

DATE OF SURVEY 9/12/17

ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

LOCATION MAP–NOT TO SCALE



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

Property Identification

Site Address: US HWY 1
Sec/Town/Range: 10/36S/40E
Map ID: 34/10N
Zoning: CG

Parcel ID: 3403-502-0292-000-0
Account #: 39282
Use Type: 1000
Jurisdiction: Saint Lucie County

Ownership

Jaws Fort Pierce LLC

315 N Federal HWY
Hollywood, FL 33020-4616

Legal Description

WHITE CITY S/D 10 36 40 N 180.78 FT OF S 1/2 OF LOT 227-LESS US 1 AND LESS CANAL RS/W- (2.32 AC)) (MAP 34/10N) (OR 4057-2575)

Current Values

Just/Market Value:	$404,200
Assessed Value:	$404,200
Exemptions:	$0
Taxable Value:	$404,200

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	2.32
Land Size (SF):	101,059

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4364572 OR BOOK 4057 PAGE 2575, Recorded 10/26/2017 02:24:36 PM Doc Tax: $2401.00

This instrument prepared by:
LEONARD E. ZEDECK, ESQ.
8870 W. OAKLAND PARK BOULEVARD
SUNRISE, FL 33351

FOLIO NO. 3403-502-0292-000-0

Record & Return To:
HARVEY K. MATTEL, ESQ.
Eighth Floor
633 South Federal Highway
P.O. Box 14723
Ft. Lauderdale, Florida 33302-4723
(954) 763-5095

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 23 day of October, 2017, by **TRANSCAPITAL BANK, a Florida banking corporation,** party of the first part, whose post office address is: 8850 W. Oakland Park Boulevard, Sunrise, FL 33351, hereinafter called the Grantor, **JAWS FORT PIERCE, LLC, a Florida limited liability company**, party of the second part, whose post office address is: 315 N. Federal Highway, Hollywood, FL 33020, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and conveys and confirms unto the Grantee all that certain land situated in Broward County, Florida, being more particularly described as follows, together with all improvement located on such land (such land and improvements collectively referred to as the "Property"):

The South half of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

Less and except the South 150 feet of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

Subject to easements, restrictions and reservations of record and to taxes for the year 2017 and subsequent years.

Subject to conditions, restrictions, limitations, easements, zoning ordinances and reservations of record, said reference shall not reimpose same.

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

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

AND except as noted above, Grantor hereby specially warrants title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

sign: Pamela S Wideman
print: Pamela S Wideman

sign: Frances Solomon
print: FRANCES SOLOMON

TRANSCAPITAL BANK, a Florida banking corporation

By: _____
WILLIAM E. HIMES, President

STATE OF FLORIDA)
) SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 23rd day of October, 2017, by **WILLIAM E. HIMES**, as **President** of **TRANSCAPITAL BANK, a Florida banking corporation**, on behalf of the company. He is personally known to me and did take an oath.

PAMELA S. WIDEMAN
Commission # FF 220760
Expires May 9, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC:
sign: Pamela S Wideman
print: Pamela S. Wideman
STATE OF FLORIDA AT LARGE

(SEAL)

My Commission Expires: 5/9/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

February 2, 2018

The Honorable Howard Tipton, MPA, County Administrator
Saint Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982

Dear Mr. Tipton,

The City of Fort Pierce, pursuant to Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, dated June 6, 2005, is providing written notification, to the Saint Lucie County Administrator and the Saint Lucie County Attorney, of an impending annexation of property located at 5450 South US Highway 1 (Parcel 3403-502-0292-000-0). The first reading of the prospective annexation is scheduled for March 5th, 2018.

The enclosed notification includes copies of the proposed annexation ordinance, staff report, and recommendation pertaining to this voluntary request by the Property Owner.

Feel free to contact me at 467-3730, with any questions you may have.

Sincerely,

Rebecca Grohall, AICP
Planning Director

c: Nicholas Mimms, PE, City Manager
Linda Cox, MBA, City Clerk & Deputy City Manager

ENCLS:
1. Proposed Ordinance
2. PB Staff Report.

ORDINANCE NO. 18-00X

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT **5450 SOUTH US HIGHWAY 1**, 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, set forth a procedure for Municipal Annexation;

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 owner or owners have submitted an application petitioning the Fort Pierce to be annexed to the municipality; and

WHEREAS, the petition bears the signature of the owner of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their December 12, 2017 meeting, voted unanimously to recommend approval of the request;

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 February 1st, 2018, 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 February 2nd, 2018, 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:

Parcel ID: 3403-502-0292-000-0: THE SOUTH 1/2 OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY. LESS THE SOUTH 150.00 FEET OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 227 AND ALSO THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST; THENCE S 00°18'04" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 661.91 FEET; THENCE N 89°54'04" E A DISTANCE OF 78.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, STATE ROAD NO. 5 AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°54'04" E ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 227 A DISTANCE OF 560.54 FEET TO A POINT ON THE WEST LINE OF A 30' WIDE CANAL RIGHT -OF -WAY; THENCE S 00°14'12" E ALONG A LINE 30' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 227 A DISTANCE OF 180.75 FEET TO A POINT AND THE NORTH LINE OF THE SOUTH 150 FEET OF SAID LOT 227; THENCE S 89°52'58" W ALONG SAID NORTH LINE A DISTANCE OF 558.34 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5; THENCE N 00°18'04" W A DISTANCE OF 175.03 FEET TO A POINT; THENCE S 89°41 '56" W A DISTANCE OF 2.00 FEET TO A POINT; THENCE N 00°18'04" WEST A DISTANCE OF 5. 91 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT PIERCE, ST. LUICE COUNTY, FLORIDA
Said property containing 2.32 acres, more or less.

and further depicted on Exhibit "B", attached hereto and incorporated herein; said properties being generally located at 5450 South US Highway 1 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 the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in the St. Lucie Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land herein described on Exhibit A and annexed to the territorial limits of the City of Fort Pierce shall be and the same is zoned C-3, General Commercial, and assigned a future land use designation GC, General Commercial, as depicted on Exhibit "C" attached hereto and incorporated herein.

SECTION 5. The provisions of this Ordinance are declared to be severable and if

any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. 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. 18-00X was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March 5th, 2018; and was duly introduced, read by title only, and passed on second and final reading by the City Commission of the City of Fort Pierce, Florida on March 19th, 2018.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 20th day of March, 2018.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

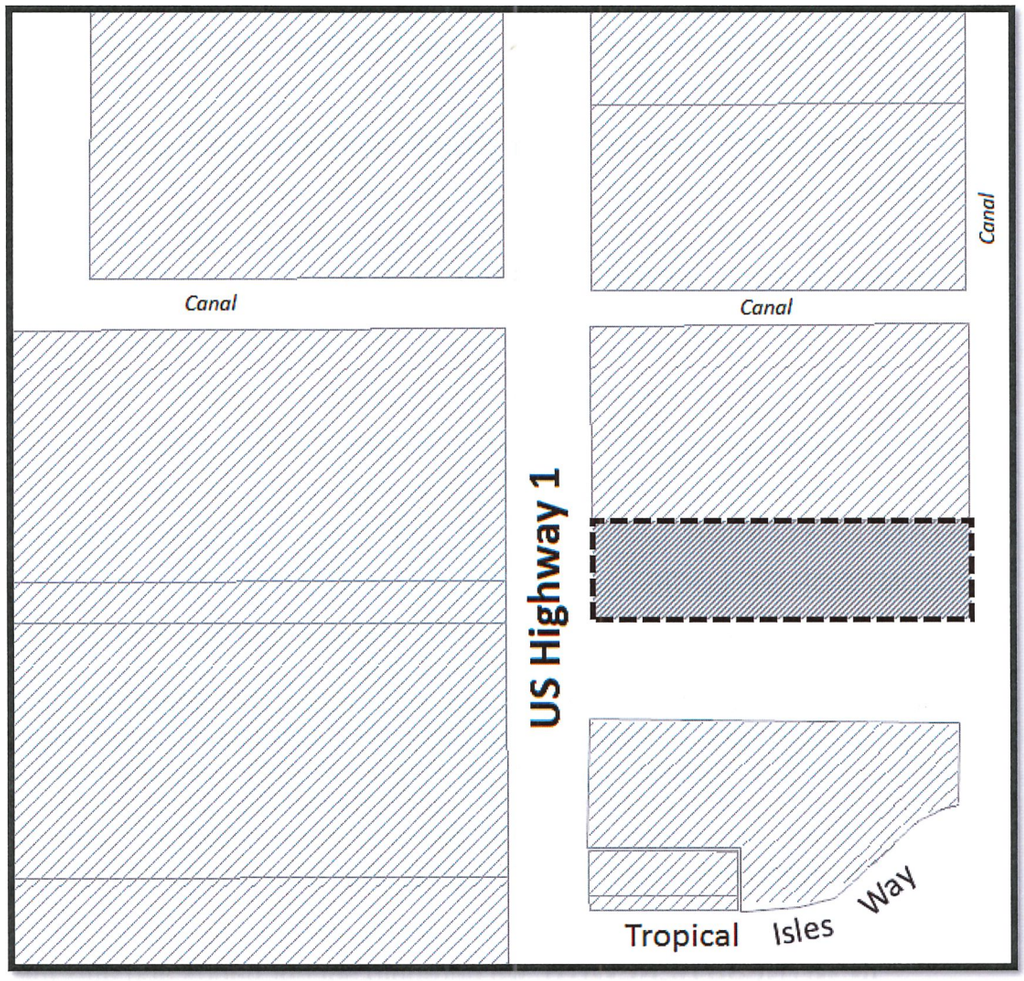
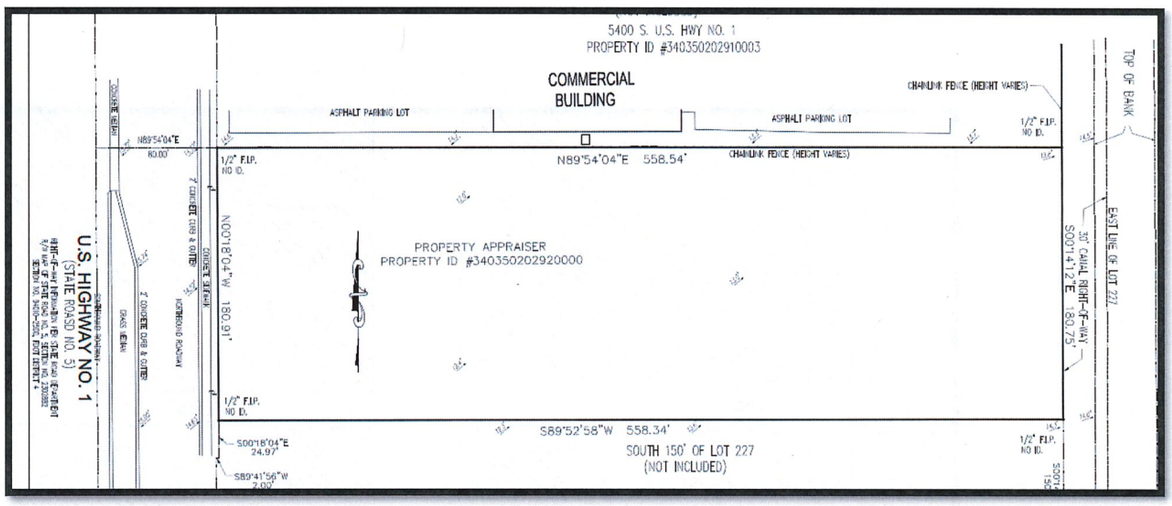


EXHIBIT B
Sketch & Legal Description of Subject Property

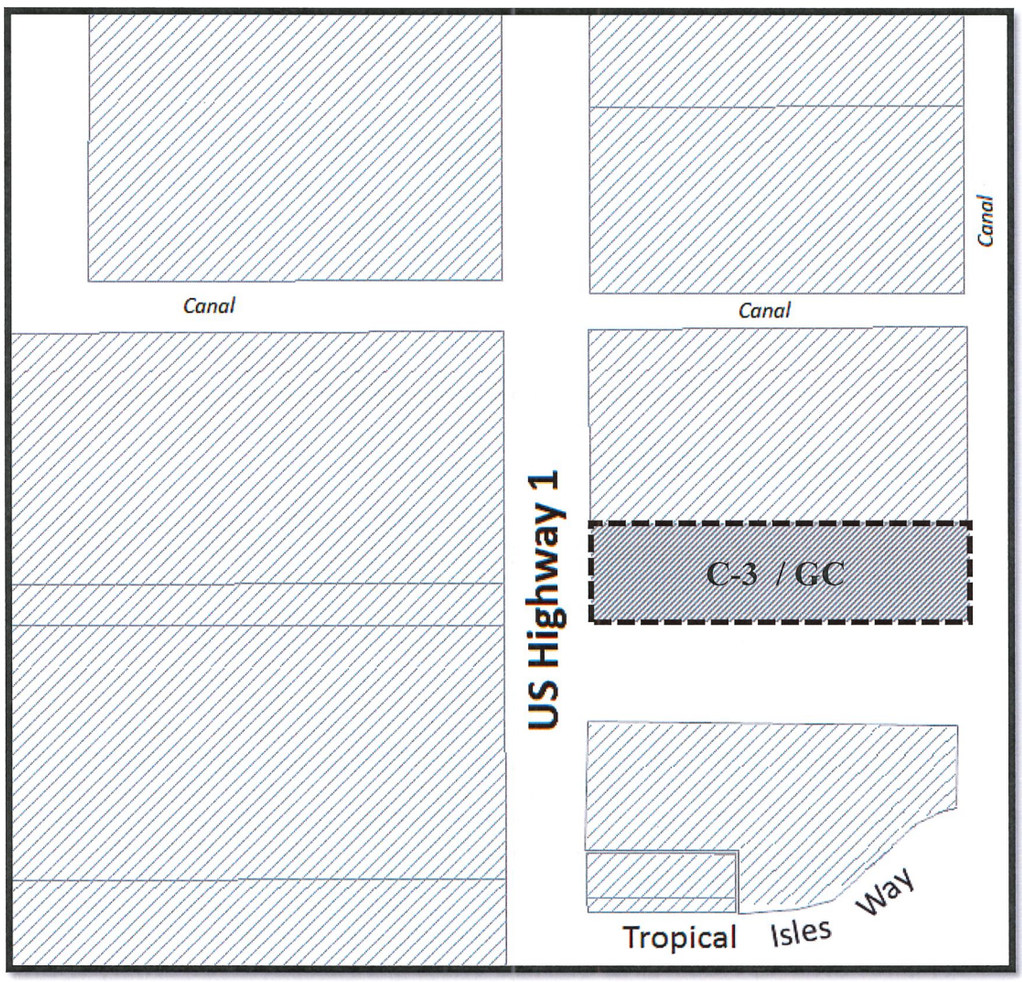


Parcel ID: 3403-502-0292-000-0:

THE SOUTH 1/2 OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY. LESS THE SOUTH 150.00 FEET OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 227 AND ALSO THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST; THENCE S 00°18'04" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 661.91 FEET; THENCE N 89°54'04" E A DISTANCE OF 78.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, STATE ROAD NO. 5 AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°54'04" E ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 227 A DISTANCE OF 560.54 FEET TO A POINT ON THE WEST LINE OF A 30' WIDE CANAL RIGHT -OF -WAY; THENCE S 00°14'12" E ALONG A LINE 30' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 227 A DISTANCE OF 180.75 FEET TO A POINT AND THE NORTH LINE OF THE SOUTH 150 FEET OF SAID LOT 227; THENCE S 89°52'58" W ALONG SAID NORTH LINE A DISTANCE OF 558.34 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5; THENCE N 00°18'04" W A DISTANCE OF 175.03 FEET TO A POINT; THENCE S 89°41 '56" W A DISTANCE OF 2.00 FEET TO A POINT; THENCE N 00°18'04" WEST A DISTANCE OF 5. 91 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT PIERCE, ST. LUICE COUNTY, FLORIDA.

said properties being generally located at 5450 South US Highway 1 in Fort Pierce, Florida. Said property containing 2.32 acres, more or less.

EXHIBIT C
Zoning & Future Land Use Designation Assignment



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Voluntary Annexation – JAWS Fort Pierce**
5450 South US Highway 1

DATE: December 4, 2017

STAFF REPORT

Owners/Applicant: Jaws Fort Pierce LLC
315 N Federal HWY
Hollywood, FL 33020-4616

Representative: W. Lee Dobbins, Esq.
Dean, Mead, Minton & Zwemer
1903 South 25th Street
Suite 200, Fort Pierce, Florida 34947

Requested Action: Voluntary Annexation of 2.32 acres of land into the City Limits

Location: 5450 S U SHighway 1

Parcel IDs: 3403-502-0292-000-0

Zoning: CG, Commercial General

Future Land Use: COM, Commercial

Surrounding FLU & Zoning:

North	East	South	West
C-3, GC	PUD/RU	CG/COM	C-3, GC

Parcel(s) Size: 2.32 acres

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

Staff Analysis:

The applicant is requesting voluntary annexation of a 2.32 acre parcel of land located at 5450 S US Highway 1. The subject site is located on the east side of US Highway 1, south of Enterprise Rental and across from Sunrise Ford.

This property is currently zoned CG, General Commercial with a COM, Commercial future land use. Once annexed, this property will receive an equivalent General Commercial (C3) and General Commercial (GC) future land use.

It has been confirmed that the property is located within an unincorporated part of St. Lucie County (SLC) and that the parcel is contiguous to the municipal boundary.

Comprehensive Plan
Consistent with Objective 1.11, and Policies 1.11.5 and 1.11.6, 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.

The proposed annexation offers the provision of public services at a level equal to or better than that available from the current service providers, assists in eliminating an unincorporated island, and does not adversely impact the ability of the City to provide public services at the City's adopted levels of service.

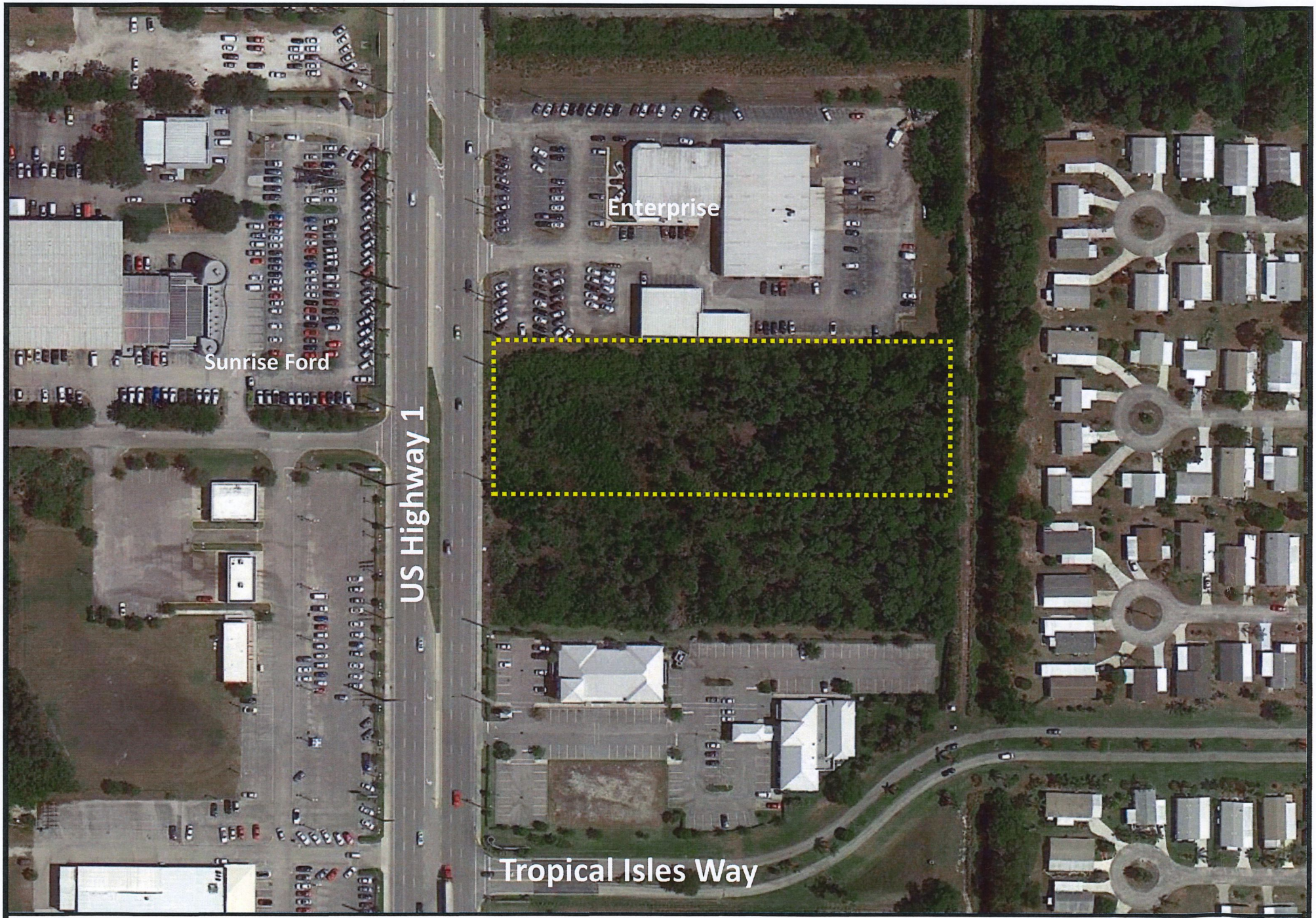
Furthermore, properties annexed shall receive a Future Land Use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission. In addition, general City policy is that annexed properties shall receive a zoning classification consistent with the SLC zoning classification; if the City Code does not provide such a classification, the SLC classification will remain until the request is made by the property owner for a zoning change to a City classification. The equivalent designations are available and will be assigned upon approval of annexation.

Technical Review Committee:

All affected departments have reviewed and approved the application.

Staff Recommendation:

The proposed annexation is consistent with the Comprehensive Plan, therefore Staff recommends that the Planning Board forward a recommendation of **approval.**



THE SUNRISE CITY FORT PIERCE Florida

5450 S US Highway 1

Aerial

Treasure Coast Newspapers | **TCPALM**

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

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

Customer	Ad Number	Copyline	PO #
463454 - CITY OF FORT PIERCE (LEGALS)	1926642	18-006 ANNEX 5450 S US HWY 1	

Pub Dates
February 23, 2018
March 2, 2018

Sworn to and subscribed before me this day of, March 02, 2018, 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.

Port St. Lucie attorney out, but who's to blame?

George Andreassi
Treasure Coast Newspapers
USA TODAY NETWORK - FLORIDA

PORT ST. LUCIE — Mayor Greg Oravec made Reggie Osenton his top pick for city attorney, negotiated Osenton's contract and provided regular feedback on Osenton's performance, including a strongly worded annual review.

But Oravec deflected any blame for himself or other City Council members while overseeing Osenton, who was pressured to resign suddenly Feb. 22 in the wake of an internal investigation which found he violated city hiring policy and presided over a dysfunctional staff.

It was the third time in four years a city attorney has left under a cloud and the second time during Oravec's three-year tenure as mayor. Under the city charter, the council appoints the city attorney, who serves at the council's pleasure.

Blame Osenton

Oravec placed all the blame for the recent breakdown in the City Attorney's Office squarely on Osenton.

"The City Council does not engage in the day-to-day management of the city attorney or any employees," Oravec wrote in an email response to TCPalm's questions about who was at fault. "The city attorney is responsible for managing the City Attorney's Office and all its employees.

"What we can and will continue to do is learn from our experience, get better as a result and do everything we can to move our community forward," Oravec wrote.

But Oravec did not say what went wrong, what lessons council members learned from the debacle, what they could have done differently or what steps they would take to better oversee the City Attorney's Office in the future.

Council members communicated regularly with Osenton during his 17 months as city attorney.

Four council members gave Osenton passing grades on his annual review in November, while Oravec's evaluation called Osenton's customer service and performance at council meetings poor.

Investigation findings

The city's internal investigation of the City Attorney's Office found Osenton violated hiring policy by listing the word "attractive" among the 10 qualities he was seeking in staff-attorney candidates. The investigation also revealed a staff generally divided between veteran female employees and new male employees hired by Osenton.

Osenton took responsibility for his policy violation, telling TCPalm it was "my mistake."

He said he first developed the list of 10 qualities many years ago while he was in private practice and never updated it.

"As far as the word 'attractive' on that form, it was stupid of me to use the form that had that word on it," Osenton said. "If I had just read it at first blush, and I didn't know the whole story, it would knock my hat off.

"But knowing the whole story and knowing what's in my character and in my heart, I know that's not what it was about," Osenton said. "I can tell you with 100 percent certainty, attractiveness had nothing to do with any of the hires. There's not a sexist bone in my body."

Osenton declined to discuss the investigation's findings related to the gender divisions in his staff.

"I don't care to rebut them. I just want to move on," Osenton said.

Osenton said City Manager Russ Blackburn let him know the council wanted him gone.

"Council asked me to resign," Osenton said. "The contact went through the city manager, who was asking on behalf of the City Council. I don't really want to go into the specific conversations I had with anybody."

Blackburn, however, disputed that assertion: "No one asked for Mr. Osenton's resignation."

Osenton said he was looking for a new job, but declined to disclose his prospects.

Unreported problems

Vice Mayor Shannon Martin — who with Oravec is a holdover from the council that hired Osenton in July 2016 — also blamed Osenton for allowing staff relations in the City Attorney's Office to deteriorate.

"I think it's unfortunate that there was so much mismanagement going on," Martin said. "It was up to Reggie, really, as the leader of that department to notify the council, his bosses, of things going on. And obviously, he didn't do that for his own reasons."

"Maybe he thought he could handle it. Maybe he thought he was handling it. I don't know," Martin said. "I really can't answer as to why he didn't deal with it."

Councilman John Carvelli also said the problems in the City Attorney's Office were not apparent to him.

"I don't know how it happened on our watch, but when we found out there was a complaint, action was taken," Carvelli said. "We rely on people to run the departments on day-to-day operations."

Councilwomen Jolien Caraballo and Stephanie Morgan did not respond to questions about the council's accountability for Osenton's failings and the deterioration of staff relations in the City Attorney's Office.

It was Oravec who triggered the first downward spiral of the City Attorney's Office in February 2014, when he blew the whistle on suspected Sunshine Law violations by three City Council members.

Longtime City Attorney Roger Orr resigned in April 2014 after a State Attorney's Office investigation found he acted as an intermediary in private council talks about whether to offer Oravec a severance package to resign as city manager.

That June, the council promoted longtime Assistant City Attorney Pam Booker to the city attorney job.

Oravec was elected mayor in November 2014 and Martin won a second four-year term.

Predecessor fired

The Oravec-led council fired Booker in February 2016 for poor communications and for providing bad legal advice.

The council hired a Palm Beach Gardens law firm as acting city attorneys until the new city attorney took office. That was Osenton on Sept. 1, 2016.

In the wake of Osenton's ouster last week, the City Council named Jim Stokes interim city attorney. He took the oath of office Monday, becoming Port St. Lucie's fourth city attorney in four years.

The council wants to find a permanent city attorney, its fifth in five years, by the time Stokes' one-year contract is up.

City Attorney's Office timeline

Feb. 8, 2014: Greg Oravec resigns as city manager amid conflicts with Mayor JoAnn Faiella and Councilman Ron Bowen

Feb. 14, 2014: Oravec reports suspected City Council Sunshine Law violations to State Attorney's Office

April 14, 2014: Longtime City Attorney Roger Orr announces his retirement after being implicated as intermediary between two council members in Sunshine violations

June 2014: City Council promotes Assistant City Attorney Pam Booker to city attorney

Nov. 4, 2014: Oravec elected mayor, Shannon Martin re-elected to the council.

February 2016: City Council fires Booker

July 11, 2016: Council selects Osenton as top city-attorney candidate

Sept. 1, 2016: Osenton assumes command of City Attorney's Office.

Nov. 8, 2016: John Carvelli, Jolien Caraballo and Stephanie Morgan elected to the council.

Nov. 20, 2017: Council gives Osenton mixed reviews, with Oravec providing the most critical comments, and a 5 percent raise in annual performance evaluation.

Jan. 22: Paralegal Jennyfer Ladouceur lodges complaint with Human Resources Department alleging favoritism towards paralegal Charles Snyderman and poor treatment of Office Manager Betty Bollinger by men in the office.

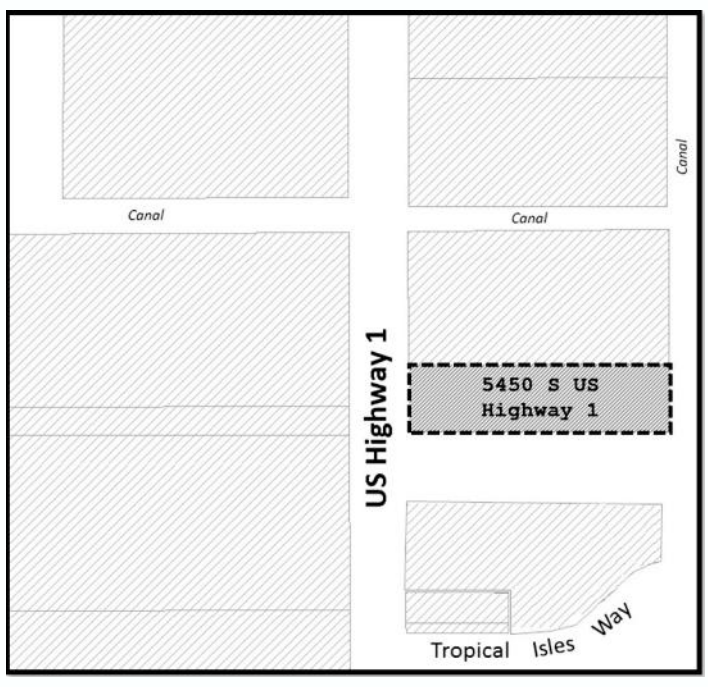
Feb. 20: Human Resources investigation finds Osenton violated city hiring policy and oversaw the deterioration of staff relations; Osenton submits proposed severance agreement.

Feb. 22: City Council accepts Osenton's resignation, approves severance agreement and hires James Stokes as interim city attorney for one year.

CITY OF FORT PIERCE
NOTICE OF PROPOSED ORDINANCE

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, of the Code of Ordinances of the City of Fort Pierce, will on Monday, March 5th, 2018, and Monday, March 19th, 2018 hold Public Hearings on the enactment of the following proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m.; said ordinance entitled:

ORDINANCE NO. 18-006 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5450 SOUTH US HIGHWAY 1, 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.



All interested parties may appear at the Public Hearings and be heard with respect to the proposed ordinance. Said proposed ordinance, complete legal description of the subject site, by metes and bounds, and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

/s/ Linda W. Cox
City Clerk
February 23, 2018
March 2, 2018

TCN-1926642

City Commission Regular Meeting **12.d.**

Meeting Date: 03/19/2018

Re: Jenkins Road KOA - Transmittal Hearing: Comprehensive Plan Future Land Use Map Amendment

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

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SUBJECT:

Legislative Hearing - Ordinance No. 17-038: Adoption hearing pertaining to an application submitted by the property owners, Ariel Homes of Treasure Coast, and applicant, S. R. Bacher Enterprises, LLC., for one (1) parcel of land, 56.035 +/- acres, to change the future land use designation within the Comprehensive Plan, from RM, Residential Medium to BC, Boundary Commercial. Said parcel is generally located at the northeast corner of Edwards Road and Jenkins Road, or approximately 3180 South Jenkins Road. SECOND READING

SUMMARY:

- The applicant is requesting the approval of a Future Land Use Map Amendment, for 56.035 acres of property, from Medium Density Residential (RM) to Boundary Commercial (BC), with an associated request for a Planned Development for the subject site.
- The subject site is located along the east side of Jenkins Road, immediately north of Edwards Road, and a half mile south of the Okeechobee Road commercial corridor.
- The proposed amendment is generally consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with forthcoming request to amend the zoning designation of the site.
- The applicant has engaged neighbors to the site via two community meetings.
- The Planning Board, acting as the Local Planning Agency, at their November 14th, 2017 meeting, voted unanimously to recommend approval of the request.
- If approved at the first reading, Staff will transmit the proposed comprehensive plan amendment to the corresponding review agencies. An adoption hearing will be scheduled subsequent to receipt of all review comments and transmittal acknowledgements.
- The associated rezoning and Planned Development to develop a KOA Recreational Vehicle Campground will be presented to the City Commission for Consideration in January.

RECOMMENDATION:

Approve transmittal of the proposed Future Land Use amendment

ALTERNATIVES:

- Approve transmittal of the Future Land Use amendment with the incorporation of a land use transition at the east end of the site, from commercial to residential.
- Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
Potential Increase in Ad-Valorem Tax Revenue.

Attachments

Proposed Ordinance (# to be Updated)
Staff Report
Aerial, Land Use, & Zoning Maps - Jenkins Road
Application
Property Card, Survey & Legal Description
Environmental Assessment
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/29/2017 05:29 PM

Form Started By: Kori Benton
Started On: 11/21/2017 10:04 AM
Final Approval Date: 03/07/2018

ORDINANCE NO. 17-0XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTY GENERALLY LOCATED AT 3180 SOUTH JENKINS ROAD, FROM MEDIUM DENSITY RESIDENTIAL, RM, TO BOUNDARY COMMERCIAL, BC;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, changing the future land use designation requires an amendment to the Comprehensive Plan, pursuant to Section 163.3184, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, having considered the recommendations of the Planning Board, the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by Section 163.3184; and

WHEREAS, two (2) public hearings with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

From and after the effective date hereof, the following properties legally described as:

Parcel 2430-212-0001-000-5: THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. CONTAINING 56.035 ACRES, MORE OR LESS.

said properties being located at 3180 South Jenkins Road in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from Medium Density Residential, RM, to Boundary Commercial, BC, as depicted on Exhibit “A”, attached hereto and incorporated herein.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 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.

SECTION 5. The effective date of this Comprehensive Plan Amendment shall be the date a final order is issued by the Department of Economic Opportunity or Administration Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If final a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming this effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

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- XX was duly advertised accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on _____, 2017 and on _____, 2018; 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 December 4th, 2017; and was duly introduced, read by title only, and passed on second and final reading _____, 2018, 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 th day of, 2018.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

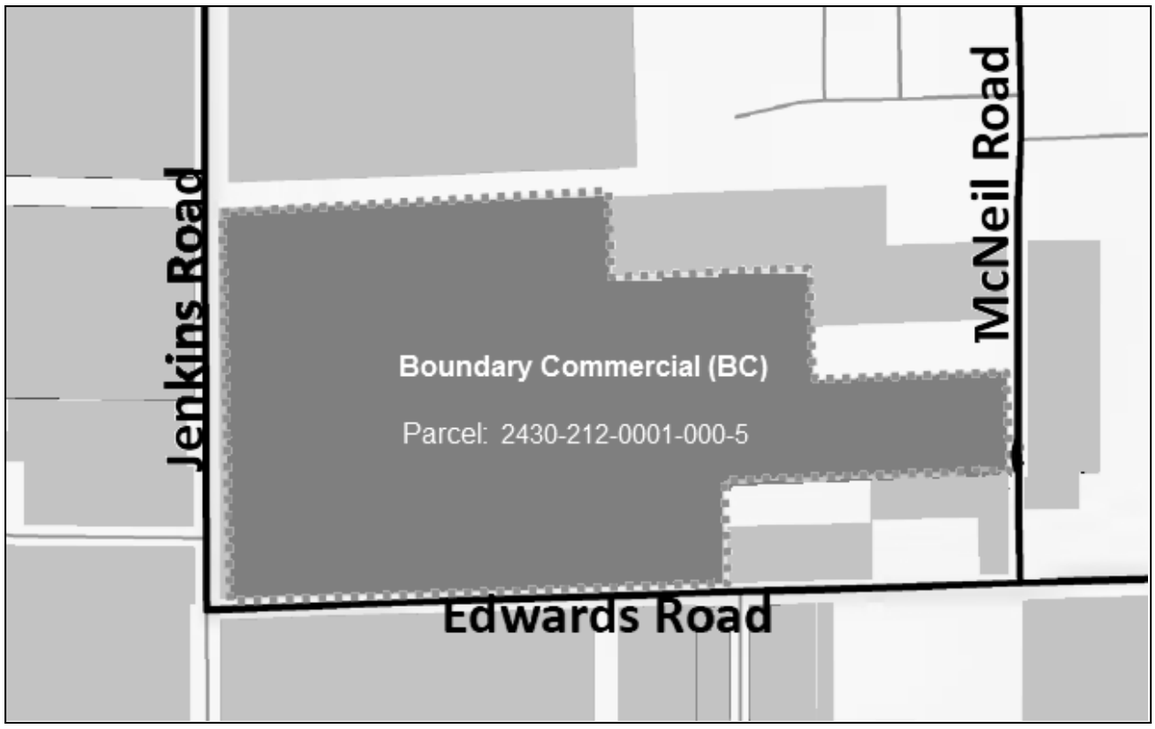
_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Future Land Use

Boundary Commercial, BC



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Jenkins Road KOA**
Comprehensive Plan Future Land Use Map Amendment
NE Corner of Jenkins Road & Edwards Road

DATE: November 21, 2017

STAFF REPORT

Owners:
Ariel Homes of Treasure Coast
4525 Prairie Ave
Miami Beach, FL 33140

Applicant:
S. R. Bacher Enterprises, LLC.
1821 N US Highway 1
Fort Pierce, FL 34946

Representative:
Brian Nolan, AICP, ASLA
Senior Project Manager, Lucido & Associates
701 S.E. Ocean Blvd.
Stuart, Florida 34994

Requested Action:
Transmittal of a proposed Future Land Use Map Amendment from Medium Density Residential (RM) to Boundary Commercial (BC)

Location:
Generally located at the northeast corner of Jenkins Road & Edwards Road, or approximately 3180 South Jenkins Road.

Parcel IDs:
2430-212-0001-000-5

Current Future Land Use:
Medium Density Residential (RM)

Proposed Future Land Use:
Boundary Commercial (BC)

Surrounding FLU & Zoning:

North	East	South	West
RM/R-4 & RL/R-1	RL/R-1 & RU/RS-4	RM/R-4 & RL/R-1	GC/C-3 & RL/R-3

Parcel(s) Size:
56.035 acres

Utilities:
Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting the approval of a Future Land Use Map Amendment, for 56.035 acres of property, from Medium Density Residential (RM) to Boundary Commercial (BC).

The subject site is located along the east side of Jenkins Road, immediately north of Edwards Road, and a half mile south of the Okeechobee Road commercial corridor. The site is currently undeveloped with a variety of native and invasive species throughout the property. The site is bordered to the immediate north by North St. Lucie River Water Control District Canal No. 39, to the east lie existing low density single-family residential homes; to the immediate west lies S. Jenkins Road followed by moderate density residential homes and vacant commercial land; and to the immediate south lies Edwards Road trailed by medium density residential uses and vacant land.

The request to amend the future land use designation is coupled with an application for a Planned Development, to amend the zoning designation of the subject property to PD, Planned Development along with a development plan for a KOA campground to accommodate recreational vehicles with improved vehicle stalls providing power, water and sewer hook-ups; semi-improved camp sites that will allow for tow-behind campers, tents and KOA-provided cabins, each with electrical hook-ups; outdoor storage area for boats, trailers and tow-behind campers along with a manager's quarters. The Planned Development application is engaged with the Technical Review Committee, and will be forthcoming to the Planning Board.

The subject property is currently zoned R4 – Medium Density Residential, with a Future Land Use of RM –Residential Medium. The proposed use is not consistent with the existing Zoning and Future Land Use, thus the Future Land Use Map Amendment is sought to modify the Future Land Use for the sizable development.

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 & Land Use

	Existing	Proposed
Zoning	R-4	PD
Future Land Use (FLU)	RM	BC
Non-Residential Maximum Floor Area Ratio (FAR) Permitted	-	1.0
Maximum (Building) Lot Coverage Permitted	50%	Dependent upon PD Plan – *Not to exceed 80%*
Maximum Height	45 ft.	Dependent upon PD Plan

As demonstrated in Table 1, the maximum permitted non-residential floor area ratio (FAR) for the subject properties increases to allow an FAR of 1.0 under the proposed amendments. Additionally, the maximum permitted lot coverage (area covered by buildings) may increase, or decrease, dependent upon the development plan considered with the Planned Development request. The applicant's initial development plan presented a building lot coverage of roughly 1%, with an overall impervious coverage of roughly 38%, below the maximum provided by the current, and proposed districts. The expanded development capacity pursued by the applicant is primarily the options for grocery stores, neighborhood commercial sales establishments, office uses, and potential for eateries.

Table 2 demonstrates use type and density information for the existing and proposed Future Land Use designations for the subject site.

Table 2: Existing and Proposed Site Data

	Existing	**Proposed**
Future Land Use (FLU)	**Medium Density Residential (RM)**	**Boundary Commercial (BC)**
Land Use Objective	The Medium Density Residential designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.	The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, *tourist/entertainment facilities,* hotels/motels, *parks and recreation*, along with *compatible* public, quasi-public, and *special uses*. This land use designation allows a maximum FAR of 1.0.
Residential Density (maximum dwelling units per gross acre)	6.5 to 12 dwelling units/acre	N/A
Land Use Breakdown	Residential uses may comprise up to 100% of the total floor area.	N/A

Comprehensive Plan

The proposed amendment has been reviewed with regards to the established Goals, Objectives and Policies of the City's Comprehensive Plan, with emphasis on potential impacts to the surrounding neighborhoods to the west, south, and east, as well as long range development of commercial centers to the west, north west, and north of the site, potential transportation impacts, and demand on infrastructure. The proposed future land use map amendment is generally consistent with the goals, objectives and policies of the Comprehensive Plan as it promotes the vision of a balance between commercial and residential land uses, providing capacity for Boundary Commercial uses that may service to surrounding neighborhoods or general commercial, retail, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. The proposed land use is generally consistent with surrounding properties and uses in the vicinity, specifically to the north and north west.

Demand Analysis of Public Facilities

The proposed amendment was reviewed for potential impacts to public facilities including, but not limited to, water and wastewater, parks and open space, schools, solid waste, and traffic. The findings presented are displayed in Table 3 below:

Potable Water:	***Demand Analysis*** Current Land Use 174,700 Total gallons per day Proposed Land Use 25,925 Total gallons per day **Change in Demand** **- 148,775Total gallons per day**
Wastewater:	***Demand Analysis*** Current Land Use 174,700 Total gallons per day Proposed Land Use 32,147 Total gallons per day **Change in Demand** **- 142,553 Total gallons per day**
Parks and Recreation:	***Demand Analysis*** The proposed amendment presents a general reduction in the demand upon park inventory as the Boundary Commercial district does not provide residential density capacity, however it's anticipated that development of tourist facilities will provide impact to parks and recreation facilities, however development of on-site amenities and provision of tourist tax revenue may assist in offsetting said demand.
Public Schools:	***Demand Analysis*** *K-8* *High School* Current Land Use – Maximum Enrollment Demand 97 42 Proposed Land Use – Maximum Enrollment Demand 0 0 **Change in Demand** **- 97** **- 42** The Boundary Commercial district does not provide residential density capacity
Solid Waste:	***Demand Analysis*** Current Land Use 90 yards Proposed Land Use 53 **Change in Demand** **- 37 yards**
Transportation Analysis:	***Impact Analysis*** **AADT** Maximum (ITE 221) — **AM/PM Peak Hour Trips** Maximum **Current Zoning/Land Use** RM (3,379 aadt) — RM (296 AM Peak)/(287 PM Peak) **Proposed Zoning/ Land Use** PD/BC (1,261 aadt) — PD/BC (49 AM Peak)/(108 PM Peak) **Change in Demand at Proposed Build-out** **- 2,118 37 Trips** — **(-247 AM Peak)/(-179 PM Peak)**

The proposed amendment, coupled with the development scope of the filed development plan, will decrease potential impacts to all public facilities analyzed.

South Jenkins Roads and west Edwards Road are presently two lane, undivided roadways which operate at a Level of Service of C, with further expansion capacity. The intersection of Jenkins Road and Okeechobee Road recently underwent significant expansion as part of a Florida Department of Transportation (FDOT) and St. Lucie County initiative to enhance this Strategic Intermodal System (SIS) corridor. Previously considered and approved residential developments along Edwards and Jenkins Road have expired, however may provide demand to revisit further expansion of capacity along these minor arterial roadways. The analysis of development and roadway conditions of the surrounding area, in relation to a future development plan will be evaluated pursuant to the City's concurrency requirements in coordination with St. Lucie County, as many of the adjoining roadways remain under their jurisdiction.

Future Land Use Element Goals, Objectives, & Policies

Goal 1:
The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources.

1.1 Objective:
The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, *stimulate tourism* and the local economy, and are compatible with its small-town character.

1.3 Objective:
As development and redevelopment occur within the City, the City shall encourage the elimination or reduction of existing land uses inconsistent with the City's character and future land use.

1.3.1 Policy:
The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties.

Analysis: The appropriate expansion of limited commercial, tourist related, and recreational uses along a minor arterial roadways, adjacent to a main arterial, furthers the development and redevelopment of commercial districts and surrounding neighborhoods by providing compatible opportunities to stimulate the local economy. The review of subsequent development applications pursuant to our established land development regulations and design review guidelines seek to ensure compatibility with our small-town character, and adjacent developments.

Transportation Element Goals, Objectives, & Policies

Goal 2:
The City shall provide a safe, convenient, effective, and energy efficient multimodal transportation system which is coordinated with the Future Land Use and provides mobility of people and goods.

2.2 Objective:
Maintain the adopted LOS standards for all City roadways. The City shall coordinate with St. Lucie County and the Florida Department of Transportation (FDOT) to maintain the adopted LOS standards on County and State roadways within the City.

2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds the LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operational

improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

2.3 Objective:
The City shall integrate the Future Land Use Map with the City's existing, programmed, and planned transportation system to maintain the adopted roadway LOS standards and support multimodal transportation to service the existing and projected population.

2.3.2 Policy:
Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standard. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

2.3.3 Policy:
The City shall integrate transportation and land use to support multimodal transportation through site design and development standards that address building placement and orientation, pedestrian access, bicycle parking, and transit-oriented development principles.

Analysis: The proposed land use change has been evaluated for potential traffic impacts. The change in land use, with the associated development plan, does not present impacts to the LOS standard for Edwards Road, and seeks to integrate offsetting mitigation improvements to Jenkins Road via a planned deceleration lane for south bound traffic. The applicant shall maintain said strategy within the development plan to maintain the adopted LOS standard. The City's established design and development standards will further guide pedestrian access, bicycle parking, and transit-oriented development principles with the planned development within the subject site.

Review Summary:

The proposed amendment is generally consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with forthcoming request to amend the zoning designation of the site. Furthermore, the amendment should not have adverse an effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety of tourist facility and the local economy, while limiting impacts to neighboring residential districts.

The proposed amendment does not incorporate provide a land use transition from the proposed commercial designation, desired along an arterial roadway such as Jenkins, to reduced development intensity towards established residential development, to the east. Based upon the forthcoming Planned Development, the applicant holds the capacity to allocate a 250 ft. section at the east of the property for retention of the Residential Medium to provide such a transition without conflicting with the development plan. Staff has identified possible consideration of retaining a segment of the property as Medium Density Residential, RM, at the far east end of the property, to provide an appropriate transition to established uses adjacent along Mc Neil Rd. Delineation of this consideration is provided via Figure 1, which identifies a potential transition point, based upon surrounding uses.

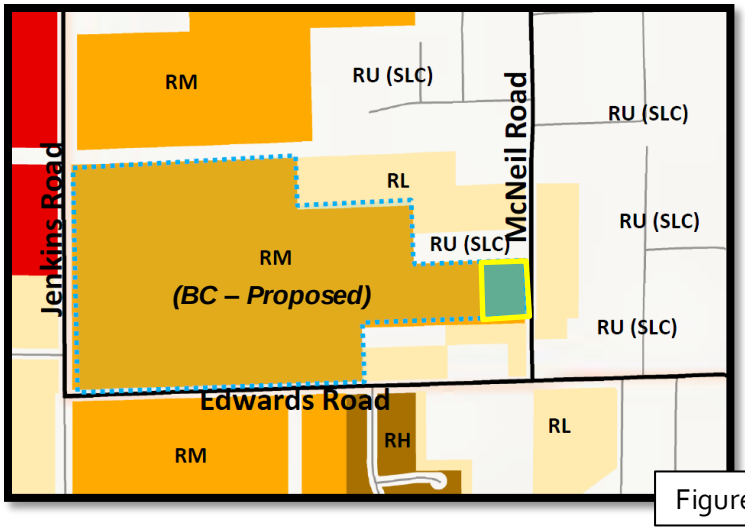


Figure 1

The land use amendment, whether transmitted as presented or encompassing this transition, 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. This potential adjustment to the request, considers additional safe guards to affirm a transition to the adjacent uses and districts.

Technical Review Committee:

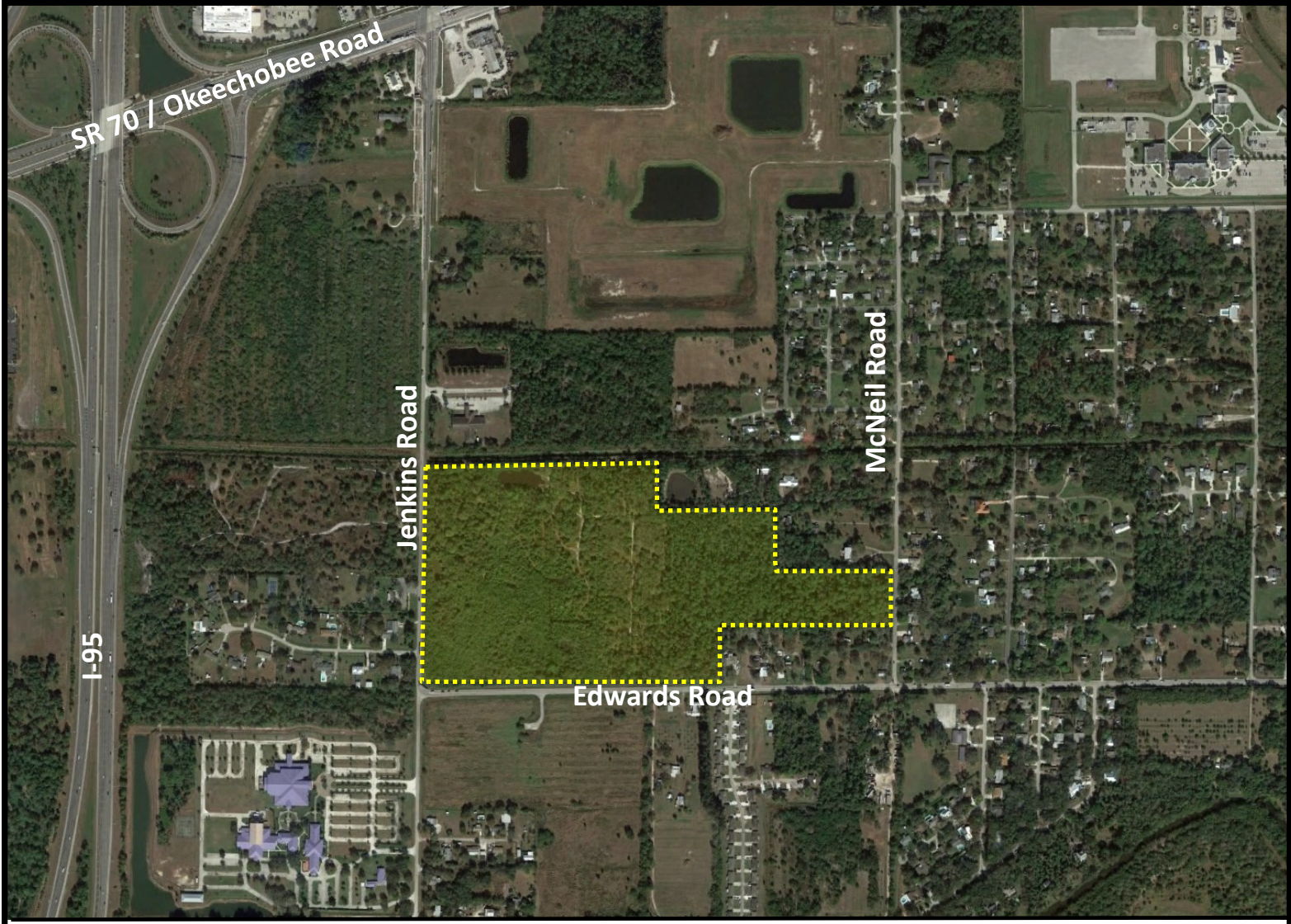
All affected departments have reviewed and approved the applications. No significant impacts to public facilities are immediately expected by the proposed amendment. Traffic impacts have been further assessed with the applicant's pending development application to determine any demand for transportation improvements to abutting roadways and intersections.

Planning Board:

The Planning Board, acting as the Local Planning Agency, at their November 14th, 2017 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

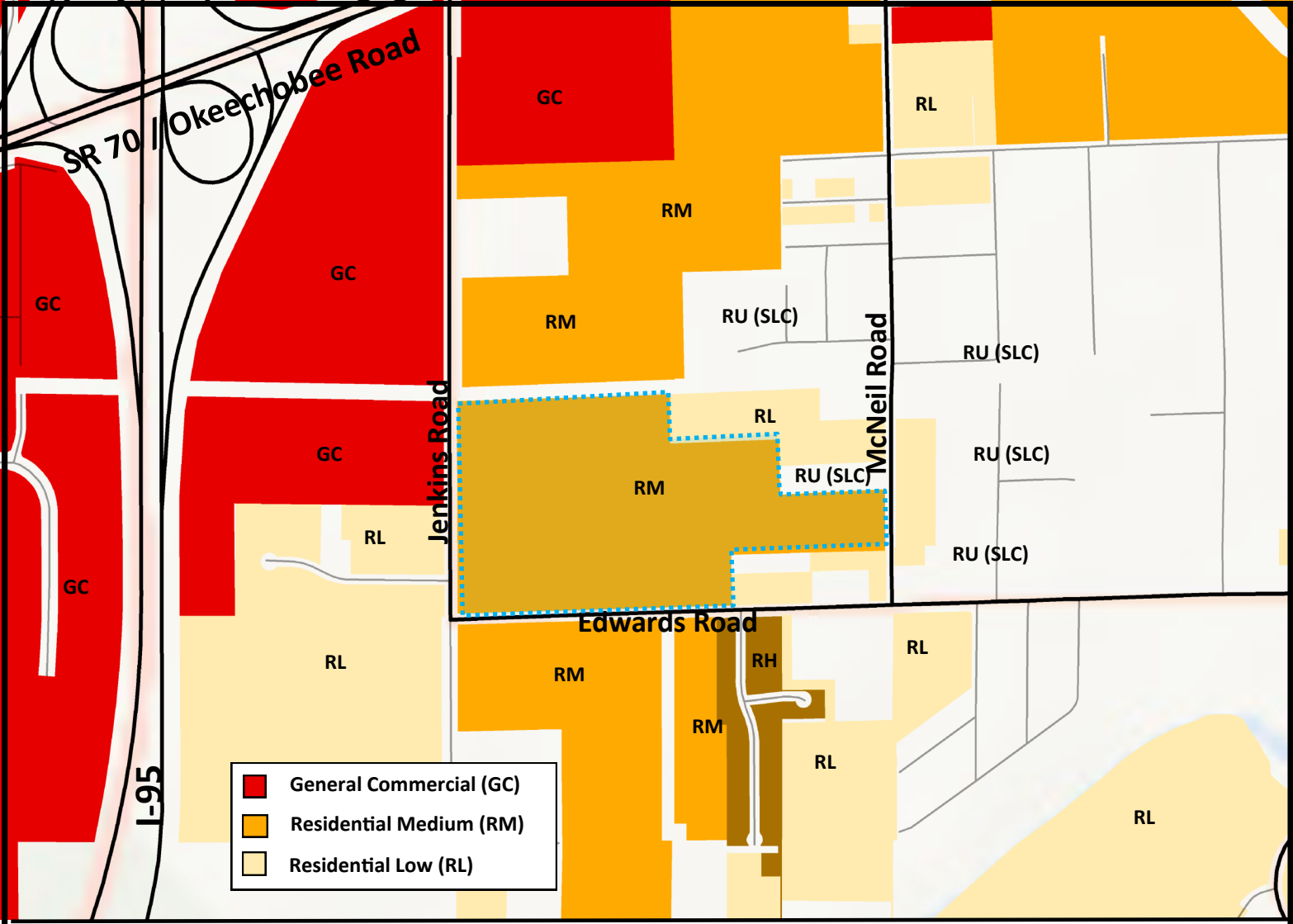
The proposed amendment meets the criteria specified in Section 22-131 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the City Commission **approve** the transmittal of the requested Comprehensive Plan Future Land Use Map Amendment.



THE SUNRISE CITY
FORT PIERCE
Florida

3180 South Jenkins Road

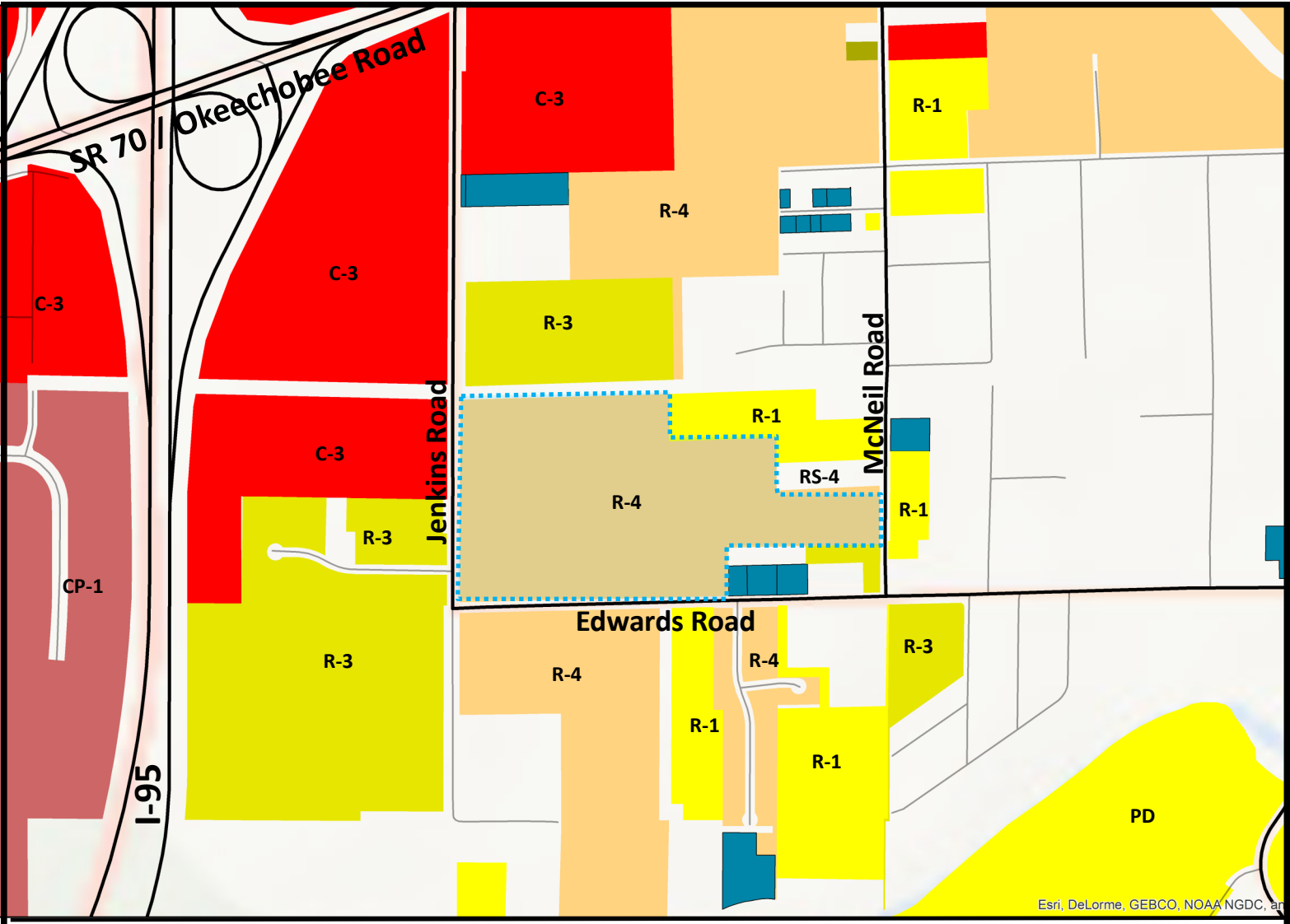
Aerial



THE SUNRISE CITY
FORT PIERCE
Florida

3180 South Jenkins Road

Future Land Use Map



THE SUNRISE CITY FORT PIERCE Florida

3180 South Jenkins Road

Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☐ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: _____
2. Property Tax ID(s): _____
3. Total Acreage: _____
4. Existing Future Land Use Designation: _____
5. Existing Zoning Classification: _____
6. Proposed Zoning Classification: _____
7. Other applications being submitted concurrent with this application, if any: _____
   _____
8. Describe the existing uses, improvements and structures on the amendment lands: _____
   _____
9. Are there any identified or possible historical structures on the amendment lands? _____
10. The reason for making this request: _____
    _____
    _____

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
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	See attached documentation

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	3,379	296 AM / 287 PM
Proposed Zoning	1,261	49 AM / 108 PM
Change in Demand	Trips - 2,118	Trips - 247 AM / -179
Impact to Capacity	See attached Transportation Impact Report and trip generation tables.	

12. Name of Owner(s): Ariel Homes of the Treasure Coast, LLC
Mailing Address: 4525 Prairie Ave.
City Miami Beach State FL Zip 33140
Phone # _____
E-mail: _____

13. Name of Applicant: S. R. Bacher Enterprises, LLC
Mailing Address: 1821 N. US Hwy 1
City Fort Pierce State FL Zip 34946
Phone # _____ Fax # _____
E-mail: bbacher83@gmail.com

14. Name of Representative: Brian Nolan, AICP, ASLA
Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax # 772.223.0220
E-mail: bnolan@lucidodesign.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.

See attached Owner Authorization

Applicant's Signature Date

1821 N. US Hwy. 1

Address State FL 33140 Zip

bbacher83@gmail.com

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Brian Bacher

Property Owner's Name (Please Print) Phone

1821 N. US Hwy 1, Fort Pierce FL

Address State Zip

Property Owner's Signature 8/3/17 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 3 day of August, 2017, by Brian Bacher who is personally known to me or has produced 260-070-83-360 as identification.

Shannon D. Garrett

Signature of Notary (seal)

SHANNON R. GARRETT MY COMMISSION EXPIRES May 18, 2020 #FF 951803 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

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

Property Identification

Site Address: TBD
Parcel ID: 2430-212-0001-000-5
Account #: 32783
Sec/Town/Range: 30/35S/40E
Map ID: 24/30N
Zoning: R4
Use Type: 6700
Jurisdiction: Fort Pierce

Ownership

Ariel Homes of Treasure Coast
4525 Prairie Ave
Miami Beach, FL 33140

Legal Description

30 35 40 S 1/2 OF NW 1/4 OF NE 1/4 OF NW 1/4 AND N 1/2 OF S 1/2 OF NE 1/4 OF NW 1/4-LESS E 33 FT- AND SW 1/4 OF SW 1/4 OF NE 1/4OF NW 1/4-LESS S 33 FT- AND NW 1/4OF NW 1/4-LESS W 40 FT AND LESS S 33 FT- (34) (52.80 AC) (OR 1907-1999)

Current Values

Just/Market:	$739,200	Assessed:	$505,200
Exemptions:	$0	Taxable:	$505,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$739,200	$505,200	$0	$505,200
2015	$739,200	$505,200	$0	$505,200
2014	$1,108,800	$1,108,800	$0	$1,108,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-20-2004	1907 / 1999	XX00	SP	Pechter,Jack	$3,200,000
01-08-2004	1880 / 2602	XX00	WD	Twenty Six Associates LLC,	$2,350,000
11-21-2003	1851 / 1059	XX00	WD	Hauck,Edmond J	$1,125,000

Primary Building Information

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

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	52.8
Land Size (SF):	2,299,968
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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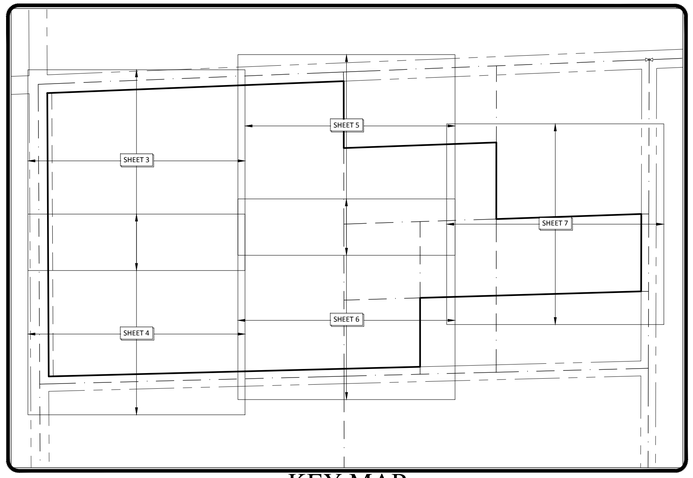
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

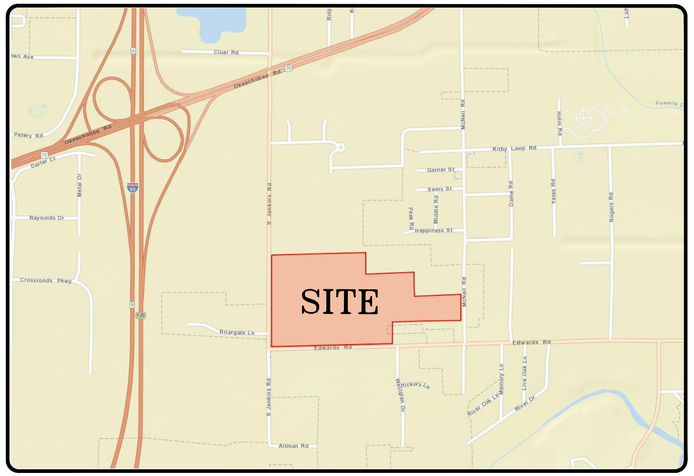
FOR

K.O.A. CAMPGROUNDS

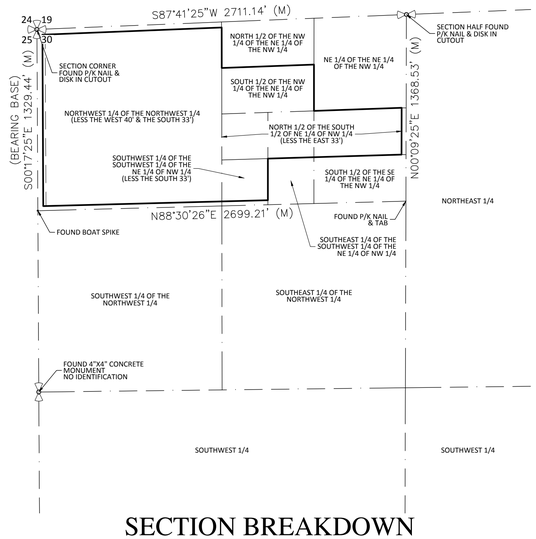
In Section 30,
Township 35 South, Range 40 East
Saint Lucie County, Florida



KEY MAP
NO SCALE



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE



SECTION BREAKDOWN
NO SCALE

LEGEND

(P)	PLAT DATA	INFO.	INFORMATION
(C)	CALCULATED FROM FIELD MEASUREMENTS	TOB	TOP OF BANK
(D)	DEED OR DESCRIPTION	OHW	OVERHEAD UTILITY WIRES
(M)	MEASURED DIMENSION	SV	SANITARY VALVE
(R)	RECORD DATA	GV	GAS VALVE
P.O.C.	POINT OF COMMENCEMENT	WV	WATER VALVE
P.O.B.	POINT OF BEGINNING	DDCV	DOUBLE DETECTOR CHECK VALVE
LB	LICENSED BUSINESS	CMP	CORRUGATED METAL PIPE
PRM	PERMANENT REFERENCE MONUMENT	RCP	REINFORCED CONC PIPE
IR/C	5/8" IRON ROD & CAP	IRR	IRRIGATION
CM	CONCRETE MONUMENT	YD	YARD DRAIN
CCR	CERTIFIED CORNER RECORD		VALVE
FD / FND	FOUND		WATER VALVE
IR	IRON ROD		SANITARY VALVE
MAG/D	MAG NAIL & DISC		GAS VALVE
ID	IDENTIFICATION		IRRIGATION VALVE
ORB.	OFFICIAL RECORDS BOOK		REUSE WATER VALVE
PB.	PLAT BOOK		AIR RELEASE VALVE
PG.	PAGE		WATER SERVICE
△	CENTRAL ANGLE		SANITARY SERVICE
R	RADIUS		HAND HOLE
L	ARC LENGTH		FIRE HYDRANT
CB	CATCH BASIN		FIRE DEPARTMENT CONNECTION (FDC)
CH	CHORD DIMENSION		WELL
CUP	CONC UTILITY POLE		MONITOR WELL
WUP	WOOD UTILITY POLE		WATER METER
WLP	WOOD LIGHT POLE		WATER BACK FLOW PREVENTOR
MLP	METAL LIGHT POLE		DRAINAGE MANHOLE
TSB	TRAFFIC SIGNAL BOX		SANITARY MANHOLE
PSP	PEDESTRIAN SIGNAL POLE		GAS MANHOLE
UGE	UNDERGROUND ELECTRIC		GAS LINE MARKER
UG	UNDERGROUND		FIBER OPTICS MANHOLE
R/W	RIGHT OF WAY		FIBER OPTICS MARKER
A/C	AIR CONDITIONING		ELECTRICAL JUNCTION BOX
CBS	CONCRETE BLOCK STRUCTURE		CABLE UTILITY JUNCTION BOX RISER
WM	WATER METER		WOOD UTILITY POLE
WV	WATER VALVE		CONCRETE UTILITY POLE
SV	SEWER VALVE		METAL UTILITY POLE
FM	FORCE MAIN		LIGHT POLE
U.E.	UTILITY EASEMENT		TRAFFIC SIGNAL BOX
P.U.E.	PRIVATE UTILITY EASEMENT		STREET SIGN
P.G.E.	DRAINAGE EASEMENT		SANITARY CLEAN OUT
D.E.	DRAINAGE EASEMENT		TRANSFORMER
P.D.E.	PRIVATE DRAINAGE EASEMENT	N	NORTHING (OR NORTH)
L.S.E.	LANDSCAPE EASEMENT	E	EASTING (OR EAST)
M.B.E.	MAINTENANCE BUFFER EASEMENT		DRAINAGE STRUCTURE (CURB INLET)
℄	CENTERLINE		DRAINAGE STRUCTURE (CATCH BASIN)
℞	PROPERTY LINE		DRAINAGE STRUCTURE (YARD DRAIN)
℔	BASELINE		MAIL BOX
No.	NUMBER		CANTILEVERED LIGHT POLE
TYP	TYPICAL		SPOT ELEVATION
STA	STATION		TREE WITH SCHEDULE TAG
O/S	OFF SET		BENCHMARK
NAVD	NORTH AMERICAN VERTICAL DATUM		GUY ANCHOR
NGVD	NATIONAL GEODETIC VERTICAL DATUM		
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		
FPL	FLORIDA POWER & LIGHT		
CCR	CERTIFIED CORNER REPORT		
MM	MAINTENANCE MAP		
T.B.M.	TEMPORARY BENCH MARK		
P-ID-	PARCEL IDENTIFICATION NUMBER		
N.S.L.R.W.C.D.	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT		
INV	INVERT		
MES	MITERED END SECTION		
HDWALL	HEAD WALL		
EL	ELEVATION		
CLF	CHAIN LINK FENCE		
CONC	CONCRETE		
UA	UTILITY ANCHOR		
CLP	CONCRETE LIGHT POLE		
S.F.	SQUARE		
FT.	FEET		
	SECTION CORNER		
	SECTION 1/4 CORNER		
✳	(PCP) PERMANENT CONTROL POINT		
o	PROPERTY CORNER (AS DESCRIBED)		
P/K	PARKER KALON		

SHEET INDEX

1	Vicinity Map, Legal Descriptions, Notes, Key Map & Certification
2	Boundary Map
3–7	Tree & Topographic Map Sheets

DESCRIPTION (PER ORB 1907, PG. 1999)

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 56.035 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE LAST DATE OF FIELD WORK WAS AUGUST 18, 2017.
2. OVERALL TOTAL PARCELS CONTAIN 56.035 ACRES MORE OR LESS.
3. DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.
4. THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE DESIGNATION "X" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12111C0167J, SAINT LUCIE COUNTY, FLORIDA, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), EFFECTIVE DATE FEBRUARY 16, 2012.
5. BOUNDARY DIMENSIONS SHOWN HERON ARE BASED ON THE WEST SECTION LINE OF SECTION 30, HAVING A BEARING OF N00°17'25"W, BEARINGS THEREOF ARE NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION.
6. SUBSURFACE UTILITIES, FOUNDATIONS AND OTHER IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
7. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
8. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN. SECTION LINES AND MONUMENTATION SHOWN HEREON AND USED TO DETERMINE PROPERTY BOUNDARIES ARE BASED ON PREVIOUS SURVEYS AND HISTORICAL SECTIONAL INFORMATION. SOME MONUMENTATION MAY HAVE BEEN DESTROYED, SINCE THE ORIGINAL DELINEATION OR RESOLUTION, OF THE SECTIONAL SURVEY.
9. AERIAL IMAGES, IF SHOWN WERE TAKEN FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION WEB SITE, CURRENT FLIGHT YEAR 2016 AT THE TIME OF SURVEY.
10. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
11. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
12. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
13. THE TREES SHOWN HEREON ARE NATIVE HARDWOOD SPECIES WITH A 14" DIAMETER OR LARGER AS WELL AS PALM SPECIES WITH A 10' OR GREATER TRUNK CLEARANCE.
14. ALL TREES WERE LOCATED UTILIZING GPS OBSERVATIONS UNDER HEAVY VEGETATIVE CANOPY. DUE TO SITE CONDITIONS, A MINIMAL MARGIN OF ERROR SHOULD BE EXPECTED.
15. THE DESCRIBED PROPERTY IS SUBJECT TO THE MATTERS OF RECORD AS SHOWN IN THE TITLE COMMITMENT SCHEDULE, PROVIDED TO THE SURVEYOR BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 103579–40, HAVING AN EFFECTIVE DATE OF APRIL 24, 2017. THIS SURVEY OFFICE HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

ENGINEERS & SURVEYORS
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

M. OWEN	CHECKED BY
S. TROTTER	DRAWN BY
17.219	FILENAME
SEE SHEET #	LAYOUT
AS SHOWN	SCALE
08/16/2017	DATE

8/30/17	ADDED TITLE COMMITMENT EXCEPTIONS AND PARAGRAPH
8/29/17	REVISED ACREAGE, ADD DIMENSIONS FOR MISSING LINES AND MISSING FENCES
8/22/17	UPDATED TREE SCHEDULE AND TREE POINT DESCRIPTIONS
DATE	REVISION COMMENTS

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
FOR
KAMPGROUNDS OF AMERICA
ST. LUCIE COUNTY FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

17-219

1 OF 7

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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SECTION CORNER
FOUND P/K NAIL
& DISK IN CUTOUT

24 19
25 30

81.00' WIDE N.S.L.R.W.C.D.
CANAL NO. 39 RIGHT OF WAY

NORTH LINE SECTION 30

N87°41'25"E 1355.57' (C)

℄ C/L SWALE

TOP OF SWALE

NORTH BOUNDARY LINE PER DESCRIPTION

S02°16'56"E 40.50'

N87°41'25"E 2711.14' (M)(OVERALL)

N87°41'25"E 1355.57' (C)

℄

NORTH LINE SECTION 30

SECTION HALF
FOUND P/K NAIL
& DISK IN CUTOUT

4' BARB WIRE FENCE (LOCATED BY OTHERS)

N87°41'25"E 1315.38' (C)

BOUNDARY PER N.S.L.R.W.C.D.

SET 5/8" IRON
ROD & CAP
LB#8098

N02°23'28"W 7.04'

FOUND 5/8" IRON
ROD (NO CAP)

ST. LUCIE COUNTY B.M.
"BRAD"
ELEV.=15.106' NAVD 1988

POND

TOP OF DITCH

TOP OF DITCH

S00°03'48"E 296.73' (C)

SET 5/8" IRON
ROD & CAP
LB#8098

FOUND 1/2"
IRON PIPE
N66°53'30"W 4.31'

SET 5/8" IRON
ROD & CAP
LB#8098

N87°53'38"E 677.04' (C)

4' BARB WIRE FENCE (LOCATED BY OTHERS)

S00°09'25"W 684.27'

66' PUBLIC RIGHT OF WAY

(M) MCNEIL ROAD

33.00' RIGHT OF WAY DEDICATION

SOUTH 1/2 OF THE
NW 1/4 OF NE 1/4
OF NW 1/4

S00°02'51"W 339.70' (C)

S89°50'35"E 33.00'

FOUND 5/8" IRON ROD
& CAP (ILLEGIBLE)

FOUND 1/2"
IRON PIPE
S28°36'51"E 4.74'

N87°59'32"E 643.32' (C)

SET 5/8" IRON
ROD & CAP
LB#8098

SET 5/8" IRON
ROD & CAP
LB#8098

S00°09'25"W 1368.53'

S00°09'25"W 343.20' (C)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

20.00' EASEMENT DESCRIBED
IN O.R.B. 2919, PG 1941

(8)

40.00' RIGHT OF WAY DEDICATION

S. JENKINS ROAD — 80' PUBLIC RIGHT OF WAY

BENCHMARK #1
SET MAG NAIL & DISK
LB#8098
ELEV.=15.92' NAVD 1988

N00°17'25"W 1256.63' (C)

N00°17'25"W 1329.59' (M)

4' BARB WIRE FENCE (LOCATED BY OTHERS)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

NORTHWEST 1/4 OF THE
NORTHWEST 1/4

NORTH 1/2 OF THE SOUTH
1/2 OF NE 1/4 OF NW 1/4

FOUND 5/8" IRON
ROD (NO CAP)
N70°16'16"W 1.27'

SET 5/8" IRON
ROD & CAP
LB#8098

S88°18'08"W 980.33' (C)

SET 5/8" IRON
ROD & CAP
LB#8098

S89°50'35"E 33.00'

S00°09'25"W 684.27'

SOUTHWEST 1/4 OF
THE SOUTHWEST
1/4 OF NE 1/4 OF
NW 1/4

S00°00'28"E 305.47' (C)

TOP OF SWALE
C/L OF SWALE
TOP OF SWALE

FOUND 5/8" IRON ROD
& CAP (PLS#5209)

S00°00'28"E 33.01'

FOUND P/K
NAIL & TAB

FOUND 5/8" IRON
ROD & CAP
(ILLEGIBLE)

33.00' RIGHT OF
WAY DEDICATION

4' BARB WIRE FENCE (LOCATED BY OTHERS)

S88°30'26"W 1647.26' (C)

N88°30'26"E 337.42' (C)

S88°30'26"W 674.84' (C)

EDWARDS ROAD – 66' PUBLIC RIGHT OF WAY

EDGE OF PAVEMENT

SECTION 30 1/4 LINE

EDGE OF PAVEMENT

S88°30'26"W 1349.68' (C)

N88°30'26"E 2639.21' (M)
(OVERALL)

FOUND BOAT SPIKE

BENCHMARK #2
SET MAG NAIL & DISK
LB#8098
ELEV.=16.23' NAVD 1988

BENCHMARK #3
SET MAG NAIL & DISK
LB#8098
ELEV.=16.23' NAVD 1988

BENCHMARK #4
SET MAG NAIL & DISK
LB#8098
ELEV.=15.59' NAVD 1988

ST. LUCIE COUNTY B.M.
"JANE"
ELEV.=14.959' NAVD 1988

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.
(INTENDED DISPLAY SCALE)

NORTH

Title Commitment Exceptions

#	Exception	Plottable
1	Any rights, interests or claims of parties in possession of the land not shown by the public records.	No
2	Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.	Yes
3	Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.	No
4	Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.	No
5	Taxes or special assessments not shown as lien in the public records or in the records of the local tax collecting authority, at Date of Policy.	No
6	Any minerals or mineral rights leased, granted or retained by current or prior owners.	No
7	Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.	No
8	Easement granted to the City of Fort Pierce, for the use and benefit of the Fort Pierce Utilities Authority, recorded in Book 2919, page 1941.	Yes
9	Terms, conditions and provisions, including, but limited to, notice of transfer to South Florida Water Management District, contained in Environmental Resource Permit Notice recorded in Book 2838, page 1305 and Notice of Environmental Resource or Surface Water Management Permit recorded in Book 2860, page 555.	No
10	Any lien as provided for by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas systems supplying the lands described herein.	No

ENGINEERS & SURVEYORS

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M. OWEN	CHECKED BY
S. TROTTER	DRAWN BY
17-219	FILENAME
SEE SHEET #	LAYOUT
AS SHOWN	SCALE
08/15/2017	DATE

DATE	REVISION COMMENTS
8/30/17	ADDED TITLE COMMITMENT EXCEPTIONS AND EASEMENT
8/29/17	REVISED ACREAGE, ADD MISSING R/W DIMENSIONS, ADD MISSING FENCES
8/22/17	UPDATED TREE SCHEDULE AND TREE POINT DESCRIPTIONS

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

FOR

KAMPGROUNDS OF AMERICA

ST. LUCIE COUNTY FLORIDA

10250 VILLAGE PARKWAY
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ST. LUCIE COUNTY B.M.
"BRAD"
ELEV.=15.106' NAVD 1988

SECTION CORNER FOUND P/K NAIL & DISK IN CUTOUT

24 19
25 30

C/L 81' N.S.L.R.W.C.D. RIGHT-OF-WAY

C/L SWALE
TOP OF SWALE

N87°41'25"E 1315.38' (C)

SET 5/8" IRON ROD & CAP LB#8098

FENCE TIE (21'S, 0.47'W)

4' BARB WIRE FENCE (LOCATED BY OTHERS)

POND

S. JENKINS ROAD - 80' PUBLIC RIGHT OF WAY

BENCHMARK #1
SET MAG NAIL & DISK
LB#8098
ELEV.=15.92' NAVD 1988

N00°17'25"W 1256.63' (C)

N00°17'25"W 329.59' (M)

4' BARB WIRE FENCE (LOCATED BY OTHERS)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

TREE SCHEDULE		
#	Tree	Dia.
0000	PINE	14
0001	PINE	16
0002	PINE	14
0003	PINE	14
0004	PINE	14
0005	PINE	14
0006	PALM	18
0007	PINE	16
0008	PINE	14
0009	PINE	16
0010	PALM	14
0011	OAK	6
0012	OAK	12
0013	PALM	18
0014	PINE	20
0015	OAK	8
0016	OAK	6
0017	OAK	6
0018	OAK	6
0019	OAK	6
0020	OAK	6
0021	PINE	14
0022	PINE	12
0023	OAK	8
0024	OAK	6
0025	OAK	6
0026	OAK	6
0027	PALM	12
0028	PALM	18
0029	PALM	24
0030	OAK	8
0031	PALM	12
0032	PALM	18
0033	PALM	12
0034	PALM	18
0035	PALM	20
0036	PALM	18
0037	PALM	20
0038	PALM	18
0039	PALM	5
0040	PALM	24
0041	OAK	6
0042	PALM	24
0043	PALM	24
0044	PALM	24
0045	PINE	30
0046	OAK	8
0047	OAK	12
0048	PALM	18
0049	OAK	12
0050	OAK	18
0051	OAK	6
0052	OAK	6
0053	OAK	6
0054	OAK	6
0055	OAK	6
0056	OAK	6
0057	OAK	8
0058	PALM	12
0059	OAK	6
0060	OAK	6
0061	OAK	6
0062	OAK	6
0063	OAK	6
0064	OAK	8
0065	OAK	12
0066	OAK	12
0067	OAK	8
0068	OAK	8
0069	PALM	12
0070	OAK	8
0071	OAK	8
0072	OAK	8
0073	OAK	8
0074	PALM	18
0075	PALM	20
0076	PALM	18
0077	OAK	8
0078	OAK	8
0079	PALM	16
0080	OAK	16
0081	OAK	8
0082	OAK	8
0083	OAK	8
0084	OAK	8
0085	OAK	8
0086	PALM	16
0087	OAK	8
0088	OAK	12
0089	OAK	12
0090	OAK	12
0091	OAK	18
0092	OAK	18
0093	OAK	18
0094	OAK	18
0095	OAK	18
0096	PALM	18
0097	OAK	18
0098	PALM	18
0099	PALM	18
0100	PALM	18
0101	PINE	18
0102	OAK	18
0103	OAK	18
0104	PALM	18
0105	OAK	18
0106	OAK	18
0107	PALM	24
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0942	PINE	18
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0945	PINE	18
0946	PINE	18
0947	PINE	18
0948	PINE	18
0949	PALM	14
0950	PINE	18
0951	PINE	18
0952	PINE	18
0953	PINE	18
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0971	OAK	15
0972	PALM	16
0973	OAK	15
0974	PINE	14
0975	PINE	14
0976	PINE	14
0977	PINE	14
0978	PINE	14
0979	PINE	14
0980	PINE	14
0981	PINE	18

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
(INTENDED DISPLAY SCALE)

EDC
ENGINEERS & SURVEYORS
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

M. OWEN — CHECKED BY
S. TROTTER — DRAWN BY
17.219 — FILENAME
SEE SHEET # — LAYOUT
AS SHOWN — SCALE
08/16/2017 — DATE

REVISION COMMENTS	DATE
ADDED TITLE COMMITMENT EXCEPTIONS AND EASEMENT	8/31/17
REUSED ACREAGE, ADDED MISSING R/W DESCRIPTIONS	8/30/17
UPDATED TREE SCHEDULE AND TREE POINT DESCRIPTIONS	8/22/17

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

FOR

KAMPGROUNDS OF AMERICA

ST. LUCIE COUNTY — FLORIDA

EDC
10250 VILLAGE P

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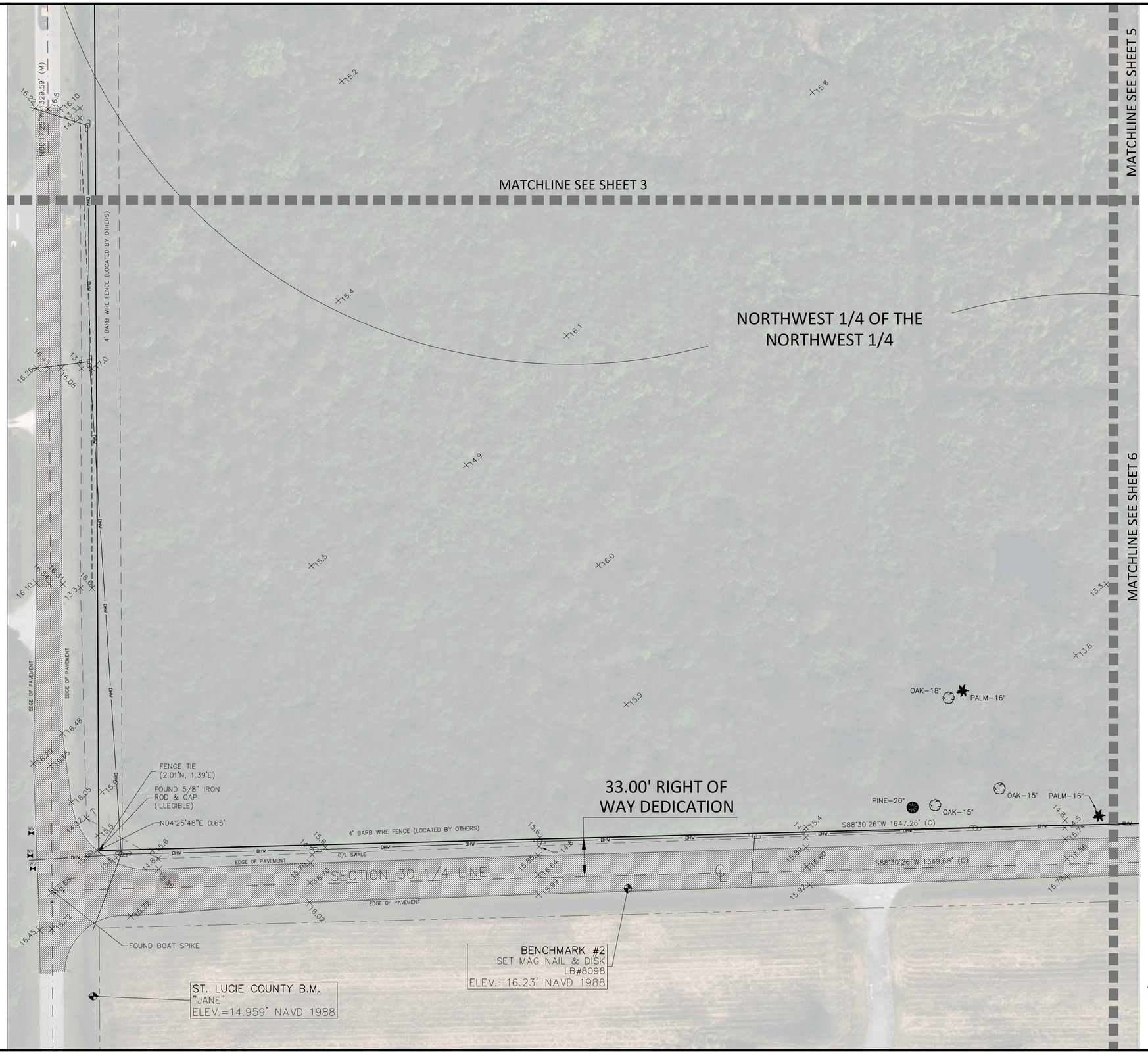

TREE SCHEDULE		
#	Tree	Dia.
5000	PINE	14
5001	PINE	14
5002	PINE	14
5003	PINE	14
5004	PINE	14
5005	PINE	14
5006	PALM	18
5007	PINE	14
5008	PINE	14
5009	PINE	14
5010	PINE	14
15000	OAK	8
15001	OAK	8
15002	PALM	24
15003	PINE	20
15004	PINE	24
15005	PALM	18
15006	OAK	6
15007	OAK	6
15010	OAK	6
15011	OAK	6
15012	PINE	6
15013	PINE	6
15014	PALM	18
15015	PALM	16
15016	PALM	18
15017	OAK	6
15018	PALM	18
15019	OAK	6
15020	PALM	18
15021	PALM	18
15022	PINE	24
15023	OAK	8
15024	OAK	8
15025	OAK	8
15026	PINE	6
15027	PALM	18
15028	PALM	18
15029	OAK	8
15030	OAK	8
15031	OAK	12
15032	OAK	8
15033	OAK	8
15034	OAK	8
15035	PALM	20
15036	PINE	24
15037	PALM	20
15038	PALM	20
15039	PALM	18
15040	OAK	12
15041	PALM	24
15042	PALM	26
15043	PALM	26
15044	OAK	12
15045	PALM	24
15046	PALM	18
15047	PALM	18
15048	PALM	18
15049	PALM	18
15050	OAK	8
15051	PALM	18
15052	PALM	18
15053	OAK	18
15054	OAK	18
15055	OAK	18
15056	OAK	18
15057	OAK	16
15058	OAK	16
15059	OAK	16
15060	OAK	6
15061	PALM	18
15062	OAK	10
15063	PINE	6
15064	PINE	6
15065	PINE	6
15066	OAK	30
15067	OAK	30
15068	OAK	8
15069	OAK	8
15070	OAK	8
15071	OAK	8
15072	OAK	8
15073	OAK	8
15074	PALM	18
15075	PALM	18
15076	PINE	20
15077	PINE	8
15078	OAK	8
15079	OAK	8
15080	PALM	18
15081	PALM	18
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15083	OAK	8
15084	OAK	8
15085	OAK	8
15086	PALM	18
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15089	PALM	16
15090	OAK	12
15091	OAK	12
15092	OAK	12
15093	OAK	12
15094	OAK	12
15095	OAK	12
15096	PINE	12
15097	PALM	18
15098	PALM	18
15099	OAK	12
15100	PALM	18
15101	PALM	18
15102	OAK	12
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27859	PALM	14
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27884	PINE	18
27885	PINE	18
27886	PINE	16
27887	PINE	14
27888	PINE	14
27889	PINE	16
27890	PINE	18
27891	PINE	18
27892	PINE	18
27893	PINE	16
27894	PINE	18
27895	PINE	16
27896	PINE	18
27897	PALM	16
27898	PINE	16
27899	PINE	16
27900	PINE	16
27901	PINE	16
27902	PINE	16
27903	PINE	16
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27932	PINE	14
27933	PINE	14
27934	PINE	14
27935	PINE	14
27936	PINE	14
27937	PINE	14
27938	PINE	20
27939	PINE	14
27940	PINE	14
27941	PINE	14
27942	PINE	14
27943	PINE	16
27944	PINE	16
27945	PINE	18
27946	PINE	16
27947	PINE	14
27948	PINE	16
27949	PALM	14
27950	PINE	16
27951	PINE	16
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27953	PINE	16
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27958	PINE	16
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27962	PINE	16
27963	PINE	16
27964	PINE	16
27965	PINE	16
27966	PINE	16
27967	PINE	16
27968	PINE	16
27969	PINE	16
27970	PINE	16
27971	PINE	16
27972	PINE	16
27973	PINE	16
27974	PINE	16
27975	PINE	16
27976	PINE	16
27977	PINE	16
27978	PINE	16
27979	PINE	16
27980	PINE	16
27981	PINE	16

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.
(INTENDED DISPLAY SCALE)

EDC
ENGINEERS & SURVEYORS
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

M. OWEN — CHECKED BY
S. TROTTER — DRAWN BY
17.219 — FILENAME
SEE SHEET # — LAYOUT
AS SHOWN — SCALE
08/15/2017 — DATE

REVISION COMMENTS	DATE
ADDED TITLE COMMITMENT EXCEPTIONS AND EASEMENTS	8/30/17
REVISED ACREAGE, ADDED MISSING BENCHMARKS AND FENCES	8/30/17
UPDATED TREE SCHEDULE AND TREE POINT DESCRIPTIONS	8/22/17

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

FOR

KAMPGROUNDS OF AMERICA

ST. LUCIE COUNTY — FLORIDA

EDC
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

17-219

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.
(INTENDED DISPLAY SCALE)

TREE SCHEDULE		
#	Tree	Dia.
5000	PINE	14
5001	PINE	16
5002	PINE	14
5003	PINE	14
5004	PINE	14
5005	PINE	14
5006	PALM	18
5007	PINE	14
5008	PINE	14
5009	PINE	14
5010	PINE	14
5011	PINE	14
5012	PINE	14
5013	PINE	14
5014	PINE	14
5015	PALM	18
5016	PINE	14
5017	PINE	14
5018	OAK	8
5019	OAK	8
5020	PALM	18
5021	PALM	18
5022	OAK	8
5023	OAK	8
5024	OAK	8
5025	OAK	8
5026	PALM	18
5027	PALM	18
5028	PALM	18
5029	PALM	18
5030	PALM	18
5031	PALM	18
5032	PALM	18
5033	PINE	12
5034	OAK	8
5035	PALM	20
5036	PALM	20
5037	PALM	20
5038	PALM	20
5039	PALM	6
5040	PALM	6
5041	PALM	24
5042	PALM	24
5043	PALM	24
5044	PALM	16
5045	PINE	16
5046	OAK	12
5047	PALM	18
5048	PALM	18
5049	PINE	16
5050	OAK	8
5051	OAK	10
5052	OAK	10
5053	OAK	16
5054	OAK	16
5055	OAK	16
5056	OAK	16
5057	OAK	16
5058	OAK	16
5059	OAK	16
5060	OAK	16
5061	OAK	10
5062	OAK	12
5063	PINE	6
5064	PINE	6
5065	PINE	6
5066	PINE	6
5067	PINE	6
5068	PINE	6
5069	OAK	8
5070	PALM	12
5071	PALM	12
5072	OAK	8
5073	PALM	18
5074	PALM	18
5075	PALM	20
5076	PALM	20
5077	PALM	20
5078	PALM	20
5079	PALM	20
5080	PALM	20
5081	PALM	16
5082	PALM	16
5083	PALM	16
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5085	PALM	16
5086	PALM	16
5087	PALM	16
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5091	PALM	16
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5093	PALM	16
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5095	PALM	16
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5097	PALM	16
5098	PALM	16
5099	PALM	16
5100	PALM	16
5101	PALM	16
5102	PALM	16
5103	PALM	16
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5105	PALM	16
5106	PALM	16
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5109	PALM	16
5110	PALM	16
5111	PALM	16
5112	PALM	16
5113	PALM	16
5114	PALM	16
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5122	PALM	16
5123	PALM	16
5124	PALM	16
5125	PALM	16
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5134	PALM	16
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5139	PALM	16
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5158	PALM	16
5159	OAK	20
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5163	OAK	16
5164	OAK	16
5165	OAK	16
5166	OAK	16
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5170	OAK	16
5171	OAK	16
5172	OAK	16
5173	OAK	16
5174	OAK	16
5175	OAK	16
5176	OAK	36
5177	PINE	14
5178	PALM	18
5179	PALM	18
5180	PALM	18
5181	PALM	18
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5183	PALM	18
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5185	PALM	18
5186	PALM	18
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5188	OAK	14
5189	OAK	14
5190	OAK	14
5191	OAK	14
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5195	OAK	14
5196	PALM	18
5197	OAK	14
5198	PALM	18
5199	PALM	18
5200	OAK	14
5201	OAK	14
5202	PALM	18
5203	PALM	18
5204	PINE	18
5205	PALM	18
5206	PALM	18
5207	OAK	14
5208	OAK	14
5209	PALM	18
5210	PALM	18
5211	OAK	30
5212	PALM	18
5213	PALM	18
5214	PALM	18
5215	PALM	18
5216	OAK	30
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5218	PALM	18
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5286	PALM	14
5287	PINE	22
5288	PINE	18
5289	PALM	18
5290	PALM	18
5291	PALM	20
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5293	PALM	18
5294	PINE	18
5295	PALM	20
5296	PINE	18
5297	PINE	18
5298	PINE	18
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5300	PINE	18
5301	PINE	18
5302	PINE	18
5303	PINE	18
5304	PINE	18
5305	PINE	18
5306	PALM	20
5307	PINE	18
5308	PINE	18
5309	PINE	18
5310	PINE	18
5311	OAK	14
5312	OAK	14
5313	OAK	14
5314	OAK	14
5315	PINE	30
5316	PINE	30
5317	PINE	30
5318	PINE	20
5319	PINE	30
5320	PALM	18
5321	OAK	24
5322	PINE	24
5323	OAK	18
5324	PALM	14
5325	PALM	14
5326	PINE	20
5327	OAK	30
5328	PINE	18
5329	PINE	20
5330	PINE	20
5331	PINE	18
5332	PINE	16
5333	PINE	16
5334	PINE	36
5335	PINE	18
5336	OAK	22
5337	PALM	18
5338	OAK	20
5339	PALM	18
5340	PALM	18
5341	PINE	16
5342	PALM	14
5343	PALM	14
5344	PINE	20
5345	PALM	14
5346	OAK	20
5347	PALM	14
5348	PALM	40
5349	OAK	20
5350	PALM	14
5351	PINE	24
5352	PALM	14
5353	PALM	12
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5497	PALM	12
5498	PALM	12
5499	PALM	12
5500	PALM	12
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5502	PALM	12
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5533	PALM	12
5534	PALM	12
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5537	PALM	12
5538	PALM	12
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5549	PALM	12
5550	PALM	12
5551	PALM	12
5552	PALM	12
5553	PALM	12
5554	PALM	12
5555	OAK	12
5556	PALM	12
5557	OAK	12
5558	PALM	12
5559	PALM	12
5560	PALM	12
5561	PALM	12
5562	PALM	12

TREE SCHEDULE		
#	Tree	Dia
5000	PINE	14
5001	PINE	14
5002	PINE	14
5003	PINE	14
5004	PINE	14
5005	PINE	14
5006	PALM	18
5007	PINE	14
5008	PINE	14
5009	PINE	14
5010	PINE	14
5011	OAK	14
5012	OAK	14
15000	PALM	14
15001	PALM	20
15002	PALM	20
15003	OAK	6
15004	OAK	6
15005	OAK	6
15006	OAK	6
15007	OAK	6
15008	OAK	6
15009	OAK	6
15010	OAK	6
15011	OAK	6
15012	OAK	6
15013	OAK	6
15014	PALM	18
15015	PALM	18
15016	PALM	18
15017	PALM	18
15018	PALM	18
15019	PALM	18
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15109	PALM	14
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15114	OAK	14
15115	OAK	14
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15118	PALM	14
15119	PALM	14
15120	PALM	14
15121	PALM	14
15122	PALM	14
15123	PALM	14
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27808	PALM	14
27809	PINE	14

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.
(INTENDED DISPLAY SCALE)

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ENGINEERS & SURVEYORS
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PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

M. OWEN — CHECKED BY
S. TROTTER — DRAWN BY
17.219 — FILENAME
SEE SHEET # — LAYOUT
AS SHOWN — SCALE
08/15/2017 — DATE

REVISION COMMENTS	DATE
ADDED TITLE COMMITMENT EXCEPTIONS AND EASEMENT	8/30/17
REUSED ACREAGE, ADDED MISSING RIGHT OF WAY AND ADJACENT FENCES.	8/24/17
UPDATED TREE SCHEDULE AND TREE POINT DESCRIPTIONS	8/22/17

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

FOR

KAMPGROUNDS OF AMERICA

ST. LUCIE COUNTY FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

17-219

TREE SCHEDULE		
#	Tree	Dia.
5000	PINE	16
5001	PINE	14
5002	PINE	14
5003	PINE	14
5004	PINE	14
5005	PINE	14
5006	PALM	18
5007	PINE	14
5008	PINE	14
5009	PINE	14
5010	PINE	14
5011	OAK	6
5012	PALM	18
5013	PINE	14
5014	PINE	14
5015	PINE	14
5016	PINE	14
5017	PINE	24
5018	OAK	6
5019	OAK	6
5020	OAK	6
5021	OAK	6
5022	OAK	6
5023	OAK	6
5024	OAK	6
5025	OAK	6
5026	OAK	6
5027	PINE	14
5028	PALM	18
5029	PALM	18
5030	PALM	18
5031	OAK	6
5032	OAK	6
5033	PINE	12
5034	OAK	6
5035	PALM	20
5036	PINE	12
5037	PALM	20
5038	OAK	6
5039	PALM	1
5040	OAK	6
5041	OAK	6
5042	PALM	18
5043	PALM	26
5044	PALM	26
5045	PALM	26
5046	PALM	26
5047	PALM	26
5048	PALM	24
5049	PALM	26
5050	OAK	6
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5054	PINE	6
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28179

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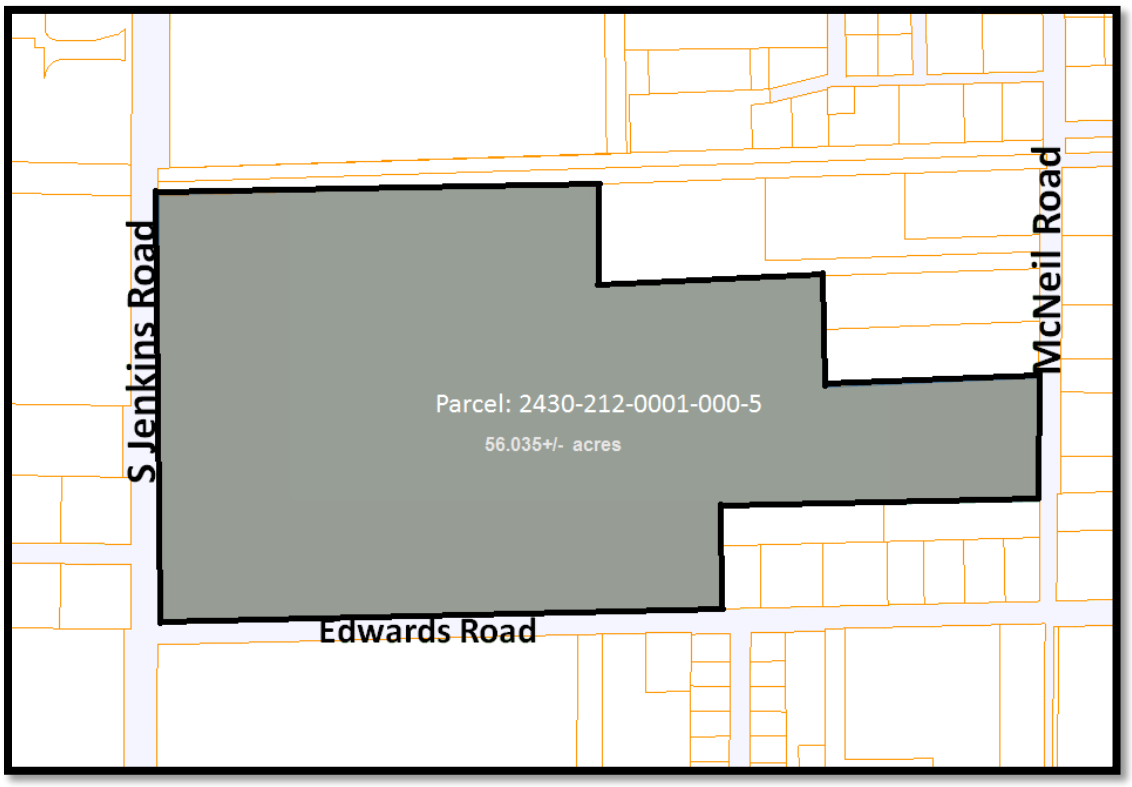
Legally described as THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. CONTAINING 56.035 ACRES, MORE OR LESS.



EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

KOA - FORT PIERCE

Environmental Assessment

Prepared For:
Lucido & Associates, Inc.

Prepared By:
EW Consultants, Inc.

July 2017
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I. INTRODUCTION -

This Environmental Assessment documents and summarizes the various natural resources and man-made alterations present on a property referred to as the KOA Fort Pierce site. The project site, as shown on Figure 1 in Appendix A, is ±56.1 acres, and is located at the northeast corner of South Jenkins Road and Edwards Road, east of I-95, and south of Okeechobee Road (S.R. 70). It lies within Section 30, Township 35 South, Range 40 East in the City of Fort Pierce, St. Lucie County, Florida (see Figure 2, USGS Quadrangle Map in Appendix A).

II. GENERAL PROPERTY DESCRIPTION –

The property is bounded to the north by the North Saint Lucie River Water Control District's (NSLWCD) Canal Number 39 and residential development, to the east by residential development and McNeil Road, to the south by residential development and Edwards Road, and to the west by Jenkins Road (please refer to Figure 3, 2016 Aerial Photograph, in Appendix A for surrounding conditions). The property is undeveloped and forested, and is comprised of a combination of native and exotic vegetation habitat types with man-made surface water areas. Detailed discussions of land cover types are described in subsequent sections of this report.

III. SOIL TYPES –

A Soils Report generated by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. The soils report identifies mainly sand-based and loamy soils throughout the project site, all of which are considered poorly drained.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities.

There are several different FLUCCS upland classifications currently present on the site based on fieldwork conducted by EW Consultants, Inc. in July, 2017. They include: Pine Flatwoods (411); Brazilian Pepper (422); Upland Scrub, Pine and Hardwoods (436); Lakes Less than 10 Acres (524), and; Disturbed Lands (740). A land cover map of the observed vegetative community types

is included as Figure 4 in the Appendix A of this report. The land cover types observed on the property are described as follows:

Upland Inventory

411 Pine Flatwoods

This is a sub-category of the FLUCCS Upland Forests classification and includes areas where the tree canopy is dominated by slash pines. The pine flatwood upland habitat is generally found in the eastern half of the property. This area is in good ecological condition with minimal impacts from man-made alterations or exotic vegetation. Some portions of the edges of this upland habitat, especially along McNeil and Edwards roads, contain limited exotic vegetation. Native slash pine, saw palmetto, and gallberry are the dominant plants species within this land cover category. Listed species such as gopher tortoises typically use pine flatwoods for burrowing and foraging. Their presence has been confirmed within this habitat based on the July, 2017 site investigation.

436 Upland Scrub, Pine and Hardwoods

This native upland forest classification includes areas where the tree canopy is generally an even mix of laurel and live oaks, as well as slash pines. It typically occurs in areas that have been previously cleared and have regenerated naturally. Other native plant species observed within the 436 area include cabbage palm, myrsine, wild coffee, saw palmetto, grapevine, and smilax vine. Exotic species include Brazilian pepper, climbing fern, guava, and earleaf acacia. This upland habitat type is located in the central portion of the property, adjacent to and west of the pine flatwoods habitat community, and east of the Brazilian pepper area. The 436 area can be described as a naturally regenerating area with intermediate stages of succession. Although signs of stress from human activities and cover of invasive exotics are currently low, it is apparent that the ecological development within this area is influenced by adjacent exotic vegetation to the west, historic land uses, and current anthropogenic influences including a network of active off-road vehicle trails. Listed species such as gopher tortoises typically use pine flatwoods for burrowing and foraging. Their presence has been confirmed within this habitat based on the July 2017 site investigation. This land cover category also includes portions of a remnant ditch system which appears to be frequently used by off-road vehicles.

422 Brazilian Pepper

Thickets of the exotic Brazilian pepper tree exist within the southwestern and northern portions of the property. These trees typically dominate a landscape and prevent desirable native plant species from establishing. This land cover type provides minimal wildlife habitat, although the state listed gopher tortoise may use the trees' root system for burrowing. No such burrows were identified within the Brazilian pepper area during the July 2017 site investigation. This land cover category also includes portions of a remnant ditch system which appears to be used by off-road vehicles.

740 Disturbed Lands

The northwest portion of the property includes scattered native trees such as slash pines, laurel oaks, and cabbage palms along with exotic Brazilian pepper, lygodium, lead tree, guava, and earleaf acacia. This area has been categorized as disturbed due to the significant percent cover of exotics and the absence of intact native upland habitat.

Other Surface Waters

524 Lakes Less than 10 Acres

Two man-made ponds occur on the property; one located in the northern portion and the other within the southern portion of the project site. Both ponds are in poor ecological condition and offer minimal foraging opportunities for wildlife.

The northern pond is adjacent to a berm that is associated with the NSLWCD canal that extends along the northern property boundary. Vegetation within and around this pond includes exotic Brazilian pepper along most of its outer perimeter with exotic primrose willow growing within the more central portions of the pond.

The southern pond also has a berm along a portion of its perimeter which is likely composed of excavated soil from the pond. Vegetation within and around this pond is dominated by exotic Brazilian pepper and exotic primrose willow.

V. WILDLIFE AND LISTED SPECIES EVALUATION -

Preliminary field observations made during the July, 2017 site visit indicate that the property hosts a variety of wildlife species. The table below lists the species that were directly observed, or evidence of their presence was noted through indirect means, such as scat, tracks, or burrows. In general, the western third to half of the property is dominated by non-native invasive trees with poor suitability for wildlife except for feral hogs (also exotic). The pine flatwoods and upland forest host a number of hunting stations. The upland scrub, pine and hardwood area includes a network of well-established paths indicating that off-road trucks and ATV's traverse the site through such trails and shallow ditches on a regular basis. Given the anthropogenic disturbances and its setting within a suburban landscape, the site does not provide the habitat suitable to host a large variety of listed species. Below is a table of observed listed and non-listed wildlife on-site:

Common Name	Scientific Name	On-Site Locations	Status	Occurrence
Raccoon	*Procyon lotor*	Throughout site	Not listed	Directly observed
Hog	*Sus scrofa*	Throughout site	Not listed	Directly observed
Black Racer	*Coluber constrictor*	Throughout site	Not listed	Directly observed
Cattle Egret	*Bubulcus ibis*	In/around ditches and in open areas	Not listed	Directly observed
Mourning Dove	*Zanaida macroura*	Throughout site	Not listed	Directly observed
Northern Mockingbird	*Mimus polyglottus*	Throughout site	Not listed	Directly observed
Northern Cardinal	*Cardinalis cardinalis*	Pine flatwoods and mixed forest	Not listed	Directly observed
Blue Jay	*Cyanocitta cristata*	Throughout site	Not listed	Directly observed
Red-Shouldered Hawk	*Buteo jamiacensis*	Throughout site	Not listed	Directly observed
Black Vulture	*Coragyps atratus*	Throughout site	Not listed	Directly observed
Turkey Vulture	*Cathartes aura*	Throughout site	Not listed	Directly observed
Gopher Tortoise	*Gopherus polyphemus*	Pine flatwoods and mixed forest	Threatened – State	Indirectly observed (burrows)

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

While their presence was not detected either directly or indirectly, a number of other species may occur due to the site's habitats. In particular, the pine flatwoods, upland hardwood forest, ponds, and ditches may provide habitat and foraging opportunities for a number of listed species, which are outlined in the below table.

Common Name	Latin Name	Likely Location	Legal Status	Occurrence
Roseate Spoonbill	*Ajaia ajaja*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Reddish Egret	*Egretta rufescens*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Little Blue Heron	*Egretta caerulea*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Tricolored Heron	*Egretta tricolor*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Wood Stork	*Mycteria amricana*	In/around ditches and ponds	Threatened – State and Federal	Not directly observed, but suitable habitat is present
Florida Sandhill Crane	*Grus canadensis pratensis*	In/around northern pond and open areas	Threatened - State	Not directly observed, but suitable habitat is present
Sherman's Fox Squirrel	*Sciurus niger shermani*	In upland forests with mature pines	Species of Special Concern - State	Not directly observed, but suitable habitat is present
Eastern Indigo Snake	*Drymarchon corais couperi*	In pine flatwoods; gopher tortoise commensal	Threatened – State and Federal	Not directly observed, but suitable habitat is present
American Alligator	*Alligator mississippiensis*	In ditches and ponds	State and Federal – Threatened (similarity of appearance to American crocodile)	Not directly observed, but suitable habitat is present

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

The confirmed presence of potentially occupied gopher tortoise burrows represents the only listed species identified on-site during the July 2017 site visit. Gopher tortoises are listed as a state-designated threatened species and are protected by state law, Chapter 68A-27, Florida Administrative Code. Within 90 days prior to any clearing activities, a complete gopher tortoise survey covering 100% of those area slated for clearing on-site must be conducted. If impacts to gopher tortoise burrows as a result of land alterations cannot be avoided, a permit must be obtained from Florida Fish and Wildlife Conservation Commission (FFWCC) to relocate gopher tortoises to a permitted recipient site.

The FFWCC's database was searched in order to identify wading bird colonies near the project site. The foraging range for the state and federally-listed listed wood stork is 18.6 miles. Since several wading bird colonies exist within that distance of the project site (mainly along the Indian River Lagoon), it would be considered within the wood stork's foraging range (see Figure 5 in Appendix A).

Although the bald eagle has been de-listed, the birds and their nests are still protected under the federal Bald and Golden Eagle Protection Act. Although no such nests or individuals were observed during the site visit, this area of St. Lucie County contains sufficient mature pine trees and waterways to support bald eagle populations. This is evident by Figure 6 in Appendix A, which shows the recorded eagle nest locations within 10 miles of the project site. The closest recorded nest is SL006 just east of I-95 by the Wal-Mart Distribution center, approximately a mile from the project site.

Three listed plant species, the common wild-pine (*Tillandsia fasciculate*), the reflexed wild-pine (*Tillandsia balbisiana*), and the giant wild-pine (*Tillandsia urticulata*) were observed throughout the property. Common wild-pine and giant wild-pine are listed as endangered and reflexed wild-pine is listed as threatened by the Florida Department of Agriculture and Consumer Services (FDACS); none are federally listed. FDACS' listed plant species are considered the property of the landowner, and as such, the landowner has the ability to remove or relocate the listed plant species without authorization from the State. State law prohibits the sale of regulated plants. No federally listed plants were observed on-site.

APPENDIX A

Figure 1: Location Map

Figure 2: USGS Quadrangle Map

Figure 3: 2016 Aerial Photograph

Figure 4: FLUCCS MAP

Figure 5: Wading Bird Colonies

Figure 6: Bald Eagle Nests

LEGEND

▨ - SITE (56.1+/- AC)

0 2,000 Feet

N

KOA FORT PIERCE
LOCATION MAP

EW CONSULTANTS, INC.

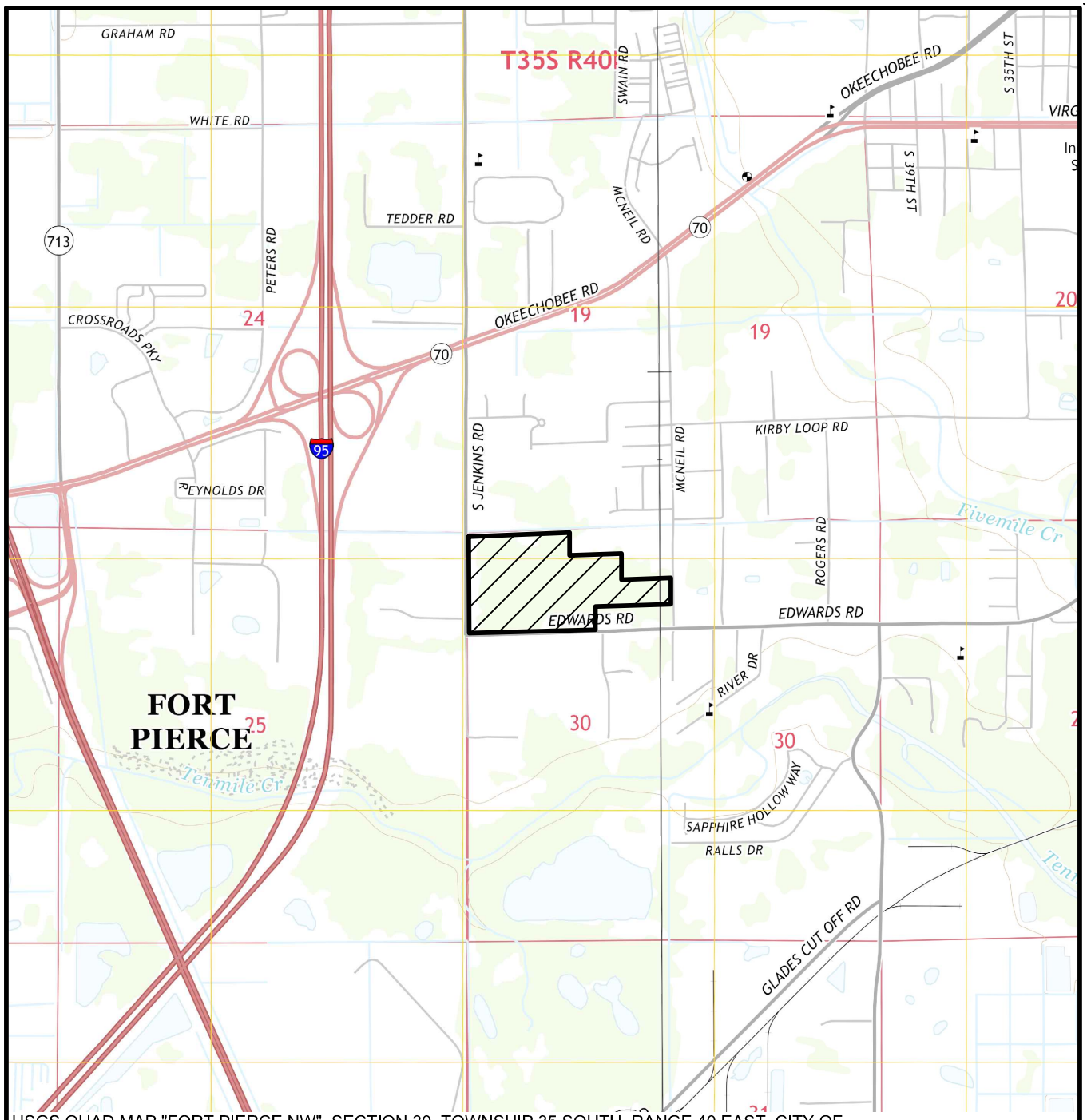
EW Consultants, Inc.

1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

JULY 2017

FIGURE

1



USGS QUAD MAP "FORT PIERCE NW", SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA LATITUDE 27°24'32" LONGITUDE -80°22'47"

LEGEND

▨ - SITE (56.1± AC)

0 2000

SCALE IN FEET

KOA FORT PIERCE

QUAD MAP

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EW CONSULTANTS, INC.

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STUART, FL 34996
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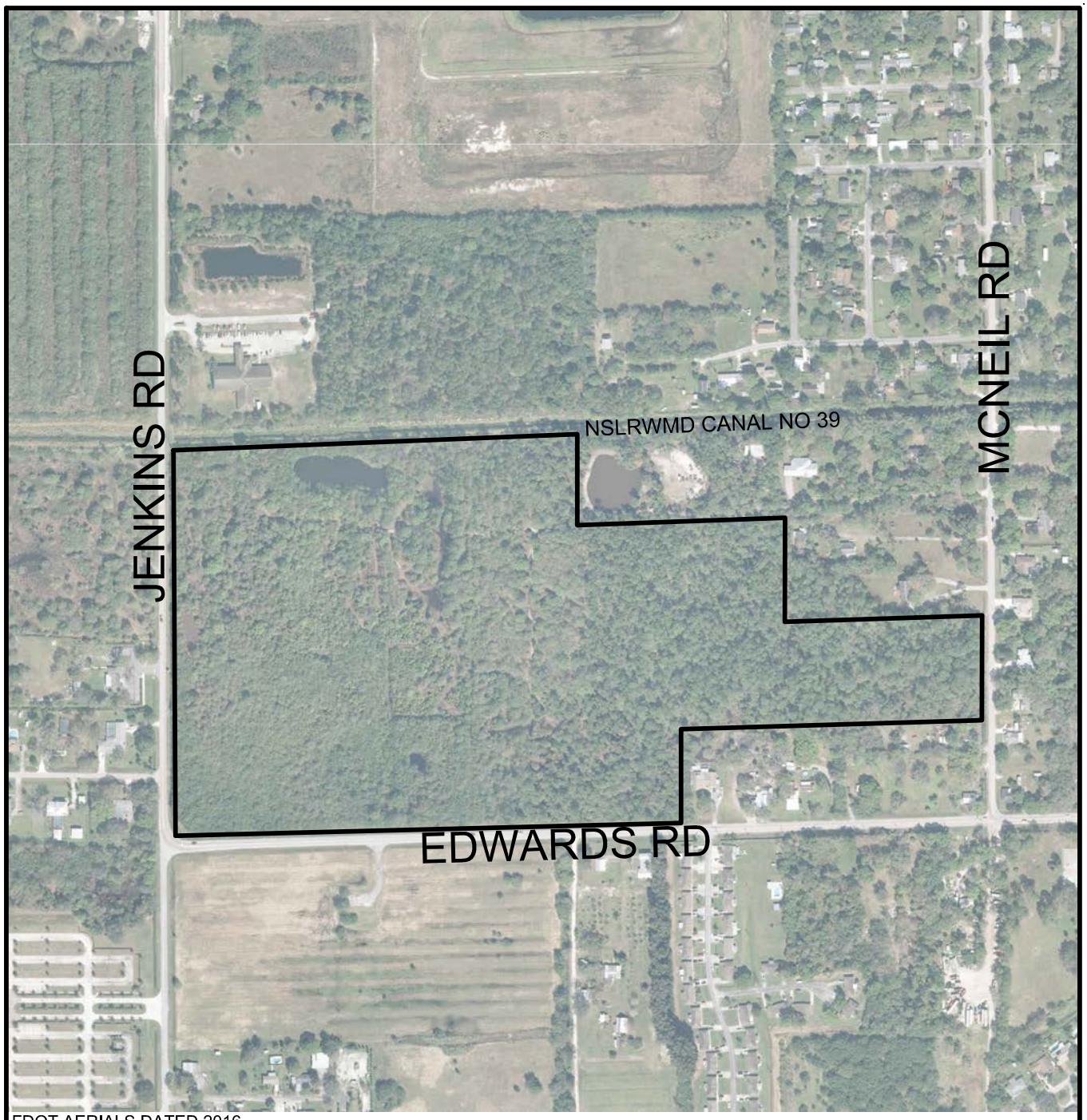
WWW.EWCONSULTANTS.COM

JULY 2017

FIGURE

2

Fort Pierce KOA.dwg QUAD



FDOT AERIALS DATED 2016

0 500
SCALE IN FEET

KOA FORT PIERCE
AERIAL

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STUART, FL 34996
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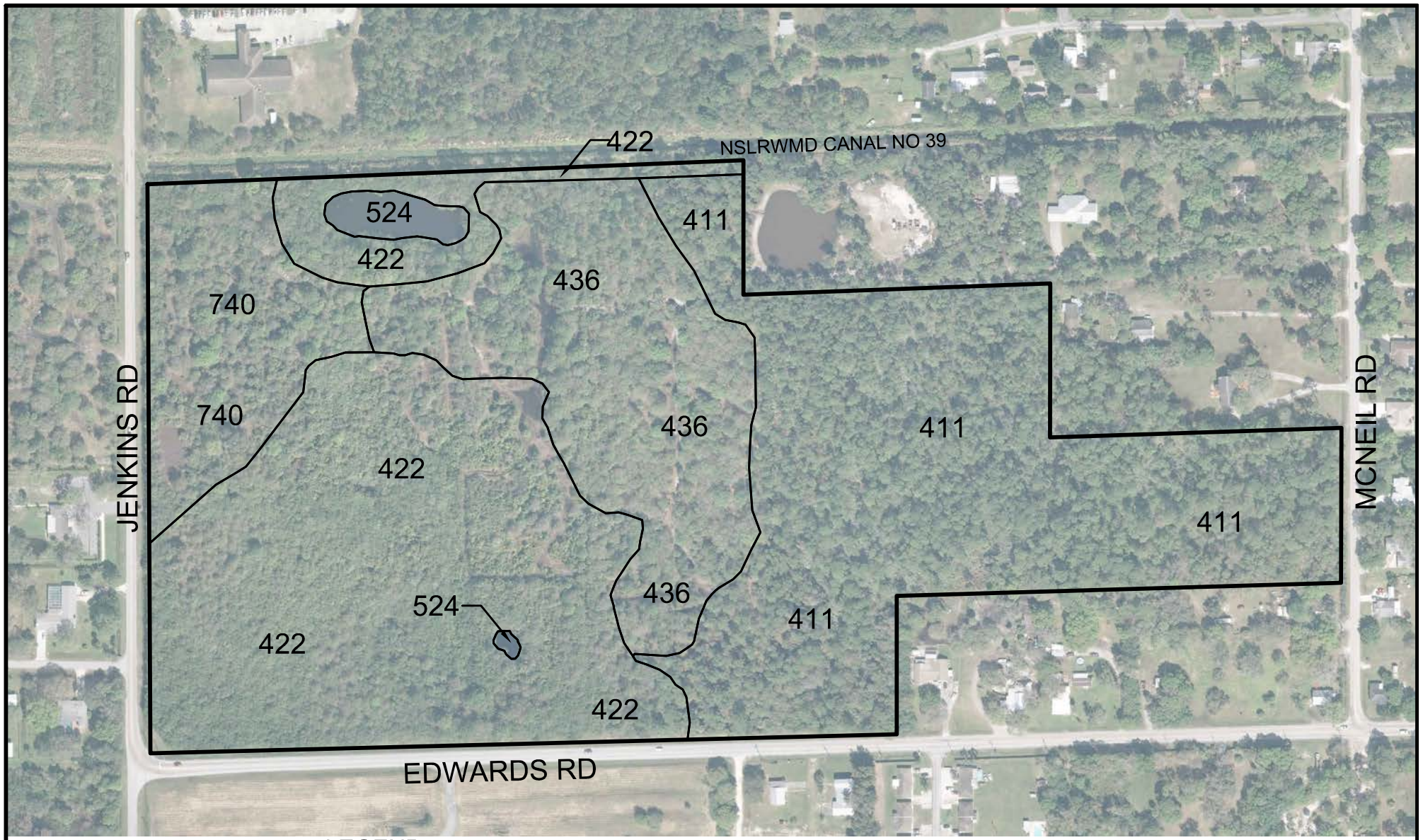
JULY 2017

FIGURE
3

Fort Pierce KOA.dwg AERIAL



FDOT AERIALS DATED 2016

LEGEND

411 - PINE FLATWOODS (19.7± AC)
422 - BRAZILIAN PEPPER (19.9± AC)
436 - UPLAND SCRUB, PINE & HARDWOODS (10.4± AC)
524 - LAKES LESS THAN 10 ACRES (0.7± AC)
740 - DISTURBED LANDS (5.4± AC)
TOTAL SITE (56.1± AC)

KOA FORT PIERCE FLUCCS MAP

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STUART, FL. 34996
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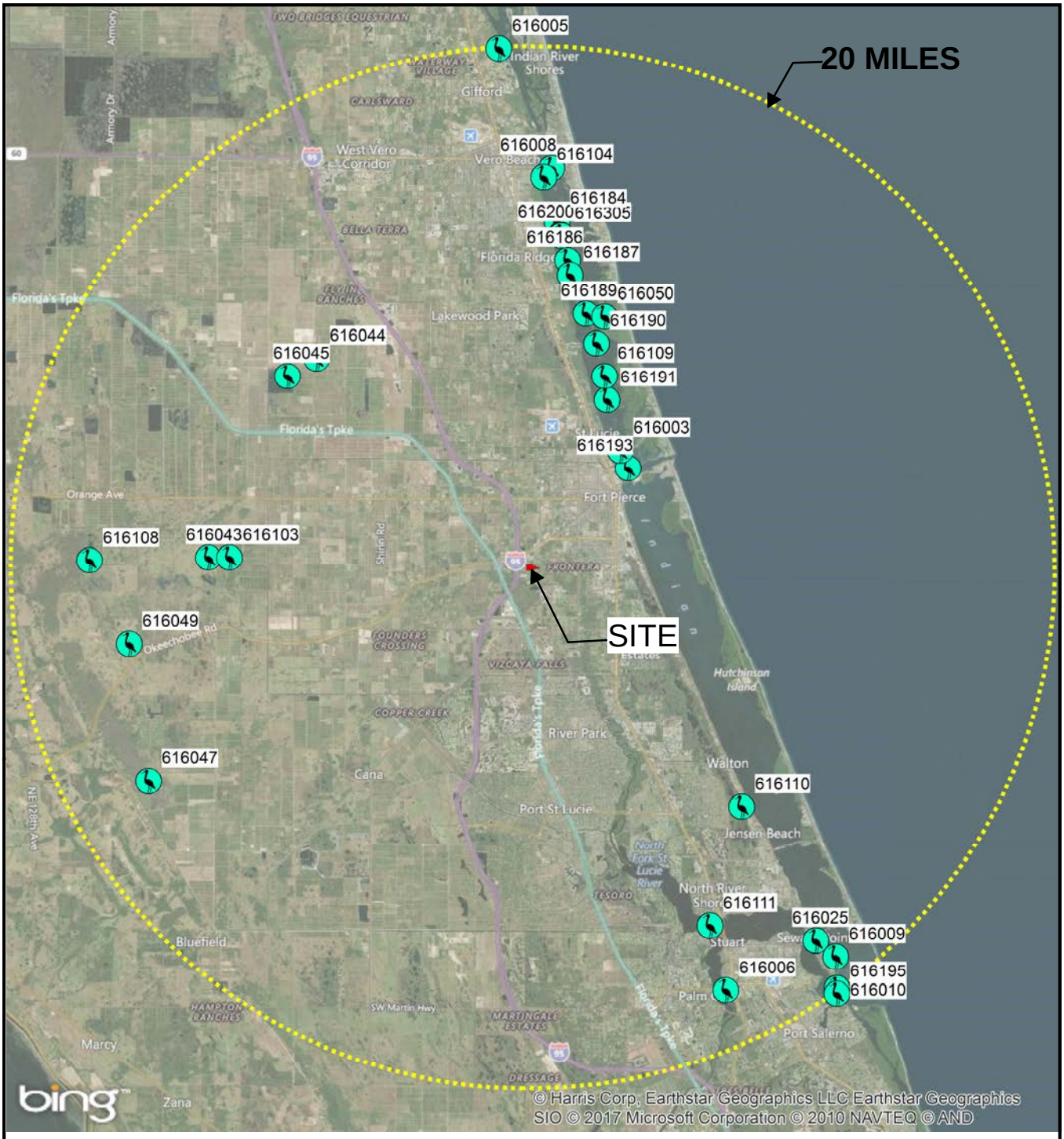
WWW.EWCONSULTANTS.COM

JULY 2017

FIGURE 4

Fort Pierce KOA.dwg FLUCCS



LEGEND

FFWCC 1999 WOODSTORK NESTING COLONIES & WADING BIRD ROOKERY

0 7 Miles

N

KOA FORT PIERCE

FFWCC WADING BIRD COLONIES DATABASE

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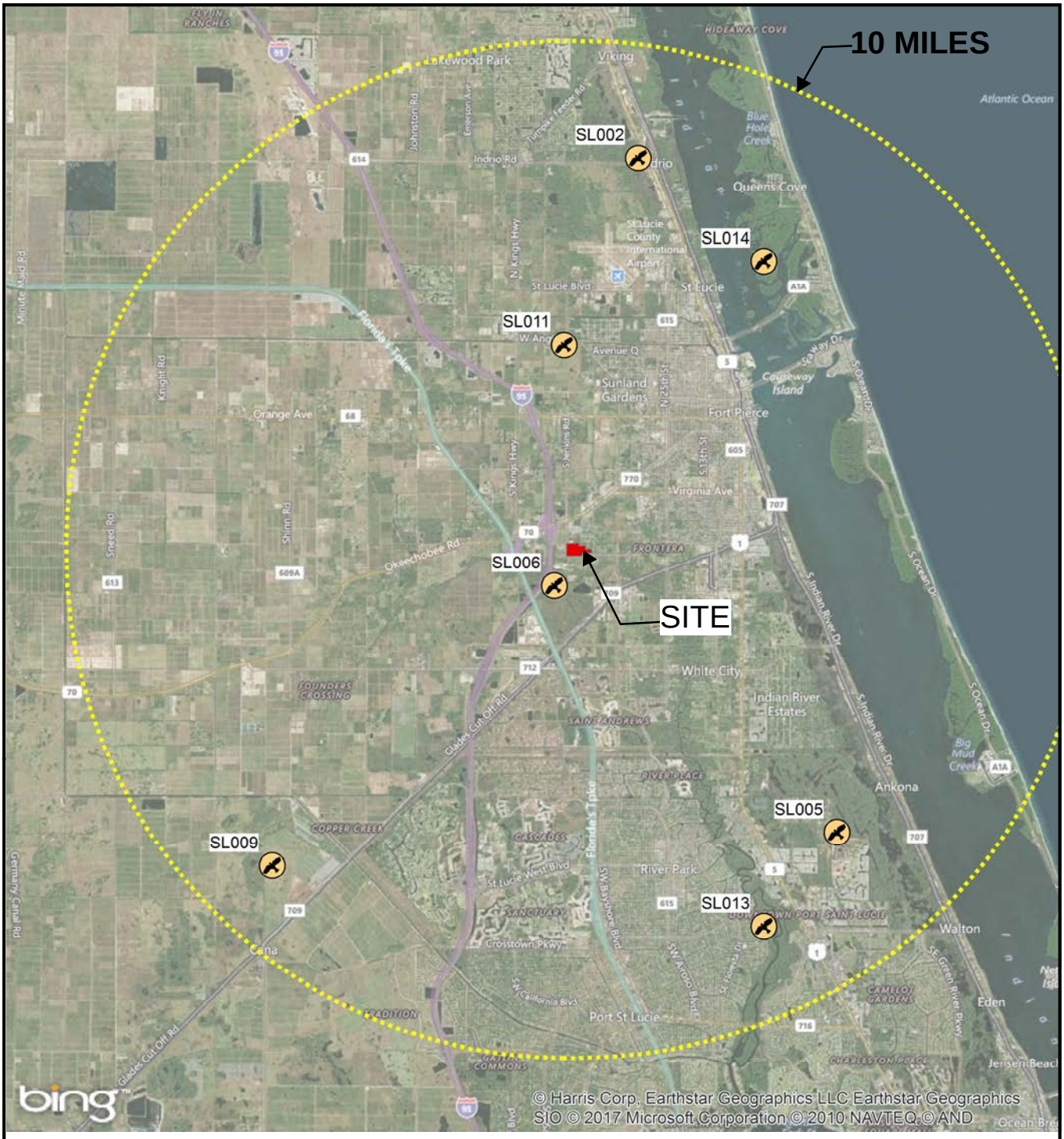
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

JULY 2017

FIGURE

5



0 3 Miles

N

LEGEND

FFWCC EAGLE NESTING 2015

KOA FORT PIERCE
EAGLE NESTING

EW CONSULTANTS, INC.

EW Consultants, Inc.

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JULY 2017

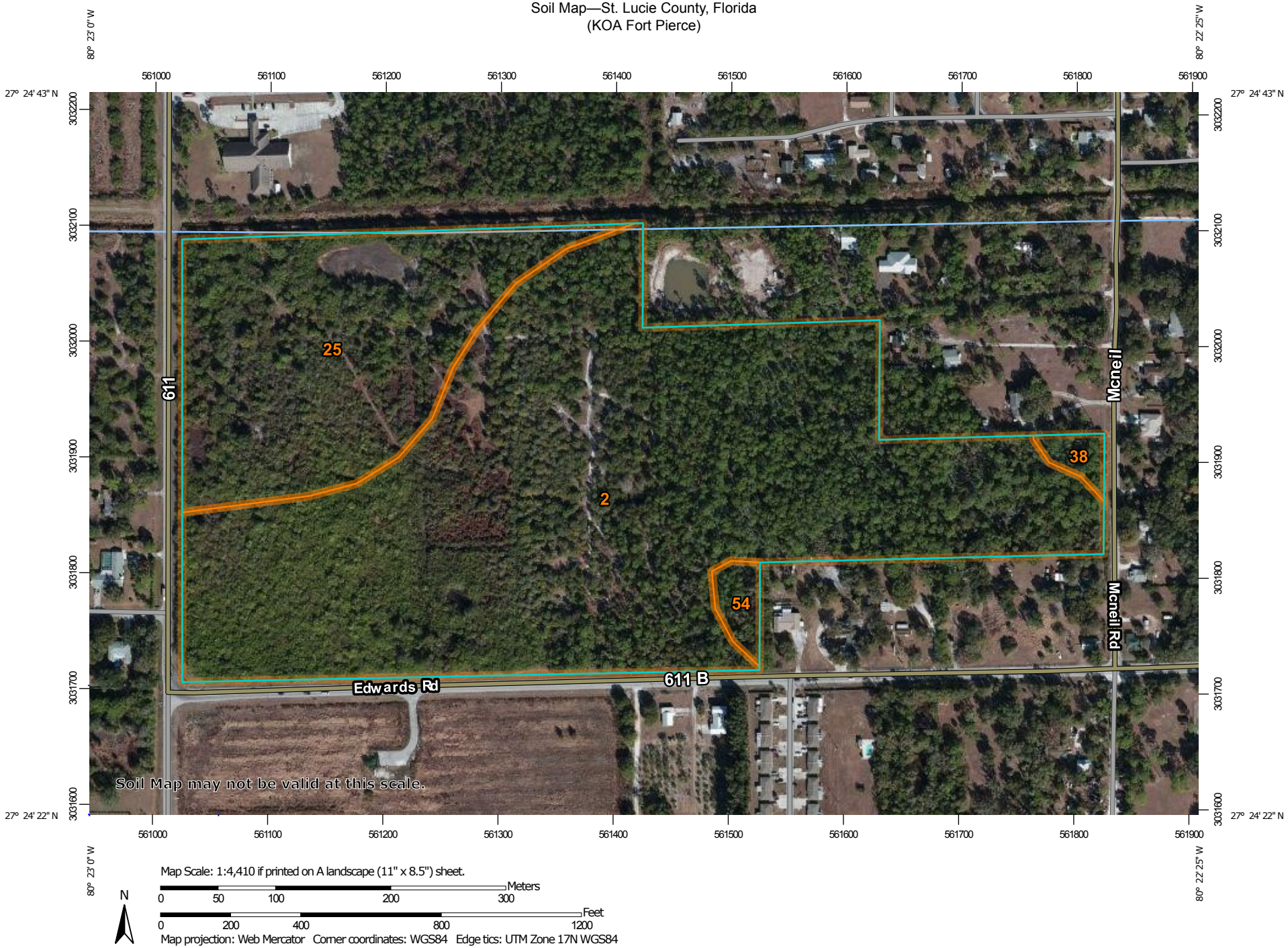
FIGURE

6

APPENDIX B

USDA Soils Report

Soil Map—St. Lucie County, Florida
(KOA Fort Pierce)



Map Scale: 1:4,410 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 9, Sep 16, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 15, 2010—Mar 13, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

St. Lucie County, Florida (FL111)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
2	Ankona and Farmton sands	40.9	73.0%
25	Nettles and Oldsmar sands	14.0	24.9%
38	Riviera fine sand, 0 to 2 percent slopes	0.5	0.9%
54	Winder sand, depressional	0.7	1.2%
Totals for Area of Interest		**56.1**	**100.0%**

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	1831618	17-038	

Pub Dates
November 24, 2017

Sworn to and subscribed before me this day of, November 24, 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.

Stolen generator shows up on Facebook

Will Greenlee
Treasure Coast Newspapers
USA TODAY NETWORK – FLORIDA

ST. LUCIE COUNTY – A man investigators reported finding with a stolen generator that was being advertised on Facebook was arrested Tuesday on two felony charges, an affidavit said.

Raymond John Browder, 40, of the 700 block of Southwest Sardinia Avenue, Port St. Lucie, was arrested on grand theft and dealing in stolen property charges.

St. Lucie County Sheriff's investigators Tuesday went to DGC Environmental Services on South Kings Highway, where a worker said a generator disappeared about a year earlier.

The worker said a former employee, Browder, was seen selling the generator, a Honda valued at about $6,550, on Facebook.

Investigators checked Browder's Facebook page and saw a generator on sale for $2,000.

Investigators went to his home, and Browder said he bought the generator for $1,100. Investigators said he gave some inconsistent information.

The owner of DGC Environmental Services told deputies Browder wasn't allowed to take the generator or sell it.

Browder was released Tuesday from the St. Lucie County Jail on $18,750 bail, a jail official said Wednesday.

FELONY ARRESTS

Mizael Rodriguez-Martinez, 46, 1800 block of South 30th Street, Fort Pierce; warrant for lewd or lascivious molestation by offender over 18 on victim under 12.

Stephen James Bates, 27, 600 block of Northwest Placid Avenue, Port St. Lucie; warrant for petty theft.

Adam Benner Hewlett, 32, 5300 block of Southeast Dell Street, Stuart; warrant for petty theft.

Hezekiah T. Harris, 27, 100 block of Mades Drive, Fort Pierce; warrant for criminal mischief.

Andre Jovan Harris, 34, Orlando; warrant for resisting arrest with violence.

Farmens Bellange, 19, 4200 block of Southwest Tuscol Street, Port St. Lucie; warrant for grand theft.

Jack George Iams, 24, Watertown, New York; warrant for violation of probation, child abuse - intentional act.

Julie Marie Andrews, 37, Palm Harbor; possession of cocaine.

Joshua Daniel Peterson, 37, 1700 block of Southwest Commerce Avenue, Port St. Lucie; larceny/grand theft of firearm; possession of weapon or ammunition by a convicted felon; possession of a weapon - short-barreled gun, rifle or machine gun.

Leon Edward Hill, 34, 100 block of 40th Street, Fort Pierce; warrants for sale, manufacture, delivery or possession with intent to sell, manufacture or deliver heroin, possession of heroin, unlawful use of a two-way communications device on Nov. 21.

Terry Lee Kelly, 54, 3000 block of Avenue M, Fort Pierce; warrant for battery on an elderly person on Nov. 21.

Samuel Brian Lewis, 68, Okeechobee; burglary of an unoccupied dwelling while unarmed.

William Wade Woods, 24, Pompano Beach; warrant for violation of probation, possession of marijuana over 20 grams.

Lawrence Jude Lacroix, 28, 2400 block of Northeast Sharpe Street, Jensen Beach; warrant for violation of probation, grand theft, tampering with evidence.

Coty Christian Gannon, 28, 1100 block of Southwest Heather Street, Port St. Lucie; warrant for court order for pretrial detention, termination of pretrial supervision, aggravated battery on a pregnant victim, tampering in a first-degree felony proceeding.

Mark Stephen Bettencourt, 47, Davie; possession of more than 20 grams of marijuana.

Joseph Brian Battiste Fober, 20, 4800 block of Silver Oak Drive, Fort Pierce; aggravated assault with a deadly weapon without intent to kill.

Laura Levitsky, 60, 1800 block of South Dovetail Drive, Fort Pierce; warrant for criminal use of personal I.D. information.

Raymond John Browder, 40, 700 block of Southwest Sardinia Avenue, Port St. Lucie; larceny/grand theft; dealing in stolen property.

PUBLIC NOTICE
CITY OF FORT PIERCE
NOTICE OF PROPOSED ORDINANCE

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3184 & 166.041 F.S., the City Commission, of the City of Fort Pierce will on Monday, December 4th, 2017 hold a public hearing for the first reading (transmittal hearing) of the enactment of a proposed ordinance at 6:30 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida.

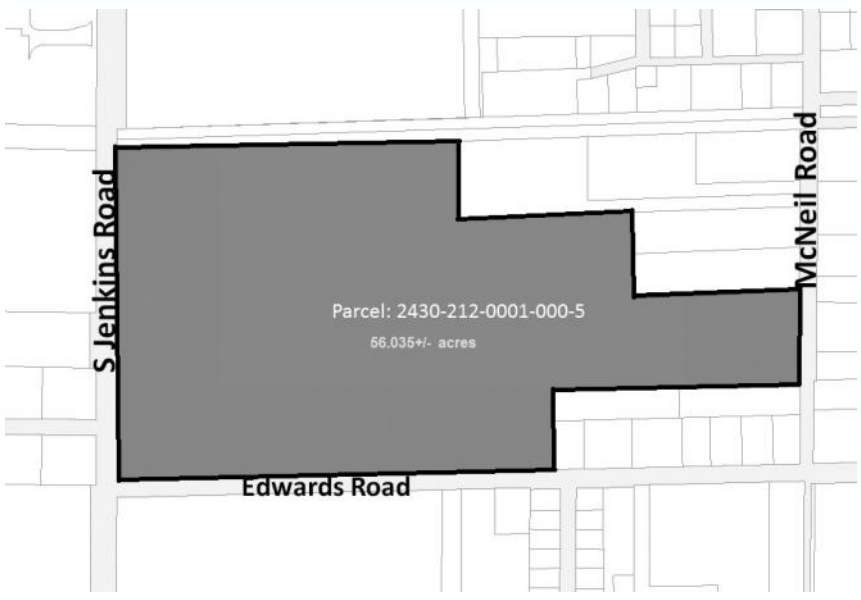
Said ordinances entitled:

ORDINANCE 17-038 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTY GENERALLY LOCATED AT 3180 SOUTH JENKINS ROAD, FROM MEDIUM DENSITY RESIDENTIAL, RM, TO BOUNDARY COMMERCIAL, BC;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

This ordinance is being considered pursuant to application submitted by the property owners, Ariel Homes of Treasure Coast, and applicant, S. R. Bacher Enterprises, LLC., for one (1) parcel of land, 56.035 +/- acres, to change the future land use designation within the Comprehensive Plan, from RM, Residential Medium to BC, Boundary Commercial. Said parcel is generally located at the northeast corner of Edwards Road and Jenkins Road, or approximately 3180 South Jenkins Road.

Legal description of the parcel is as follows:

Parcel 2430-212-0001-000-5: Legally described as THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. CONTAINING 56.035 ACRES, MORE OR LESS.



All interested parties may appear at the meeting and be heard with respect to the application. Said applications 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: 11/24/2017

November 24, 2017 TCN-1831618

City Commission Regular Meeting **12.e.**

Meeting Date: 03/19/2018

Re: Ordinance No. 18-007 - KOA Planned Development (PD)

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing (waived) - Ordinance No. 18-007 Rezoning Property and Approving a Planned Development (PD) application submitted by the Property Owners and Applicant, S. R. Bacher Enterprises, LLC., and Representatives, Brian Nolan, AICP, ASLA of Lucido & Associates and W. Lee Dobbins, Esq. of Dean, Mead, Minton & Zwemer, for approval of a Planned Development (PD), known as Jenkins Road KOA, encompassing a Zoning Atlas Amendment (rezoning) from Medium Density Residential (R-4) to Planned Development (PD) and an associated development plan for a KOA Campground for the subject parcel of land, 56.035 +/- acres in size. Said parcel is generally located at the northeast corner of Edwards Road and Jenkins Road, or approximately 3180 South Jenkins Road. SECOND READING

SUMMARY:

- The applicant is requesting the approval of a Planned Development (PD), known as Jenkins Road KOA, encompassing a Zoning Atlas Amendment from Medium Density Residential (R-4) to Planned Development (PD) and an associated development plan for a KOA Campground.
- The proposed Planned Development for a KOA campground, to be completed in three (3) phases, features 197 pull-through RV lots and 126 Back-in RV Lots, a 6,000 sq. ft. administration building with support services and a collection of recreational amenities.
- Access to the development is proposed via a primary two-way driveway on S. Jenkins Road, along with a secondary/emergency access via Edwards Road. A southbound turn lane is proposed on S. Jenkins Road to support the primary entry.
- The proposed landscape plan emphasizes parameter buffers along the boundaries of the site, and preservation of native trees concentrated on undisturbed sections of the site. The landscape plan demonstrates efforts made to preserve native vegetation were feasible, designing RV sites in a manner that minimizes tree impacts.
- The proposed Development Plan is advanced in conjunction with the applicant's request for a Future Land Use Map Amendment to Boundary Commercial (BC) which will be considered for adoption by the City Commission on March 19th, 2018.
- The Planning Board, at their December 12th, 2017 meeting, voted unanimously to recommend approval with the conditions presented by staff. Since the Planning Board’s recommendation, the applicants have provided accommodation for right-of-way dedications to St. Lucie County and traffic analysis commentary to satisfy two (2) of the presented conditions.
- A total of 81 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. To-date, zero responses have been collected. A tally of the garnered responses will be provided to the City Commission at the public hearing.

RECOMMENDATION:

Approval of Ordinance 18-007, and the associated Planned Development with the condition the applicant completes sidewalks, or provides payment-in-lieu of sidewalk construction, pursuant to City Code Section 22-62 or applicable St. Lucie County provisions as abutting roadways are under County jurisdiction.

ALTERNATIVES:

Approval with Alternative Conditions
Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Increase in ad-valorem Tax Revenue

Attachments

18-007 KOA PD
Staff Report
Aerial, Land Use, & Zoning Maps - Jenkins Road
Development Review & Rezoning Applications and Project Narrative
Site Development, Phasing, Landscape, & Buffering Plans
Traffic Impact Report
Environmental Assessment
Proof of Newspaper Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/26/2018 08:44 AM

Form Started By: Kori Benton
Started On: 02/21/2018 08:23 AM
Final Approval Date: 03/06/2018

ORDINANCE NO. 18-007

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING PROPERTIES** GENERALLY LOCATED AT **3180 SOUTH JENKINS ROAD**, FROM MEDIUM DENSITY RESIDENTIAL (R-4), TO PLANNED DEVELOPMENT (PD); FURTHER **APPROVING A DEVELOPMENT PLAN** PURSUANT TO SECTION 22-58, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located at 3180 South Jenkins Road within the City of Fort Pierce, Florida, representing 56.035 acres of land; and

WHEREAS, the subject site is presently designated Medium Density Residential Zone (R-4); and

WHEREAS, the applicant seeks rezoning of the subject 56.035 acre site, Parcel ID: 2430-212-0001-000-5, from Medium Density Residential Zone (R-4) to Planned Development zone (PD); and

WHEREAS, the applicant has concurrently filed a proposed development plan pursuant to City Code Sections 22-40 (c)(2) and 22-58 to adjoin the proposed rezoning; and

WHEREAS, the proposed zoning atlas amendment (rezoning) and coupled development plan are consistent with the comprehensive plan, and 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 its December 12th, 2017 meeting, voted unanimously to recommend approval of the request with conditions applied to the development plan, said conditions being fulfilled.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. From and after the effective date hereof, the following property legally described as:

Parcel 2430-212-0001-000-5: THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. CONTAINING 56.035 ACRES, MORE OR LESS.

said properties being located at 3180 South Jenkins Road in Fort Pierce, Florida shall be and the same is hereby rezoned from Medium Density Residential (R-4) to Planned Development (PD).

SECTION 3. The Development Plan for the subject Planned Development as depicted on Exhibit “B” which is attached hereto and incorporated herein by reference, be and the same are hereby approved, and shall serve as the Development Plan associated with the subject Planned Development.

SECTION 4. 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 5. 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 6. This Ordinance is and the same shall become effective immediately upon final passage.

SECTION 7. The effective date of this rezoning shall be the date a final order is issued by the Department of Economic Opportunity or Administration Commission finding the concurrent Comprehensive Plan amendment is in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

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. 18-007 was duly advertised accordance with F.S. 166.041 by legal advertising in the St. Lucie News Tribune on February 17th, 2018; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March 5th, 2018; and was duly introduced, read by title only, and passed on second and final reading March 19th, 2018, 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 19th day of March, 2018.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A-1

Sketch Description of Subject Property

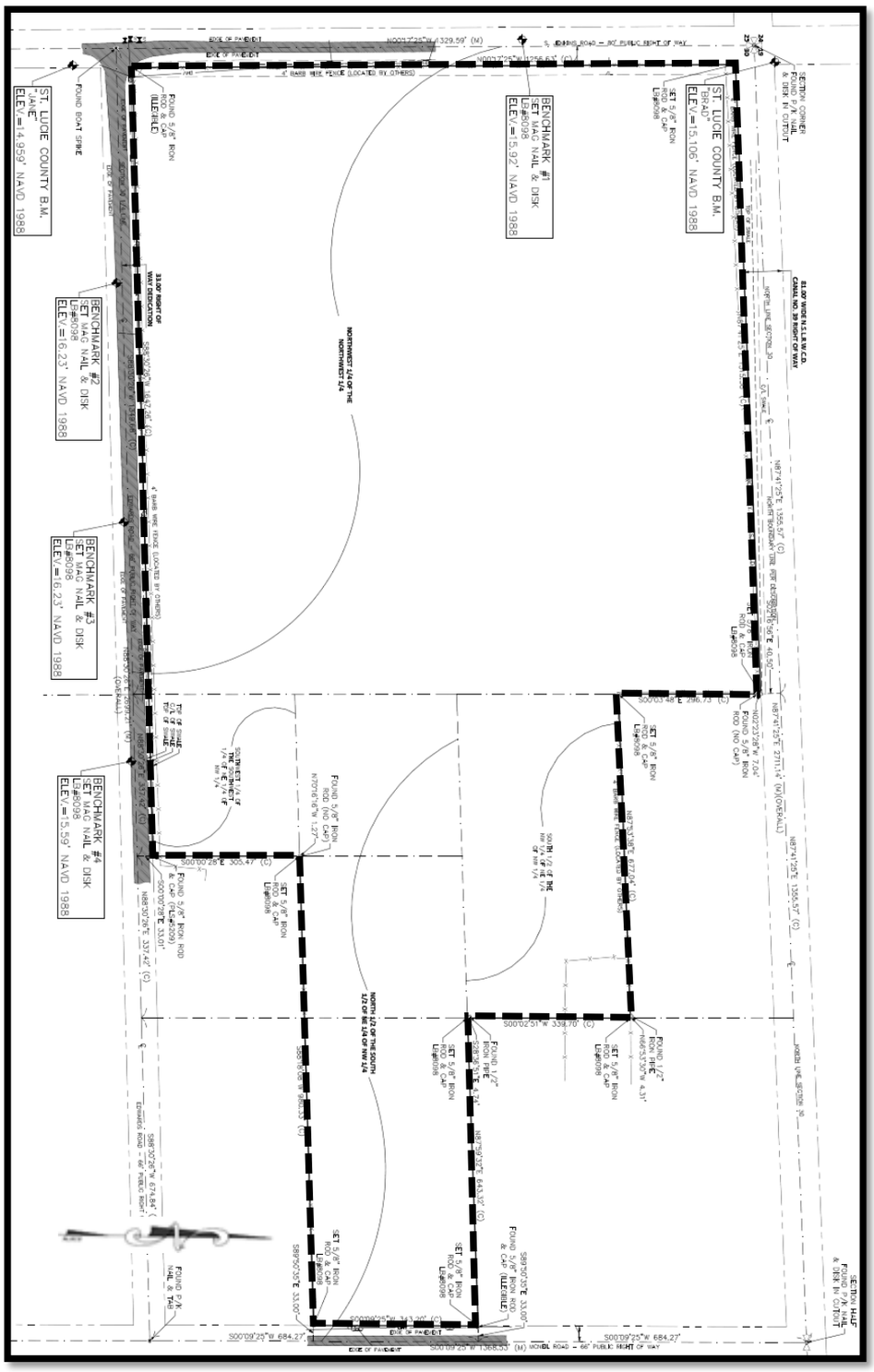

BENCHMARK #1
SET MAG NAIL & DISK
LB#8098
ELEV.=15.92' NAVD 1988
BENCHMARK #2
SET MAG NAIL & DISK
LB#8098
ELEV.=16.23' NAVD 1988
BENCHMARK #3
SET MAG NAIL & DISK
LB#8098
ELEV.=16.23' NAVD 1988
BENCHMARK #4
SET MAG NAIL & DISK
LB#8098
ELEV.=5.59' NAVD 1988
ST. LUCIE COUNTY B.M.
"HAVE"
ELEV.=14.959' NAVD 1988
ST. LUCIE COUNTY B.M.
"SRAD"
ELEV.=15.106' NAVD 1988
NORTHWEST 1/4 OF THE NORTHWEST 1/4
NORTH 1/2 OF THE SOUTH 1/2 OF NE 1/4 OF NW 1/4
SOUTH 1/2 OF THE NW 1/4 OF NW 1/4
SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF NW 1/4
EDWARDS ROAD - 66' PUBLIC RIGHT OF WAY
MONDEL ROAD - 66' PUBLIC RIGHT OF WAY
S. JENKINS ROAD - 80' PUBLIC RIGHT OF WAY
NORTH LINE SECTION 30
EDGE OF PAVEMENT
TOP OF BANK
FOUND BOAT SPIKE
FOUND 5/8" IRON ROD & CAP (ILLEGIBLE)
SET 5/8" IRON ROD & CAP LB#8098
FOUND 5/8" IRON ROD (NO CAP)
FOUND 1/2" IRON PIPE
FOUND P.K. NAIL & TAG
4' BARB WIRE FENCE (LOCATED BY OTHERS)
S00°09'25"W 684.27'
S00°09'25"W 1368.53' (M)
N87°41'25"E 1355.57' (C)
N87°41'25"E 2711.14' (M/OVERALL)
S00°02'51"W 338.76' (C)
S89°50'26"E 674.84' (C)
S89°50'26"E 33.00'
N87°30'26"E 337.42' (C)
S00°00'28"E 305.47' (C)
N87°33'50"W 4.31'
N87°33'19"W 7.04'
N87°33'50"W 677.04' (C)
N87°33'50"W 644.59' (C)
N00°23'45"E 338.72' (C)
N00°23'45"E 40.50'
N00°23'45"E 298.22' (C)
N00°11'26"W 1329.59' (M)
N00°17'26"W 1329.59' (M)
N00°17'26"W 1329.59' (M)
N00°17

EXHIBIT A-2

Legal Description of Subject Property

Parcel ID: 2430-212-0001-000-5: THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. CONTAINING 56.035 ACRES, MORE OR LESS.

EXHIBIT B-1

Development Plan

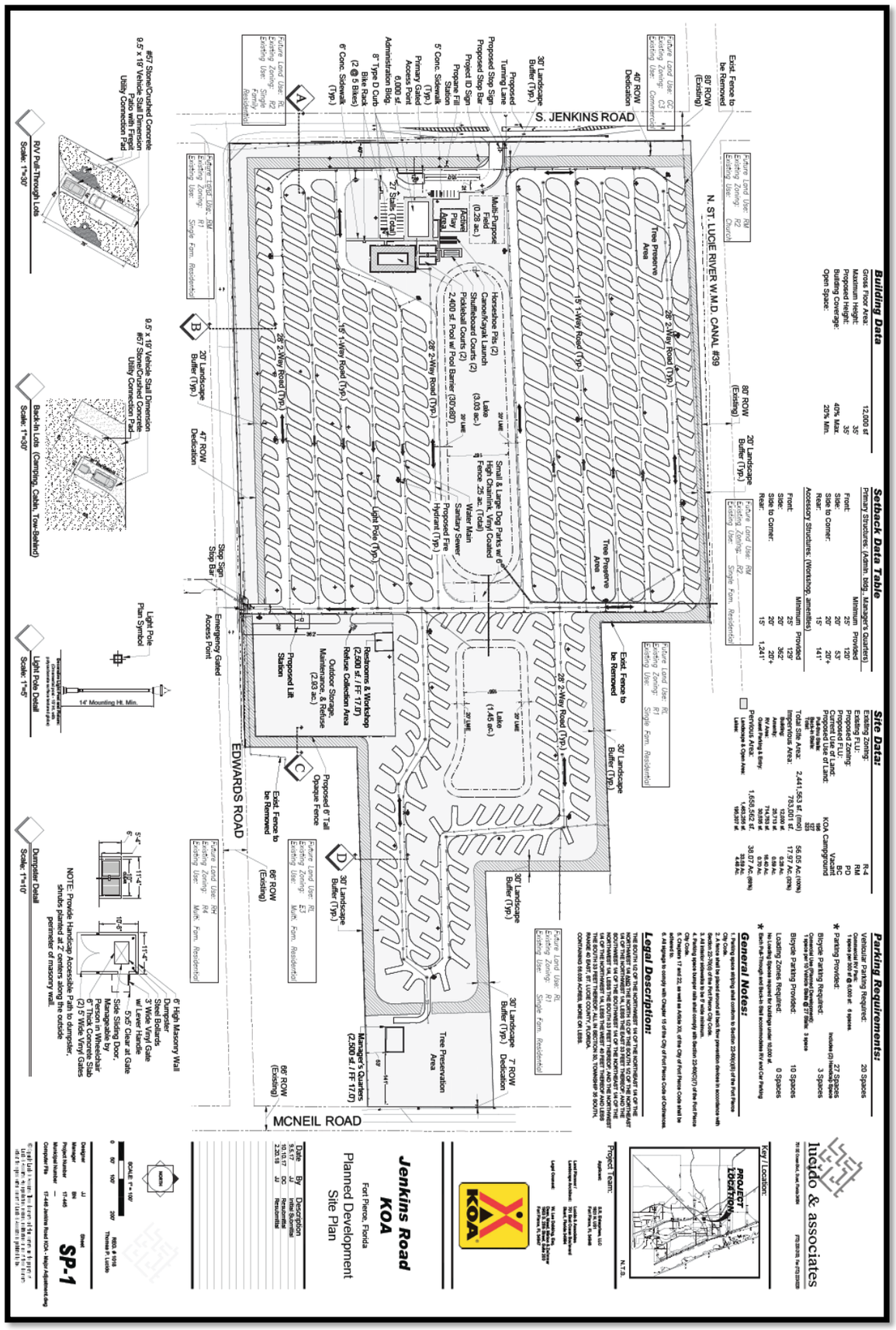
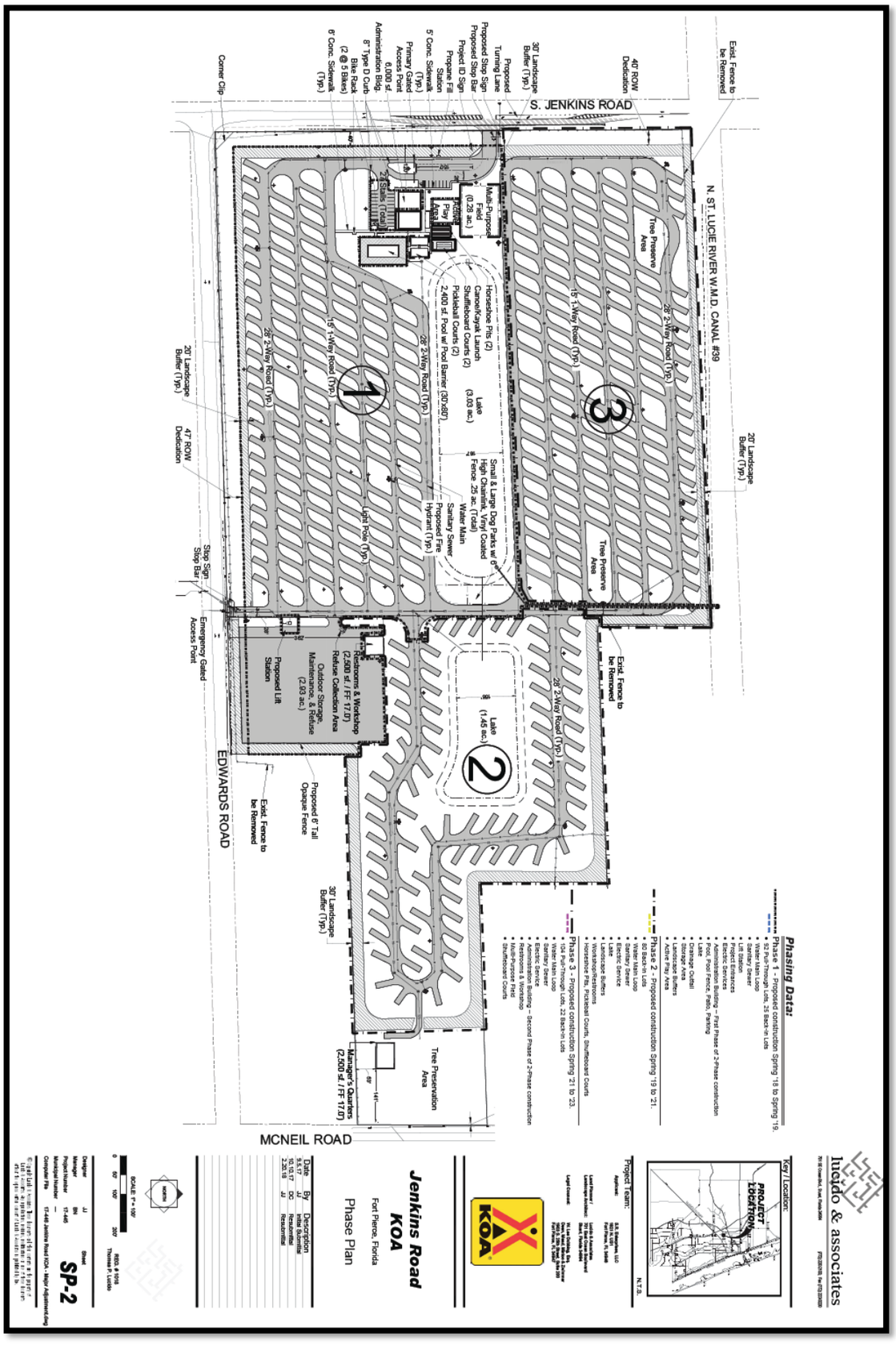


EXHIBIT B-2

Development Plan Overview & Phasing Plan



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Jenkins Road KOA**
Application for Planned Development (PD) – Zoning Atlas Amendment
3180 South Jenkins Road

DATE: February 21, 2018

STAFF REPORT

Owners:
S R BACHER ENTERPRISES LLC
1821 US-1 FT
Fort Pierce, FL 34946

Applicant:
S. R. Bacher Enterprises, LLC.
1821 N US Highway 1
Fort Pierce, FL 34946

Representative:
Brian Nolan, AICP, ASLA
Senior Project Manager, Lucido & Associates
701 S.E. Ocean Blvd.
Stuart, Florida 34994

Requested Action:
Approval of Jenkins Road KOA Planned Development (PD), encompassing a Zoning Atlas Amendment from Medium Density Residential (R-4) to Planned Development (PD) and an associated development plan for a 323 site KOA Campground.

Location:
3180 South Jenkins Road.

Parcel IDs:
2430-212-0001-000-5

Current Zoning & Future Land Use:
Medium Density Residential (R-4) & Medium Density Residential (RM)

Proposed Zoning & Future Land Use:
Planned Development (PD) & Boundary Commercial (BC)

Surrounding FLU & Zoning:

North	East	South	West
RM/R-4 & RL/R-1	RL/R-1 & RU/RS-4	RM/R-4 & RL/R-1	GC/C-3 & RL/R-3

Parcel(s) Size:
56.035 acres

Utilities:
Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting the approval of a Planned Development (PD), known as Jenkins Road KOA, encompassing a Zoning Atlas Amendment from Medium Density Residential (R-4) to Planned Development (PD) and an associated development plan for a KOA Campground. The request for a Planned Development is associated with the pending consideration of a Future Land Use amendment, for the site, approved for transmittal to other agencies by the City Commission

The subject site is located along the east side of Jenkins Road, immediately north of Edwards Road, and a half mile south of the Okeechobee Road commercial corridor. The site is currently undeveloped with a variety of native and invasive species throughout the property. The site is bordered to the immediate north by North St. Lucie River Water Control District Canal No. 39, to the east lie existing low density single-family residential homes; to the immediate west lies S. Jenkins Road followed by moderate density residential homes and vacant commercial land; and to the immediate south lies Edwards Road trailed by medium density residential uses and vacant land.

Development Plan

The request seeks to amend the zoning designation of the subject property to Planned Development, PD along with assignment of a development plan for a KOA campground to accommodate recreational vehicles with improved vehicle stalls providing power, water and sewer hook-ups; semi-improved camp sites that will allow for tow-behind campers, tents and KOA-provided cabins, each with electrical hook-ups; outdoor storage area for boats, trailers and tow-behind campers along with a manager's quarters. At build-out, the campground would feature 197 pull-through RV lots and 126 Back-in RV Lots, augmented by a 6,000 sq. ft. administration building complete with a convenience store, laundry, storage room, public accessible restrooms and a dining/multipurpose room with commercial kitchen, recreational amenities such as pool, horseshoe Pits, pickleball and shuffleboard courts, kayak launch feature at the proposed 3.95 lake, and other support facilities customary with KOA campgrounds. The typical RV site with feature a landscaped space, patio, and fire pit.

The applicant presents operation and management highlights for the park, inclusive of maximum stays of six months, quiet hours between 10 pm and 7 am, an on-site manager, and use details for the various site types.

Phasing

The project is proposed in three phases, with a complete development timeline of six year, as follows:

Phase 1 – Spring 2018 to Spring 2019.
- 92 pull-through & 24 back-In Lots
- Water, Wastewater & Electrical Facilities
- Project Entrances
- Administration Building – *Phase 1 of 2*
- Pool, Pool Fence, Patio, & Parking
- Retention Lake & Support Drainage
- On-site Storage Area (guests only)
- Landscape Buffers
- Active Play Area

Phase 2 - Spring 2019 to 2021.
- 80 Back-In Lots
- Water, Wastewater & Electrical Facilities
- Second Retention Lake
- Landscape Buffers
- Workshop/Restrooms
- Horseshoe Pits, Pickleball Courts, Shuffleboard Courts

Phase 3 - Spring 2021 to 2023.
- 105 Pull-Through Lots, 22 Back-In Lots
- Water, Wastewater & Electrical Facilities
- Administration Building - *Phase 2 of 2*
- Restrooms & Workshop
- Multi-Purpose Field

· Shuffleboard Courts *Completion of Manager's quarters, as needed

Design

The overall site design seeks to embrace the expansive size of the property, native vegetation, and maneuvering needs of RVs, while integrating a sizable KOA Campground and park amenities to provide a complete recreational tourist experience.

The Jenkins Road boundary is highlighted with a 30 ft. landscape buffer that frames the site's primary entrance, and separates activities within the park from Jenkins Road, and existing residences further to the west. Upon arrival into the site, guests are welcomed by a KOA administration building, parking area and furnished park amenities.

The 6,000 sq. ft. administration building, or clubhouse, is characterized by a Florida vernacular, reminiscent of Florida Cracker and Key West styles, presenting a defined entry and metal roof. The facility will offer a convenience store, laundry, storage room, restrooms and a dining/multipurpose room with commercial kitchen to guests. A manager's office is proposed on a mezzanine level.

Transportation & Sidewalks

Access to the development is proposed via a primary two-way driveway on S. Jenkins Road, along with a secondary/emergency access via Edwards Road. A southbound turn lane is proposed on S. Jenkins Road to support the primary entry. Both S. Jenkins Road and Edwards Road are two-lane County-maintained transportation links, featuring drainage swales on both sides of each road.

The applicant is proposing a payment in-lieu of constructing sidewalks along site boundaries of Jenkins, Edwards, and McNeil roads as no sidewalks currently adjacent to the site. Coupled with the limited pedestrian facilities adjacent, the applicant cites the hindrance of roadside swales and overhead utility poles along both S. Jenkins Road and Edwards Road in completing such improvements. As St. Lucie County maintains the abutting roadways, therefore consideration of this request is deferred to their jurisdiction.

Internal sidewalks are planned around the administration and amenity complex, with consideration of unpaved paths and trails within the campground as site operations develop. Guests are provided the ability to traverse the site via golf carts and bicycles.

Landscaping, Stormwater Retention, and Lighting

The presented landscape plan emphasizes the provision of parameter buffers along the boundaries of the site, and preservation of native trees concentrated on undisturbed sections of the site. The landscape plan demonstrates efforts made to preserve native vegetation were feasible, designing RV sites in a manner that minimizes tree impacts.

Landscape buffers of consisting of existing native vegetation are proposed along all property lines and will vary from 20' to 30' in width. Typical landscape buffer sections, along each boundary of the site are provided within the landscape plan package. RV or campground sites will feature individual landscape design to accent the pad, and integrate vegetation throughout the grounds. Furthermore, the plan integrates numerous interior vehicular use area landscape islands, many of which are designed to encompass preservation of the existing oak, pine, and palm trees.

Proposed landscaping will be comprised of Florida native species well suited for the climate zone, many of which are drought tolerant. All minimum standards of the City's landscape requirements are demonstrated to be met or

exceeded. Irrigation will be provided either via an on-site irrigation well or via municipal reuse water main. The applicant is encouraged to integrate variable hedge plant species and height along the abutting right-of-ways to formulate a layered buffer for noise dampening and visual enhancement.

The development plan proposes two stormwater maintenance ponds, of 3.03 and 1.45 acres, central to the campground activities. Littoral plantings will be provided to accent, promote stabilized habitat, and process nutrients within these ponds.

Site lighting, internal to the site, will be provided in accordance with applicable City Code requirements. Street lighting considerations for Jenkins and Edwards Road have been highlighted in discussions with the applicant and St. Lucie County, however are not presented within the proposed development plan.

Traffic

The traffic analysis filed reviewed the proposed development, originally assuming 399 campground sites. The formal filing by the applicant encompasses 323 sites, therefore the traffic generation figures have been prorated accordingly.

The project will generate approximately 1,020 daily trips, of which 49 are projected as AM peak hour trips and as 87 PM peak hour trips. Of these anticipated trips, at complete build-out, 75% are anticipated for assignment to Jenkins Road, and 25% are assumed for Edwards Road.

South Jenkins Roads and west Edwards Road are presently two lane, undivided roadways which operate at a Level of Service of C, with further expansion capacity. The intersection of Jenkins Road and Okeechobee Road recently underwent significant expansion as part of a Florida Department of Transportation (FDOT) and St. Lucie County initiative to enhance this Strategic Intermodal System (SIS) corridor. Previously considered and approved residential developments along West Edwards and South Jenkins Road have expired, however may provide demand to revisit further expansion of capacity along these minor arterial roadways. St. Lucie County engaged a consulting traffic engineer to review the transportation impacts of the project with anticipation that any justified improvements, beyond the proposed turn lane on Jenkins, will be integrated into the final development order. Findings indicated sufficiency with the presented turn lane, along with adjustments to the secondary means of access for the site. The applicant has integrated adjustments accordingly.

Right-of-way

St. Lucie County maintains all three abutting roadways, with both Jenkins and Edwards emphasized in the County's right-of-way (ROW) protection plan. St. Lucie County has indicated their request for 40ft. of ROW along Jenkins, based upon a 180' ROW in the ROW Protection Plan; 47 ft. along Edwards due to constraints and the plan for the future ROW, and approximately 7ft. along McNeil based upon an 80' ROW plan. The applicant integrated the scope of these requests within the current plan. It is noted that recent development activities along Jenkins Road accounted for a 25ft. dedication, whereas the current request is 40ft. and those along Edwards Road accounted for a 27ft. dedication, whereas the current request is 47ft.

Comprehensive Plan & Compatibility

The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, *tourist/entertainment facilities,* hotels/motels, *parks and recreation*, along with *compatible* public, quasi-public, and *special uses*. This land use designation allows a maximum FAR of 1.0.

The use presents a blend of tourist and recreational facilities to accommodate short-term and seasonal visitors. This use, based upon design and integration to the established character of adjacent development and uses, seeks to assimilate with this corridor adjacent to the interstate interchange, and the future commercial and residential development along Jenkins Road. The applicant may seek to integrate specific provisions pertaining to temporary residence of guests, as the development is not intended provide long-term residential accommodations.

The proposed amendment has been reviewed with regards to the established Goals, Objectives and Policies of the City's Comprehensive Plan, with emphasis on potential impacts to the surrounding neighborhoods to the west, south, and east, as well as long range development of commercial centers to the west, north west, and north of the site, potential transportation impacts, and demand on infrastructure. The proposed zoning atlas amendment and coupled development plan are generally consistent with the goals, objectives and policies of the Comprehensive Plan as it promotes tourist lodging, entertainment facilities, parks and recreation, and special uses which benefit from proximity to Interstate 95 and the Florida Turnpike, and the commercial hub along Okeechobee Road. The development plan integrates the use within this large land tract with emphasis on preservation of native trees to provide natural buffers and a site layout that minimizes impacts to surrounding users.

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 subject property is currently zoned R4 – Medium Density Residential, with a Future Land Use of RM –Residential Medium. The proposed use is not consistent with the existing Zoning and Future Land Use, however the presented rezoning and concurrent request for a Future Land Use Map Amendment to Boundary Commercial (BC) has been transmitted to the State for review, and accepted. The adoption hearing of this amendment is scheduled for consideration by the City Commission on March 19th, 2018

Upon approval of the proposed Land Use Amendment, the proposed zoning atlas amendment is generally consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. Furthermore, the amendment should not have adverse an effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety of tourist facility and the local economy, while limiting impacts to neighboring residential districts.

The proposed development plan incorporates a transition from the proposed commercial designation, desired along an arterial roadway such as Jenkins, to reduced development intensity towards established residential development, to the east.

Technical Review Committee:

All affected departments have reviewed and approved the applications. No significant impacts to public facilities are immediately expected by the proposed rezoning and development plan. Traffic impacts have been further assessed with the applicant's pending development application to determine any demand for transportation improvements to abutting roadways and intersections.

Planning Board

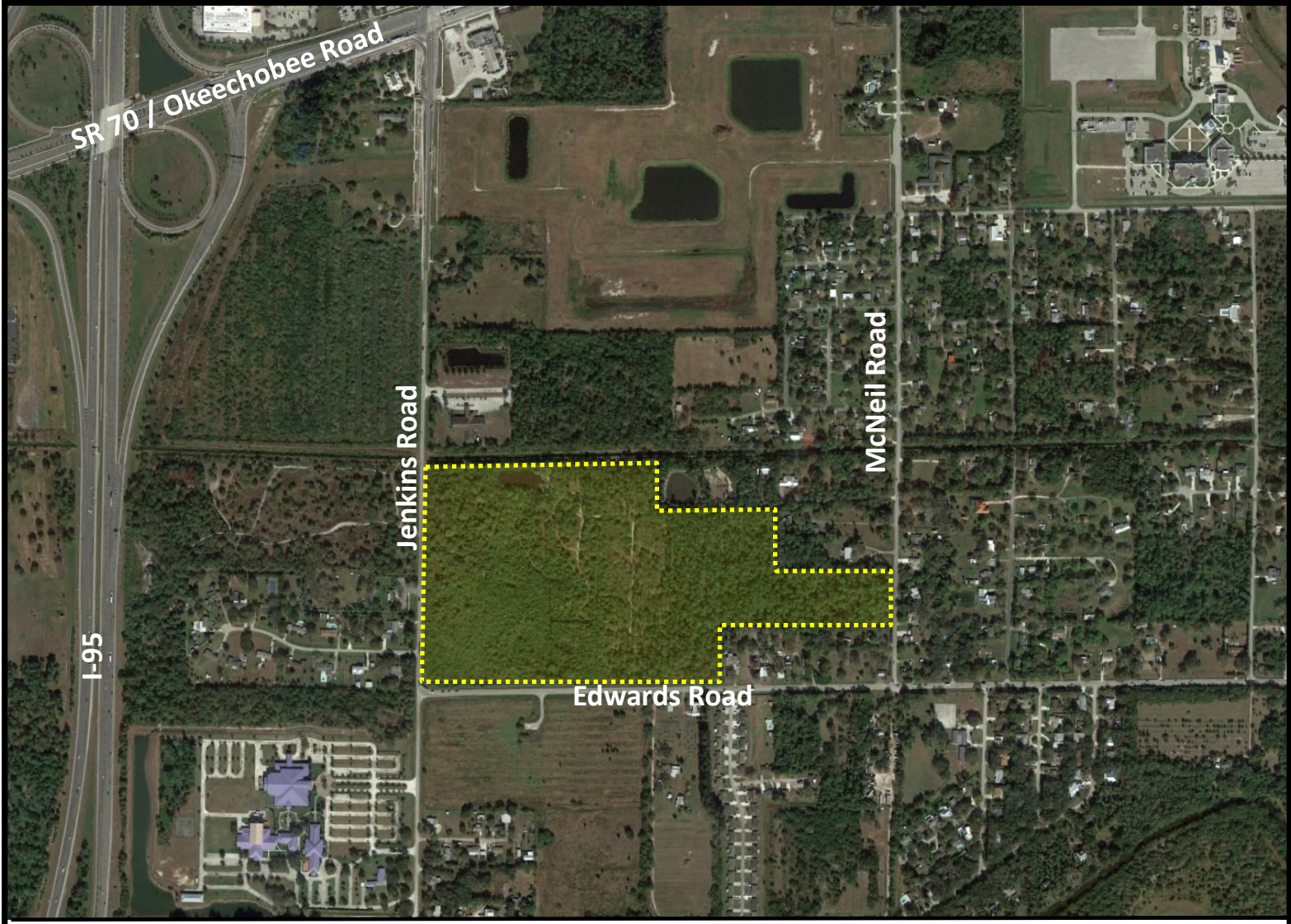
The Planning Board, at their December 12th, 2017 meeting, voted unanimously to recommend approval with the conditions presented by staff. Since the Planning Board's recommendation, the applicants have provided accommodation for right-of-way dedications to St. Lucie County and traffic analysis commentary to satisfy two (2) of the presented conditions.

Property Owner Response Summary:

A total of 81 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. To-date, zero responses have been collected. A tally of the garnered responses will be provided to the City Commission at the public hearing.

Staff Recommendation:

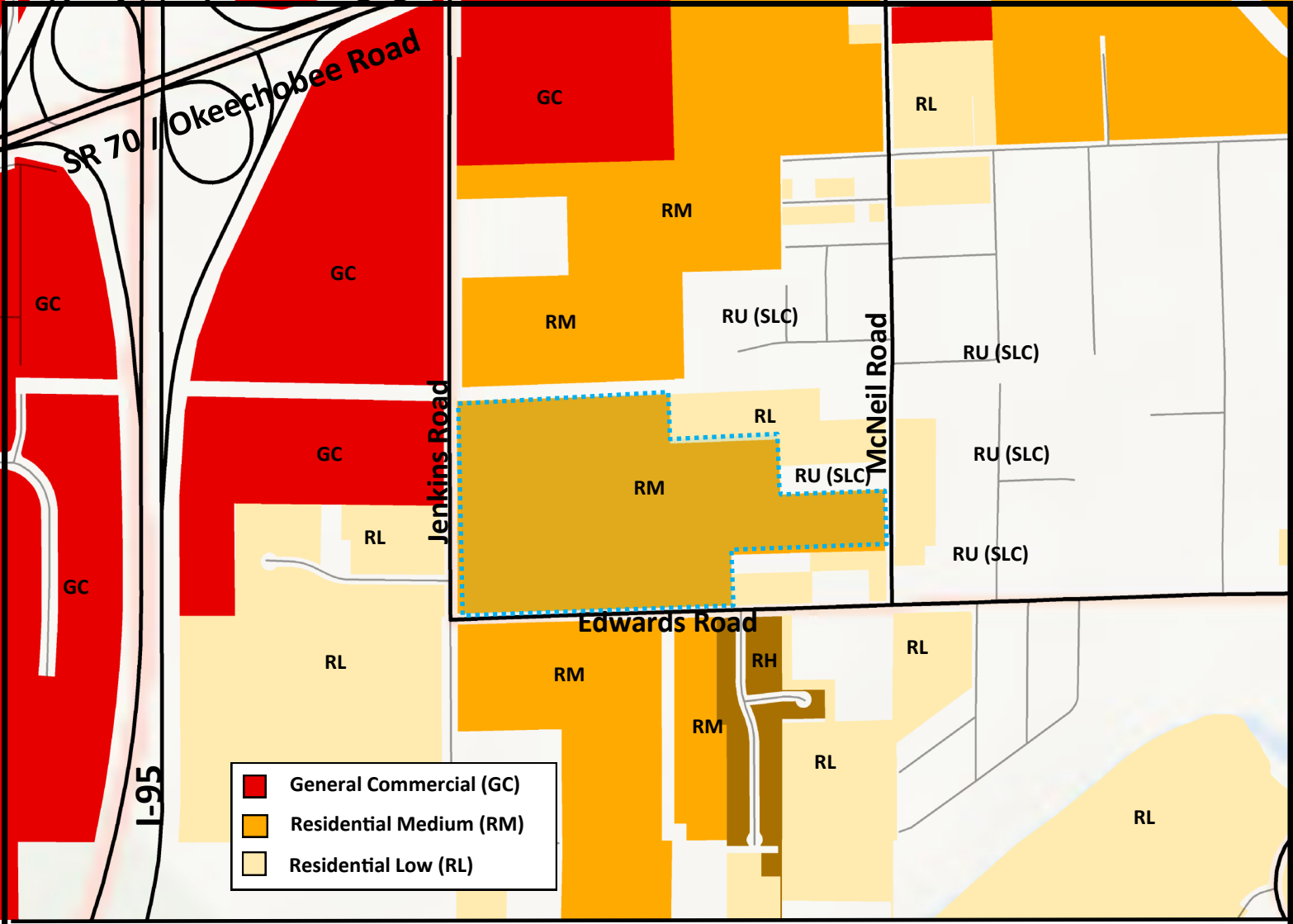
The proposed amendment and associated Development Plan meet the criteria specified in Section 22-131 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends the **approval** of the proposed Planned Development with the condition the applicant completes sidewalks, or provides payment-in-lieu of sidewalk construction, pursuant to City Code Section 22-62 or applicable St. Lucie County provisions as abutting roadways are under County jurisdiction.



THE SUNRISE CITY
FORT PIERCE
Florida

3180 South Jenkins Road

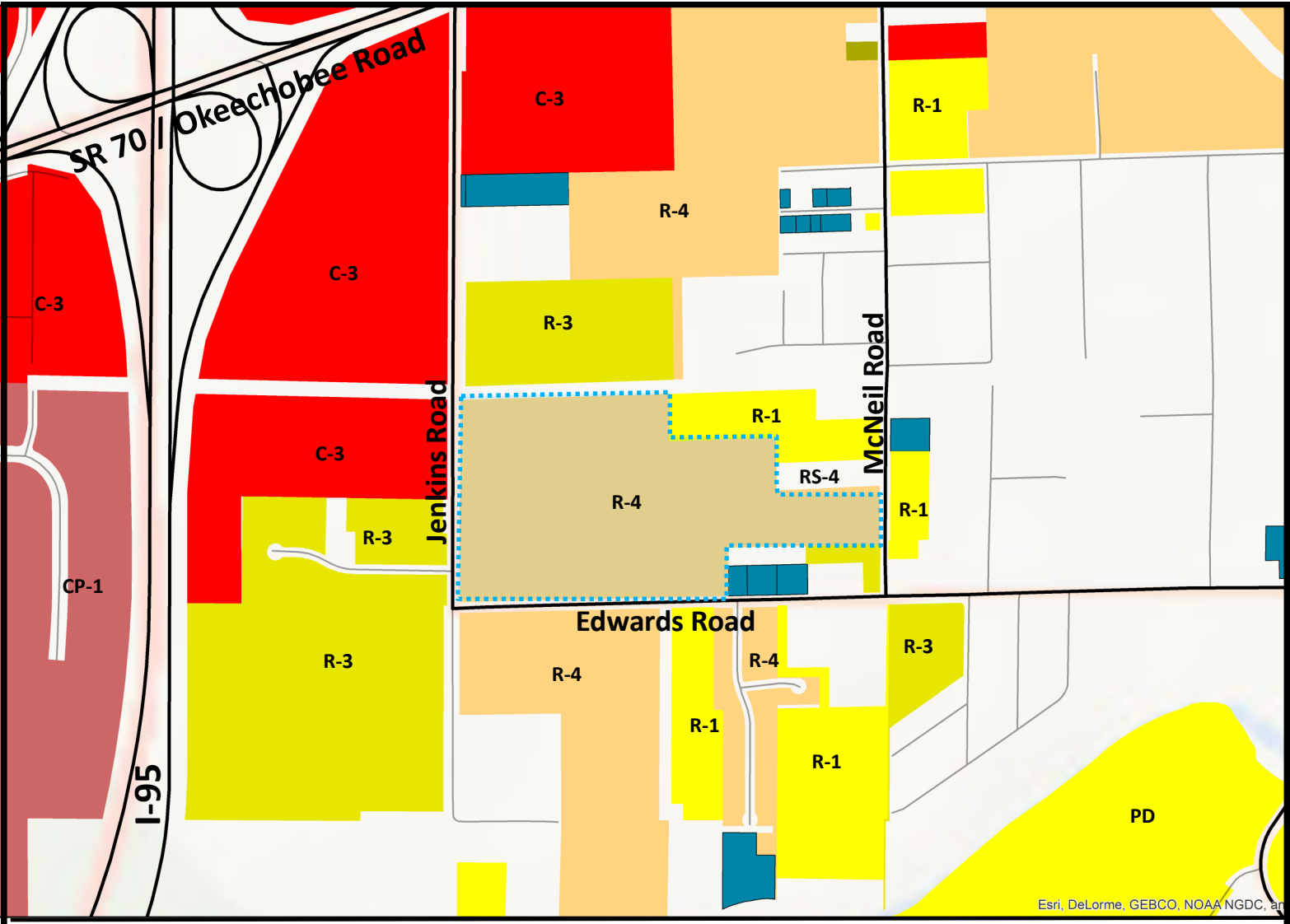
Aerial



THE SUNRISE CITY
FORT PIERCE
Florida

3180 South Jenkins Road

Future Land Use Map



THE SUNRISE CITY FORT PIERCE Florida

3180 South Jenkins Road

Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location: NE corner of S. Jenkins Road and Edwards Road

Parcel ID #(s): 243021200010005

Project description: Proposed KOA Campground

S. R. Bacher Enterprises, LLC	Brian Nolan, AICP, ASLA; Sr. PM; Lucido & Assoc. (Representative)
Property Owner(s)	**Applicant/Representative, Title, Company**
1821 N. US Hwy 1	701 SE Ocean Blvd.
Street Address	Street Address
Fort Pierce FL 34946	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
bbacker83@gmail.com	bnolan@lucidodesign.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

See attached Owner Authorization

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3 day of August, 2017, by

Brian Bacher who is personally known to me or has produced

FL DL B260-070-83-345-0 as identification.

Shannon D. Garrett

Signature of Notary

SHANNON D. GARRETT
MY COMMISSION EXPIRES
May 18, 2020
#FF 951803
Bonded thru Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ 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

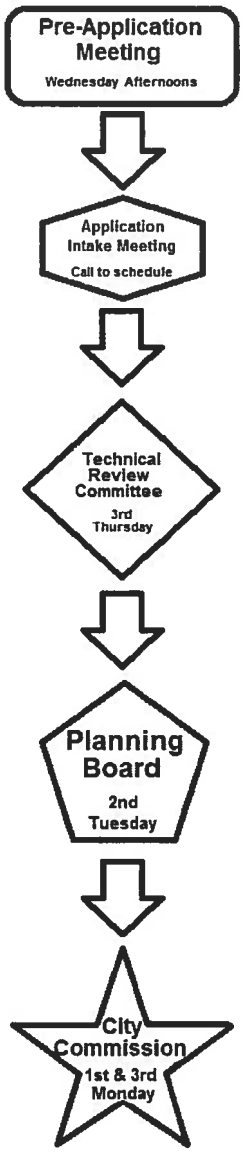
Site Information:

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

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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

lucido&associates

August 30, 2017

Ms. Rebecca Grohal, AICP
Director
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: Jenkins Road KOA – Project Narrative
(LA 17-446)
Parcel Identification Number: 243021200010005

Dear Ms. Grohal:

On behalf of Scott Bacher of S.R. Bacher Enterprises, LLC, Lucido & Associates is pleased to present to you the proposed KOA campground to be located at the NE corner of S. Jenkins Road and Edwards Road in the City of Fort Pierce. The subject is comprised of one parcel of land, totaling approximately 56.035 ac. in area and is currently vacant. The subject is bordered to the immediate north by North St. Lucie River Water Control District Canal No. 39, followed by St. Peter Evangelical Lutheran Church; to the east lie existing low density single-family residential homes; to the immediate west lies S. Jenkins Road followed by medium density residential homes and vacant commercially-zoned land; to the immediate south lies Edwards Road followed by medium density residential uses and vacant land.

The proposed use of the subject is a KOA campground that will accommodate recreational vehicles with improved vehicle stalls providing power, water and sewer hook-ups; semi-improved camp sites that will allow for tow-behind campers, tents and KOA-provided cabins, each with electrical hook-ups; outdoor storage area for boats, trailers and tow-behind campers along with a manager's quarters. Up to a total of 399 sites will be provided for within the proposed development. Additionally, a welcome center is proposed that will house day-to-day business operations and provide recreational amenities such as a pool and patio, shuffleboard courts, mini golf, pickleball courts and other recreational activities. The facility will be open year-round and while it will see peak occupancy in the winter months, it is anticipated that the facility will stay relatively full throughout the year, drawing summertime patrons from inland Florida seeking to recreate closer to the coast; lengths of stay will range from overnight to seasonal with occasional longer-term accommodations.

The subject is currently zoned R4 – Medium Density Residential, with a Future Land Use of RM – Residential Medium. The proposed use is not consistent with the existing Zoning and Future Land Use, thus, a Future Land Use Map Amendment will be applied for to change the Future Land Use from RM to BC – Boundary Commercial, and a rezoning request will be applied for to rezone the subject from R4 to PD – Planned Development along with accompanying PD development plan.

Ingress and egress to the subject will be provided for on S. Jenkins Road and Edwards Road. S. Jenkins Road exists as an improved County facility with a right-of-way width along the project's west frontage of 80'. Edwards Road exists as an improved County facility with a right-of-way width of 60' along the project's south frontage. Primary ingress and egress for the subject will be provided on S. Jenkins Road; this access point will serve as the main access to and from the subject with all new arrivals being required to utilize this access point. A secondary, controlled access point will be provided on Edwards Road; this will serve as a secondary access for emergency services and serve as ingress and egress for longer-term patrons of the campground.

Water and waste water service will be provided via existing infrastructure along S. Jenkins Road; said utilities will be provided by Fort Pierce Utility Authority and adequate utility capacity exists to serve the proposed use. Electric service will be provided by either FP&L or FPUA; both entities have sufficient capacity to serve the proposed use. Emergency services will be provided by the St. Lucie County Fire District and the City of Fort Pierce Police Department.

Mr. Bacher is the current franchisee of the existing KOA campground on US 1, just north of the north causeway, and is looking forward to expanding his business ventures in the City of Fort Pierce. Mr. Bacher is also the franchisee of several other KOA campgrounds from the northeastern U.S., west to New Mexico. Mr. Bacher's experience coupled with KOA's long history of providing high quality campground accommodations throughout the United States will undoubtedly serve to ensure another successful business in the Sunrise City.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,

Brian Nolan, AICP, ASLA
Senior Project Manager

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location: NE corner of S. Jenkins Road and Edwards Road

Parcel ID #(s): 243021200010005

Project Description: KOA Campground

S. R. Bacher Enterprises, LLC	Brian Nolan, AICP, ASLA; Sr. PM, Lucido & Assoc. (Representative)
Property Owner(s)	Applicant/Representative, Title, Company
1821 N. US Hwy 1	701 SE Ocean Blvd.
Street Address	Street Address
Fort Pierce FL 34946	Stuart FL 34994
City State Zip	City State Zip
	772.201.2200
Phone Number	Phone Number
bbacher83@gmail.com	bnolan@lucidodesign.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 Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

See attached Owner Authorization

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3 day of August, 2017, by

Brian Bacher who is personally known to me or has produced

FL DL - B260-070-83-3650 as identification.

Shannon D. Garrett

Signature of Notary

SHANNON D. GARRETT
MY COMMISSION EXPIRES
May 18, 2020
#FF 951803
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA
(Seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

lucido&associates

August 30, 2017

Rebecca Grohal, AICP
Director
Planning Department
City of Fort Pierce, 100 N. US1
Fort Pierce, FL 34950

Re: Jenkins Road KOA – Design Review Narrative
(LA 17-446)
Parcel Identification Number: 243021200010005

Dear Ms. Grohal:

On behalf of Scott Bacher of S.R. Bacher Enterprises, it is our pleasure to present to you the following information regarding the proposed KOA facility to be located at the NE corner of S. Jenkins Road and Edwards Road in the City of Fort Pierce.

A. Introduction:

Overview:
S.R. Bacher Enterprises, Inc. is the contract purchaser of a parcel of land containing 56.05 acres, lying at the NE corner of S. Jenkins Road and Edwards Road. The proposed KOA, as currently designed, will accommodate up to 323 campsites comprised of pull-through RV sites, back-in RV sites and back-in RV/camping sites. Each pull-through RV site will be equipped with an electrical connection and water and waste water connections. Each back-in RV site will be provided with an electrical hook-up and water and waste water stubs to allow for future connection points should the market dictate such infrastructure be provided. Additionally, there will be a 6,000 sf. administration building, which will house day-to-day operations including guest services and outdoor recreational amenities (basketball, pickleball, bocce ball, pool and patio, mini-golf, active plan kids structure and two horseshoe pits); other program elements include an outdoor storage area with workshop and restrooms, manager's quarters, dog park and stormwater management areas.

B. Site Analysis:

Topography:
The subject is generally flat with a few depression areas; elevations within the subject range from approximately 15' to 16'and lies within FEMA Flood Zone X.

Vegetation:
Of the 56.035 ac. total site area, the western 24 acres is primarily covered by Disturbed Lands and Brazilian Pepper; approximately 10 ac. of land in the central portion of the site chiefly consists of Upland Scrub, Pines and Hardwoods, while the eastern 20 ac. consists primarily of Pine Flatwoods. As evident on the Site and Tree Mitigation plans, efforts were made to preserve as much native vegetation as practicable, to the extent that several pull-through RV stalls were removed and back-in camping stalls were carefully arranged so as to minimize tree impacts.

See attached Environmental Analysis provided herewith this submittal.

Access and Views:
The subject is boarded by S. Jenkins Road to the west, Edwards Road to the south and McNeil Road to the east with NSLRWMD Canal No. 39 lying immediately north of the subject. Primary access to the site will occur on S. Jenkins Road with a planned secondary/emergency access on Edwards Road; at this time, McNeil Road is not proposed to be accessed.

As sidewalks currently do not exist along S. Jenkins Road nor Edwards Road, views into the site are generally limited due to the dense vegetation and travel speed of passing motorists. Views out of the site will be generally screened due to planned vegetation buffers along all property lines.

Wetlands, Buffers and Setbacks:
Two small man-made ponds totaling 0.7 ac. exist on the subject and are inundated with invasive exotic species and offer little foraging habitat. A jurisdictional determination will be requested of the South Florida Water Management District and the City will be kept apprised of any findings. Due to the poor environmental quality of the man-made ponds, at this time they are proposed to be filled; as such, no buffering or setbacks will be provided. It is anticipated that should the South Florida Water Management District claim jurisdiction, required mitigation measures, if any, will be fulfilled via littoral zone plantings within the proposed on-site stormwater ponds. Please refer to attached Environmental Assessment for additional information.

Current Built Environment:
Currently, the built environment consists of large-lot single-family homes to the east and west of the subject. A church lies to the north of the subject and the parcel immediately south of Edwards Road is currently vacant.

Numerous retail, commercial and restaurant uses exist in the area of the intersection of S.R. 70 and S. Jenkins Road, which lies approximately 0.5 miles from the subject; said uses include a Walmart Supercenter, The Home Depot, Tractor Supply Co., Walgreens, Sonic Drive-In, Racetrack gas station, Cowboy's BBQ and Golden Corral, among others.

Future Built Environment:
At this time, it is understood that a multi-family development, Mariner Cove, is proposed at the SE corner of S. Jenkins Road and Edwards Road; said development is proposing approximately 216 dwelling units. At this time no other future development is known.

C. Design Narrative:

Overview:
A +/- 6,000 square foot building, including a convenience store, laundry, storage room, public accessible restrooms and a dining/multipurpose room with commercial kitchen; a manager's office is proposed on a mezzanine level. Florida Vernacular, reminiscent of the Florida Cracker or Key West styles, shall serve as the primary design inspiration of the exterior elevations and roof lines.

Pedestrian and Vehicular Access:
Primary access to the site will be via S. Jenkins Road with a secondary/emergency access via Edwards Road. Both S. Jenkins Road and Edwards road exist as improved two-lane County-maintained facilities with swale drainage on both sides of each road.

As no sidewalks currently exist along either S. Jenkins Road nor Edwards Road, pedestrian connectivity will be limited. Additionally, construction of sidewalks will be hindered due to the roadside swales and overhead utility poles along both S. Jenkins Road and Edwards Road.

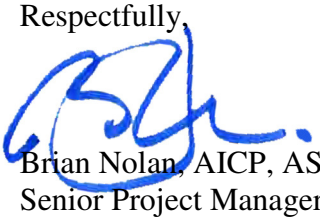
Landscaping:
Landscape buffers of consisting of existing native vegetation are proposed along all property lines and will vary from 20' to 30' in width; additional buffer plantings may be necessary to achieve adequate buffing subsequent to the removal of all invasive exotic species from said buffer areas.

Proposed landscaping will be comprised of Florida native species well suited for the climate zone and will primarily be species listed as drought tolerant. All minimum requirements of the City's Zoning Ordinance regarding landscape requirements shall be met or exceeded. Irrigation will be provided either via an on-site irrigation well or via municipal reuse water main. All irrigation heads shall be low-flow water efficient heads and shall be adjusted to limit water-throw on paved surfaces.

Site Lighting:
Site lighting shall be provided in accordance with City of Fort Pierce Code of Ordinances and shall provide for a min. 14' vertical clearance.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

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: _____

2. Property Tax ID(s): _____

3. Total Acreage:_____

4. Existing Future Land Use Designation: _____

5. Existing Zoning Classification: _____

6. Proposed Zoning Classification: _____

7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: _____

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
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	See attached documentation.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	3,379	296 AM / 287 PM
Proposed Zoning	1,261	49 AM / 108 PM
Change in Demand	Trips - 2,118	Trips - 247 AM / -179
Impact to Capacity	See attached Transportation Impact Report and trip generation tables.	

12. Name of Owner(s): Ariel Homes of the Treasure Coast, LLC
Mailing Address: 4525 Prairie Ave.
City Miami Beach State FL Zip 33140
Phone # _____
E-mail: _____

13. Name of Applicant: S. R. Bacher Enterprises, LLC
Mailing Address: 1821 N. US Hwy 1
City Fort Pierce State FL Zip 34946
Phone # _____ Fax # _____
E-mail: bbacher83@gmail.com

14. Name of Representative: Brian Nolan, AICP, ASLA
Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax # 772.223.0220
E-mail: bnolan@lucidodesign.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.

See attached Owner Authorization

☑ 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

1821 N. US Hwy 1	FL	34946
Address	State	Zip

bbacher83@gmail.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.

Brian Backer

Property Owner's Name (Please Print) Phone

1821 N. US Hwy 1, Fort Pierce	FL	34946
Address	State	Zip

Property Owner's Signature 8/3/17 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 3 day of August, 2017, by Brian Backer who is personally known to me or has produced ~~B760 070-83-3450~~ FLAL as identification.

Shannon D Garrett

Signature of Notary

SHANNON D. GARRETT MY COMMISSION EXPIRES May 18, 2020 #FF 951803 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA (Seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

Planned Development
Section 30, Township 35S, Range 40E
City of Fort Pierce, Florida

Applicant
S.R. Bacher Enterprises, LLC
1821 N. US Hwy 1
Fort Pierce, FL 34946

Civil Engineer
Stephen Cooper, P.E & Assoc., Inc.
1450 S. Federal Highway
Port Saint Lucie, FL 34952
P: 772.336.2933

Surveyor
EDC, Inc.
Engineers and Surveyors
10250 SW Village Parkway, Suite 201
Port Saint Lucie, FL 34987
P: 772.462.2455

Land Planner/Landscape Architect
Lucido & Associates, P.A
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

Architect
Brent A. Wood, Architect
20 SE Ocean Boulevard
Stuart, FL 34994

Sheet Index

Cover Sheet	
Site Plan	SP-1
Detail Sheets	SP-2 - SP-6
Aerial	SP-7
Landscape Plan	LA-1
Littoral Zone Plan	LA-2
Tree Mitigation Plan	LA-3
Specifications	LA-4
Details	LA-5

lucido&associates

Building Data

Gross Floor Area:	12,000 sf
Maximum Height:	35'
Proposed Height:	35'
Building Coverage:	40% Max.
Open Space:	20% Min.

Setback Data Table

Primary Structures: (Admin. bldg., Manager's Quarters)	Minimum	Provided
Front:	25'	120'
Side:	20'	53'
Side to Corner:	20'	20'+
Rear:	15'	141'

Accessory Structures: (Workshop, amenities)	Minimum	Provided
Front:	25'	129'
Side:	20'	362'
Side to Corner:	20'	20'+
Rear:	15'	1,241'

Site Data:

Existing Zoning:		R-4
Existing FLU:		RM
Proposed Zoning:		PD
Proposed FLU:		BC
Current Use of Land:		Vacant
Proposed Use of Land:		KOA Campground
Pull-thru Stalls:	196	
Back-in Stalls:	127	
Total:	323	
Total Site Area:	2,441,563 sf. (mol)	56.05 Ac. (100%)
Impervious Area:	783,001 sf.	17.97 Ac. (32%)
Building:	12,000 sf.	0.28 Ac.
Amenity:	25,713 sf.	0.59 Ac.
RV Area:	714,753 sf.	16.40 Ac.
Guest Parking & Entry:	30,535 sf.	0.70 Ac.
Pervious Area:	1,658,562 sf.	38.07 Ac. (68%)
Landscape & Open Area:	1,463,255 sf.	33.59 Ac.
Lakes:	195,307 sf.	4.48 Ac.

Parking Requirements:

Vehicular Parking Required: 20 Spaces

Commercial RV Park:
1 space per 300 sf @ 6,000 sf: 6 spaces.

* Parking Provided: 27 Spaces
Includes (2) Handicap Space

Bicycle Parking Required: 3 Spaces

Comercial Use (Planned Development):
1 space per 10 Vehicle Stalls @ 27 Stalls: 3 space

Bicycle Parking Provided: 10 Spaces

Loading Zones Required: 0 Spaces

No Loading Spaces requred for buildings under 10,000 sf.

* Each Pull-Through and Back-In Stall accommodates RV and Car Parking

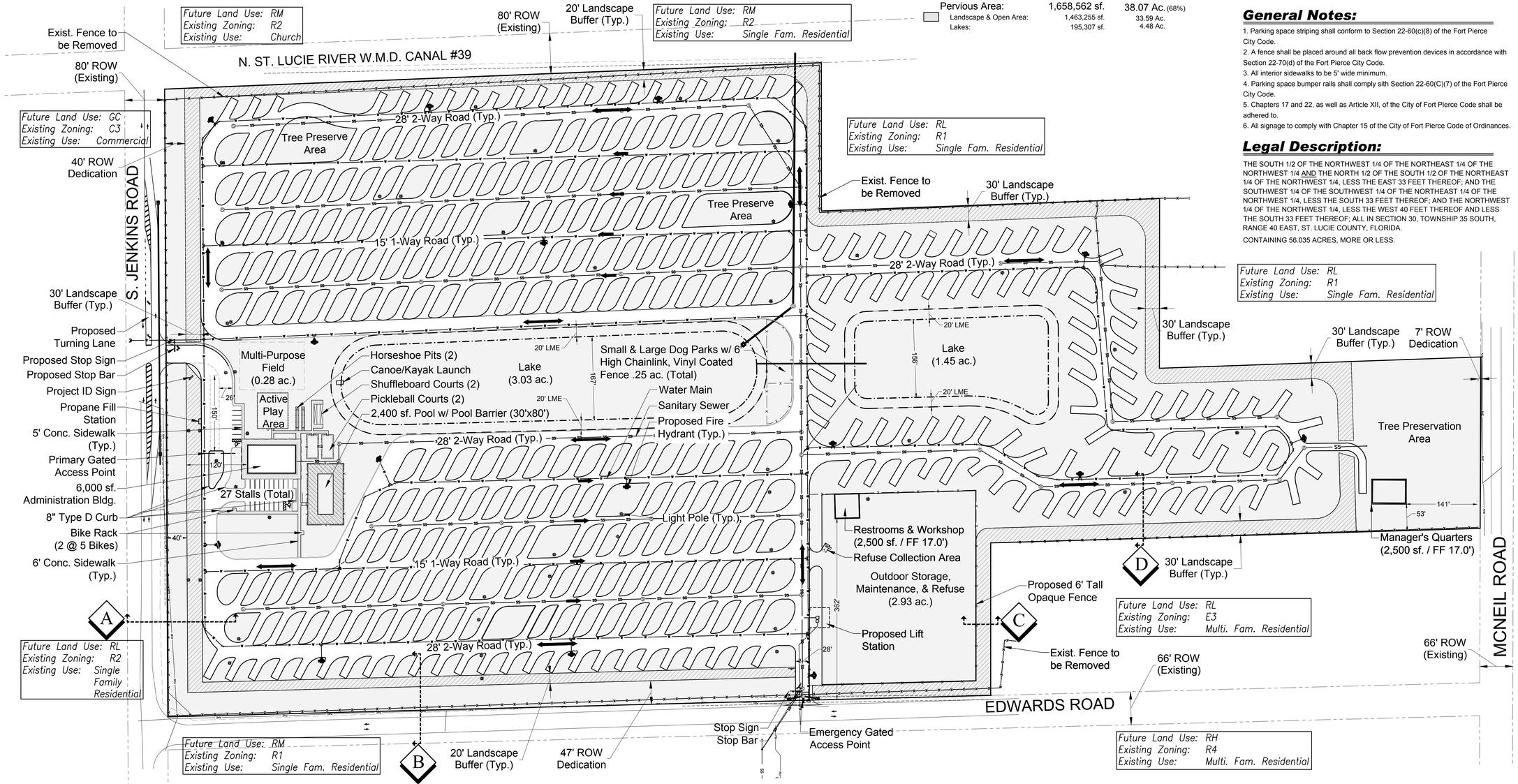
General Notes:

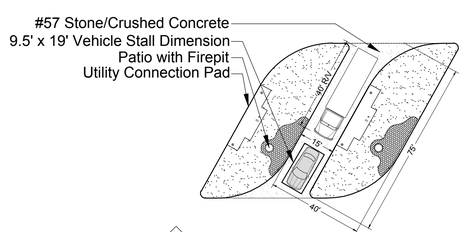
1. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
2. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
3. All interior sidewalks to be 5' wide minimum.
4. Parking space bumper rails shall comply sith Section 22-60(C)(7) of the Fort Pierce City Code.
5. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
6. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.

Legal Description:

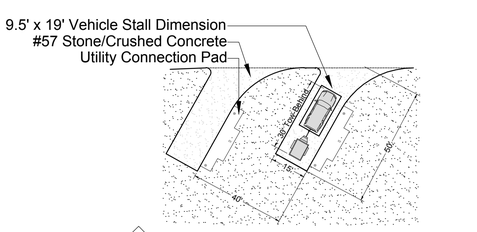
THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 56.035 ACRES, MORE OR LESS.

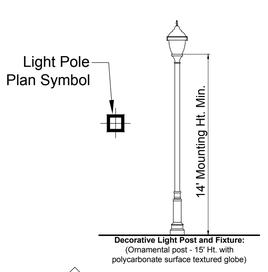




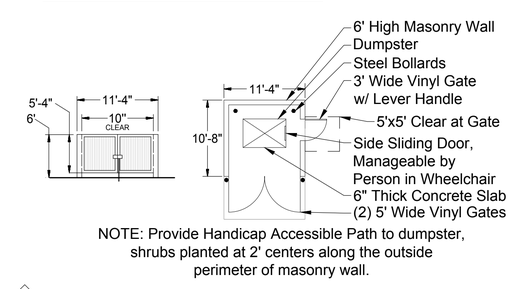
R/V Pull-Through Lots
Scale: 1"=30'



Back-In Lots (Camping, Cabin, Tow-Behind)
Scale: 1"=30'



Light Pole Detail
Scale: 1"=5'



NOTE: Provide Handicap Accessible Path to dumpster, shrubs planted at 2' centers along the outside perimeter of masonry wall.

Dumpster Detail
Scale: 1"=10'

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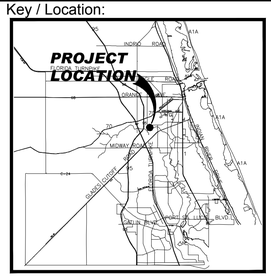
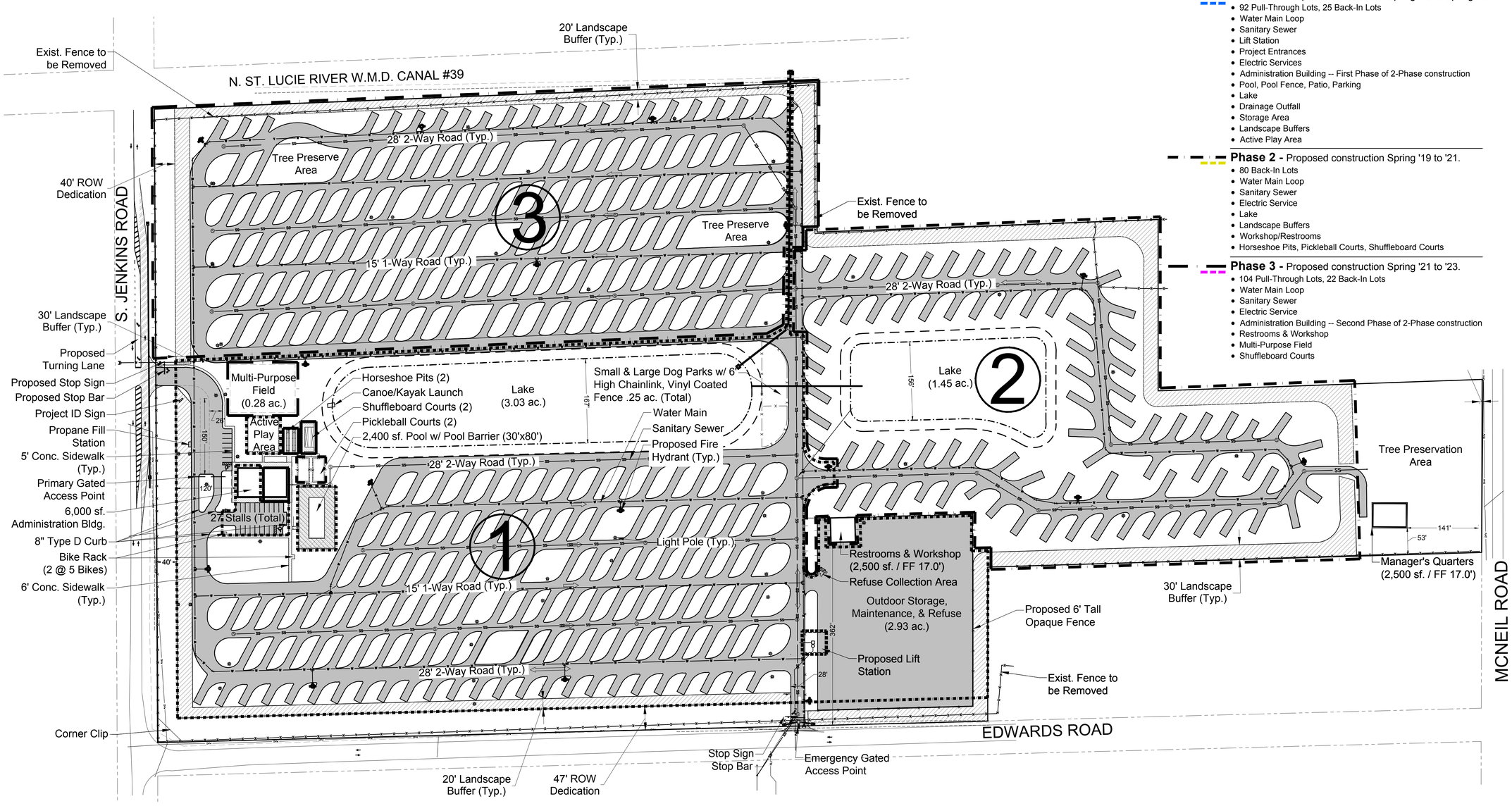
Key / Location:


PROJECT LOCATION
INDRIO RD
MIDWAY RD
OKEECHOBEE RD
GLADES CUT OFF
ROUTE 1
US 1
SR A1A
SR 713
SR 614
SR 70
SR 68
SR 710
SR 76
SR 15
SR 714
SR 76A
SR 15A
SR 714A
SR 710A
SR 70A
SR 68



Phasing Data:

Phase 1 - Proposed construction Spring '18 to Spring '19.
- 92 Pull-Through Lots, 25 Back-In Lots
- Water Main Loop
- Sanitary Sewer
- Lift Station
- Project Entrances
- Electric Services
- Administration Building -- First Phase of 2-Phase construction
- Pool, Pool Fence, Patio, Parking
- Lake
- Drainage Outfall
- Storage Area
- Landscape Buffers
- Active Play Area

Phase 2 - Proposed construction Spring '19 to '21.
- 80 Back-In Lots
- Water Main Loop
- Sanitary Sewer
- Electric Service
- Lake
- Landscape Buffers
- Workshop/Restrooms
- Horseshoe Pits, Pickleball Courts, Shuffleboard Courts

Phase 3 - Proposed construction Spring '21 to '23.
- 104 Pull-Through Lots, 22 Back-In Lots
- Water Main Loop
- Sanitary Sewer
- Electric Service
- Administration Building -- Second Phase of 2-Phase construction
- Restrooms & Workshop
- Multi-Purpose Field
- Shuffleboard Courts

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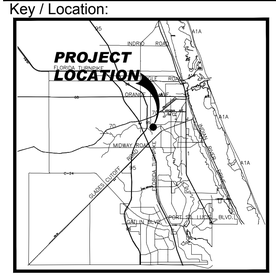
Key / Location:



N.T.S.

Project Team:

Applicant: S.R. Enterprises, LLC
1821 N. US1
Fort Pierce, FL 34946

Land Planner / Landscape Architect: Lucido & Associates
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Jenkins Road KOA

Fort Pierce, Florida

Phase Plan

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	17-445
Municipal Number	---
Computer File	17-446 Jenkins Road KOA - Major Adjustment.dwg

Sheet **SP-2**

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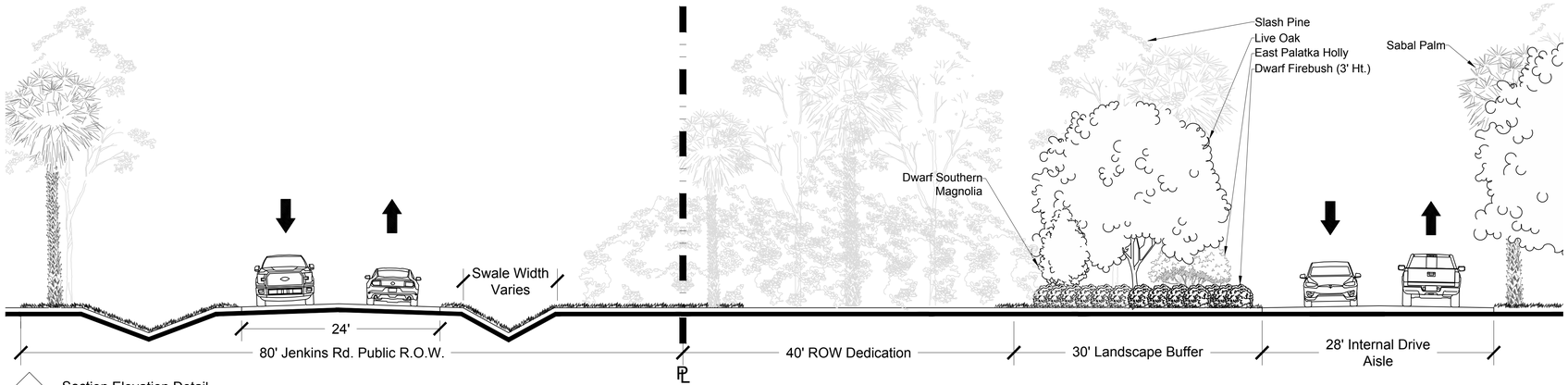
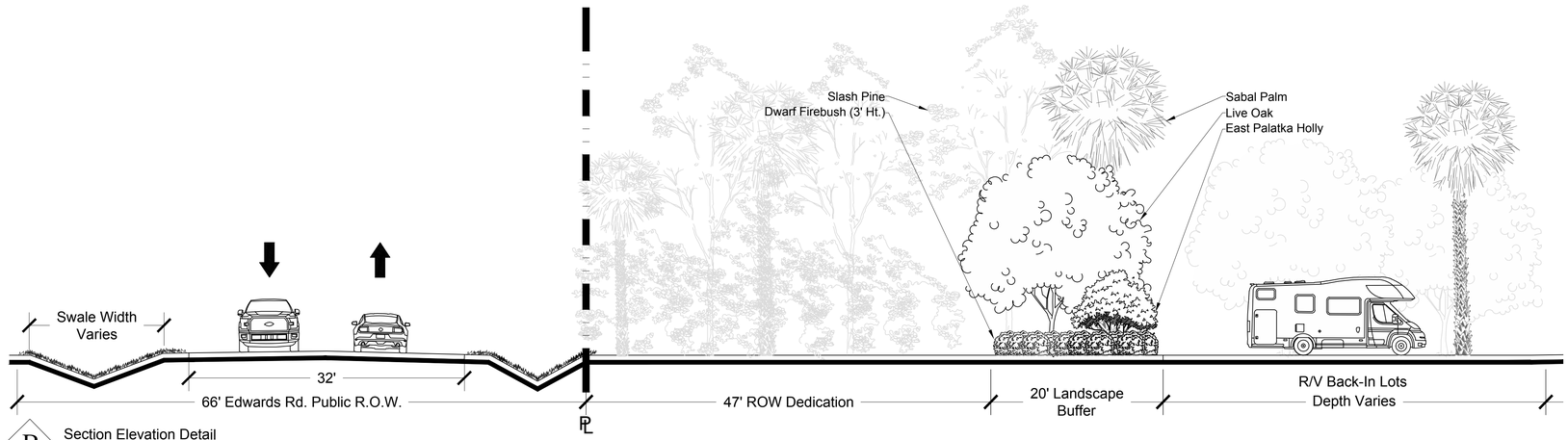
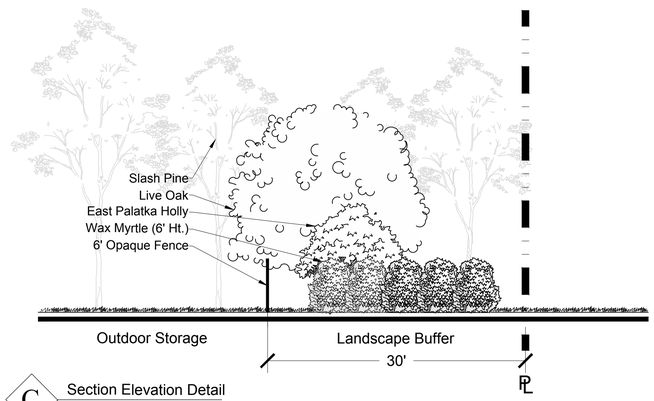


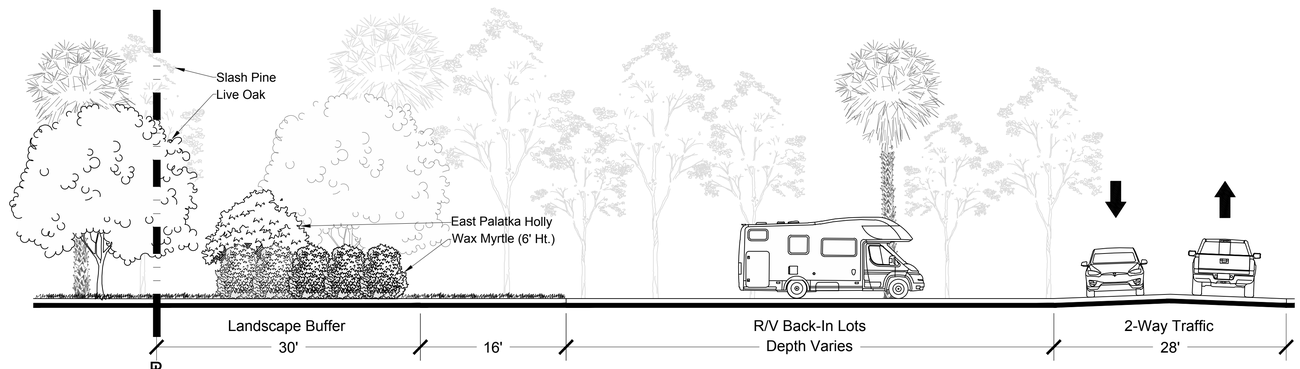
A Section Elevation Detail
Scale: 1"=1/8"



B Section Elevation Detail
Scale: 1"=1/8"



C Section Elevation Detail
Scale: 1"=1/8"



D Section Elevation Detail
Scale: 1"=1/8"

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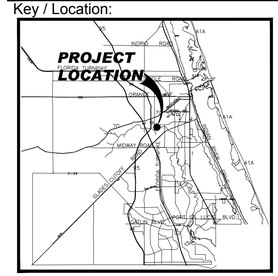
Key / Location:



N.T.S.

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Fort Pierce, FL 34947

Jenkins Road KOA

Fort Pierce, Florida

Cross Sections

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal

NORTH

SCALE: 1" = N.T.S.
0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

		Sheet
Designer	JJ	**SP-3**
Manager	BN	
Project Number	17-445	
Municipal Number	---	
Computer File	17-446 Jenkins Road KOA - Major Adjustment.dwg	

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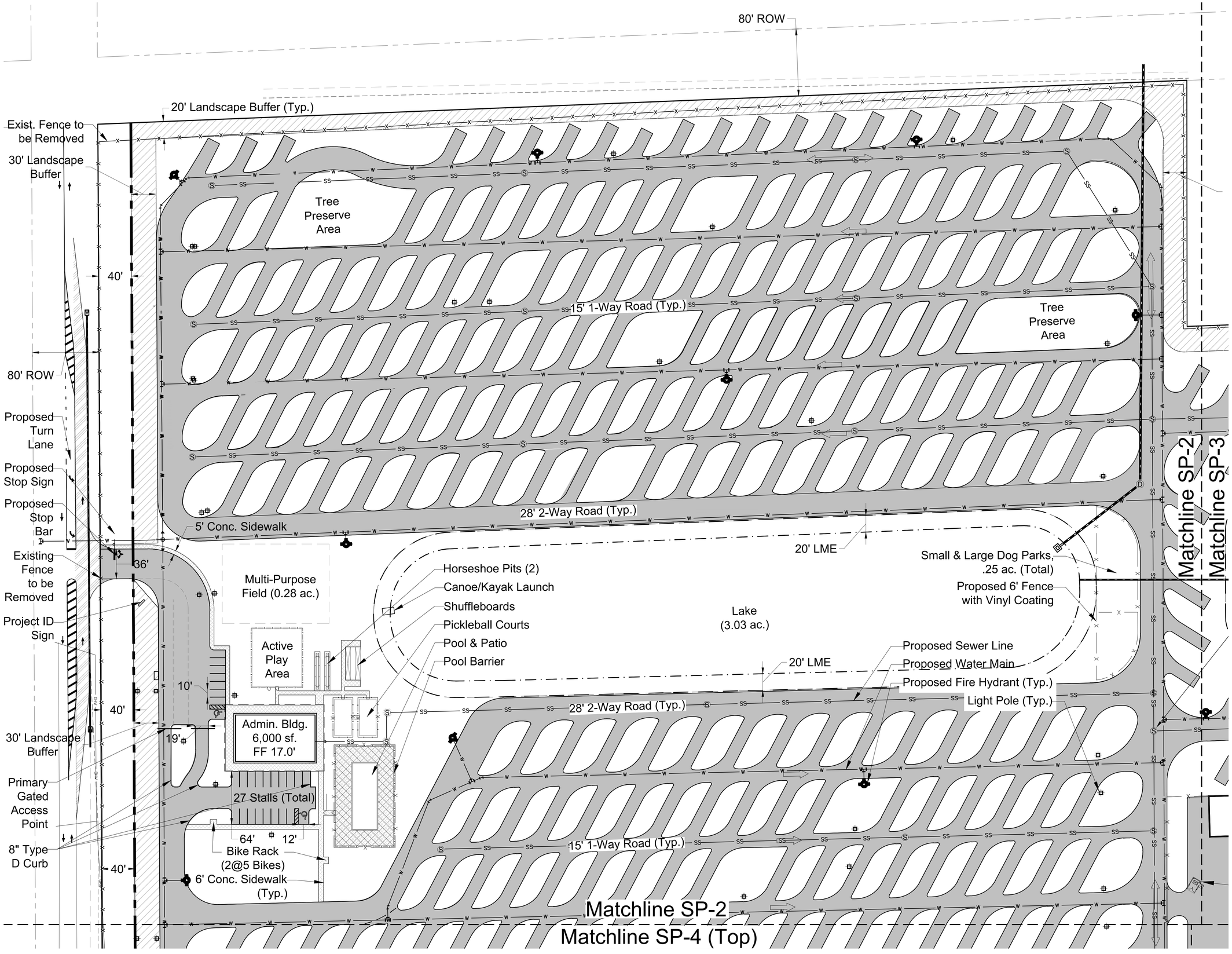

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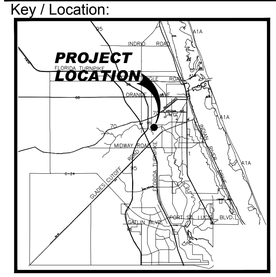
Key / Location:



N.T.S.

Project Team:

Applicant:	S.R. Enterprises, LLC 1821 N. US1 Fort Pierce, FL 34946
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
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Jenkins Road KOA

Fort Pierce, Florida

Conceptual Site Plan

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	**SP-4**
Project Number	17-446	
Municipal Number	---	
Computer File	17-446 Jenkins Road KOA - Major Adjustment.dwg	

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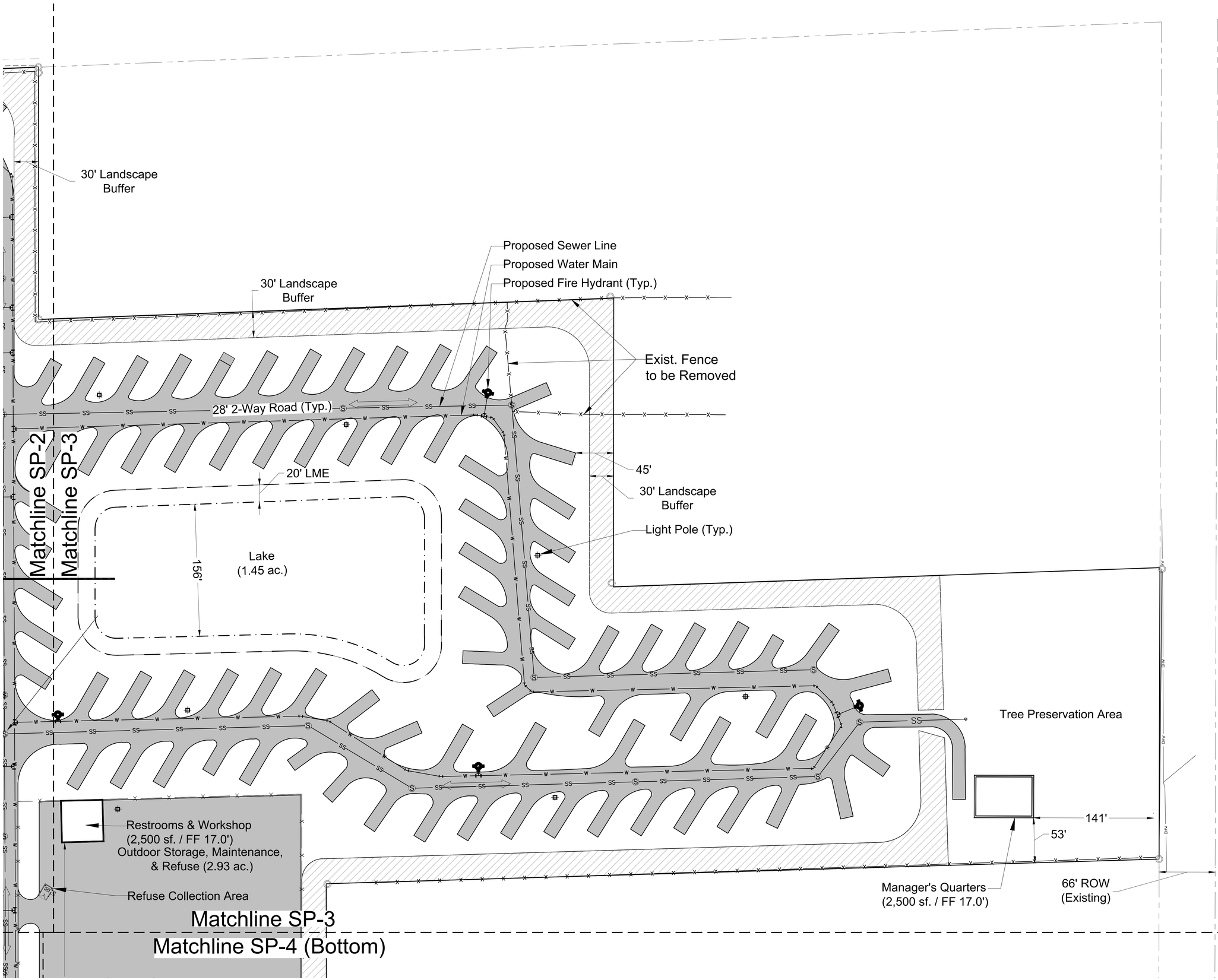

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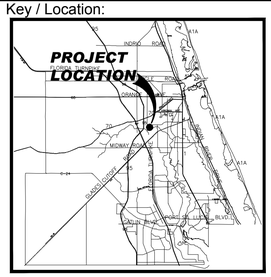
Key / Location:



N.T.S.

Project Team:

Applicant: S.R. Enterprises, LLC
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Land Planner / Landscape Architect: Lucido & Associates
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Fort Pierce, FL 34947

Jenkins Road KOA

Fort Pierce, Florida

Conceptual Site Plan

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	**SP-5**
Project Number	17-446	
Municipal Number	---	
Computer File	17-446 Jenkins Road KOA - Major Adjustment.dwg	

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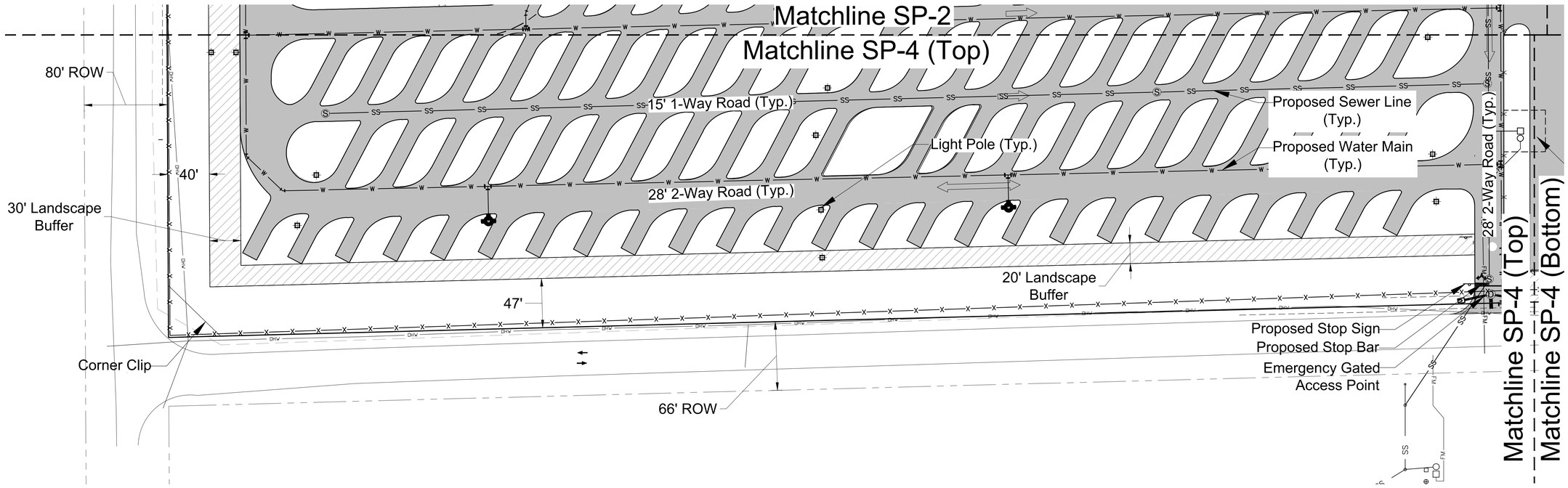

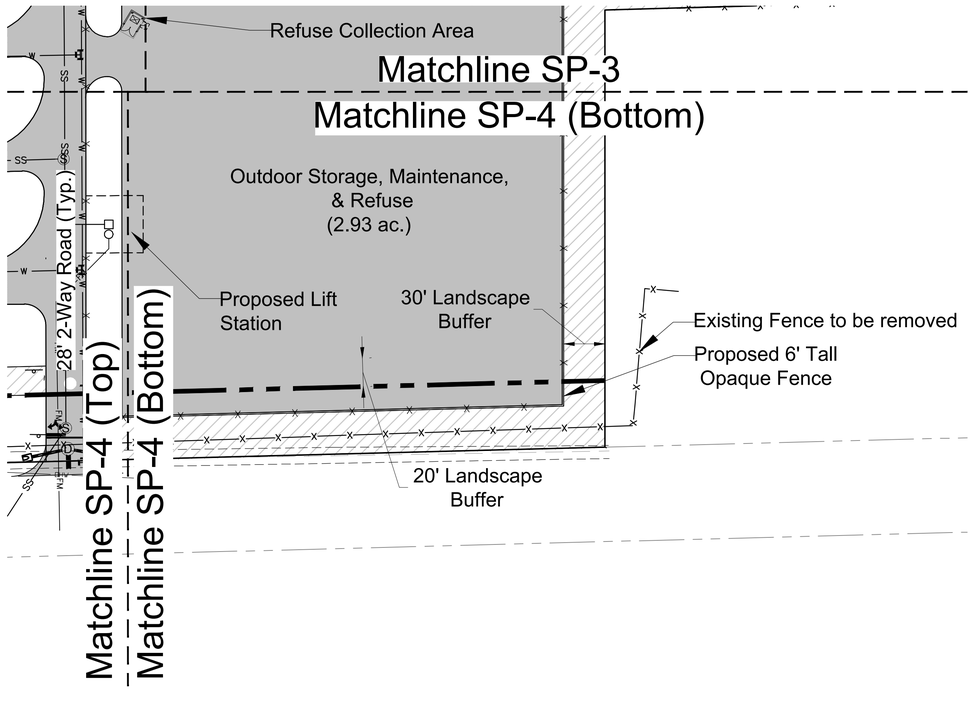

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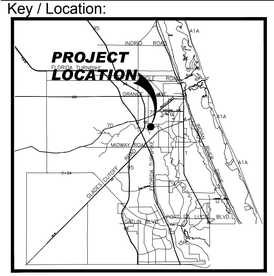
Key / Location:



N.T.S.

Project Team:

Applicant:	S.R. Enterprises, LLC 1821 N. US1 Fort Pierce, FL 34946
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Legal Counsel:	W. Lee Dobbing, Esq. Dean, Mead, Minton & Zwimmer 1903 S. 25th Street, Suite 200 Fort Pierce, FL 34947

Jenkins Road KOA

Fort Pierce, Florida

Conceptual Site Plan

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	17-446
Municipal Number	---
Computer File	17-446 Jenkins Road KOA - Major Adjustment.dwg

Sheet **SP-6**

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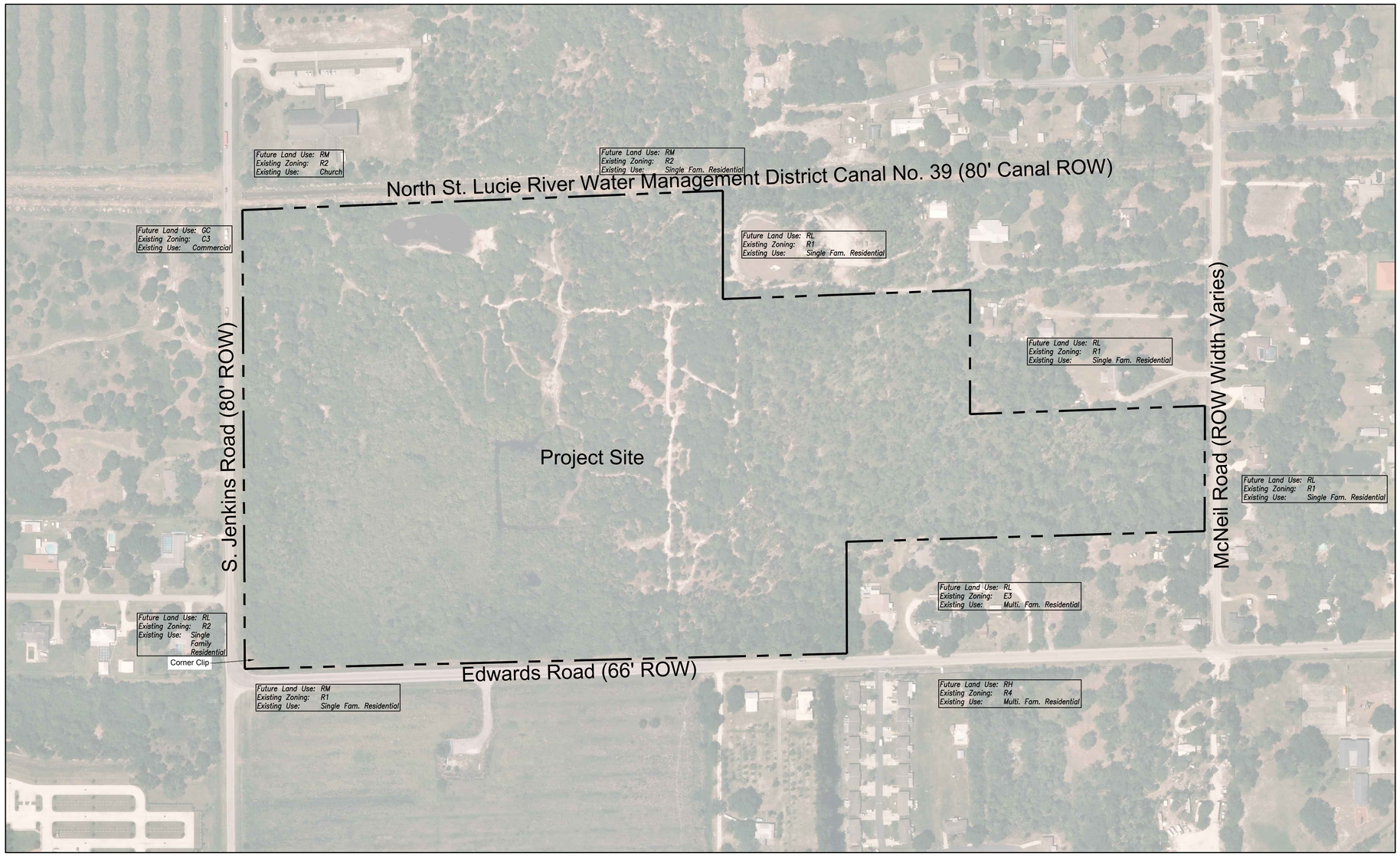

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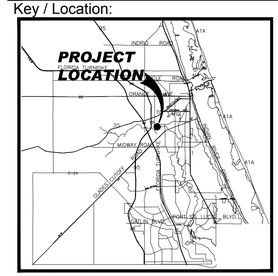
Key / Location:



N.T.S.

Project Team:

Applicant: S.R. Enterprises, LLC
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Fort Pierce, FL 34947

Jenkins Road KOA

Fort Pierce, Florida

Aerial Exhibit

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	17-445
Municipal Number	---
Computer File	17-446 Jenkins Road KOA - Major Adjustment.dwg

Sheet **SP-7**

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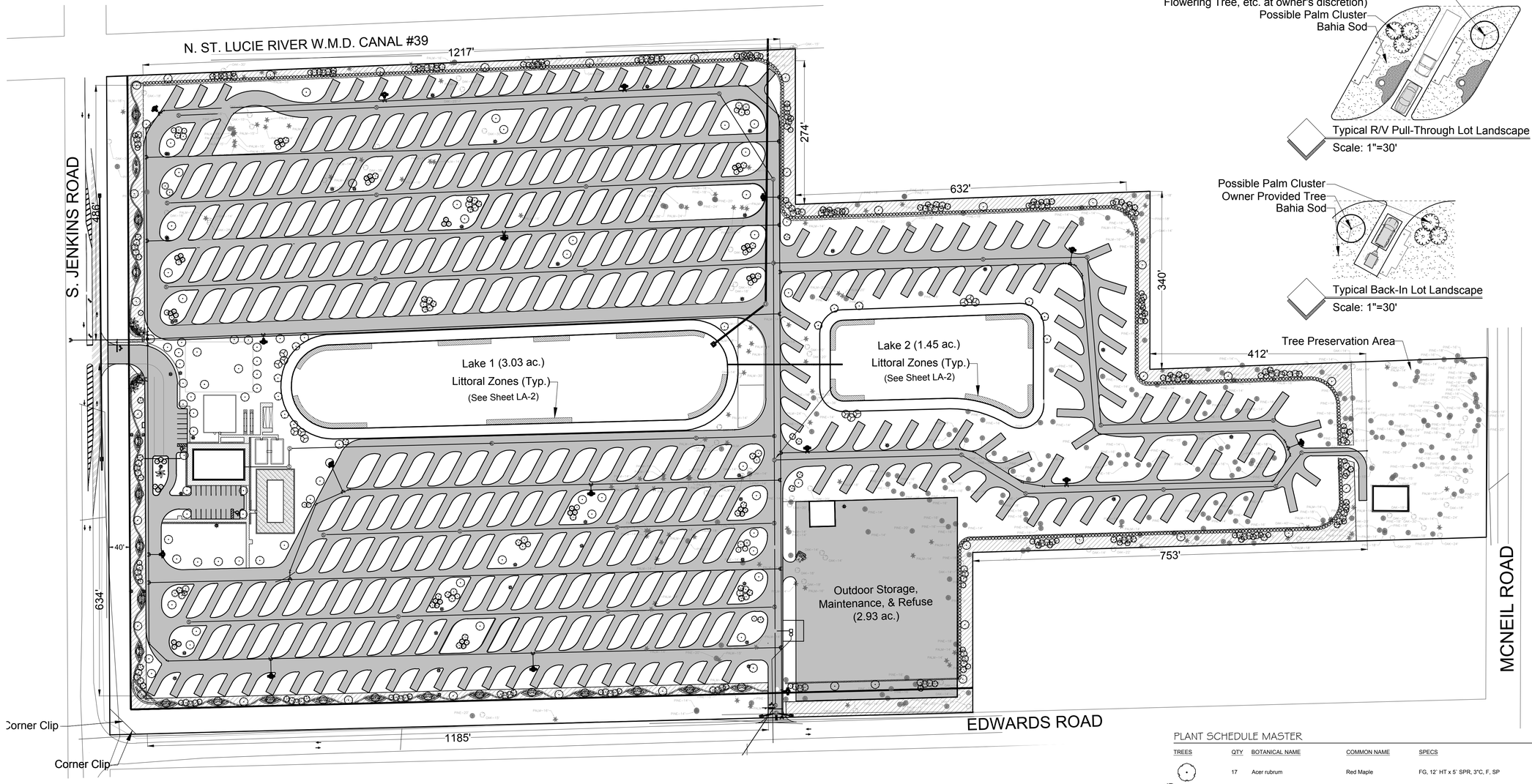

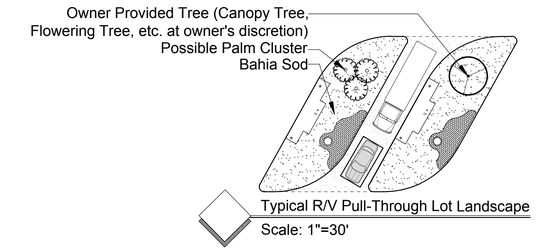

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) 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.
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 existing native vegetation found on the site and is not in direct conflict with the proposed buildings 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.

General Landscape Notes Cont'd:

10. 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 native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. 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 or 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.
14. All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.
16. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

Landscape Calculations:

Vehicular Use Area along Property Lines
3,628 Linear Feet along Property Line
3,628 x 10 = 36,280 sq. ft. required Landscape Area
(36,280) / 200 = 182 Trees Required (455")
Total Trees Provided: 201 Trees (503")

Vehicular Use Area along Right of Way
2,305 Linear Feet along Right of Way
2,305 x 10 = 23,050 sq. ft. required Landscape Area
(23,050) / 300 = 77 Trees Required (193")
Total Trees Provided: 97 Trees (243")

Interior Vehicular Use Area
281,656 sq. ft. total Vehicular Use Area
281,656 / 15 = 18,777 sq. ft. required Landscape Area
(18,777) / 100 = 188 Trees Required (470")
Total Trees Provided: 188 Trees (470")

Total Landscape Area Required = 79,141 sq. ft.
Total Trees Required = 447 Trees (2.5" x 447 = 1,118")
Trees Provided = 486 Canopy Trees (1,195")

Preserved Tree Key

- Existing Palm
- Existing Oak
- Existing Pine

PLANT SCHEDULE MASTER

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECS
	17	Acer rubrum	Red Maple	FG, 12` HT x 5` SPR, 3"C, F, SP
	89	Ilex x attenuata `East Palatka`	East Palatka Holly	FG, 12` HT x 6` SPR, 3" C, SP
	79	Magnolia grandiflora `Little Gem`	Dwarf Southern Magnolia	CG, 8` HT x 4` SPR, F, SP
	155	Pinus elliotti	Slash Pine	FG, 14`-16` HT X 7` SPR, 3"C, F, SP
	134	Quercus virginiana	Southern Live Oak	FG, 12` HT x 6` SPR, 3"C, SP, F
	12	Taxodium distichum	Bald Cypress	FG, 12` HT x 6` SPR, 3.5"C, F, SP,

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECS
	7	Roystonea regia	Florida/Cuban Royal Palm	FG, 12` GW, SP, No Scars, Straight
	45	Sabal palmetto	Sabal Palm	FG, 10`-18` CT HT, HV CAL, SP

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPECS
	25	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	7G, 36" HT x 24" SPR, F
	12	Crinum augustum `Queen Emma`	`Queen Emma` Crinum	3G, 24" OA, SP
	1,089	Hamilia patens `Compacta`	Dwarf Firebush	3G, 48" HT x 24" SPR, FTB, 36" OC
	60	Jatropha integerrima	Jatropha	7G, 36" OA, F, SP
	685	Myrica cerifera	Wax Myrtle	7G, 36" OA, FTB, SP, AS
	74	Serenoa repens `Cinerea`	Silver Saw Palmetto	3G, 18" OA, F
	18	Viburnum odoratissimum	Sweet Viburnum	3G, 24" HT x 18" SPR, 24" OC

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SPECS	SPACING
	1,392	Galphimia glauca	Thryallis	3G, 24" OA, SP	18" o.c.
	1,047	Plumbago auriculata `Imperial Blue`	Plumbago	3G, 24" OA, FTB, SP	18" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SPECS	SPACING
	1,394	Juniperus chinensis `Parsonii`	Parson`s Juniper	3G, 10" HT x 18" SPR, F	18" o.c.

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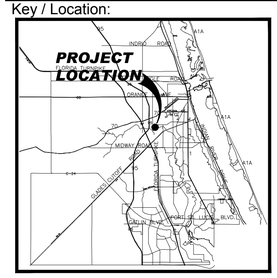
Key / Location:



N.T.S.

Project Team:

Applicant:	S.R. Enterprises, LLC 1821 N. US1 Fort Pierce, FL 34946
Land Planner / Landscape Architect:	Lucido & Associates 701 Southeast Ocean Boulevard Stuart, Florida 34994
Legal Counsel:	W. Lee Dobbing, Esq. Dean, Mead, Minton & Zwimmer 1903 S. 25th Street, Suite 200 Fort Pierce, FL 34947

Jenkins Road KOA

Fort Pierce, Florida

Preliminary Landscape Plan

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	17-445
Municipal Number	---
Computer File	17-446 Jenkins Road KOA - Major Adjustment.dwg

Sheet **LA-1**

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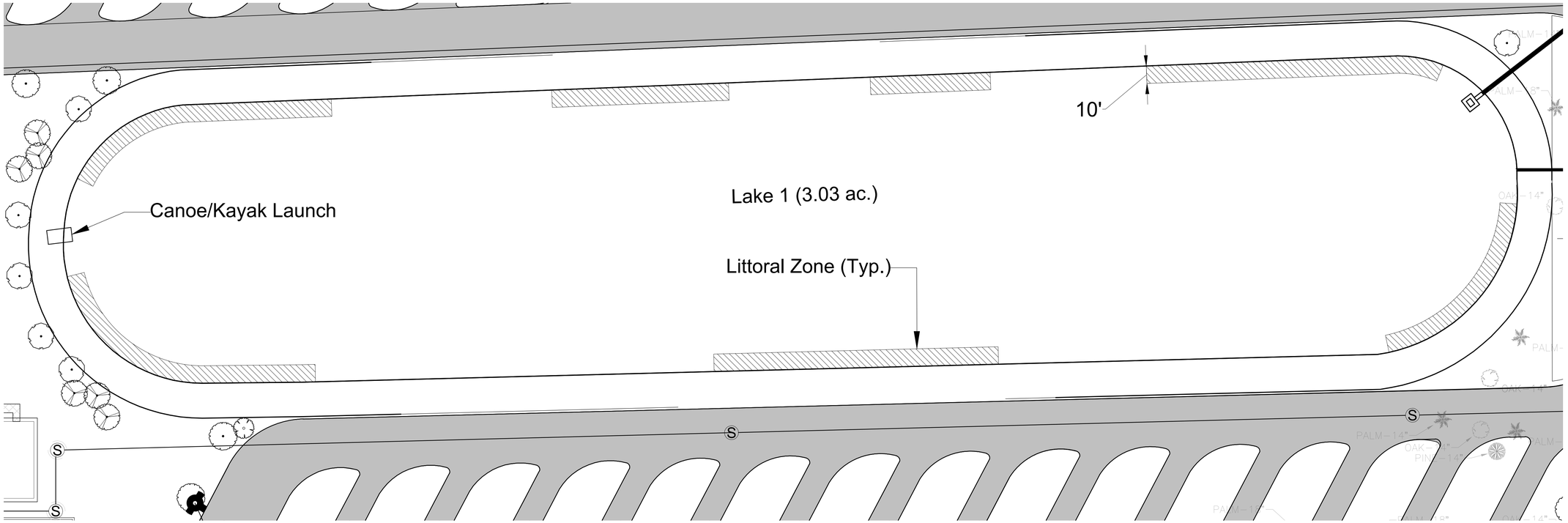
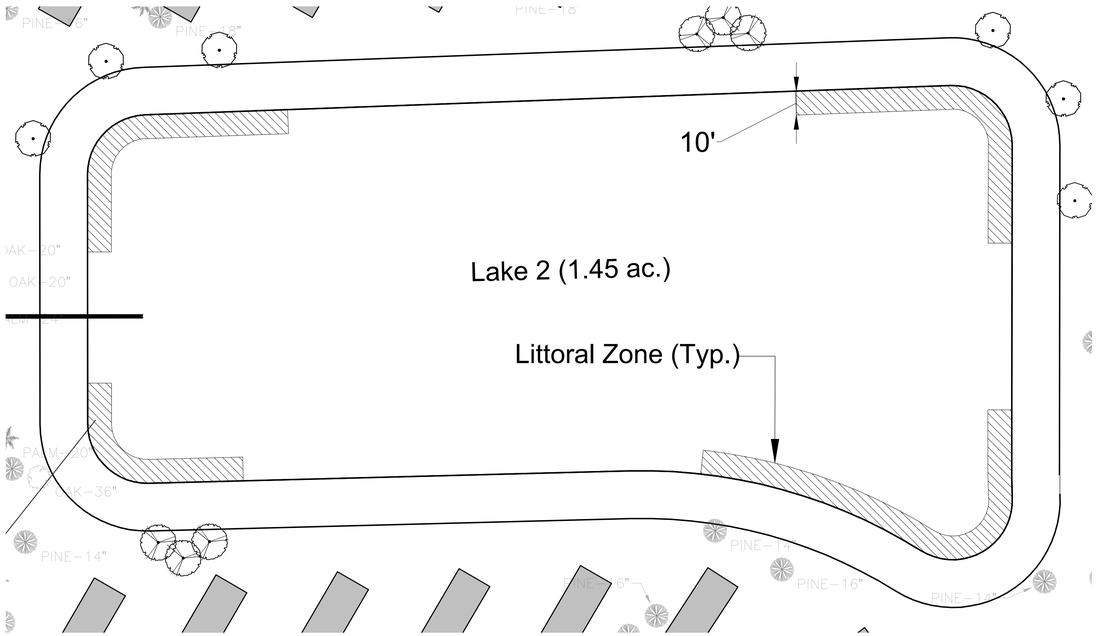


Lake 1 - Littoral Buffer Planting

Littoral Zone Plant Schedule:

928 lf. shoreline / 50' typ. section = 19 (x material in typical plant schedule below)

	Common Name / *Botanical Name*	Specifications
133	Fragrant Waterlily / *Nymphaea odorata*	24" root, BR, clean, free of weeds, 7' o.c., 2'-3' depth
190	Arrowhead / *Sagittaria spp.*	24" ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
190	Pickerelweed / *Pontederia cordata*	24" ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
190	Spikerush / *Eleocharis interstincta*	BR, clean, free of weeds, 3' o.c., 6"-18"depth
418	Sand Cordgrass / *Spartina bakeri*	4" liner, 2' o.c., shoreline-6" depth
95	Swamp Lily / *Crinum americanum*	BR, 3' o.c., shoreline-3" depth
95	Golden Canna / *Canna flaccida*	BR, 3' o.c., shoreline-3" depth
95	Southern Blue Flag Iris / *Iris virginica*	BR, 3' o.c., shoreline-3" depth
19	Bald Cypress / *Taxodium distichum*	10' ht. X 5' sprd., 2" cal., FG

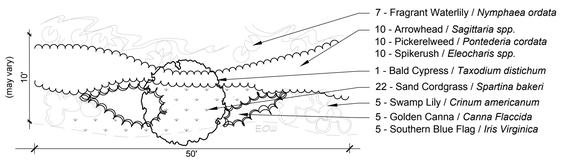


Lake 2 - Littoral Buffer Planting

Littoral Zone Plant Schedule:

547 lf. shoreline / 50' typ. section = 11 (x material in typical plant schedule above)

	COMMON NAME / *Botanical Name*	Specifications
77	Fragrant Waterlily / *Nymphaea odorata*	24"root, BR, clean, free of weeds, 7' o.c., 2'-3' depth
110	Arrowhead / *Sagittaria spp.*	24"ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
110	Pickerelweed / *Pontederia cordata*	24"ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
110	Spikerush / *Eleocharis interstincta*	BR, clean,free of weeds, 3' o.c., 6"-18"depth
242	Sand Cordgrass / *Spartina bakeri*	4" liner, 2' o.c., shoreline-6" depth
55	Swamp Lily / *Crinum americanum*	BR, 3' o.c., shoreline-3" depth
55	Golden Canna / *Canna flaccida*	BR, 3' o.c., shoreline-3" depth
55	Southern Blue Flag Iris / *Iris virginica*	BR, 3' o.c., shoreline-3" depth
11	Bald Cypress / *Taxodium distichum*	10' ht. X 5' sprd., 2" cal., FG



Typical 50' Section-Littoral Plan

N.T.S.

QTY	Common Name	Botanical Name
7	Fragrant Waterlily	*Nymphaea odorata*
10	Arrowhead	*Sagittaria spp.*
10	Pickerelweed	*Pontederia cordata*
10	Spikerush	*Eleocharis interstincta*
22	Sand Cordgrass	*Spartina bakeri*
5	Swamp Lily	*Crinum americanum*
5	Golden Canna	*Canna flaccida*
5	Southern Blue Flag Iris	*Iris virginica*
1	Bald Cypress	*Taxodium distichum*

Typical 50' Littoral Plant Schedule

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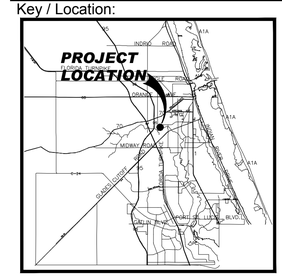
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant: S.R. Enterprises, LLC
1821 N. US1
Fort Pierce, FL 34946

Land Planner / Landscape Architect: Lucido & Associates
701 Southeast Ocean Boulevard
Stuart, Florida 34994

Legal Counsel: W. Lee Dobbing, Esq.
Dean, Mead, Minton & Zwimmer
1903 S. 25th Street, Suite 200
Fort Pierce, FL 34947

Jenkins Road KOA

Fort Pierce, Florida

Lake Littoral Plan

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	17-445
Municipal Number	---
Computer File	17-446 Jenkins Road KOA - Major Adjustment.dwg

Sheet **LA-2**

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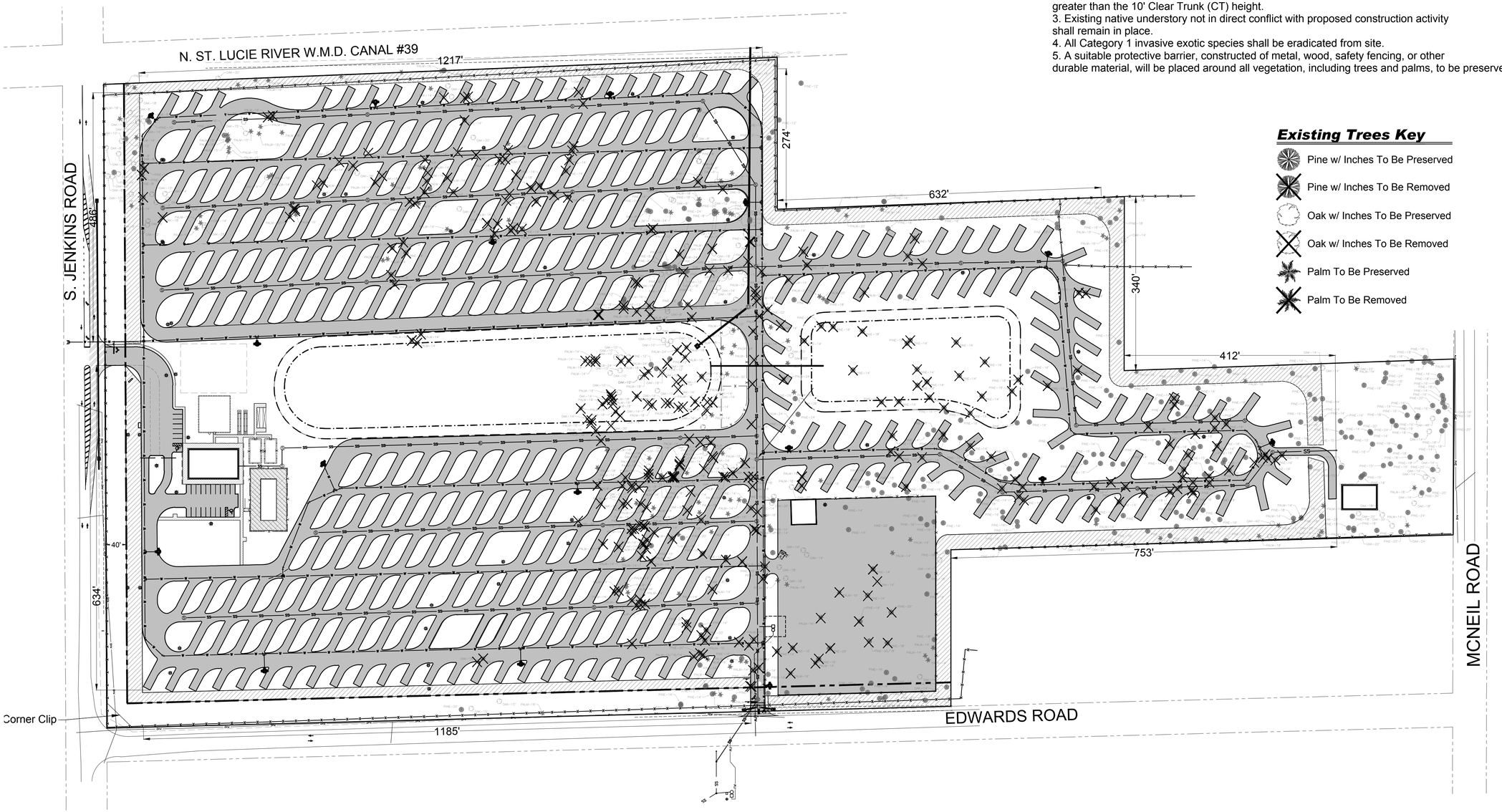

Mitigation Data:

Total Inches (DBH) Removed:	3,228"
Total Inches (DBH) Preserved:	6,377"
Total Mitigation Required:	0"
Total Palms Removed:	132
Total Palms Preserved:	115
Total Palm Mitigation Required:	17

Mitigation Notes:

1. Tree Mitigation shall be provided for the removal of existing native trees with a DBH equal to or greater than 14".
2. Palm Tree Mitigation shall be provided for the removal of existing native palm trees equal to or greater than the 10' Clear Trunk (CT) height.
3. Existing native understory not in direct conflict with proposed construction activity shall remain in place.
4. All Category 1 invasive exotic species shall be eradicated from site.
5. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around all vegetation, including trees and palms, to be preserved.

Existing Trees Key

- Pine w/ Inches To Be Preserved
- Pine w/ Inches To Be Removed
- Oak w/ Inches To Be Preserved
- Oak w/ Inches To Be Removed
- Palm To Be Preserved
- Palm To Be Removed

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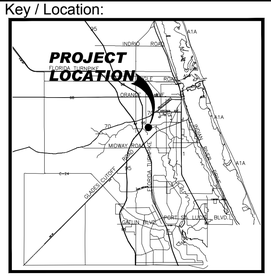
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant:	S.R. Enterprises, LLC 1821 N. US1 Fort Pierce, FL 34946
Land Planner / Landscape Architect:	Lucido & Associates 701 Southeast Ocean Boulevard Stuart, Florida 34994
Legal Counsel:	W. Lee Dobbing, Esq. Dean, Mead, Minton & Zwimmer 1903 S. 25th Street, Suite 200 Fort Pierce, FL 34947

Jenkins Road KOA

Fort Pierce, Florida

Tree Mitigation Plan

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	**LA-3**
Project Number	17-445	
Municipal Number	---	
Computer File	17-446 Jenkins Road KOA - Major Adjustment.dwg	

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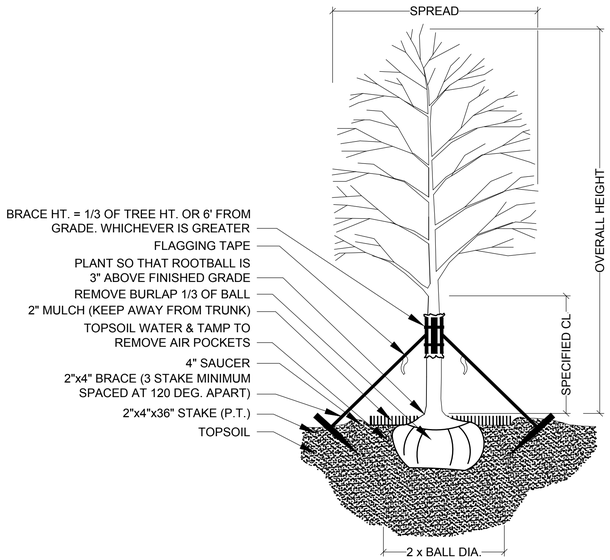
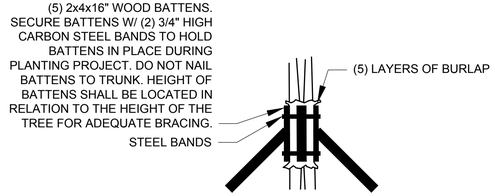


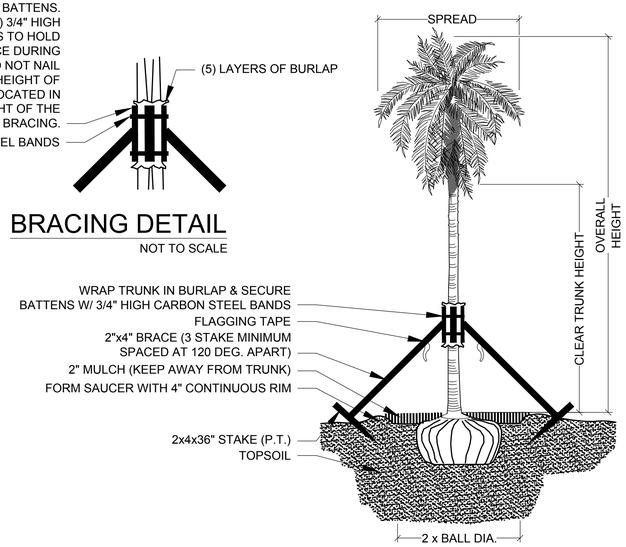
TREE PLANTING & STAKING

NOT TO SCALE



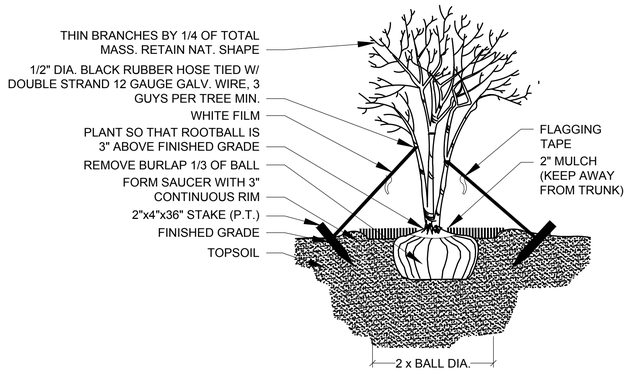
BRACING DETAIL

NOT TO SCALE



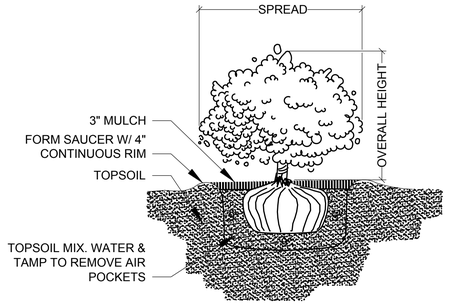
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



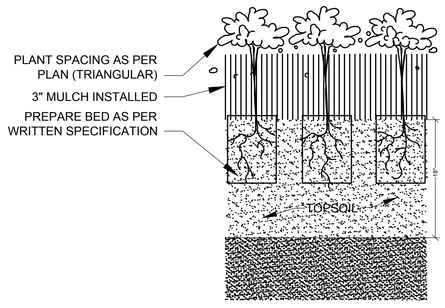
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



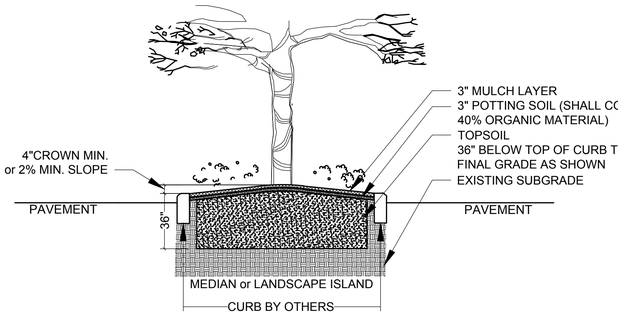
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

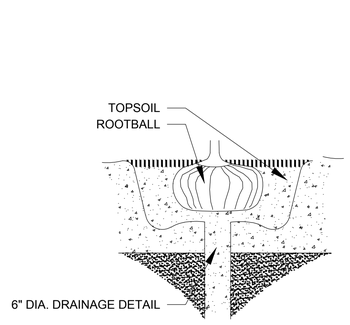


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

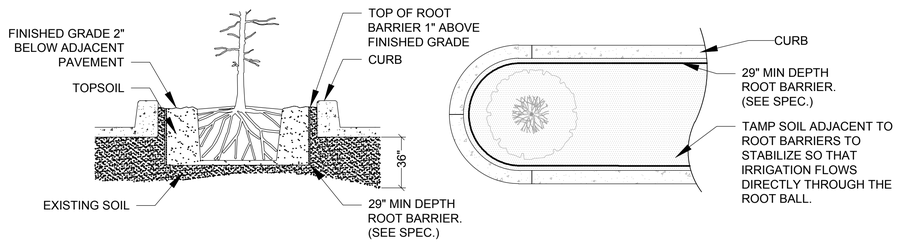
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

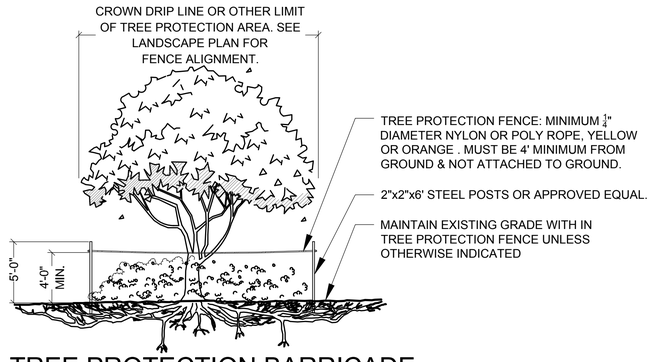
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
2- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

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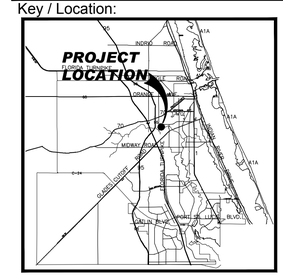
Key / Location:



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Jenkins Road KOA

Fort Pierce, Florida

Details

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal

NORTH

SCALE: 1" = n.t..s.

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	17-445
Municipal Number	---
Computer File	17-446 Jenkins Road KOA - Major Adjustment.dwg

Sheet **LA-4**

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MARTERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION

3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

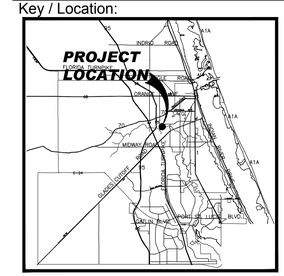
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Applicant: S.R. Enterprises, LLC
1821 N. US1
Fort Pierce, FL 34946

Land Planner / Landscape Architect: Lucido & Associates
701 Southeast Ocean Boulevard
Stuart, Florida 34994

Legal Counsel: W. Lee Dobbing, Esq.
Dean, Mead, Minton & Zwimmer
1903 S. 25th Street, Suite 200
Fort Pierce, FL 34947

Jenkins Road KOA

Fort Pierce, Florida

Specifications

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal
2.20.18	JJ	Resubmittal

NORTH

SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet	
Manager	BN		**LA-5**
Project Number	17-445		
Municipal Number	---		
Computer File	17-446 Jenkins Road KOA - Major Adjustment.d		

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Drawing Name: J:\Projects Active\17-446 Jenkins Road KOA - Entitlement Phase\Site Plan\ Feb 20, 2018 - 11:40am

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

53 Acre KOA Campground

Prepared for:

Mr. Brian Bacher
1821 N. US Highway 1
Ft. Pierce, FL 34946

Prepared by:

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

July 14, 2017

SR17062.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 07/14/2017 License #: 42684

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SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

July 14, 2017

Mr. Brian Bacher
1821 N. US Highway 1
Ft. Pierce, FL 34946

Re: 53 Acre KOA Campground – NE corner of Edwards Rd and Jenkins Rd

Dear Mr. Bacher:

Susan E. O'Rourke, P. E., Inc. has completed the traffic analysis of the proposed 53 Acre Campground development with 399 sites to be located on the northeast corner of Edwards Road and Jenkins Road in the City of Ft. Pierce in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you, if you have any questions or comments, please do not hesitate to contact our office.

Respectfully submitted,
SUSAN E. O'ROURKE, P.E., INC.

Susan E. O'Rourke, P.E.
Registered Civil Engineer

C6_53 Acre Campground Development Report_06.19.2017

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APPENDICES

APPENDIX A: Site Plan
APPENDIX B: 2016 St. Lucie County Traffic Counts and Level of Service Report, FDOT 2012 Quality Level of Service, and Historical Growth Data
APPENDIX C: Background Traffic and Other Project Data
APPENDIX D: Intersection Analysis Data
APPENDIX E: Driveway Analysis Data

INTRODUCTION

Susan E. O'Rourke, P.E., Inc. was retained to prepare a traffic analysis for the proposed 53 Acre campground development with 399 sites to be located on the northeast corner of Edwards Road and Jenkins Road, in the City of Fort Pierce, in St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

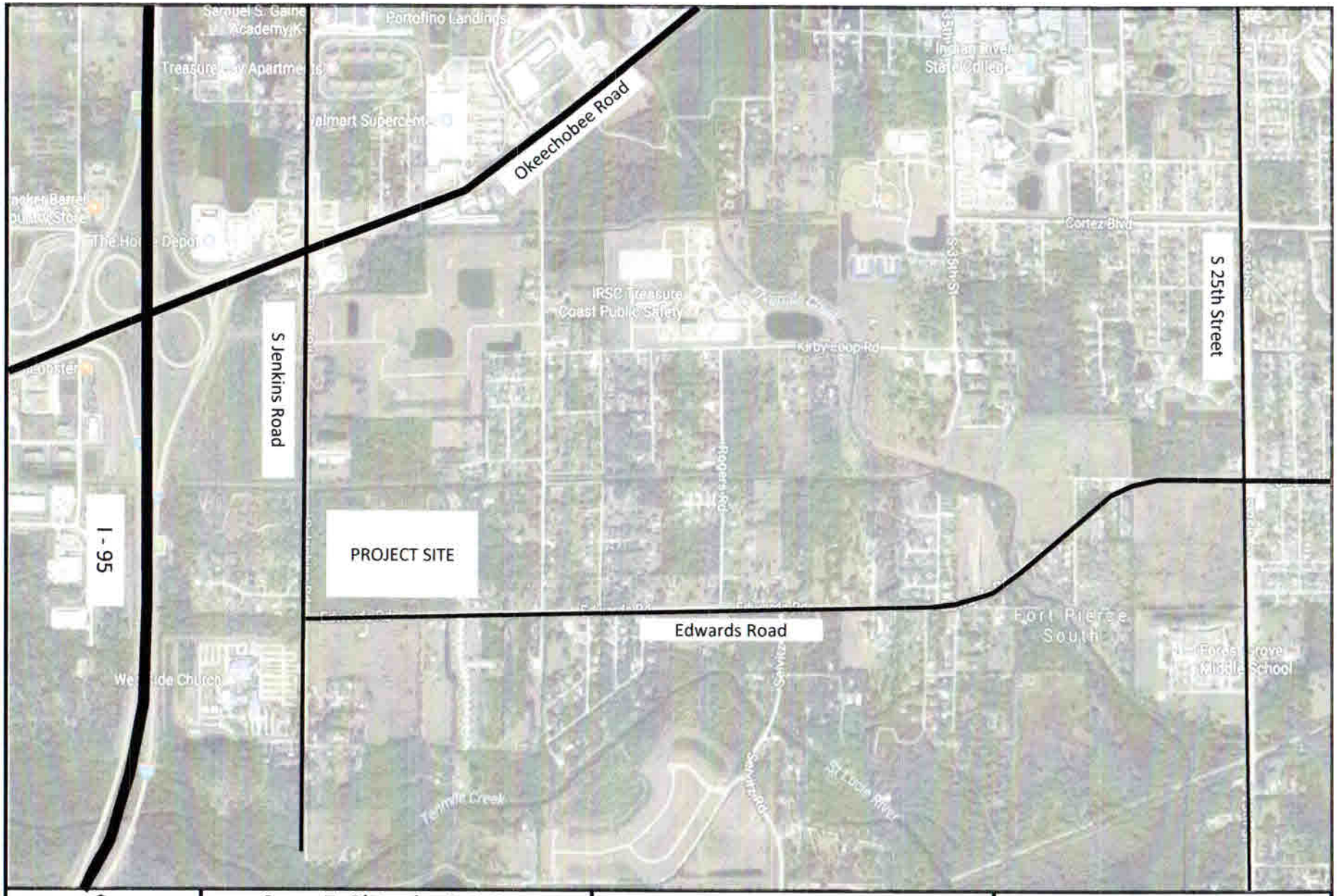
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The project is a 53 Acre campground/recreational vehicle park with 399 sites to be located on the northeast corner of Edwards Road and Jenkins Road. There will be 93 cabin lots, 290 RV lots, and 16 camping lots. The project location is shown in **Figure 1**. The project site plan is provided in **APPENDIX A.**



N Not To Scale	**Susan E. O'Rourke, P.E., Inc.** 969 SE Federal Hwy Suite 402 Stuart, FL 34994		**Figure 1 - Project Location** KOA Campground

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Edwards road is a two-lane undivided collector roadway with an east/west alignment
- Jenkins Road is a two-lane undivided collector roadway with a north/south alignment
- 25th Street is a four-lane divided arterial roadway with a north/south alignment
- Okeechobee Road is a six-lane divided arterial roadway with a generally east/west alignment

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and from counts taken in the field in June of 2017. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the 2016 St. Lucie County Traffic Counts and Level of Service Report. The 2012 FDOT Quality Level of Service Handbook Tables were used for link segments that were not listed in the 2016 St. Lucie County Traffic Counts and Level of Service Report. These documents are included in **APPENDIX B.**

PROJECT TRAFFIC

To estimate traffic generated by the project, the ITE Trip Generation, 9th Edition trip rates were applied. These calculations provide an estimate of the typical generation. Trip generation for the project is shown in **Table 1.**

As shown, the project will generate approximately 1,261 daily trips. There will be 49 gross AM peak hour trips and 108 gross PM peak hour trips.

Table 1: Project Trip Generation

Daily

Land Use	ITE Code	Intensity	Daily Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	260*	399 Occupied Sites	T = 3.16(X)	50%	50%	631	630	1261
TOTAL						**631**	**630**	**1,261**

* LU Code for Recreational Homes used in absence of daily data for LU Code 416

AM

Land Use	ITE Code	Intensity	AM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	Ln(T) = 0.16 Ln(X) + 2.93	36%	64%	18	31	49
TOTAL						**18**	**31**	**49**

PM

Land Use	ITE Code	Intensity	PM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	T = .27(X)	65%	35%	70	38	108
TOTAL						**70**	**38**	**108**

Source: ITE Trip Generation 9th Edition

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2**.

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. As shown, there is one adjacent link with an impact of 1% or greater in the PM peak hour. The link lies on Jenkins Road.

BACKGROUND TRAFFIC

Growth from other projects was accounted for in the study area. The following projects were included as background traffic in the analysis:

- Mariner Cove
- 39 Acre Residential Development
- Celebration Point
- Bent Creek
- Creekside
- Love's Travel Stop
- Kings Center
- Whispering Oaks
- Village of Sunset Lakes
- St. Lucie Commerce Center

Background traffic assignment tables for the study area links are in **Appendix C.**

LINK ANALYSIS / CONCURRENCY REVIEW

In order to assess the impact on the significant links and the adjacent links, the total traffic on the link at project buildout was compared to the roadway capacity. To estimate the total traffic in 2019, the existing link volumes were grown to project buildout year of 2019 and the project traffic was added.

An area growth rate of 1.003% per year for Jenkins Road and for Edwards Road was applied to the existing counts in addition to the specific traffic from other projects. This rate was used to account for through traffic and other growth in the area.

Tables 3a and 3b summarizes the results of the link analysis. As shown, the roadway will operate at acceptable levels of service.

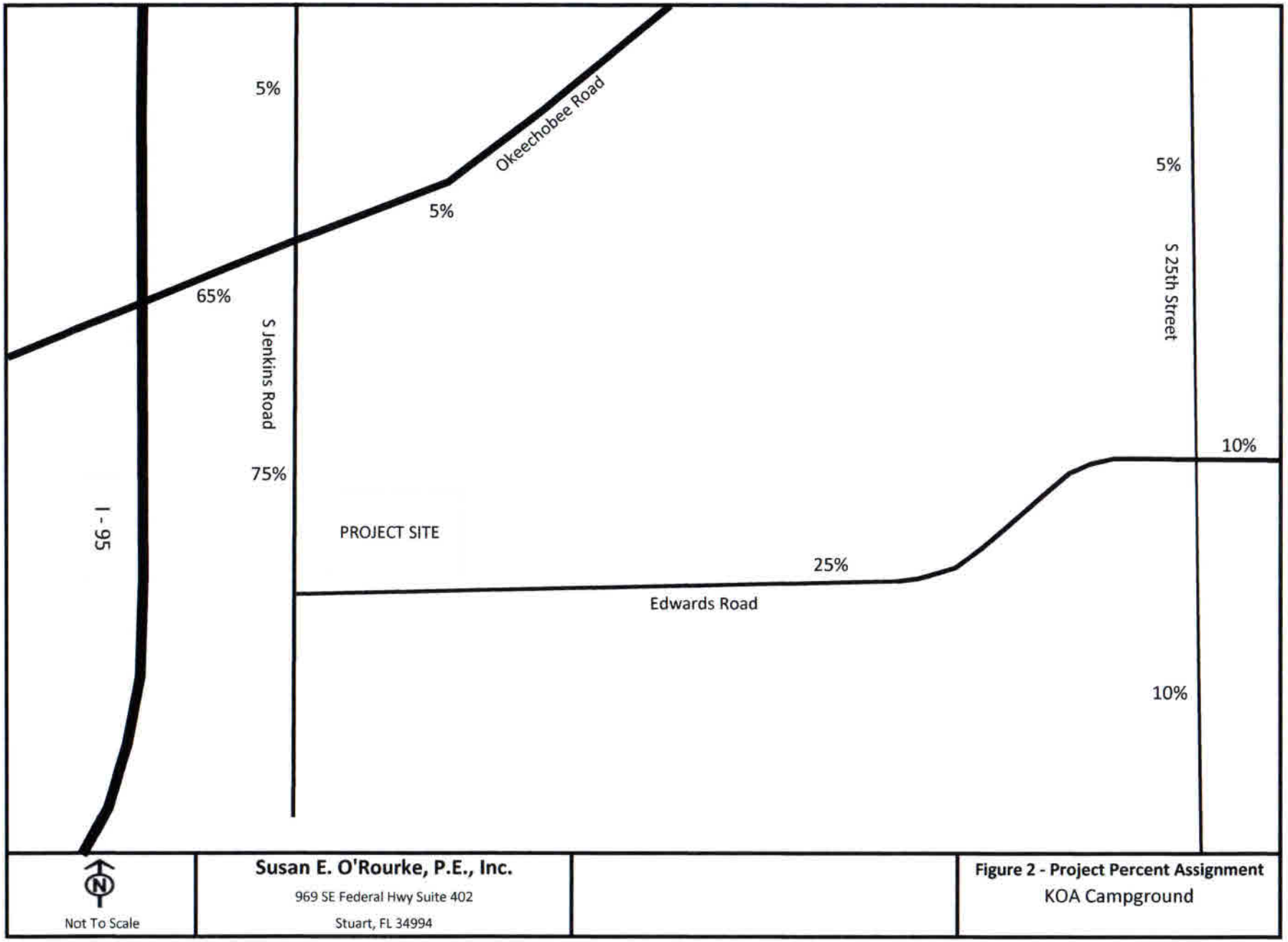

5%
Okeechobee Road
5%
5%
S 25th Street
65%
S Jenkins Road
10%
75%
PROJECT SITE
I - 95
25%
Edwards Road
10%
N
Not To Scale
Susan E. O'Rourke, P.E., Inc.
969 SE Federal Hwy Suite 402
Stuart, FL 34994
Figure 2 - Project Percent Assignment
KOA Campground

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2016	[1][2] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	OUT	NO	9837	630	8	1.27%	25%
	Jenkins Rd	McNeil Rd	WB	IN	NO	9837	630	5	0.79%	25%
	McNeil Rd	Selvitz Rd	EB	OUT	NO	9837	700	8	1.14%	25%
	McNeil Rd	Selvitz Rd	WB	IN	NO	9837	700	5	0.71%	25%
	Selvitz Rd	25th Street	EB	OUT	NO	13500	880	8	0.91%	25%
	Selvitz Rd	25th Street	WB	IN	NO	13500	880	5	0.57%	25%
	25th Street	Sunrise Blvd	EB	OUT	NO	15966	1630	3	0.18%	10%
	25th Street	Sunrise Blvd	WB	IN	NO	15966	1630	2	0.12%	10%
25th Street	Bell Ave	Edwards Rd	NB	IN	NO	17500	2100	2	0.10%	10%
	Bell Ave	Edwards Rd	SB	OUT	NO	17500	2100	3	0.14%	10%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	21478	2000	2	0.10%	5%
	Edwards Rd	Cortez Blvd	SB	IN	NO	21478	2000	1	0.05%	5%
Jenkins Rd	Edwards Rd	Okeechobee Rd	NB	OUT	NO	8100	880	23	2.61%	75%
	Edwards Rd	Okeechobee Rd	SB	IN	NO	8100	880	14	1.59%	75%
	Okeechobee Rd	Graham Rd	NB	OUT	NO	10048	920	2	0.22%	5%
	Okeechobee Rd	Graham Rd	SB	IN	NO	10048	920	1	0.11%	5%
Okeechobee Rd	I - 95	Jenkins Rd	EB	IN	NO	28517	4240	12	0.28%	65%
	I - 95	Jenkins Rd	WB	OUT	NO	28517	4240	20	0.47%	65%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	28517	4040	2	0.05%	5%
	Jenkins Rd	McNeil Ave	WB	IN	NO	28517	4040	1	0.02%	5%

(1) St. Lucie County 2016 Traffic Counts and LOS Report

(2) 2012 FDOT Quality Level of Service Handbook Tables (880 with 10% Non-State reduction)

(3) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	49
Net In:	18
Net Out:	31

TABLE 2B - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2016	[1][2] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	OUT	NO	9837	630	10	1.59%	25%
	Jenkins Rd	McNeil Rd	WB	IN	NO	9837	630	18	2.86%	25%
	McNeil Rd	Selvitz Rd	EB	OUT	NO	9837	700	10	1.43%	25%
	McNeil Rd	Selvitz Rd	WB	IN	NO	9837	700	18	2.57%	25%
	Selvitz Rd	25th Street	EB	OUT	NO	13500	880	10	1.14%	25%
	Selvitz Rd	25th Street	WB	IN	NO	13500	880	18	2.05%	25%
	25th Street	Sunrise Blvd	EB	OUT	NO	15966	1630	4	0.25%	10%
	25th Street	Sunrise Blvd	WB	IN	NO	15966	1630	7	0.43%	10%
25th Street	Bell Ave	Edwards Rd	NB	IN	NO	17500	2100	7	0.33%	10%
	Bell Ave	Edwards Rd	SB	OUT	NO	17500	2100	4	0.19%	10%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	21478	2100	4	0.19%	10%
	Edwards Rd	Cortez Blvd	SB	IN	NO	21478	2000	4	0.20%	5%
Jenkins Rd	Edwards Rd	Okeechobee Rd	NB	OUT	YES	8100	880	29	3.30%	75%
	Edwards Rd	Okeechobee Rd	SB	IN	YES	8100	880	53	6.02%	75%
	Okeechobee Rd	Graham Rd	NB	OUT	NO	10048	920	2	0.22%	5%
	Okeechobee Rd	Graham Rd	SB	IN	NO	10048	920	4	0.43%	5%
Okeechobee Rd	I - 95	Jenkins Rd	EB	IN	NO	28517	4240	46	1.08%	65%
	I - 95	Jenkins Rd	EB	OUT	NO	28517	4240	25	0.59%	65%
	Jenkins Rd	Virginia Ave	WB	OUT	NO	28517	4040	2	0.05%	5%
	Jenkins Rd	Virginia Ave	WB	IN	NO	28517	4040	4	0.10%	5%

(1) St. Lucie County 2016 Traffic Counts and LOS Report

(2) 2012 FDOT Quality Level of Service Handbook Tables (880 with 10% Non-State reduction)

(3) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	108
Net In:	70
Net Out:	38

TABLE 3a - Link Analysis - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2017 Peak Hour Directional Volumes (2)	2019 Peak Hour Directional Volumes	Background Traffic/Approved Projects	2019 Traffic + Background Traffic	LOS D Capacity (1)	Project Volume Peak Direction	2019 Total Traffic	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	OUT	NO	280	282	35	317	630	8	325	1.27%	YES	25%
	Jenkins Rd	McNeil Rd	2L	WB	IN	NO	335	337	30	367	630	5	372	0.79%	YES	25%
Jenkins Rd	Edwards Rd	Okeechobee Rd	2L	NB	OUT	NO	335	337	86	423	880	23	446	2.61%	YES	75%
	Edwards Rd	Okeechobee Rd	2L	SB	IN	NO	364	366	62	428	880	14	442	1.59%	YES	75%

(1) St. Lucie County 2016 Traffic Counts and LOS Report

(2) Turning Movement Counts from Intersection of Jenkins Rd and Edwards Rd

(3) Calculated from Historic AADT

Two-Way:	49
Net In:	18
Net Out:	31
Years Grown:	2
(3) Area Growth Rate:	1.003

TABLE 3b - Link Analysis - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2017 Peak Hour Directional Volumes (2)	2019 Peak Hour Directional Volumes	Background Traffic/ Approved Projects	2019 Growth + Approved Projects	LOS D Capacity (1)	Project Volume Peak Direction	2019 Total Traffic	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	OUT	NO	311	313	50	363	630	10	373	1.59%	YES	25%
	Jenkins Rd	McNeil Rd	2L	WB	IN	NO	316	318	22	340	630	18	358	2.86%	YES	25%
Jenkins Rd	Edwards Rd	Okeechobee Rd	2L	NB	OUT	YES	294	296	128	424	880	29	453	3.30%	YES	75%
	Edwards Rd	Okeechobee Rd	2L	SB	IN	YES	355	357	95	452	880	53	505	6.02%	YES	75%

(1) St. Lucie County 2016 Traffic Counts and LOS Report

(2) Turning Movement Counts from Intersection of Jenkins Rd and Edwards Rd

(3) Calculated from Historic AADT

Two-Way:	108
Net In:	70
Net Out:	38
Years Grown:	2
(3) Area Growth Rate:	1.003

INTERSECTION ANALYSIS

The intersections of Jenkins Road and Edwards Road, as well as Jenkins Road and Okeechobee Road were counted in June of 2017. An annual growth rate of 1.003% was obtained using St. Lucie TPO Traffic Counts and Level of Service reports from 2016. The project traffic was also added to obtain the total turning movements.

The intersections were analyzed using the Highway Capacity Manual Software (HCS) for the Existing and 2019 buildout with project scenarios. Signal timing sheets were obtained from the City of Ft. Pierce for the intersection of Okeechobee Road and Jenkins Road. The intersection of Jenkins Road and Edwards Road is not signalized. Under existing conditions, both intersections operate at Level of Service "C" or better. Under buildout conditions, both intersections will operate at Level of Service "D" or better, which meets concurrency.

A summary of the intersection analysis for a 2019 buildout is shown in **Table 4.** The intersection data and turning movements are shown in **APPENDIX D.**

Table 4 - Intersection Analysis - 2019

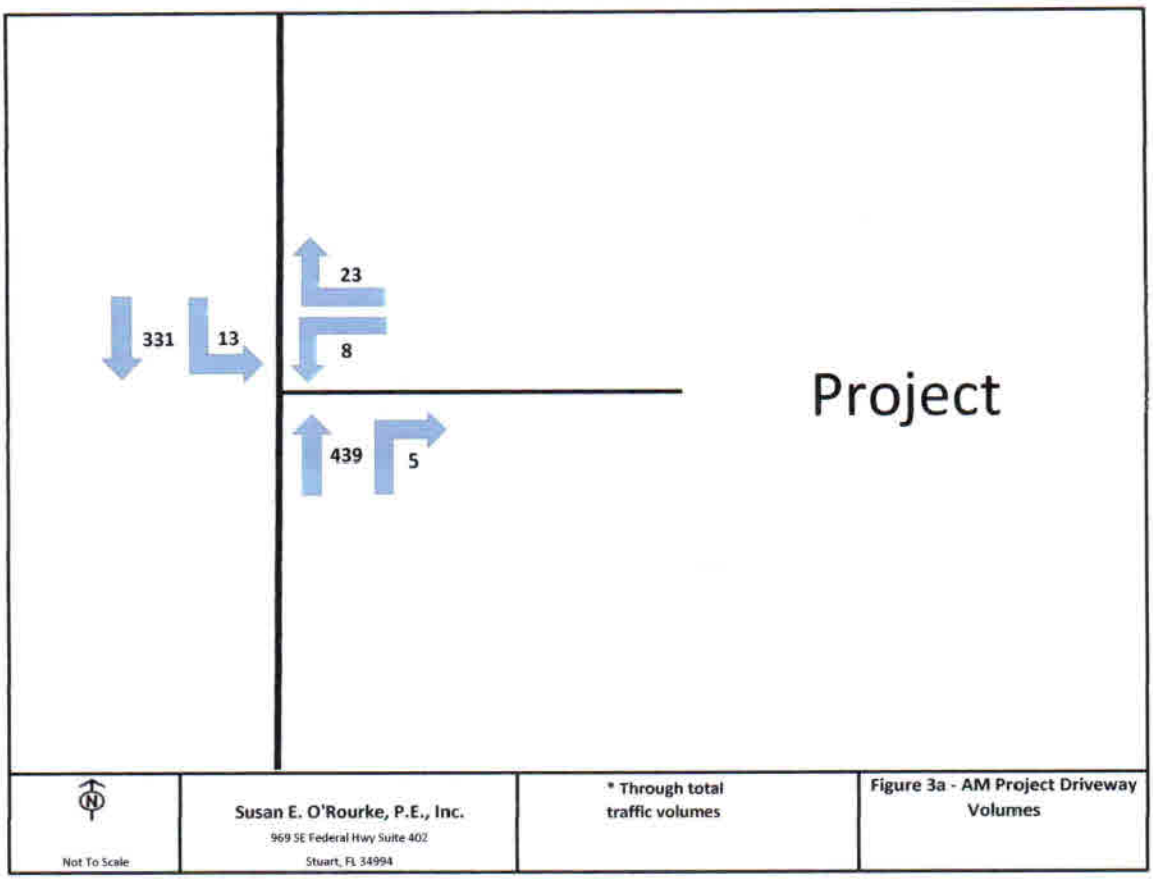
Intersection	AM		PM	
	Delay	LOS	Delay	LOS
Jenkins Road / Edwards	11.9	B	22.9	C
Jenkins Road / Okeechobee Road	40.5	D	54.1	D

DRIVEWAY ANALYSIS

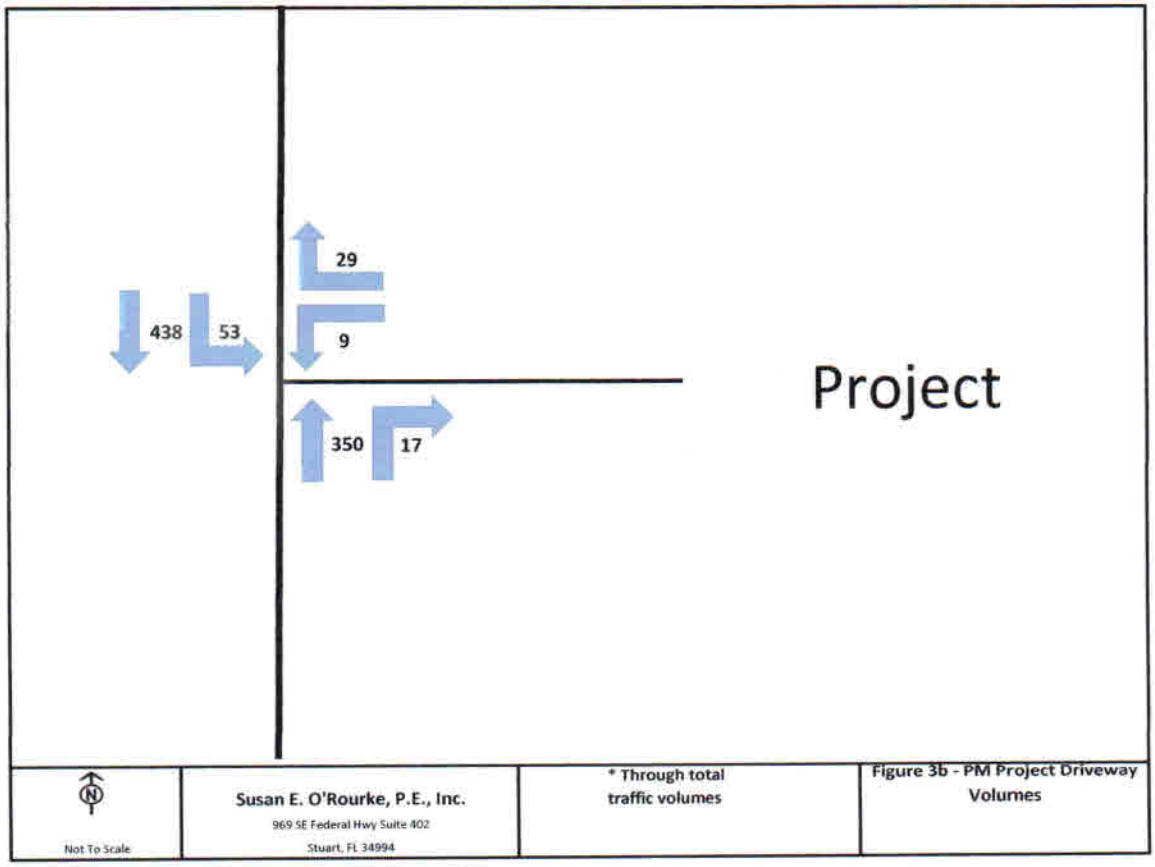
The project traffic was assigned to the project driveway. The project will take full access from one driveway on Jenkins Road. Driveway volumes for the AM and PM peak hour are shown in **Figure 3.** As shown, the volumes do not exceed industry standards of 75 right turn vehicles to require a turn lane. However, the volume does exceed the industry standard of 30 left turn vehicles to require a left turn lane. The driveway was analyzed using the Highway Capacity Manual Analysis Software for the option with a separate left turn lane and for an alternative option with a left through lane. The results of the driveway analyses are shown in **APPENDIX E.** At project buildout, the driveway intersections will operate at **LOS C** or better. The analysis shows that the left turn lane is not necessary for delay purposes and the addition of a left turn lane will be based on other factors.

CONCLUSION

With its 1,261 daily trips, 49 AM peak hour trips and 108 PM peak hour trips, the project does not create the need for additional improvements to the roadway network. Therefore, the project meets the requirements for concurrency.



Not To Scale	Susan E. O'Rourke, P.E., Inc. 969 SE Federal Hwy Suite 402 Stuart, FL 34994	* Through total traffic volumes	Figure 3a - AM Project Driveway Volumes



Not To Scale	Susan E. O'Rourke, P.E., Inc. 969 SE Federal Hwy Suite 402 Stuart, FL 34994	* Through total traffic volumes	Figure 3b - PM Project Driveway Volumes

Figure 3 Project Driveway Volumes

APPENDIX A

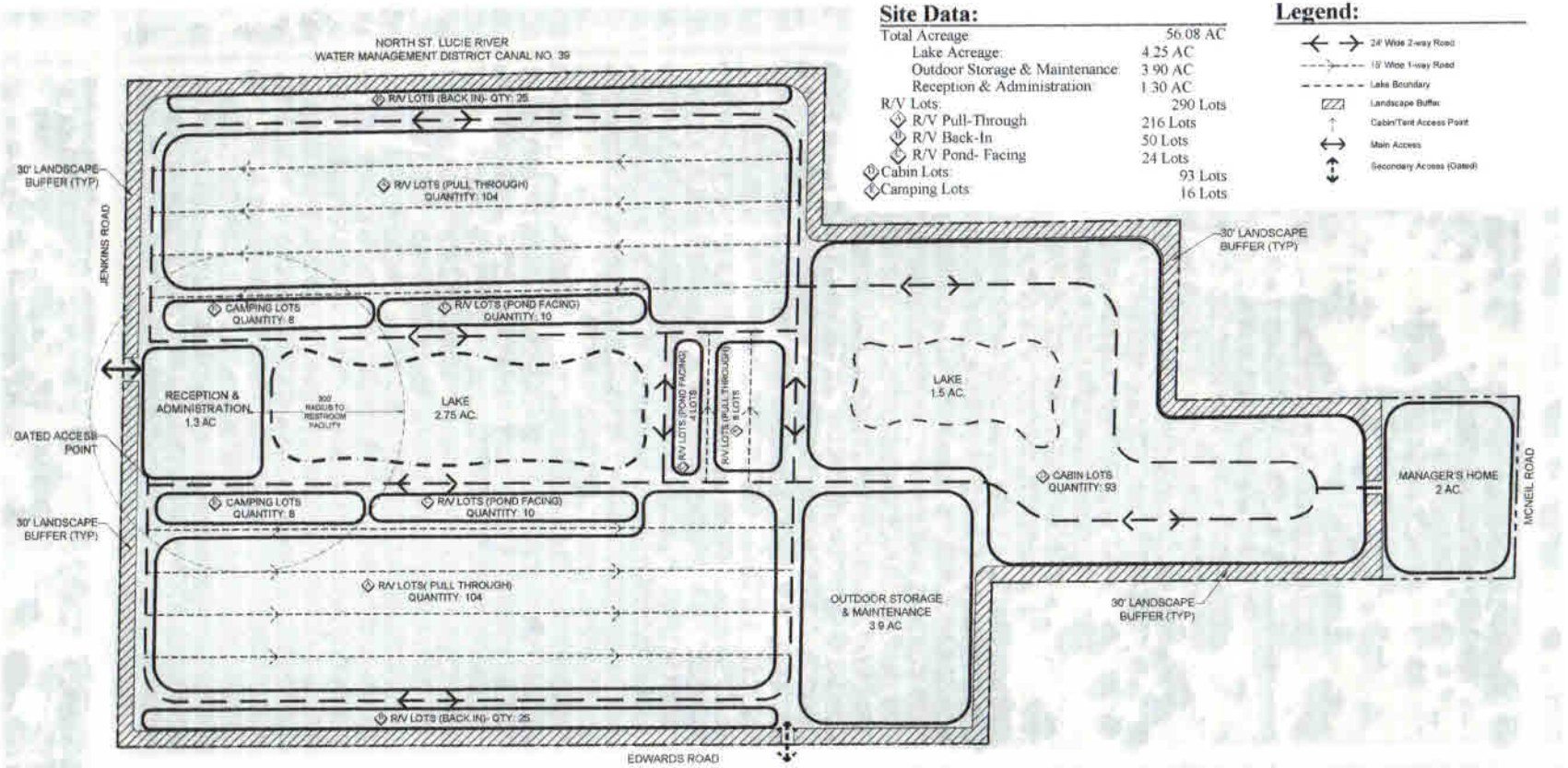
Site Plan

Site Data:

Total Acreage:	56.08 AC
Lake Acreage:	4.25 AC
Outdoor Storage & Maintenance:	3.90 AC
Reception & Administration:	1.30 AC
R/V Lots:	290 Lots
(1) R/V Pull-Through	216 Lots
(2) R/V Back-In	50 Lots
(3) R/V Pond- Facing	24 Lots
(P) Cabin Lots:	93 Lots
(4) Camping Lots:	16 Lots

Legend:

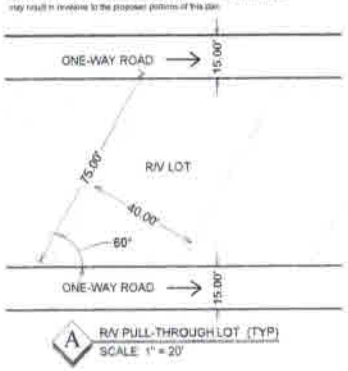
- 24' Wide 2-way Road
- 15' Wide 1-way Road
- Lake Boundary
- Landscape Buffer
- Cabin/Tent Access Point
- Main Access
- Secondary Access (Gated)



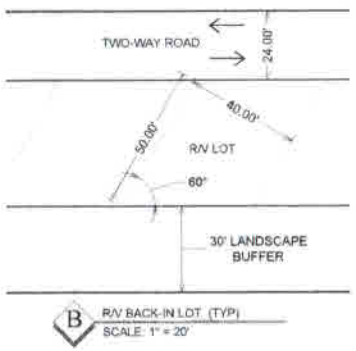
This plan is conceptual and is subject to further review and revisions.

This plan has not been completely reviewed for compliance with all jurisdictional codes and requirements which may require additional plan revisions.

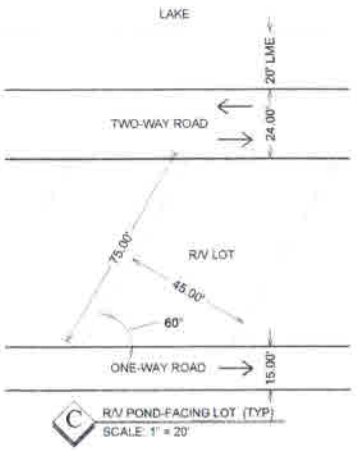
All boundary, existing facilities and/or structures shown on this plan are approximate and may be subject to change upon a formal survey, which also may result in revisions to the proposed portions of this plan.



A R/V PULL-THROUGH LOT (TYP)
SCALE: 1" = 20'

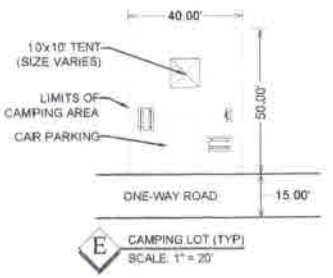


B R/V BACK-IN LOT (TYP)
SCALE: 1" = 20'



C R/V POND-FACING LOT (TYP)
SCALE: 1" = 20'

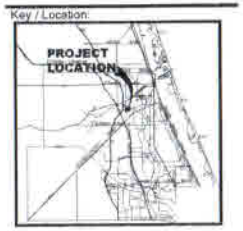
D CABIN LOT (TYP)
SCALE: 1" = 20'



E CAMPING LOT (TYP)
SCALE: 1" = 20'

lucido & associates

Key / Location:



Project Team:

Applicant: Scott Fisher
S.B. Enterprises, LLC
1871 N. US1
Fort Pierce, FL 34946

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Legal Counsel: Gunster, Yoakley, Valdes-Fauli & Stewart, P.A.
1200 S. 25th Street, Suite 230
Fort Pierce, FL 34950

KOA

Jenkins Road KOA

Fort Pierce, Florida

Conceptual Site Plan

Date	By	Description
5.18.17	KV	Concept Bubble Plan

NORTH

SCALE: 1" = 100'

0 50' 100 300

REG. # 10118
Thomas P. Lucido

Designer: KV
Manager: SH
Project Number: 17-445
Municipal Number: —
Computer File: 17-445 Jenkins Road KOA - Site Plan_OPT1.dwg

Sheet
SP-1

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APPENDIX B

2016 St. Lucie County Traffic Counts and Level of Service Report
FDOT 2012 Quality Level of Service Table, and Historical Growth Data

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2016

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
25TH ST	MIDWAY RD to BELL AVE	940016	16,447	2015	2,100	-	-	-	-	-	-
25TH ST	BELL AVE to EDWARDS RD	159	17,500	2016	2,100	969	C	0.482	984	C	0.490
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	21,478	2015	2,000	-	-	-	-	-	-
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	23,500	2016	2,000	1,230	C	0.644	1,406	C	0.736
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	21,225	2015	2,000	-	-	-	-	-	-
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	21,225	2015	2,000	-	-	-	-	-	-
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	17,167	2014	1,630	855	D	0.525	838	D	0.514
25TH ST	GEORGIA AVE to DELAWARE AVE	609	17,167	2014	1,630	855	D	0.525	838	D	0.514
25TH ST	DELAWARE AVE to ORANGE AVE	940014	18,992	2015	1,630	-	-	-	-	-	-
25TH ST	ORANGE AVE to AVENUE D	610	14,500	2016	1,630	627	C	0.859	616	C	0.844
25TH ST	AVENUE D to AVENUE Q	940050	14,564	2015	1,630	-	-	-	-	-	-
25TH ST	AVENUE Q to JUANITA AVE	945152	13,222	2015	2,000	-	-	-	-	-	-
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	13,397	2013	2,100	-	-	-	-	-	-
25TH ST	ST LUCIE BLVD to US 1	945165	5,211	2015	2,100	-	-	-	-	-	-
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,000	2016	750	351	C	0.949	288	C	0.778
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,000	2015	790	-	-	-	-	-	-
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,500	2016	540	518	D	0.959	388	D	0.719
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,500	2016	790	518	D	0.656	388	C	0.995
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,400	2016	750	266	C	0.719	268	C	0.724
53RD ST	ANGLE RD to JUANITA AVE	614	2,600	2016	540	139	C	0.515	153	C	0.567
AE BACKUS AVE	7TH ST to US 1	632	800	2014	750	61	C	0.165	72	C	0.195
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	18,045	2014	2,100	956	C	0.476	902	C	0.449
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	18,045	2014	2,100	956	C	0.476	902	C	0.449
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	12,625	2014	2,100	640	C	0.318	637	C	0.317
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,252	2014	2,000	769	C	0.403	830	C	0.435

B-1

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

St. Lucie Transportation Planning Organization

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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2016

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
EASY ST	BUCHANAN DR to YUCCA DR	106	5,900	2016	540	530	D	0.981	409	D	0.757
EDWARDS RD	JENKINS RD to MCNEIL RD	174	9,837	2015	630	494	C	0.823	492	C	0.820
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	9,837	2015	700	494	C	0.748	492	C	0.745
EDWARDS RD	SELVITZ RD to 25TH ST	110	13,500	2016	880	745	C	0.898	716	C	0.863
EDWARDS RD	25TH ST to SUNRISE BLVD	108	15,966	2015	1,630	876	D	0.537	1,207	D	0.740
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	14,739	2015	1,630	738	D	0.453	720	C	0.986
EDWARDS RD	OLEANDER AVE to US 1	173	8,963	2015	1,630	433	C	0.593	432	C	0.592
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,823	2015	750	118	C	0.319	105	C	0.284
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	12,500	2016	920	946	F	1.028	700	C	0.805
FLORESTA DR	PORT ST LUCIE BLVD to CROSSTOWN PKWY	315	17,500	2016	880	1,233	F	1.401	1,023	F	1.163
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	12,500	2016	920	720	C	0.828	663	C	0.762
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	10,942	2015	920	612	C	0.703	683	C	0.785
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	3,991	2015	630	321	C	0.535	311	C	0.518
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	3,991	2015	880	321	C	0.387	311	C	0.375
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,457	2015	540	265	C	0.981	209	C	0.774
GARDENIA AVE	OLEANDER AVE to US 1	666	2,733	2014	750	206	C	0.557	194	C	0.524
GATLIN BLVD	W OF I-95 to E OF I-95	945075	37,849	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	37,849	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	37,849	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	37,849	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	37,849	2015	3,170	-	-	-	-	-	-
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,600	2016	600	283	C	0.943	291	C	0.970
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,600	2016	750	283	C	0.765	291	C	0.786
GEORGIA AVE	17TH ST to 13TH ST	508	4,658	2015	600	245	C	0.817	244	C	0.813
GEORGIA AVE	13TH ST to 7TH ST	506	1,979	2015	600	129	C	0.430	137	C	0.457

B-2

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2016

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,622	2015	790	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,622	2015	540	-	-	-	-	-	-
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	905	2015	1,080	-	-	-	-	-	-
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	905	2015	3,240	-	-	-	-	-	-
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,712	2015	3,240	-	-	-	-	-	-
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,712	2015	700	-	-	-	-	-	-
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,712	2015	880	-	-	-	-	-	-
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,567	2015	920	-	-	-	-	-	-
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,567	2015	790	-	-	-	-	-	-
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,800	2016	790	375	C	0.962	359	C	0.921
INDRIO RD	SLASH PINE TRL to US 1	114	5,800	2016	920	375	C	0.431	359	C	0.413
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,000	2016	750	70	C	0.189	94	C	0.254
JENNINGS RD	US 1 to LENNARD RD	673	4,700	2016	2,100	311	C	0.155	254	C	0.126
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	8,100	2016	880	459	C	0.553	430	C	0.518
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,048	2015	920	538	C	0.618	545	C	0.626
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,048	2015	630	538	C	0.897	545	C	0.908
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,048	2015	920	538	C	0.618	545	C	0.626
JOHNSTON RD	ANGLE RD to L20	674	2,300	2016	1,070	156	B	0.411	151	B	0.397
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,067	2014	1,070	141	B	0.371	134	B	0.353
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,067	2014	1,070	141	B	0.371	134	B	0.353
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,067	2014	1,070	141	B	0.371	134	B	0.353
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	7,500	2016	1,070	453	C	0.596	453	C	0.596
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	7,500	2016	1,070	453	C	0.596	453	C	0.596
JUANITA AVE	53RD ST to 25TH ST	122	3,289	2014	750	190	C	0.514	202	C	0.546
JUANITA AVE	25TH ST to US 1	120	3,308	2014	750	223	C	0.603	203	C	0.549

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2016

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	7,023	2015	1,270	392	B	0.309	391	B	0.308
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,354	2015	1,340	-	-	-	-	-	-
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,354	2015	1,340	-	-	-	-	-	-
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,354	2015	1,340	-	-	-	-	-	-
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,354	2015	1,740	-	-	-	-	-	-
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,354	2015	1,740	-	-	-	-	-	-
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	4,950	2015	1,810	-	-	-	-	-	-
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	6,106	2015	1,810	-	-	-	-	-	-
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	6,106	2015	2,010	-	-	-	-	-	-
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	20,215	2015	4,170	-	-	-	-	-	-
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	20,908	2015	4,170	-	-	-	-	-	-
OKEECHOBEE RD	I-95 to JENKINS RD	940029	28,517	2015	4,240	-	-	-	-	-	-
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	28,517	2015	4,040	-	-	-	-	-	-
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,383	2015	3,170	-	-	-	-	-	-
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2016	2,100	686	C	0.341	686	C	0.341
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2016	1,630	686	C	0.940	686	C	0.940
OKEECHOBEE RD	35TH ST to 33RD ST	689	14,500	2016	1,630	802	D	0.492	806	D	0.494
OKEECHOBEE RD	33RD ST to 25TH ST	689	14,500	2016	1,630	802	D	0.492	806	D	0.494
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	12,500	2016	1,630	743	D	0.456	698	C	0.956
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	12,500	2016	1,710	743	C	0.965	698	C	0.906
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	4,433	2014	790	332	C	0.851	335	C	0.859
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,850	2015	750	-	-	-	-	-	-
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,300	2016	790	169	C	0.433	131	C	0.336
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,175	2015	870	-	-	-	-	-	-
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,533	2014	540	131	C	0.485	163	C	0.604

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2013

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
CORTEZ BLVD	25TH STREET to SUNRISE BLVD	2,400	570	159	B	0.482	148	B	0.448
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,340	336	B	0.317	318	B	0.300
CROSSTOWN PKWY	VILLAGE PKWY to I-95	9,600	1,850	556	B	0.378	527	B	0.359
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,000	2,780	878	B	0.387	848	B	0.374
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	13,000	2,780	710	B	0.313	636	B	0.280
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	15,000	2,780	768	B	0.338	700	B	0.308
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	17,500	2,530	818	C	0.415	832	C	0.422
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	11,000	2,780	576	B	0.254	559	B	0.246
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,100	2,530	402	C	0.204	399	C	0.203
CROSSTOWN PKWY	SANDIA DR to OCEAN LN	5,100	600	257	B	0.734	279	B	0.797
CROSSTOWN PKWY	OCEAN LN to FLORESTA DR	4,400	460	250	B	0.926	233	B	0.863
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	550	600	43	B	0.123	40	B	0.114
DARWIN BLVD	BECKER RD to PAAR DR	5,060	630	461	C	0.781	406	C	0.688
DARWIN BLVD	PAAR DR to TULIP BLVD	5,060	830	461	B	0.960	406	B	0.846
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	11,500	830	629	C	0.817	714	C	0.927
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	12,048	830	737	C	0.957	638	C	0.829
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	8,700	790	494	C	0.668	532	C	0.719
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	8,700	790	494	C	0.668	532	C	0.719
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,000	790	253	B	0.550	258	B	0.561
DELAWARE AVE	HARTMAN RD to 33RD ST	1,600	580	345	C	0.863	242	C	0.605
DELAWARE AVE	33RD ST to 25TH ST	4,404	1,670	258	C	0.205	254	C	0.202
DELAWARE AVE	17TH ST to 13TH ST	9,600	770	493	C	0.930	526	C	0.992
DELAWARE AVE	13TH ST to 10TH ST	7,600	730	489	C	0.978	436	C	0.872
DELAWARE AVE	10TH ST to 7TH ST	7,600	580	489	D	0.843	436	D	0.752
DELAWARE AVE	7TH ST to US 1	7,300	570	408	D	0.716	392	D	0.688
EASY ST	US 1 to LENNARD EXTENSION RD	5,300	570	443	C	0.836	348	C	0.657
EASY ST	LENNARD EXTENSION RD to YUCCA DR	5,300	460	443	D	0.963	348	C	0.809
EDWARDS RD	JENKINS RD to MC NEIL RD	10,379	630	555	C	0.941	565	C	0.958
EDWARDS RD	MC NEIL RD to SELVITZ RD	10,379	630	555	C	0.941	565	C	0.958

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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Traffic Counts and Level of Service Report
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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
INDRIO RD	KINGS HWY to US 1	5,200	920	355	B	0.657	336	B	0.622
INDRIO RD	US 1 to OLD DIXIE HWY	1,000	790	67	B	0.146	85	B	0.185
INTERSTATE 95	TRADITION PKWY to ST LUCIE WEST BLVD	82,412	4,580	4,220	C	0.921	3,812	C	0.832
INTERSTATE 95	ST LUCIE WEST BLVD to MIDWAY RD	56,504	4,580	3,178	B	0.963	2,741	B	0.831
INTERSTATE 95	MIDWAY RD to OKEECHOBEE RD	64,444	4,580	3,890	C	0.849	3,159	B	0.957
INTERSTATE 95	OKEECHOBEE RD to ORANGE AVE	45,500	3,720	1,822	B	0.828	1,894	B	0.861
INTERSTATE 95	ORANGE AVE to INDRIO RD	84,036	3,720	4,042	F	1.005	3,721	E	0.926
JENNINGS RD	US 1 to LENNARD RD	4,100	1,850	330	B	0.224	236	B	0.161
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	7,400	790	371	B	0.807	378	B	0.822
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	9,600	830	577	C	0.749	507	C	0.658
JENKINS RD	GRAHAM RD to PETERSON RD	9,600	630	577	C	0.978	507	C	0.859
JENKINS RD	PETERSON RD to ORANGE AVE	9,600	830	577	C	0.749	507	C	0.658
JOHNSTON RD	ANGLE RD to ST LUCIE BLVD	1,900	1,120	136	B	0.324	111	B	0.264
JOHNSTON RD	ST LUCIE BLVD to MEADOWOOD	1,400	1,120	93	B	0.221	88	B	0.210
JOHNSTON RD	MEADOWOOD to OLD JOHNSTON RD	1,400	1,120	93	B	0.221	88	B	0.210
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	1,400	1,120	93	B	0.221	88	B	0.210
JOHNSTON RD	INDRIO RD to RUSSOS ROAD	6,800	1,120	436	C	0.545	440	C	0.550
JOHNSTON RD	RUSSOS ROAD to INDIAN RIVER COUNTY LINE	6,800	1,120	436	C	0.545	440	C	0.550
JUANITA AVE	53RD STREET to 25TH ST	4,981	790	317	B	0.689	285	B	0.620
JUANITA AVE	25TH ST to US 1	3,810	790	209	B	0.454	207	B	0.450
KEEN RD	ANGLE RD to JUANITA AVE	2,536	580	218	B	0.641	222	B	0.653
KEEN RD	JUANITA AVE to ST LUCIE BLVD	2,536	580	218	B	0.641	222	B	0.653
KINGS ISLE	CASHMERE BLVD to TORINO PKWY	8,000	630	494	C	0.837	457	C	0.775
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	9,446	820	415	B	0.814	424	B	0.831
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	9,446	660	415	C	0.629	424	C	0.642
KINGS HWY	GRAHAM RD to PICOS RD	8,977	660	442	C	0.670	425	C	0.644
KINGS HWY	PICOS RD to ORANGE AVE	8,977	820	442	B	0.867	425	B	0.833
KINGS HWY	ORANGE AVE to ANGLE RD	20,388	790	1,074	F	1.279	1,081	F	1.287
KINGS HWY	ANGLE RD to ST LUCIE BLVD	12,055	750	663	C	0.884	667	C	0.889

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's **Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
2	2,260	3,020	3,660	3,940
3	3,360	4,580	5,500	6,080
4	4,500	6,080	7,320	8,220
5	5,660	7,680	9,220	10,360
6	7,900	10,320	12,060	12,500

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	420	840	1,190	1,640
2	Divided	1,810	2,560	3,240	3,590
3	Divided	2,720	3,840	4,860	5,380

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

Area Growth Rate Calculation

Segment	From	To	2013 AADT	2016 AADT
Edwards Rd	Jenkins Rd	McNeil Rd	10379	9837
Jenkins Rd	Edwards Rd	Okeechobee Rd	7400	8100

Area Growth Rate = (Total 2016 AADT/(Total 2013 AADT)^ (1/Number of Years)

Total	17779	17937

Area Growth Rate	1.003

APPENDIX C

Background Traffic and Other Project Data

| AM APPROVED PROJECTS | | 30 Acre Residential Development | | | | | | 9 Kings Center St. Lucie County | | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | | Mariner Cove Ft. Pierce | | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | | 37 Whispering Oaks | | | | | | St. Lucie Commerce Center @25% Complete | | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | Directional N/E | | Directional S/W | |
|---|---|---

PM APPROVED PROJECTS			39 Acre Residential Development					9 Kings Center St. Lucie County					10 Village of Sunset Lakes St. Lucie County					Mariner Cove Ft. Pierce					43 Bent Creek @ 50% Complete City of Fort Pierce					44 Celebration Pointe @25% Complete City of Fort Pierce					37 Whispering Oaks					St. Lucie Commerce Center @25% Complete					SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	10%	157	157	3	12	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	157	0	157	0	3	0	12	0	0	157	0	3	0	12
	Edwards Rd.	Bell Ave.	10%	157	157	3	12	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	157	0	157	0	3	0	12	0	0	157	0	3	0	12
Jenkins Rd	Orange	Peterson	0%	0	0	0	0	1.0%	18	2	0	2	3.0%	132	12	8	4	0%	0	0	0	0	2.0%	62	6	4	2	30.0%	478	47	30	17	20.0%	1,964	237	117	120	30.0%	508	74	16	59	2,638	527	303	77	159	16	144	61	-15	364	-3	171	-12	192
	Peterson	Okeechobee	10%	157	157	12	3	0.0%	0	0	0	0	3.0%	132	12	8	4	10%	207	11	4	8	2.0%	62	6	4	2	50.0%	796	78	29	50	12.0%	337	41	20	21	30.0%	508	74	16	59	1,681	509	306	74	77	16	88	59	-15	365	-3	89	-12	135
	Okeechobee	Edwards	70%	1,101	1,101	85	24	0.0%	0	0	0	0	1.0%	44	4	3	1	75%	1,554	85	29	56	0.0%	0	0	0	0	5.0%	80	8	3	5	5.0%	140	17	8	9	0.0%	0	0	0	0	2,919	0	1215	0	128	0	95	0	0	1215	0	128	0	95
Orange Ave	Edwards Rd.	Ten Mile Creek	100%	1,573	1,573	122	34	0.0%	0	0	0	0	0.0%	0	0	0	0	100%	2,072	113	38	75	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	3,645	0	1686	0	160	0	109	0	0	1686	0	160	0	109
	Rock Rd	Kings Hwy	0%	0	0	0	0	10.0%	184	22	5	17	4.0%	176	16	11	5	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	3	5	5.0%	140	17	8	9	90.0%	1,528	223	47	176	396	1,710	41	245	22	51	19	194	-10	276	-5	68	-5	208
	Kings Hwy	I-95	0%	0	0	0	0	30.0%	553	66	52	14	15.0%	661	61	21	40	0%	0	0	0	0	5.0%	154	15	10	6	10.0%	159	16	6	10	10.0%	281	34	17	17	50.0%	848	124	26	98	1,255	1,400	126	190	53	78	73	112	-31	284	-13	118	-18	167
	I-95	Jenkins Rd	0%	0	0	0	0	5.0%	92	11	9	2	1.0%	44	4	1	3	0%	0	0	0	0	20.0%	616	61	39	23	25.0%	398	39	14	25	60.0%	1,684	203	100	103	10.0%	170	25	5	20	2,742	262	308	36	154	14	153	22	-7	336	-3	166	-4	171
	Jenkins Rd	Hartman Rd	0%	0	0	0	0	0.0%	0	0	0	0	1.0%	44	4	1	3	0%	0	0	0	0	25.0%	771	76	48	28	5.0%	80	8	3	5	10.0%	281	34	17	17	5.0%	85	12	3	10	1,175	85	122	12	69	3	53	10	-2	132	-1	71	-2	61
	Hartman	Angle Rd	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	35.0%	1,079	107	40	67	15.0%	239	24	15	9	20.0%	561	68	33	34	5.0%	85	12	3	10	1,879	85	198	12	88	3	110	10	-2	208	-1	90	-2	118
	Angle	25th St	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	33.0%	1,017	101	37	64	10.0%	159	16	10	6	13.0%	365	44	22	22	5.0%	85	12	3	10	1,541	85	163	12	69	3	92	10	-2	170	-1	71	-2	99
Kings Hwy	Okeechobee Rd	Picos Rd	0%	0	0	0	0	18.0%	332	40	8	31	8.0%	353	32	11	21	0%	0	0	0	0	3.0%	92	9	6	3	2.0%	32	3	1	2	2.0%	56	7	3	3	0.0%	0	0	0	0	533	332	53	40	21	8	30	31	-8	83	-2	28	-6	55
	Picos Rd	Orange Ave	0%	0	0	0	0	20.0%	368	44	9	35	20.0%	881	83	27	54	0%	0	0	0	0	3.0%	92	9	6	3	2.0%	32	3	1	2	2.0%	56	7	3	3	30.0%	509	74	59	16	1,062	877	100	138	38	68	62	50	-24	195	-9	98	-10	103
	Orange Ave	Angle Rd (CR603)	0%	0	0	0	0	60.0%	1,105	132	28	104	40.0%	1,763	162	55	107	0%	0	0	0	0	2.0%	62	6	2	4	3.0%	48	5	2	3	3.0%	84	10	5	5	10.0%	170	25	20	5	1,954	1,275	183	157	64	47	119	110	-31	308	-9	101	-22	207
Edwards Rd.	US 1	Oleander	10%	157	157	12	3	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	157	0	157	0	12	0	3	0	0	157	0	12	0	3
	Oleander	25th	10%	157	157	12	3	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	157	0	157	0	12	0	3	0	0	157	0	12	0	3
	25th	Jenkins Rd	30%	472	472	37	10	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	0.0%	0	0	0	0	692	0	497	0	50	0	22	0	0	497	0	50	0	22
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	0.0%	0	0	0	0	220	0	25	0	13	0	11	0	0	25	0	13	0	11
	Kings Hwy	Crossroads Pkwy	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	25%	518	28	19	10	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	0.0%	0	0	0	0	738	0	53	0	32	0	21	0	0	53	0	32	0	21
	Crossroads Pkwy	I95	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	0.0%	0	0	0	0	220	0	25	0	13	0	11	0	0	25	0	13	0	11
	I95	Jenkins Rd	55%	865	865	67	19	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	0.0%	0	0	0	0	1,085	0	890	0	80	0	30	0	0	890	0	80	0	30
	Jenkins Rd	McNeil Rd	5%	79	79	6	2	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	2.0%	56	7	3	3	0.0%	0	0	0	0	218	0	93	0	14	0	8	0	0	93	0	14	0	8
	McNeil Rd	Virginia Ave	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	45%	932	51	34	17	0.0%	0	0	0	0	0.0%	0	0	0	0	2.0%	56	7	3	3	0.0%	0	0	0	0	989	0	58	0	37	0	21	0	0	58	0	37	0	21
																																						0.0%	0																		
				1,573	160	In	34		1,842	220	In	46		4,407	405	In	268		2,072	113	In	75		3,082	306	In	193		1,592	157	In	100		2,806	339	In	172		1,695	248	In	52														
						Out	122				Out	174				Out	137				Out	38				Out	113				Out	57				Out	167				Out	196														
									1842	220		46		4,407	405	In	60		517	55	In	35						TRIP GENERATION REVISED: 05-18-2009									0	0		0																
												174				Out	239				Out	20	ASSUMED	50%	COMPLETE															0														
																							6164	611	In	385	TRIP GENERATION WAS:					2,806	339	In	43																

C-2

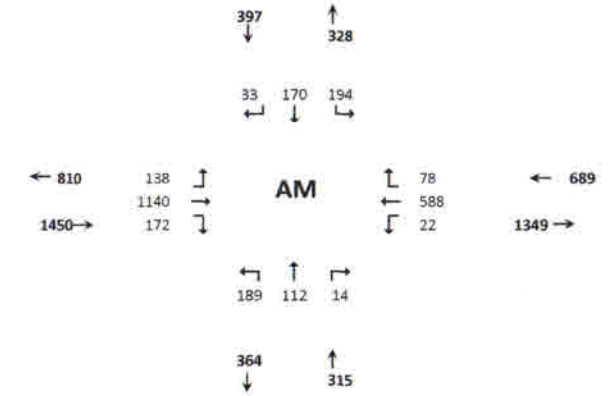
APPENDIX D

Intersection Analysis Data

TURNING MOVEMENT VOLUME COUNTS

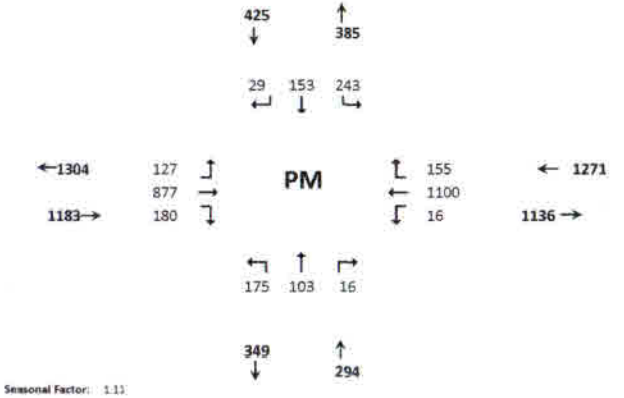
N/S STREET: Jenkins Rd. **E/W STREET:** Okeechobee Rd. **CONTROL:**
FILENAME: KOA Existing Counts
COUNT DATE: 6/15/2017 **DAY:** Wednesday **CITY:** Ft. Pierce
REPORT DATE: 6/15/2017 **ANALYSIS YEAR:** 2017

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	36	19	1	23	25	6	20	154	47	2	107	5	445	2349
7:15-7:30	40	22	6	31	25	8	22	254	28	4	132	18	590	2524
7:30-7:45	48	25	1	54	41	7	53	224	29	3	115	14	614	2568
7:45-8:00	48	31	5	36	43	8	25	306	37	6	141	14	700	2533
8:00-8:15	48	29	2	46	31	6	24	244	49	5	113	23	620	2410
8:15-8:30	26	16	5	39	38	9	22	253	40	6	161	19	634	
8:30-8:45	43	24	8	34	31	3	16	218	43	8	130	21	579	
8:45-9:00	37	21	12	31	17	6	22	226	55	15	128	7	577	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	170	101	13	175	153	30	124	1027	155	20	530	70	2568	
Season Factor	189	112	14	194	170	33	138	1140	172	22	588	78	2850	
Growth	189	112	14	194	170	33	138	1140	172	22	588	78	2850	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	189	112	14	194	170	33	138	1140	172	22	588	78	2851	



Seasonal Factor: 1.11
Trips In:
Trips Out:
Growth Rate: 1
Years Grown:

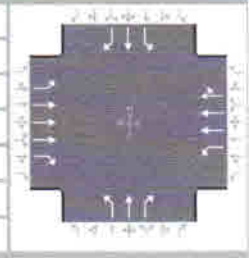
15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	45	19	3	57	31	11	20	180	30	6	210	35	647	2753
4:15-4:30	37	24	3	62	34	12	33	182	30	3	208	35	663	2870
4:30-4:45	35	23	0	50	32	10	36	228	52	8	240	28	742	2940
4:45-5:00	46	19	4	68	37	7	31	200	34	4	213	38	701	2940
5:00-5:15	41	18	6	54	45	8	22	223	49	5	264	29	764	2859
5:15-5:30	45	28	2	54	31	3	32	184	45	4	271	34	733	
5:30-5:45	38	24	2	65	28	8	37	195	35	3	268	39	742	
5:45-6:00	34	23	4	46	34	7	23	188	33	2	188	38	620	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	158	93	14	219	138	26	114	790	162	14	991	140	2859	
Season Factor	175	103	16	243	153	29	127	877	180	16	1100	155	3173	
Growth	175	103	16	243	153	29	127	877	180	16	1100	155	3173	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	175	103	16	243	153	29	127	877	180	16	1100	155	3173	



Seasonal Factor: 1.11
Growth Rate: 1
Trips In:
Trips Out:
Years Grown:

HCS7 Signalized Intersection Results Summary

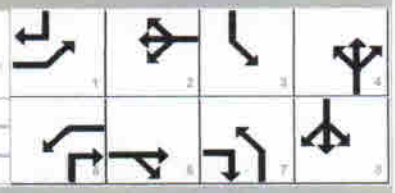
General Information				Intersection Information	
Agency	OREP			Duration, h	0.25
Analyst	Jasmin Mohyuddin	Analysis Date	6/27/2017	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM	PHF	0.95
Urban Street	Okeechobee Road	Analysis Year	2017	Analysis Period	1> 7:00
Intersection	Jenkins Rd and Okeech...	File Name	Streets1.xus		
Project Description	KOA Campground-Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	138	1140	172	22	588	78	189	112	14	194	170	33

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.2	1.6	53.7	13.6	0.4	13.0	
Yellow	4.7	4.7	4.7	4.7	0.0	4.7	
Red	2.0	2.0	2.0	2.5	0.0	2.5	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	1.1	4.0	1.1	3.0	1.1	3.0
Phase Duration, s	18.2	68.7	9.9	60.4	20.8	20.2	21.2	20.6
Change Period, ($Y+R_c$), s	6.7	6.7	6.7	6.7	7.2	7.2	7.2	7.2
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	11.5		2.8		13.5	9.1	13.8	13.1
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.5	0.2	0.4
Phase Call Probability	0.99		0.54		1.00	1.00	1.00	1.00
Max Out Probability	0.02		0.00		1.00	0.01	0.06	0.11

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	145	1200	181	23	475	226	199	118	15	204	179	35
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1725	1610	1810	1900	1784	1810	1900	1610	1810	1900	1610
Queue Service Time (g_s), s	9.5	17.5	5.6	0.8	9.5	9.6	11.5	7.1	1.0	11.8	11.1	2.1
Cycle Queue Clearance Time (g_c), s	9.5	17.5	5.6	0.8	9.5	9.6	11.5	7.1	1.0	11.8	11.1	2.1
Green Ratio (g/C)	0.46	0.52	0.63	0.47	0.45	0.45	0.22	0.11	0.14	0.23	0.11	0.21
Capacity (c), veh/h	173	2672	1014	276	1700	798	269	206	218	335	213	335
Volume-to-Capacity Ratio (X)	0.838	0.449	0.179	0.084	0.279	0.284	0.741	0.572	0.068	0.609	0.841	0.104
Back of Queue (Q), ft/ln (50 th percentile)	115.7	172.8	49.7	8.5	106.2	104.3	142	84.9	9.6	132	145.6	20.8
Back of Queue (Q), veh/ln (50 th percentile)	4.6	6.9	2.0	0.3	4.2	4.2	5.7	3.4	0.4	5.3	5.8	0.8
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	53.3	18.3	9.3	17.4	20.9	21.0	41.5	50.8	45.3	40.9	52.2	38.5
Incremental Delay (d_2), s/veh	7.4	0.5	0.4	0.0	0.4	0.9	7.8	0.9	0.0	0.7	10.0	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	60.7	18.8	9.7	17.4	21.4	21.9	49.4	51.8	45.3	41.5	62.2	38.5
Level of Service (LOS)	E	B	A	B	C	C	D	D	D	D	E	D
Approach Delay, s/veh / LOS	21.7	C		21.4	C		50.0	D		50.1	D	
Intersection Delay, s/veh / LOS	28.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.4	B	3.3	C	3.4	C
Bicycle LOS Score / LOS	1.3	A	0.9	A	1.0	A	1.2	A

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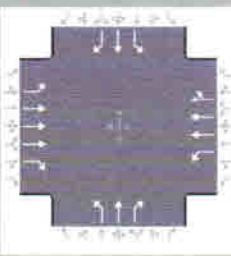
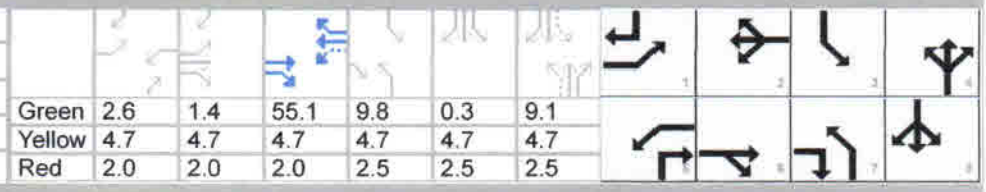
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.25
Analyst	Jasmin Mohyuddin	Analysis Date	Jun 26, 2017	Area Type	Other
Jurisdiction	St. Lucie	Time Period	PM	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2017	Analysis Period	1> 7:00
Intersection	Jenkins Rd and Okeech...	File Name	Jenkins and Okeechobee PM Existing.xus		
Project Description	KOA Campground- Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	127	877	180	16	1100	155	175	103	16	243	153	29

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB			SB		
Green	2.6	1.4	55.1	9.8	0.3	9.1					
Yellow	4.7	4.7	4.7	4.7	4.7	4.7					
Red	2.0	2.0	2.0	2.5	2.5	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	1.1	4.0	1.1	3.0	1.1	3.0
Phase Duration, s	17.4	69.9	9.3	61.8	17.0	16.3	24.5	23.8
Change Period, ($Y+R_c$), s	6.7	6.7	6.7	6.7	7.2	7.2	7.2	7.2
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	10.7		2.6		11.8	8.7	17.1	11.6
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.4	0.2	0.5
Phase Call Probability	0.99		0.43		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.01	0.24	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	134	923	189	17	931	390	184	108	17	256	161	31
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1810	1900	1590	1810	1900	1610	1810	1900	1610
Queue Service Time (g_s), s	8.7	12.3	6.3	0.6	21.1	21.1	9.8	6.7	1.1	15.1	9.6	1.8
Cycle Queue Clearance Time (g_c), s	8.7	12.3	6.3	0.6	21.1	21.1	9.8	6.7	1.1	15.1	9.6	1.8
Green Ratio (*g/C*)	0.09	0.53	0.61	0.48	0.46	0.46	0.16	0.08	0.10	0.24	0.14	0.23
Capacity (*c*), veh/h	162	2727	980	350	1744	730	260	144	157	347	263	366
Volume-to-Capacity Ratio (*X*)	0.827	0.339	0.193	0.048	0.534	0.534	0.709	0.752	0.107	0.737	0.613	0.083
Back of Queue (*Q*), ft/ln (50 th percentile)	102.9	120.5	56.2	6.1	237.3	206.9	147.6	82.5	11.6	176.1	114.3	17.7
Back of Queue (*Q*), veh/ln (50 th percentile)	4.1	4.8	2.2	0.2	9.5	8.3	5.9	3.3	0.5	7.0	4.6	0.7
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	53.7	16.3	10.4	16.5	23.3	23.3	48.1	54.3	49.4	41.1	48.7	36.5
Incremental Delay (d_2), s/veh	4.1	0.3	0.4	0.0	1.2	2.8	7.4	3.0	0.1	4.2	0.9	0.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	57.8	16.7	10.9	16.5	24.4	26.0	55.5	57.3	49.5	45.3	49.5	36.5
Level of Service (LOS)	E	B	B	B	C	C	E	E	D	D	D	D
Approach Delay, s/veh / LOS	20.2	C		24.8	C		55.8	E		46.2	D	
Intersection Delay, s/veh / LOS	28.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.4	B	3.3	C	3.4	C
Bicycle LOS Score / LOS	1.2	A	1.2	A	1.0	A	1.2	A

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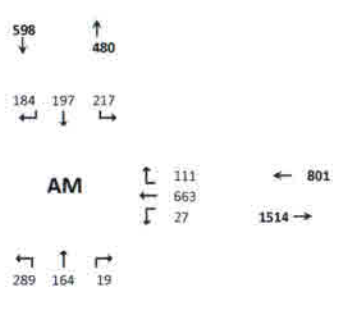
TURNING MOVEMENT VOLUME COUNTS

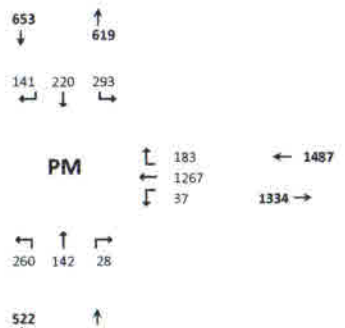
N/S STREET: Jenkins Rd. **E/W STREET:** Okeechobee Rd. **CONTROL:**
FILENAME: KOA Buildout Counts
COUNT DATE: 6/15/2017 **DAY:** Wednesday **CITY:** Ft. Pierce
REPORT DATE: 6/15/2017 **ANALYSIS YEAR:** 2019

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	36	19	1	23	25	6	20	154	47	2	107	5	445	2349
7:15-7:30	40	22	6	31	25	8	22	254	28	4	132	18	590	2524
7:30-7:45	48	25	1	54	41	7	53	224	29	3	115	14	614	2568
7:45-8:00	48	31	5	36	43	8	25	306	37	6	141	14	700	2533
8:00-8:15	48	29	2	46	31	6	24	244	48	5	113	23	620	2410
8:15-8:30	26	16	5	39	38	9	22	253	40	6	151	19	634	
8:30-8:45	43	24	8	34	31	3	16	218	43	8	130	21	579	
8:45-9:00	37	21	12	31	17	6	22	226	55	15	128	7	577	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	170	101	13	175	153	30	124	1027	155	20	530	70	2568	
Season Factor	189	112	14	194	170	33	138	1140	172	22	588	78	2850	
Growth	190	113	15	195	171	34	138	1147	173	22	592	78	2868	
In/Out	Out	Out	Out		In		-	-	In	In	-	-	-	
Percentage	65%	5%	5%	0%	5%	0%	0%	0%	65%	5%	0%	0%	0%	
PROJECT	20	2	2	0	1	0	0	0	12	1	0	0	0	
Mariner Cove	36	8	18	0	2	0	0	0	7	3	0	0	0	
39 Acre Residential	36	7	3	0	1	0	0	0	8	1	0	0	0	
Whispering Oaks	0	5	0	17	17	35	9	0	0	0	0	5		
SLCC	0	28	0	5	5	0	0	5	0	0	28	28		
Love's	0	0	0	0	0	0	0	0	0	0	0	0		
Kings Center	0	2	0	0	0	0	0	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	72	24	0	0	0	0	0		
Bent Creek	0	0	0	0	0	36	12	0	0	0	0	0		
Villages of Sunset Lakes	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	7	0	0	0	0	7	21	126	21	0	43	0		
Total	289	164	19	217	197	184	204	1278	221	27	663	111	3574	



Seasonal Factor: 1.11
Trips In 18
Trips Out 31
Growth Rate: 1.003
Years Grown: 2

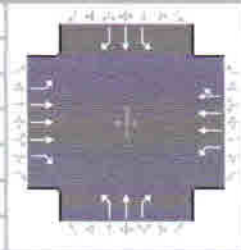
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	45	19	3	57	31	11	20	180	30	6	210	35	647	2753
4:15-4:30	37	24	3	62	34	12	33	182	30	3	208	35	662	2870
4:30-4:45	35	23	0	50	32	10	36	228	52	8	240	28	742	2940
4:45-5:00	48	19	4	68	37	7	31	200	34	4	213	38	701	2940
5:00-5:15	41	18	6	54	45	8	22	223	49	5	264	29	764	2859
5:15-5:30	45	28	2	54	31	3	32	184	45	4	271	34	733	
5:30-5:45	38	24	2	65	28	8	37	195	35	3	268	39	742	
5:45-6:00	34	23	4	46	34	7	23	188	33	2	188	38	620	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	158	93	14	219	138	26	114	790	162	14	991	140	2859	
Season Factor	175	103	16	243	153	29	127	877	180	16	1100	155	3173	
Growth	176	104	16	245	154	29	127	882	181	16	1107	156	3193	
In/Out	Out	Out	Out	0	In	0	-	-	In	In	-	-	-	
Percentage	65%	5%	5%	0%	5%	0%	0%	0%	0%	5%	0%	0%	0%	
Project	25	2	2	0	4	0	0	0	0	4	0	0	0	
Mariner Cove	17	4	8	0	8	0	0	0	14	15	0	0	0	
39 Acre Residential	17	1	2	0	6	0	0	0	35	3	0	0	0	6
Whispering Oaks	0	17	0	9	9	20	36	0	0	0	0	17		
SLCC	0	10	0	39	39	0	0	39	0	0	10	10		
Love's	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	25	0	0	0	0	25	15	93	15	0	150	0		
King's Center	0	2	0	0	0	0	0	0	0	0	0	0		
Villages of Sunset Lakes	0	0	0	0	0	0	0	0	0	0	0	0		
Bent Creek	0	0	0	0	0	22	38	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	45	78	0	0	0	0	0		
Total	260	142	28	293	220	141	294	1014	265	37	1267	183	4143	



Seasonal Factor: 1.11
Growth Rate: 1.003
Trips In: 70
Trips Out: 38
Years Grown: 2

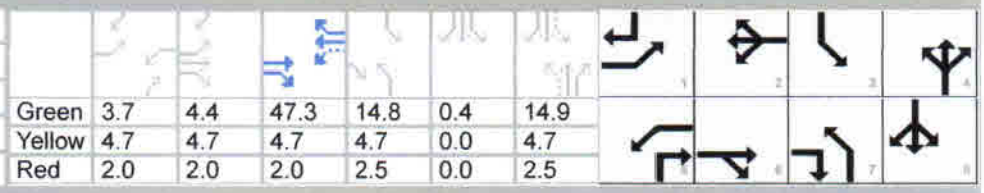
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.25
Analyst	Jasmin Mohyuddin	Analysis Date	6/27/2017	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM	PHF	0.95
Urban Street		Analysis Year	2019	Analysis Period	1> 7:00
Intersection	Jenkins Rd and Okeech...	File Name	JenkinsXOkeechobee AM Buildout.xus		
Project Description	KOA Campground- Buildout				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	204	1278	221	27	663	111	289	164	19	217	197	184

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB			SB		
Green	3.7	4.4	47.3	14.8	0.4	14.9					
Yellow	4.7	4.7	4.7	4.7	0.0	4.7					
Red	2.0	2.0	2.0	2.5	0.0	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	1.1	4.0	1.1	3.0	1.1	3.0
Phase Duration, s	21.5	65.1	10.4	54.0	22.0	22.1	22.4	22.5
Change Period, ($Y+R_c$), s	6.7	6.7	6.7	6.7	7.2	7.2	7.2	7.2
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	16.2		3.1		16.8	12.5	15.0	14.8
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.7	0.2	0.5
Phase Call Probability	1.00		0.61		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		1.00	0.39	0.20	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	215	1345	233	28	554	260	304	173	20	228	207	194
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1725	1610	1810	1900	1758	1810	1900	1610	1810	1900	1610
Queue Service Time (g_s), s	14.2	21.6	7.9	1.1	12.4	12.6	14.8	10.5	1.3	13.0	12.8	12.3
Cycle Queue Clearance Time (g_c), s	14.2	21.6	7.9	1.1	12.4	12.6	14.8	10.5	1.3	13.0	12.8	12.3
Green Ratio (g/C)	0.12	0.49	0.61	0.42	0.39	0.39	0.25	0.12	0.15	0.25	0.13	0.25
Capacity (c), veh/h	223	2520	983	235	1498	693	288	236	249	334	242	404
Volume-to-Capacity Ratio (X)	0.961	0.534	0.237	0.121	0.370	0.376	1.057	0.731	0.080	0.684	0.857	0.480
Back of Queue (Q), ft/ln (50 th percentile)	234.8	216.8	71	11.7	142.3	137.8	169.3	133.8	12.8	147.9	181.3	121.2
Back of Queue (Q), veh/ln (50 th percentile)	9.4	8.7	2.8	0.5	5.7	5.5	6.8	5.4	0.5	5.9	7.3	4.8
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	52.3	21.3	10.6	20.9	25.8	25.8	42.7	50.6	43.4	39.1	51.3	38.3
Incremental Delay (d_2), s/veh	48.9	0.8	0.6	0.1	0.7	1.6	68.9	6.1	0.1	2.3	17.9	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	101.2	22.2	11.2	21.0	26.5	27.4	111.6	56.7	43.4	41.4	69.2	38.6
Level of Service (LOS)	F	C	B	C	C	C	F	E	D	D	E	D
Approach Delay, s/veh / LOS	30.2	C		26.6	C		89.8	F		49.7	D	
Intersection Delay, s/veh / LOS	40.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.4	B	3.3	C	3.4	C
Bicycle LOS Score / LOS	1.5	A	1.0	A	1.3	A	1.5	B

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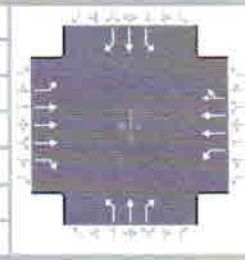
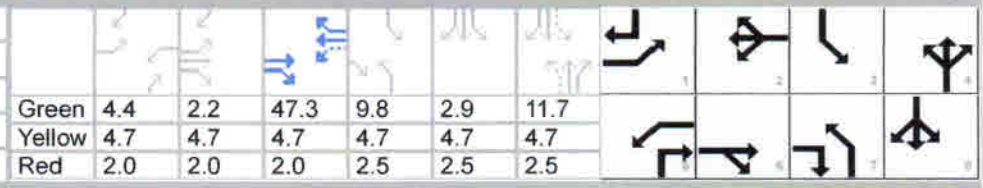
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.25
Analyst	Jasmin Mohyuddin	Analysis Date	Jun 26, 2017	Area Type	Other
Jurisdiction	St. Lucie	Time Period	PM	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2019	Analysis Period	1> 7:00
Intersection	Jenkins Rd and Okeech...	File Name	Jenkins and Okeechobee PM Buildout.xus		
Project Description	KOA Campground- Buildout				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	294	1014	265	37	1267	183	260	142	28	293	220	141

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB
Green	4.4	2.2	47.3	9.8	2.9	11.7
Yellow	4.7	4.7	4.7	4.7	4.7	4.7
Red	2.0	2.0	2.0	2.5	2.5	2.5

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	1.1	4.0	1.1	3.0	1.1	3.0
Phase Duration, s	20.0	62.9	11.1	54.0	17.0	18.9	27.1	29.0
Change Period, ($Y+R_c$), s	6.7	6.7	6.7	6.7	7.2	7.2	7.2	7.2
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	15.3		3.5		11.8	11.2	19.7	15.6
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.5	0.1	0.8
Phase Call Probability	1.00		0.73		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		1.00	0.83	1.00	0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	309	1067	279	39	1076	450	274	149	29	308	232	148
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1725	1610	1810	1900	1588	1810	1900	1610	1810	1900	1610
Queue Service Time (g_s), s	13.3	12.8	11.3	1.5	25.9	27.2	9.8	9.2	1.9	17.7	13.6	8.6
Cycle Queue Clearance Time (g_c), s	13.3	12.8	11.3	1.5	25.9	27.2	9.8	9.2	1.9	17.7	13.6	8.6
Green Ratio (g/C)	0.11	0.47	0.55	0.43	0.39	0.39	0.18	0.10	0.13	0.28	0.18	0.29
Capacity (c), veh/h	200	2425	886	311	1498	626	268	186	216	386	345	471
Volume-to-Capacity Ratio (X)	1.545	0.440	0.315	0.125	0.719	0.719	1.022	0.806	0.137	0.799	0.671	0.315
Back of Queue (Q), ft/ln (50 th percentile)	522.9	110.6	105.8	15.9	267.8	267.5	192.2	124.8	19.5	217.8	165.3	84.1
Back of Queue (Q), veh/ln (50 th percentile)	20.9	4.4	4.2	0.6	10.7	10.7	7.7	5.0	0.8	8.7	6.6	3.4
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	53.4	14.4	14.7	20.0	23.4	26.5	50.1	53.0	45.8	38.2	45.7	33.1
Incremental Delay (d_2), s/veh	268.3	0.6	0.9	0.1	3.0	7.0	60.6	12.1	0.1	8.9	2.6	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	321.7	15.0	15.6	20.1	26.4	33.5	110.8	65.1	45.9	47.1	48.3	33.2
Level of Service (LOS)	F	B	B	C	C	C	F	E	D	D	D	C
Approach Delay, s/veh / LOS	72.4	E		28.3	C		91.5	F		44.5	D	
Intersection Delay, s/veh / LOS	54.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.4	B	3.3	C	3.4	C
Bicycle LOS Score / LOS	1.4	A	1.3	A	1.2	A	1.6	B

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Standard Report

Location: Jenkins x Okeechobee AM
Unit ID: 4
Study Date: Wednesday June 21, 2017
Interval: 15 minutes

Vehicles

	Southbound				Westbound				Northbound				Eastbound				Grand
	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	**Total**
07:00	23	25	6	**54**	2	107	5	**114**	36	19	1	**56**	20	154	47	**221**	**445**
07:15	31	25	8	**64**	4	132	18	**154**	40	22	6	**68**	22	254	28	**304**	**590**
07:30	54	41	7	**102**	3	115	14	**132**	48	25	1	**74**	53	224	29	**306**	**614**
07:45	36	43	8	**87**	6	141	14	**161**	48	31	5	**84**	25	306	37	**368**	**700**
Subtotal	**144**	**134**	**29**	**307**	**15**	**495**	**51**	**561**	**172**	**97**	**13**	**282**	**120**	**938**	**141**	**1199**	**2349**
08:00	46	31	6	**83**	5	113	23	**141**	48	29	2	**79**	24	244	49	**317**	**620**
08:15	39	38	9	**86**	6	161	19	**186**	26	16	5	**47**	22	253	40	**315**	**634**
08:30	34	31	3	**68**	8	130	21	**159**	43	24	8	**75**	16	218	43	**277**	**579**
08:45	31	17	6	**54**	15	128	7	**150**	37	21	12	**70**	22	226	55	**303**	**577**
Subtotal	**150**	**117**	**24**	**291**	**34**	**532**	**70**	**636**	**154**	**90**	**27**	**271**	**84**	**941**	**187**	**1212**	**2410**
Total	**294**	**251**	**53**	**598**	**49**	**1027**	**121**	**1197**	**326**	**187**	**40**	**553**	**204**	**1879**	**328**	**2411**	**4759**
Table %	6.2	5.3	1.1	**12.6**	1.0	21.6	2.5	**25.2**	6.9	3.9	0.8	**11.6**	4.3	39.5	6.9	**50.7**	**100.0**
Intersection %	6.2	5.3	1.1	**12.6**	1.0	21.6	2.5	**25.2**	6.9	3.9	0.8	**11.6**	4.3	39.5	6.9	**50.7**	**100.0**
Approach %	49.2	42.0	8.9	**100.0**	4.1	85.8	10.1	**100.0**	59.0	33.8	7.2	**100.0**	8.5	77.9	13.6	**100.0**	-
Total Approach %	49.2	42.0	8.9	**100.0**	4.1	85.8	10.1	**100.0**	59.0	33.8	7.2	**100.0**	8.5	77.9	13.6	**100.0**	-
Peak Hour	07:30	07:30	07:30	**07:30**	08:00	07:45	07:45	**07:45**	07:15	07:15	08:00	**07:15**	07:15	07:15	08:00	**07:30**	**07:30**
Peak Total	175	153	30	**358**	34	545	77	**647**	184	107	27	**305**	124	1028	187	**1306**	**2568**
Peak Factor (PHF)	0.8	0.9	0.8	**0.9**	0.6	0.8	0.8	**0.9**	1.0	0.9	0.6	**0.9**	0.6	0.8	0.9	**0.9**	**0.5**

Standard Report

Location: Jenkins x Okeechobee PM
Unit ID: 4
Study Date: Wednesday June 21, 2017
Interval: 15 minutes

Vehicles

	Southbound				Westbound				Northbound				Eastbound				Grand
	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	**Total**
16:00	57	31	11	**99**	6	210	35	**251**	45	19	3	**67**	20	180	30	**230**	**647**
16:15	62	34	12	**108**	3	208	35	**246**	37	24	3	**64**	33	182	30	**245**	**663**
16:30	50	32	10	**92**	8	240	28	**276**	35	23	0	**58**	36	228	52	**316**	**742**
16:45	68	37	7	**112**	4	213	38	**255**	46	19	4	**69**	31	200	34	**265**	**701**
Subtotal	**237**	**134**	**40**	**411**	**21**	**871**	**136**	**1028**	**163**	**85**	**10**	**258**	**120**	**790**	**146**	**1056**	2753
17:00	54	45	8	**107**	5	264	29	**298**	41	18	6	**65**	22	223	49	**294**	**764**
17:15	54	31	3	**88**	4	271	34	**309**	45	28	2	**75**	32	184	45	**261**	**733**
17:30	65	28	8	**101**	3	268	39	**310**	38	24	2	**64**	37	195	35	**267**	**742**
17:45	46	34	7	**87**	2	188	38	**228**	34	23	4	**61**	23	188	33	**244**	**620**
Subtotal	**219**	**138**	**26**	**383**	**14**	**991**	**140**	**1145**	**158**	**93**	**14**	**265**	**114**	**790**	**162**	**1066**	2859
18:00	0	0	0	**0**	1	13	2	**16**	0	0	2	**2**	2	11	16	**29**	**47**
Total	**456**	**272**	**66**	**794**	**36**	**1875**	**278**	**2189**	**321**	**178**	**26**	**525**	**236**	**1591**	**324**	**2151**	**5659**
Table %	8.1	4.8	1.2	**14.0**	0.6	33.1	4.9	**38.7**	5.7	3.1	0.5	**9.3**	4.2	28.1	5.7	**38.0**	**100.0**
Intersection %	8.1	4.8	1.2	**14.0**	0.6	33.1	4.9	**38.7**	5.7	3.1	0.5	**9.3**	4.2	28.1	5.7	**38.0**	**100.0**
Approach %	57.4	34.3	8.3	**100.0**	1.6	85.7	12.7	**100.0**	61.1	33.9	5.0	**100.0**	11.0	74.0	15.1	**100.0**	-
Total Approach %	57.4	34.3	8.3	**100.0**	1.6	85.7	12.7	**100.0**	61.1	33.9	5.0	**100.0**	11.0	74.0	15.1	**100.0**	-
Peak Hour	16:45	16:15	16:00	**16:15**	16:00	16:45	16:45	**16:45**	16:45	17:00	16:45	**16:45**	16:15	16:30	16:30	**16:30**	**16:30**
Peak Total	241	148	40	**419**	21	1016	140	**1172**	170	93	14	**273**	122	835	180	**1136**	**2940**
Peak Factor (PHF)	0.9	0.8	0.8	**0.9**	0.7	0.9	0.9	**0.9**	0.9	0.8	0.6	**0.9**	0.8	0.9	0.9	**0.9**	**0.5**

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

Districtwide Signal Retiming-St. Lucie County

FM 230017-3-32-01

Local Controller Settings

Okeechobee Road and Jenkins Road	Prepared By: ESJ	Date: 6/16/2008	Location: FP 4-05

FDOT DISTRICT 4 - CRITERIA

MIN GREEN (Through) = INITIAL + PASSAGE = 15 sec (may be reduced to 10 sec for low volume movements)

MIN GREEN (Left Turn) = INITIAL + PASSAGE = 10 sec

WALK (sec)	Coord Phase	Side Street	Ped Walk Speed (fps)
City of Fort Pierce	7	5	4.0 / 3.5
City of Port St. Lucie	7	7	3.5
St. Lucie County	7	7	3.5

Vehicle clearance intervals will not be programmed to be shorter than existing values.

Speed (mph)	Through Movement Yellow (sec)	Permissive Left Yellow (sec)	Protected Left Yellow (sec)	All Red (sec)
15	3.5	3.5	3.5	1.0
30	3.5	3.5	3.5	1.0
35	4.0	4.0	4.0	1.0
40	4.0	4.0	4.0	1.0
45	4.3	4.3	4.3	1.0
50	4.7	4.7	4.7	1.0
55	5.0	5.0	5.0	2.0
60	5.4	5.4	5.4	2.0
65	5.8	5.8	5.8	2.0

Ped Clearance: Ped Clear = D / Vp where: D = Ped Exposure Distance from Curb to Curb (ft); Vp = Pedestrian crossing speed (fps)

CALCULATIONS

North-South Roadway	Jenkins Road	East-West Roadway	Okeechobee Road

Walking Speed (fps)	Input	Yellow			Red
3.5	Approach Speed (mph)	Through Movement (sec)	Permissive Left (sec)	Protected Left (sec)	All Red (sec)
Walking Direction					
Northbound	45	4.3	4.3	4.3	1.0
Southbound	45	4.3	4.3	4.3	1.0
Eastbound	45	4.3	4.3	4.3	1.0
Westbound	45	4.3	4.3	4.3	1.0

Pedestrian Clearance Interval

Direction/ Crossing	Northbound East Approach	Southbound West Approach	Eastbound South Approach	Westbound North Approach
Distance (ft)	120	118	128	75
Ped Clearance (sec)	35	34	37	22

PROPOSED LOCAL CONTROLLER SETTINGS

MOVEMENT	1	2	3	4	5	6	7	8
DIRECTION	EBL	WB	SBL	NB	WBL	EB	NBL	SB
LEFT TURN PROT	Protected	Permissive	Protected	Permissive	Protected	Permissive	Protected	Permissive
INITIAL	7.0	12.0	6.0	11.0	7.0	12.0	6.0	11.0
PASSAGE	3.0	3.0	4.0	4.0	3.0	3.0	4.0	4.0
YELLOW	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3
RED CLEARANCE	2.0	2.0	2.5	2.5	2.0	2.0	2.5	2.5
MAX GREEN 1	20	60	30	40	20	60	25	40
MAX GREEN 2	25	60	30	45	25	60	25	45
WALK	0	7	0	5	0	7	0	5
PED CLEARANCE	0	37	0	35	0	37	0	34
MIN PHASE TIME	14	56	13	53	14	56	13	52

Tuffer Davis & Associates, Inc.

Intersection Timings FP4 Implemented

Working Spreadsheet- Coordinated and Time of Day Settings - SECONDS

Location: **Okeechobee Road at Jenkins Road**

	Day Plan	Plan Name	Start	End	Cycle No.	Splits/ Offset No.	Cycle Length	1 EBL	2 WB	3 SBL	4 NB	5 WBL	6 EB	7 NBL	8 SB	Offset
Weekday	1	Free	0:00	6:30												
	1	AM	6:30	9:00	1	1	120	19	54	27	20	15	58	22	25	26
	1	AM Off	9:00	11:00	1	2	120	17	62	21	20	15	64	19	22	60
	1	Midday	11:00	13:00	1	3	120	17	59	25	19	15	61	19	25	23
	1	PM Off	13:00	16:00	1	32	120	17	62	21	20	15	64	19	22	60
	1	PM	16:00	18:00	1	4	120	17	54	29	20	15	56	17	32	48
	1	Evening	18:00	20:00	2	2	120	17	62	21	20	15	64	19	22	60
	1	Free	20:00	0:00												
Weekend																
	2	Peak	11:00	16:00					Running Free							

Notes:

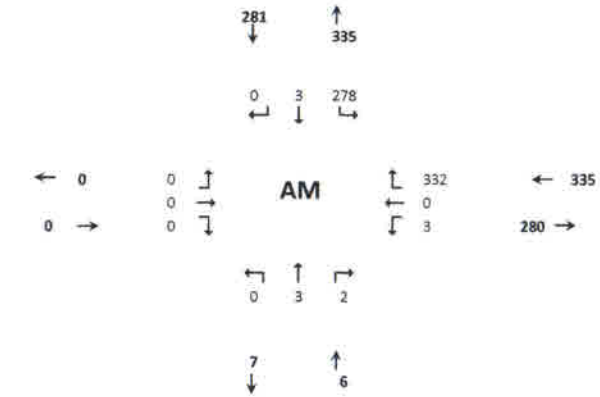
Yellow Light Timings (seconds)	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7
Red Light Timings (seconds)	2	2	2.5	2.5	2	2	2.5	2.5
Pedestrian Walk Times (seconds		7		5		7		5
Flash Don't Walk (seconds)		22		36		20		40

D10

TURNING MOVEMENT VOLUME COUNTS

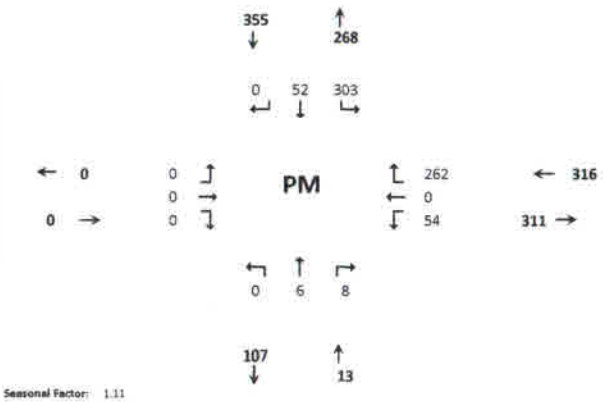
N/S STREET: Jenkins Rd **E/W STREET:** Edwards Rd **CONTROL:**
FILENAME: KOA Existing Counts
COUNT DATE: 6/15/2017 **DAY:** Thursday **CITY:** PSL **INTERSECTION:** 4
REPORT DATE: 6/15/2017 **ANALYSIS YEAR:** 2017

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	3	0	55	0	0	0	0	0	2	0	58	118	549
7:15-7:30	0	1	1	66	2	0	0	0	0	0	0	67	137	560
7:30-7:45	0	0	0	59	0	0	0	0	0	2	0	99	160	558
7:45-8:00	0	2	0	71	0	0	0	0	0	0	0	81	134	519
8:00-8:15	0	0	1	54	1	0	0	0	0	1	0	72	129	507
8:15-8:30	0	0	0	72	1	0	0	0	0	0	0	62	135	
8:30-8:45	0	0	0	69	1	0	0	0	0	1	0	50	121	
8:45-9:00	0	3	1	62	3	0	0	0	0	4	0	49	122	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	0	3	2	250	3	0	0	0	0	3	0	299	560	
Season Factor	0	3	2	278	3	0	0	0	0	3	0	332	622	
Growth	0	3	2	278	3	0	0	0	0	3	0	332	622	
In/Out			-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	0	3	2	278	3	0	0	0	0	3	0	332	622	



Seasonal Factor: 1.11
Trips in
Trips Out
Growth Rate: 1.000
Years Grown:

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	0	3	78	2	0	0	0	0	0	0	74	157	603
4:15-4:30	0	0	0	95	1	0	0	0	0	2	0	60	158	595
4:30-4:45	0	1	0	92	2	0	0	0	0	3	0	51	149	580
4:45-5:00	0	0	1	80	2	0	0	0	0	3	0	53	139	589
5:00-5:15	0	1	1	80	2	0	0	0	0	1	0	64	149	617
5:15-5:30	0	1	2	64	6	0	0	0	0	8	0	62	143	
5:30-5:45	0	0	1	70	16	0	0	0	0	20	0	51	158	
5:45-6:00	0	3	3	59	23	0	0	0	0	20	0	59	167	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	0	5	7	273	47	0	0	0	0	49	0	236	617	
Season Factor	0	6	8	303	52	0	0	0	0	54	0	262	685	
Growth	0	6	8	303	52	0	0	0	0	54	0	262	685	
In/Out	0	0	-	0	-	-	-	0	-	-	0	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	0	6	8	303	52	0	0	0	0	54	0	262	685	



Seasonal Factor: 1.11
Growth Rate: 1.000
Trips In:
Trips Out:
Years Grown:

HCS7 Two-Way Stop-Control Report

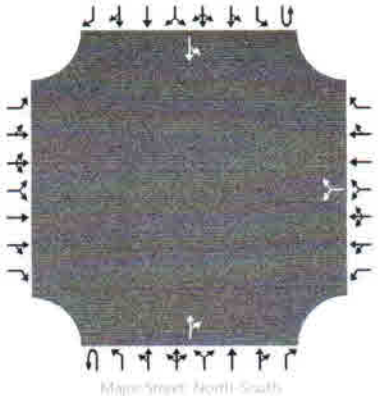
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	7/10/2017
Analysis Year	2017
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	KOA Campground - Existing

Site Information

Intersection	Jenkins Rd and Edwards Rd
Jurisdiction	St. Lucie County
East/West Street	Edwards Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						3		332			3	2		278	3	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							364							302		
Capacity, c (veh/h)							1059							1608		
v/c Ratio							0.34							0.19		
95% Queue Length, Q_{95} (veh)							1.5							0.7		
Control Delay (s/veh)							10.2							7.8		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						10.2								7.7		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

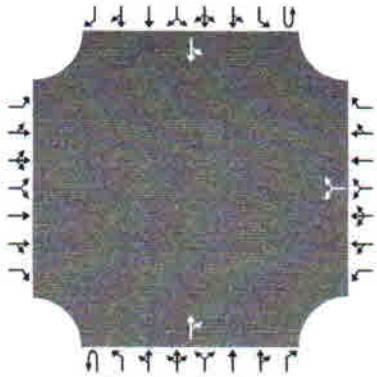
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	7/10/2017
Analysis Year	2017
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	KOA Campground - Existing

Site Information

Intersection	Jenkins Rd and Edwards Rd
Jurisdiction	St. Lucie County
East/West Street	Edwards Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						54		262			6	8		303	52	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							344							329		
Capacity, c (veh/h)							750							1593		
v/c Ratio							0.46							0.21		
95% Queue Length, Q_{95} (veh)							2.4							0.8		
Control Delay (s/veh)							13.8							7.8		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						13.8								6.9		
Approach LOS						B										

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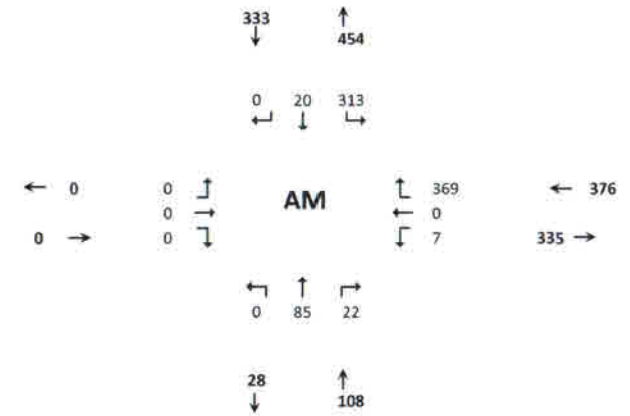
TURNING MOVEMENT VOLUME COUNTS

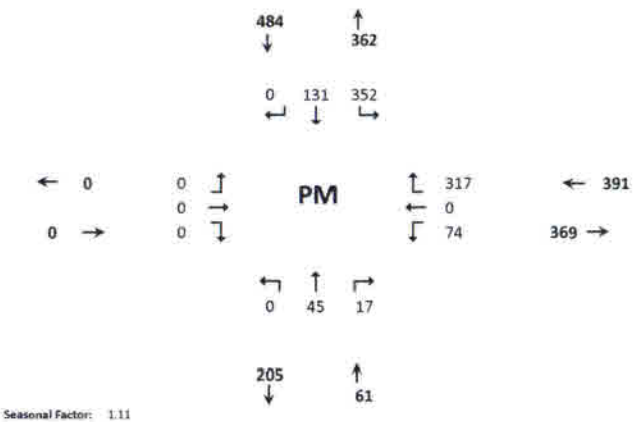
N/S STREET: Jenkins Rd. **E/W STREET:** Edwards Rd **CONTROL:**
FILENAME: KOA Existing Counts
COUNT DATE: 6/15/2017 **DAY:** Thursday **CITY:** PSL **INTERSECTION:** 4
REPORT DATE: 6/15/2017 **ANALYSIS YEAR:** 2017

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	3	0	55	0	0	0	0	0	2	0	58	118	549
7:15-7:30	0	1	1	66	2	0	0	0	0	0	0	67	137	560
7:30-7:45	0	0	0	59	0	0	0	0	0	2	0	99	160	558
7:45-8:00	0	2	0	71	0	0	0	0	0	0	0	61	134	519
8:00-8:15	0	0	1	54	1	0	0	0	0	1	0	72	129	507
8:15-8:30	0	0	0	72	1	0	0	0	0	0	0	62	135	
8:30-8:45	0	0	0	69	1	0	0	0	0	1	0	50	121	
8:45-9:00	0	3	1	62	3	0	0	0	0	4	0	49	122	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	0	3	2	250	3	0	0	0	0	3	0	299	560	
Season Factor	0	3	2	278	3	0	0	0	0	3	0	332	622	
Growth	0	3	2	279	3	0	0	0	0	3	0	334	625	
In/Out			-	Out	-	-	-		-	-		In	-	
Percentage	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	25%	0%	
PROJECT	0	0	0	8	0	0	0	0	0	0	0	5	0	
Mariner Cove	0	36	0	5	7	0	0	0	0	0	0	24		
39 Acre Residential	0	46	20	0	10	0	0	0	0	4	0	0		
Creekside	0	0	0	21	0	0	0	0	0	0	0	7		
Total	0	85	22	313	20	0	0	0	0	7	0	369	817	



Seasonal Factor: 1.11
Trips In: 18
Trips Out: 31
Growth Rate: 1.003
Years Grown: 2

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	0	3	78	2	0	0	0	0	0	0	74	157	603
4:15-4:30	0	0	0	95	1	0	0	0	0	2	0	60	158	595
4:30-4:45	0	1	0	92	2	0	0	0	0	3	0	51	149	580
4:45-5:00	0	0	1	80	2	0	0	0	0	3	0	53	139	589
5:00-5:15	0	1	1	80	2	0	0	0	0	1	0	64	149	617
5:15-5:30	0	1	2	64	6	0	0	0	0	8	0	62	143	
5:30-5:45	0	0	1	70	16	0	0	0	0	20	0	51	158	
5:45-6:00	0	3	3	59	23	0	0	0	0	20	0	59	167	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	0	5	7	273	47	0	0	0	0	49	0	236	617	
Season Factor	0	6	8	303	52	0	0	0	0	54	0	262	685	
Growth	0	6	8	305	52	0	0	0	0	55	0	264	689	
In/Out	0	0	-	Out	-	-	-	0	-	-	0	In	-	
Percentage	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	25%	0%	
Project	0	0	0	10	0	0	0	0	0	0	0	18	0	
Mariner Cove	0	17	0	23	34	0	0	0	0	0	0	11		
39 Acre Residential	0	22	9	0	45	0	0	0	0	19	0	0		
Creekside	0	0	0	15	0	0	0	0	0	0	0	25		
Total	0	45	17	352	131	0	0	0	0	74	0	317	936	



Seasonal Factor: 1.11
Growth Rate: 1.003
Trips In: 70
Trips Out: 38
Years Grown: 2

HCS7 Two-Way Stop-Control Report

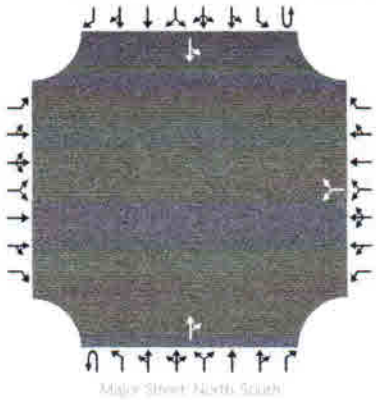
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	6/27/2017
Analysis Year	2019
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	KOA Campground - Buildout

Site Information

Intersection	Jenkins Rd and Edwards Rd
Jurisdiction	St. Lucie County
East/West Street	Edwards Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						7		369			85	22		313	20	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							395							329		
Capacity, c (veh/h)							913							1470		
v/c Ratio							0.43							0.22		
95% Queue Length, Q_{95} (veh)							2.2							0.9		
Control Delay (s/veh)							11.9							8.2		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						11.9								7.8		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

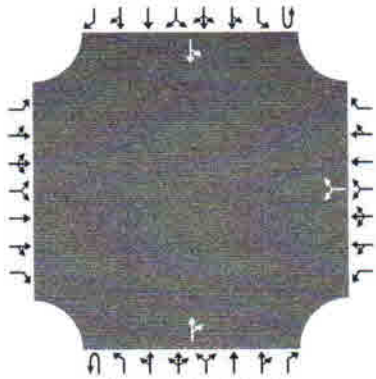
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	6/27/2017
Analysis Year	2019
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	KOA Campground - Buildout

Site Information

Intersection	Edwards Rd and Jenkins Rd
Jurisdiction	St. Lucie County
East/West Street	Edwards Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						74		317			45	17		352	131	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							412							371		
Capacity, c (veh/h)							603							1529		
v/c Ratio							0.68							0.24		
95% Queue Length, Q_{95} (veh)							5.3							1.0		
Control Delay (s/veh)							22.9							8.1		
Level of Service, LOS							C							A		
Approach Delay (s/veh)						22.9								6.5		
Approach LOS						C										

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Standard Report

Location: Edwards x Jenkins PM
Unit ID: 4
Study Date: Thursday June 15, 2017
Interval: 15 minutes

Vehicles

	Southbound				Westbound				Northbound				Eastbound				Grand
	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	**Total**
16:00	78	2	0	**80**	0	0	74	**74**	0	0	3	**3**	0	0	0	**0**	**157**
16:15	95	1	0	**96**	2	0	60	**62**	0	0	0	**0**	0	0	0	**0**	**158**
16:30	92	2	0	**94**	3	0	51	**54**	0	1	0	**1**	0	0	0	**0**	**149**
16:45	80	2	0	**82**	3	0	53	**56**	0	0	1	**1**	0	0	0	**0**	**139**
Subtotal	**345**	**7**	**0**	**352**	**8**	**0**	**238**	**246**	**0**	**1**	**4**	**5**	**0**	**0**	**0**	**0**	**603**
17:00	80	2	0	**82**	1	0	64	**65**	0	1	1	**2**	0	0	0	**0**	**149**
17:15	64	6	0	**70**	8	0	62	**70**	0	1	2	**3**	0	0	0	**0**	**143**
17:30	70	16	0	**86**	20	0	51	**71**	0	0	1	**1**	0	0	0	**0**	**158**
17:45	59	23	0	**82**	20	0	59	**79**	0	3	3	**6**	0	0	0	**0**	**167**
Subtotal	**273**	**47**	**0**	**320**	**49**	**0**	**236**	**285**	**0**	**5**	**7**	**12**	**0**	**0**	**0**	**0**	**617**
18:00	2	0	0	**2**	1	0	5	**6**	0	0	0	**0**	0	0	0	**0**	**8**
Total	**620**	**54**	**0**	**674**	**58**	**0**	**479**	**537**	**0**	**6**	**11**	**17**	**0**	**0**	**0**	**0**	**1228**
Table %	50.5	4.4	0.0	**54.9**	4.7	0.0	39.0	**43.7**	0.0	0.5	0.9	**1.4**	0.0	0.0	0.0	**0.0**	**100.0**
Intersection %	50.5	4.4	0.0	**54.9**	4.7	0.0	39.0	**43.7**	0.0	0.5	0.9	**1.4**	0.0	0.0	0.0	**0.0**	**100.0**
Approach %	92.0	8.0	0.0	**100.0**	10.8	0.0	89.2	**100.0**	0.0	35.3	64.7	**100.0**	0	0	0	**0**	-
Total Approach %	92.0	8.0	0.0	**100.0**	10.8	0.0	89.2	**100.0**	0.0	35.3	64.7	**100.0**	0	0	0	**0**	-
Peak Hour	16:15	17:00	-	**16:15**	17:00	-	16:00	**17:00**	-	17:00	17:00	**17:00**	-	-	-	-	**17:00**
Peak Total	347	47	0	**354**	49	0	238	**285**	0	5	7	**12**	0	0	0	**0**	**617**
Peak Factor (PHF)	0.9	0.5	-	**0.9**	0.6	-	0.8	**0.9**	-	0.4	0.6	**0.5**	-	-	-	-	**0.5**

Standard Report

Location: Edwards x Jenkins AM
Unit ID: 4
Study Date: Thursday June 15, 2017
Interval: 15 minutes

Vehicles

	Southbound				Westbound				Northbound				Eastbound				Grand
	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	**Total**
07:00	55	0	0	**55**	2	0	58	**60**	0	3	0	**3**	0	0	0	**0**	**118**
07:15	66	2	0	**68**	0	0	67	**67**	0	1	1	**2**	0	0	0	**0**	**137**
07:30	59	0	0	**59**	2	0	99	**101**	0	0	0	**0**	0	0	0	**0**	**160**
07:45	71	0	0	**71**	0	0	61	**61**	0	2	0	**2**	0	0	0	**0**	**134**
Subtotal	**251**	**2**	**0**	**253**	**4**	**0**	**285**	**289**	**0**	**6**	**1**	**7**	**0**	**0**	**0**	**0**	**549**
08:00	54	1	0	**55**	1	0	72	**73**	0	0	1	**1**	0	0	0	**0**	**129**
08:15	72	1	0	**73**	0	0	62	**62**	0	0	0	**0**	0	0	1	**1**	**136**
08:30	69	1	0	**70**	1	0	50	**51**	0	0	0	**0**	0	0	0	**0**	**121**
08:45	62	3	0	**65**	4	0	49	**53**	0	3	1	**4**	0	0	0	**0**	**122**
Subtotal	**257**	**6**	**0**	**263**	**6**	**0**	**233**	**239**	**0**	**3**	**2**	**5**	**0**	**0**	**1**	**1**	**508**
Total	**508**	**8**	**0**	**516**	**10**	**0**	**518**	**528**	**0**	**9**	**3**	**12**	**0**	**0**	**1**	**1**	**1057**
Table %	48.1	0.8	0.0	**48.8**	0.9	0.0	49.0	**50.0**	0.0	0.9	0.3	**1.1**	0.0	0.0	0.1	**0.1**	**100.0**
Intersection %	48.1	0.8	0.0	**48.8**	0.9	0.0	49.0	**50.0**	0.0	0.9	0.3	**1.1**	0.0	0.0	0.1	**0.1**	**100.0**
Approach %	98.4	1.6	0.0	**100.0**	1.9	0.0	98.1	**100.0**	0.0	75.0	25.0	**100.0**	0.0	0.0	100.0	**100.0**	-
Total Approach %	98.4	1.6	0.0	**100.0**	1.9	0.0	98.1	**100.0**	0.0	75.0	25.0	**100.0**	0.0	0.0	100.0	**100.0**	-
Peak Hour	07:45	08:00	-	**07:45**	08:00	-	07:15	**07:15**	-	07:00	07:15	**07:00**	-	-	07:30	**07:30**	**07:15**
Peak Total	266	6	0	**269**	6	0	299	**302**	0	6	2	**7**	0	0	1	**1**	**560**
Peak Factor (PHF)	0.9	0.5	-	**0.9**	0.4	-	0.8	**0.7**	-	0.5	0.5	**0.6**	-	-	0.3	**0.3**	**0.6**

APPENDIX E

Driveway Analysis Data

HCS7 Two-Way Stop-Control Report

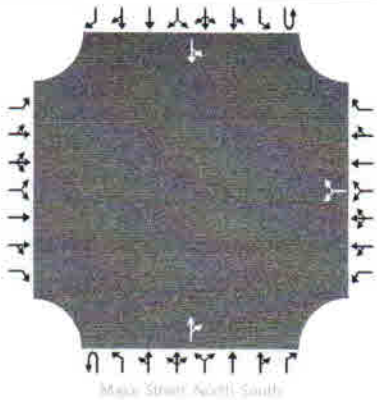
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	6/28/2017
Analysis Year	2017
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	KOA Campground Alternative Driveway Option

Site Information

Intersection	Driveway and Jenkins Rd
Jurisdiction	St. Lucie County
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Main Street North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						8		23			439	5		13	331	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized			No				No				No				No	
Median Type/Storage				Undivided												

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							32							14		
Capacity, c (veh/h)							496							1088		
v/c Ratio							0.06							0.01		
95% Queue Length, Q_{95} (veh)							0.2							0.0		
Control Delay (s/veh)							12.8							8.4		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						12.8								0.5		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

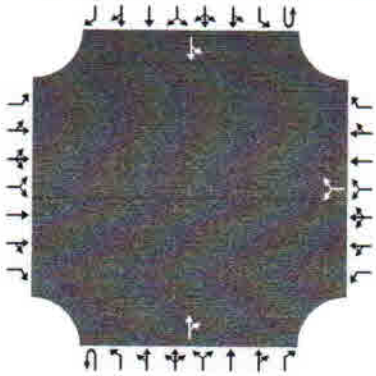
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	6/28/2017
Analysis Year	2017
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	KOA Campground Alternative Driveway Option

Site Information

Intersection	Driveway and Jenkins Rd
Jurisdiction	St. Lucie County
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						9		29			350	17		53	438	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							40							56		
Capacity, c (veh/h)							504							1166		
v/c Ratio							0.08							0.05		
95% Queue Length, Q_{95} (veh)							0.3							0.2		
Control Delay (s/veh)							12.8							8.2		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						12.8								1.4		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

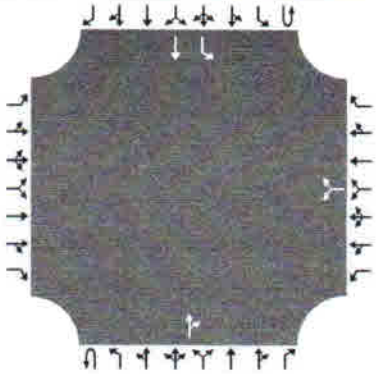
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	6/28/2017
Analysis Year	2017
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	KOA Campground Driveway

Site Information

Intersection	Driveway & Jenkins Rd
Jurisdiction	St. Lucie County
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume, V (veh/h)						8		23			439	5		13	331	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							32							14		
Capacity, c (veh/h)							496							1088		
v/c Ratio							0.06							0.01		
95% Queue Length, Q_{95} (veh)							0.2							0.0		
Control Delay (s/veh)							12.8							8.4		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						12.8								0.3		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

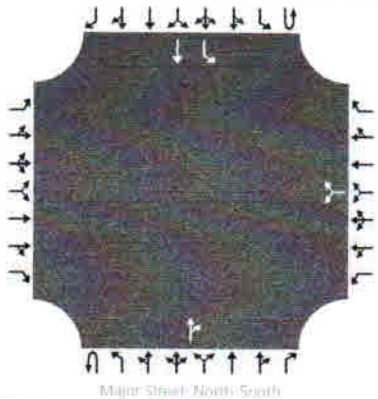
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	6/28/2017
Analysis Year	2017
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	KOA Campground Driveway

Site Information

Intersection	Driveway & Jenkins Rd
Jurisdiction	St. Lucie County
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume, V (veh/h)						9		29			350	17		53	438	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

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Flow Rate, v (veh/h)							40							56		
Capacity, c (veh/h)							504							1166		
v/c Ratio							0.08							0.05		
95% Queue Length, Q_{95} (veh)							0.3							0.2		
Control Delay (s/veh)							12.8							8.2		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						12.8								0.9		
Approach LOS						B										

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EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

KOA - FORT PIERCE

Environmental Assessment

Prepared For:
Lucido & Associates, Inc.

Prepared By:
EW Consultants, Inc.

July 2017
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1000 SE Monterey Commons Boulevard, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com

I. INTRODUCTION -

This Environmental Assessment documents and summarizes the various natural resources and man-made alterations present on a property referred to as the KOA Fort Pierce site. The project site, as shown on Figure 1 in Appendix A, is ±56.1 acres, and is located at the northeast corner of South Jenkins Road and Edwards Road, east of I-95, and south of Okeechobee Road (S.R. 70). It lies within Section 30, Township 35 South, Range 40 East in the City of Fort Pierce, St. Lucie County, Florida (see Figure 2, USGS Quadrangle Map in Appendix A).

II. GENERAL PROPERTY DESCRIPTION –

The property is bounded to the north by the North Saint Lucie River Water Control District's (NSLWCD) Canal Number 39 and residential development, to the east by residential development and McNeil Road, to the south by residential development and Edwards Road, and to the west by Jenkins Road (please refer to Figure 3, 2016 Aerial Photograph, in Appendix A for surrounding conditions). The property is undeveloped and forested, and is comprised of a combination of native and exotic vegetation habitat types with man-made surface water areas. Detailed discussions of land cover types are described in subsequent sections of this report.

III. SOIL TYPES –

A Soils Report generated by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. The soils report identifies mainly sand-based and loamy soils throughout the project site, all of which are considered poorly drained.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities.

There are several different FLUCCS upland classifications currently present on the site based on fieldwork conducted by EW Consultants, Inc. in July, 2017. They include: Pine Flatwoods (411); Brazilian Pepper (422); Upland Scrub, Pine and Hardwoods (436); Lakes Less than 10 Acres (524), and; Disturbed Lands (740). A land cover map of the observed vegetative community types

is included as Figure 4 in the Appendix A of this report. The land cover types observed on the property are described as follows:

Upland Inventory

411 Pine Flatwoods

This is a sub-category of the FLUCCS Upland Forests classification and includes areas where the tree canopy is dominated by slash pines. The pine flatwood upland habitat is generally found in the eastern half of the property. This area is in good ecological condition with minimal impacts from man-made alterations or exotic vegetation. Some portions of the edges of this upland habitat, especially along McNeil and Edwards roads, contain limited exotic vegetation. Native slash pine, saw palmetto, and gallberry are the dominant plants species within this land cover category. Listed species such as gopher tortoises typically use pine flatwoods for burrowing and foraging. Their presence has been confirmed within this habitat based on the July, 2017 site investigation.

436 Upland Scrub, Pine and Hardwoods

This native upland forest classification includes areas where the tree canopy is generally an even mix of laurel and live oaks, as well as slash pines. It typically occurs in areas that have been previously cleared and have regenerated naturally. Other native plant species observed within the 436 area include cabbage palm, myrsine, wild coffee, saw palmetto, grapevine, and smilax vine. Exotic species include Brazilian pepper, climbing fern, guava, and earleaf acacia. This upland habitat type is located in the central portion of the property, adjacent to and west of the pine flatwoods habitat community, and east of the Brazilian pepper area. The 436 area can be described as a naturally regenerating area with intermediate stages of succession. Although signs of stress from human activities and cover of invasive exotics are currently low, it is apparent that the ecological development within this area is influenced by adjacent exotic vegetation to the west, historic land uses, and current anthropogenic influences including a network of active off-road vehicle trails. Listed species such as gopher tortoises typically use pine flatwoods for burrowing and foraging. Their presence has been confirmed within this habitat based on the July 2017 site investigation. This land cover category also includes portions of a remnant ditch system which appears to be frequently used by off-road vehicles.

422 Brazilian Pepper

Thickets of the exotic Brazilian pepper tree exist within the southwestern and northern portions of the property. These trees typically dominate a landscape and prevent desirable native plant species from establishing. This land cover type provides minimal wildlife habitat, although the state listed gopher tortoise may use the trees' root system for burrowing. No such burrows were identified within the Brazilian pepper area during the July 2017 site investigation. This land cover category also includes portions of a remnant ditch system which appears to be used by off-road vehicles.

740 Disturbed Lands

The northwest portion of the property includes scattered native trees such as slash pines, laurel oaks, and cabbage palms along with exotic Brazilian pepper, lygodium, lead tree, guava, and earleaf acacia. This area has been categorized as disturbed due to the significant percent cover of exotics and the absence of intact native upland habitat.

Other Surface Waters

524 Lakes Less than 10 Acres

Two man-made ponds occur on the property; one located in the northern portion and the other within the southern portion of the project site. Both ponds are in poor ecological condition and offer minimal foraging opportunities for wildlife.

The northern pond is adjacent to a berm that is associated with the NSLWCD canal that extends along the northern property boundary. Vegetation within and around this pond includes exotic Brazilian pepper along most of its outer perimeter with exotic primrose willow growing within the more central portions of the pond.

The southern pond also has a berm along a portion of its perimeter which is likely composed of excavated soil from the pond. Vegetation within and around this pond is dominated by exotic Brazilian pepper and exotic primrose willow.

V. WILDLIFE AND LISTED SPECIES EVALUATION -

Preliminary field observations made during the July, 2017 site visit indicate that the property hosts a variety of wildlife species. The table below lists the species that were directly observed, or evidence of their presence was noted through indirect means, such as scat, tracks, or burrows. In general, the western third to half of the property is dominated by non-native invasive trees with poor suitability for wildlife except for feral hogs (also exotic). The pine flatwoods and upland forest host a number of hunting stations. The upland scrub, pine and hardwood area includes a network of well-established paths indicating that off-road trucks and ATV's traverse the site through such trails and shallow ditches on a regular basis. Given the anthropogenic disturbances and its setting within a suburban landscape, the site does not provide the habitat suitable to host a large variety of listed species. Below is a table of observed listed and non-listed wildlife on-site:

Common Name	Scientific Name	On-Site Locations	Status	Occurrence
Raccoon	*Procyon lotor*	Throughout site	Not listed	Directly observed
Hog	*Sus scrofa*	Throughout site	Not listed	Directly observed
Black Racer	*Coluber constrictor*	Throughout site	Not listed	Directly observed
Cattle Egret	*Bubulcus ibis*	In/around ditches and in open areas	Not listed	Directly observed
Mourning Dove	*Zanaida macroura*	Throughout site	Not listed	Directly observed
Northern Mockingbird	*Mimus polyglottus*	Throughout site	Not listed	Directly observed
Northern Cardinal	*Cardinalis cardinalis*	Pine flatwoods and mixed forest	Not listed	Directly observed
Blue Jay	*Cyanocitta cristata*	Throughout site	Not listed	Directly observed
Red-Shouldered Hawk	*Buteo jamiacensis*	Throughout site	Not listed	Directly observed
Black Vulture	*Coragyps atratus*	Throughout site	Not listed	Directly observed
Turkey Vulture	*Cathartes aura*	Throughout site	Not listed	Directly observed
Gopher Tortoise	*Gopherus polyphemus*	Pine flatwoods and mixed forest	Threatened – State	Indirectly observed (burrows)

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

While their presence was not detected either directly or indirectly, a number of other species may occur due to the site's habitats. In particular, the pine flatwoods, upland hardwood forest, ponds, and ditches may provide habitat and foraging opportunities for a number of listed species, which are outlined in the below table.

Common Name	Latin Name	Likely Location	Legal Status	Occurrence
Roseate Spoonbill	*Ajaia ajaja*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Reddish Egret	*Egretta rufescens*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Little Blue Heron	*Egretta caerulea*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Tricolored Heron	*Egretta tricolor*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Wood Stork	*Mycteria amricana*	In/around ditches and ponds	Threatened – State and Federal	Not directly observed, but suitable habitat is present
Florida Sandhill Crane	*Grus canadensis pratensis*	In/around northern pond and open areas	Threatened - State	Not directly observed, but suitable habitat is present
Sherman's Fox Squirrel	*Sciurus niger shermani*	In upland forests with mature pines	Species of Special Concern - State	Not directly observed, but suitable habitat is present
Eastern Indigo Snake	*Drymarchon corais couperi*	In pine flatwoods; gopher tortoise commensal	Threatened – State and Federal	Not directly observed, but suitable habitat is present
American Alligator	*Alligator mississippiensis*	In ditches and ponds	State and Federal – Threatened (similarity of appearance to American crocodile)	Not directly observed, but suitable habitat is present

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

The confirmed presence of potentially occupied gopher tortoise burrows represents the only listed species identified on-site during the July 2017 site visit. Gopher tortoises are listed as a state-designated threatened species and are protected by state law, Chapter 68A-27, Florida Administrative Code. Within 90 days prior to any clearing activities, a complete gopher tortoise survey covering 100% of those area slated for clearing on-site must be conducted. If impacts to gopher tortoise burrows as a result of land alterations cannot be avoided, a permit must be obtained from Florida Fish and Wildlife Conservation Commission (FFWCC) to relocate gopher tortoises to a permitted recipient site.

The FFWCC's database was searched in order to identify wading bird colonies near the project site. The foraging range for the state and federally-listed listed wood stork is 18.6 miles. Since several wading bird colonies exist within that distance of the project site (mainly along the Indian River Lagoon), it would be considered within the wood stork's foraging range (see Figure 5 in Appendix A).

Although the bald eagle has been de-listed, the birds and their nests are still protected under the federal Bald and Golden Eagle Protection Act. Although no such nests or individuals were observed during the site visit, this area of St. Lucie County contains sufficient mature pine trees and waterways to support bald eagle populations. This is evident by Figure 6 in Appendix A, which shows the recorded eagle nest locations within 10 miles of the project site. The closest recorded nest is SL006 just east of I-95 by the Wal-Mart Distribution center, approximately a mile from the project site.

Three listed plant species, the common wild-pine (*Tillandsia fasciculate*), the reflexed wild-pine (*Tillandsia balbisiana*), and the giant wild-pine (*Tillandsia urticulata*) were observed throughout the property. Common wild-pine and giant wild-pine are listed as endangered and reflexed wild-pine is listed as threatened by the Florida Department of Agriculture and Consumer Services (FDACS); none are federally listed. FDACS' listed plant species are considered the property of the landowner, and as such, the landowner has the ability to remove or relocate the listed plant species without authorization from the State. State law prohibits the sale of regulated plants. No federally listed plants were observed on-site.

APPENDIX A

Figure 1: Location Map

Figure 2: USGS Quadrangle Map

Figure 3: 2016 Aerial Photograph

Figure 4: FLUCCS MAP

Figure 5: Wading Bird Colonies

Figure 6: Bald Eagle Nests

LEGEND

▨ - SITE (56.1+/- AC)

0 2,000 Feet

N

KOA FORT PIERCE
LOCATION MAP

EW CONSULTANTS, INC.

EW Consultants, Inc.

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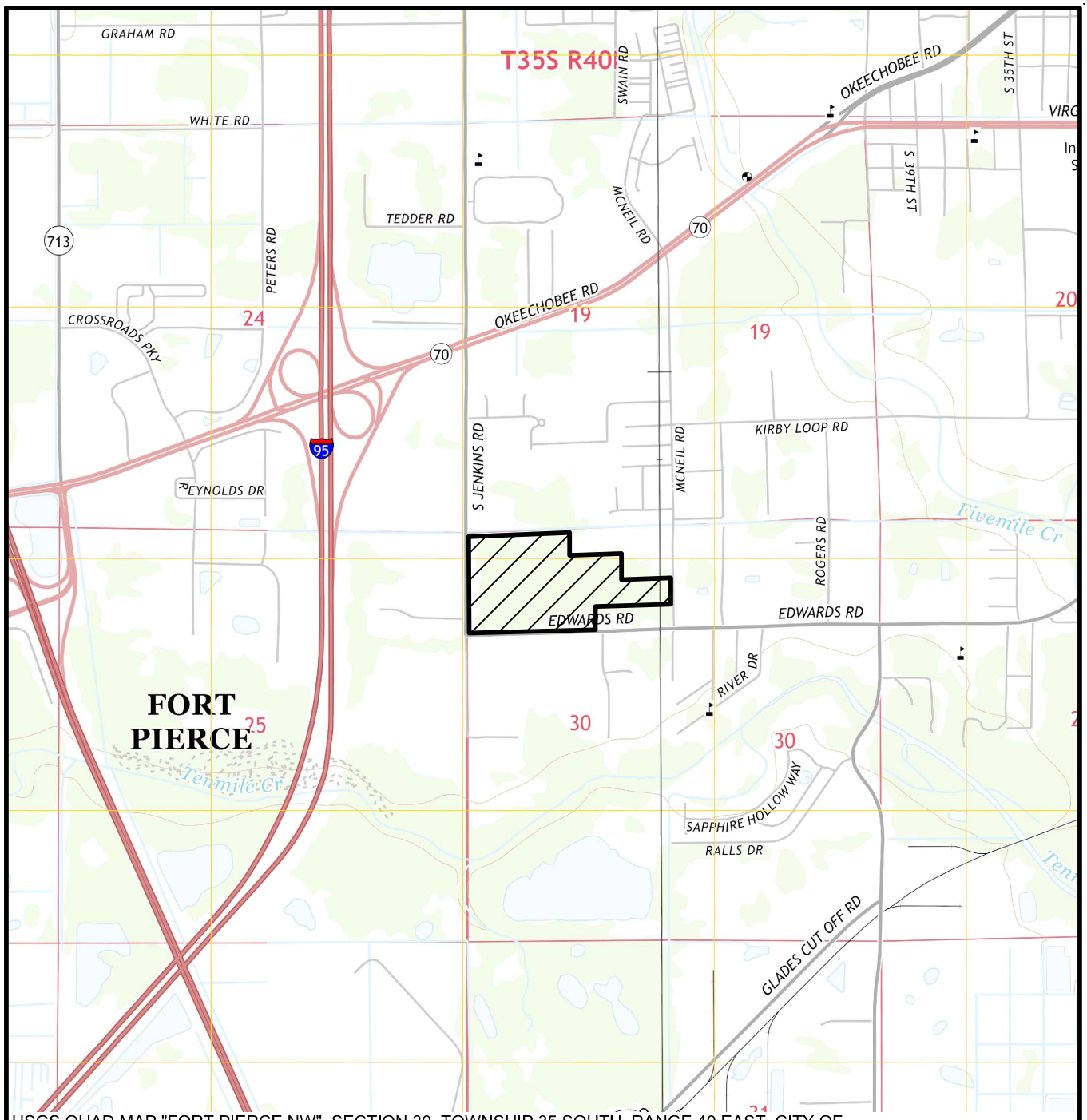
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

JULY 2017

FIGURE

1



USGS QUAD MAP "FORT PIERCE NW", SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA LATITUDE 27°24'32" LONGITUDE -80°22'47"

LEGEND

▨ - SITE (56.1± AC)

0 2000

SCALE IN FEET

KOA FORT PIERCE

QUAD MAP

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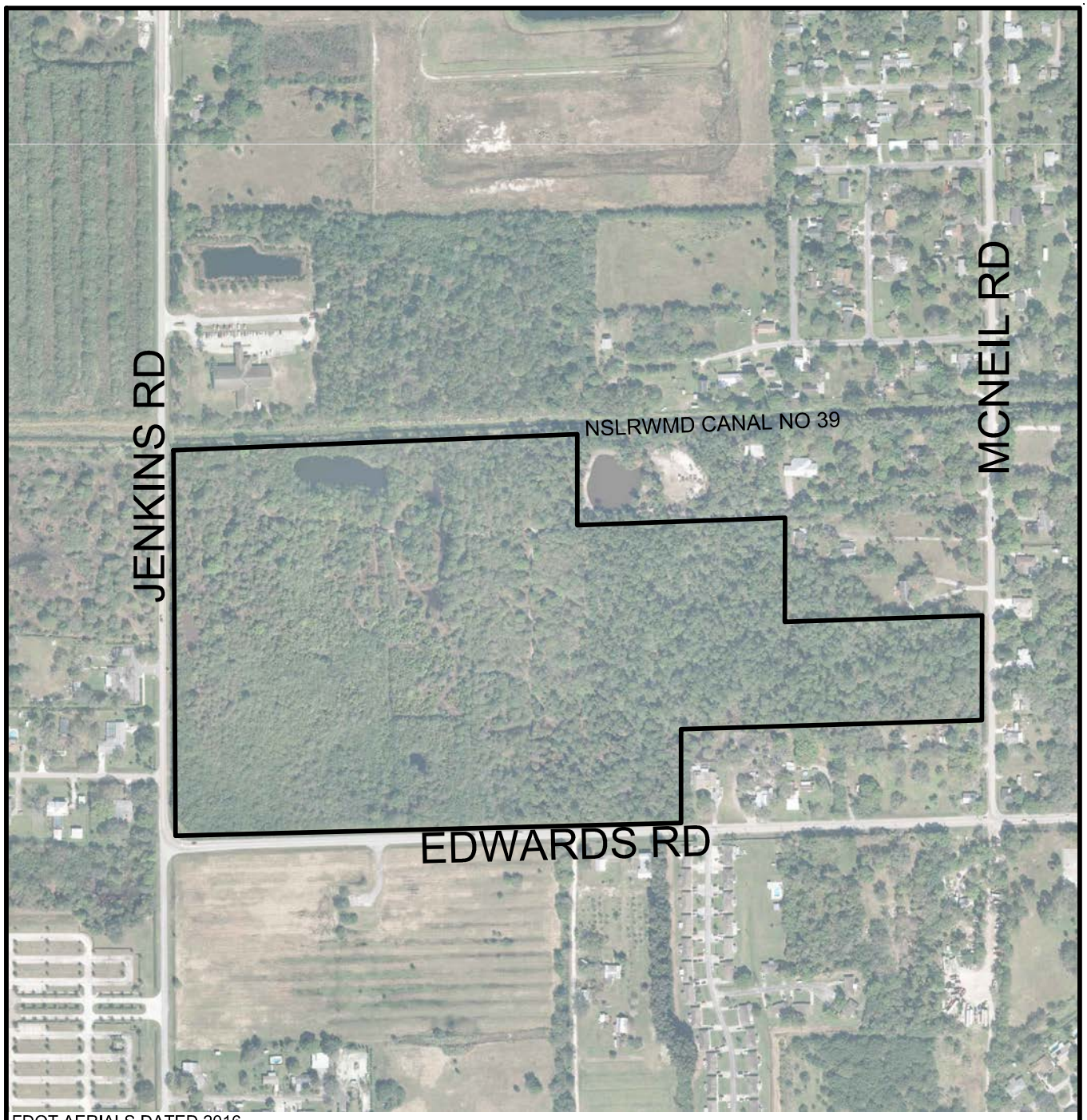
JULY 2017

FIGURE

2

Fort Pierce KOA.dwg QUAD



FDOT AERIALS DATED 2016

0 500
SCALE IN FEET

KOA FORT PIERCE
AERIAL

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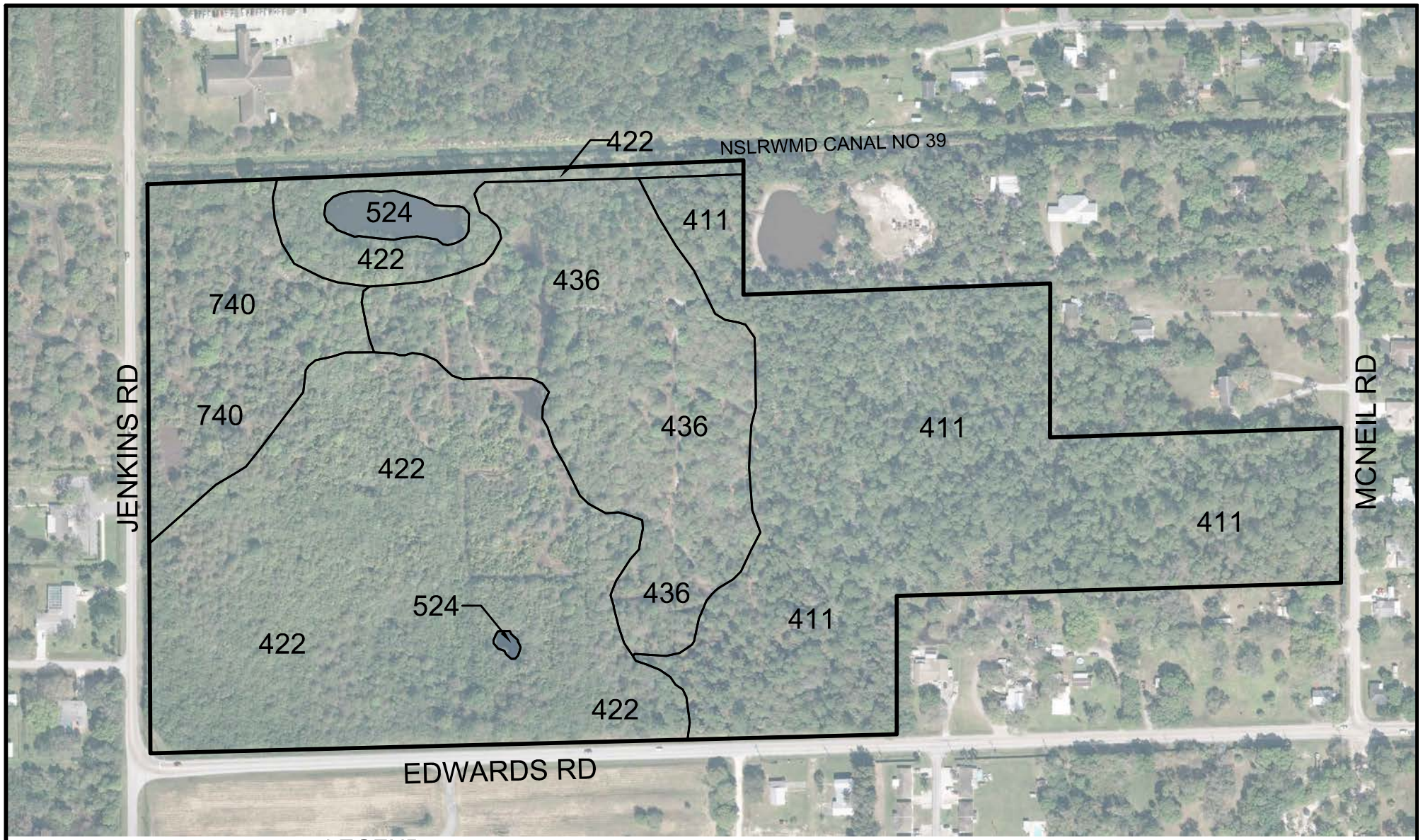
JULY 2017

FIGURE
3

Fort Pierce KOA.dwg AERIAL



FDOT AERIALS DATED 2016

LEGEND

411 - PINE FLATWOODS (19.7± AC)
422 - BRAZILIAN PEPPER (19.9± AC)
436 - UPLAND SCRUB, PINE & HARDWOODS (10.4± AC)
524 - LAKES LESS THAN 10 ACRES (0.7± AC)
740 - DISTURBED LANDS (5.4± AC)
TOTAL SITE (56.1± AC)

KOA FORT PIERCE FLUCCS MAP

EW CONSULTANTS, INC.
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STUART, FL. 34996
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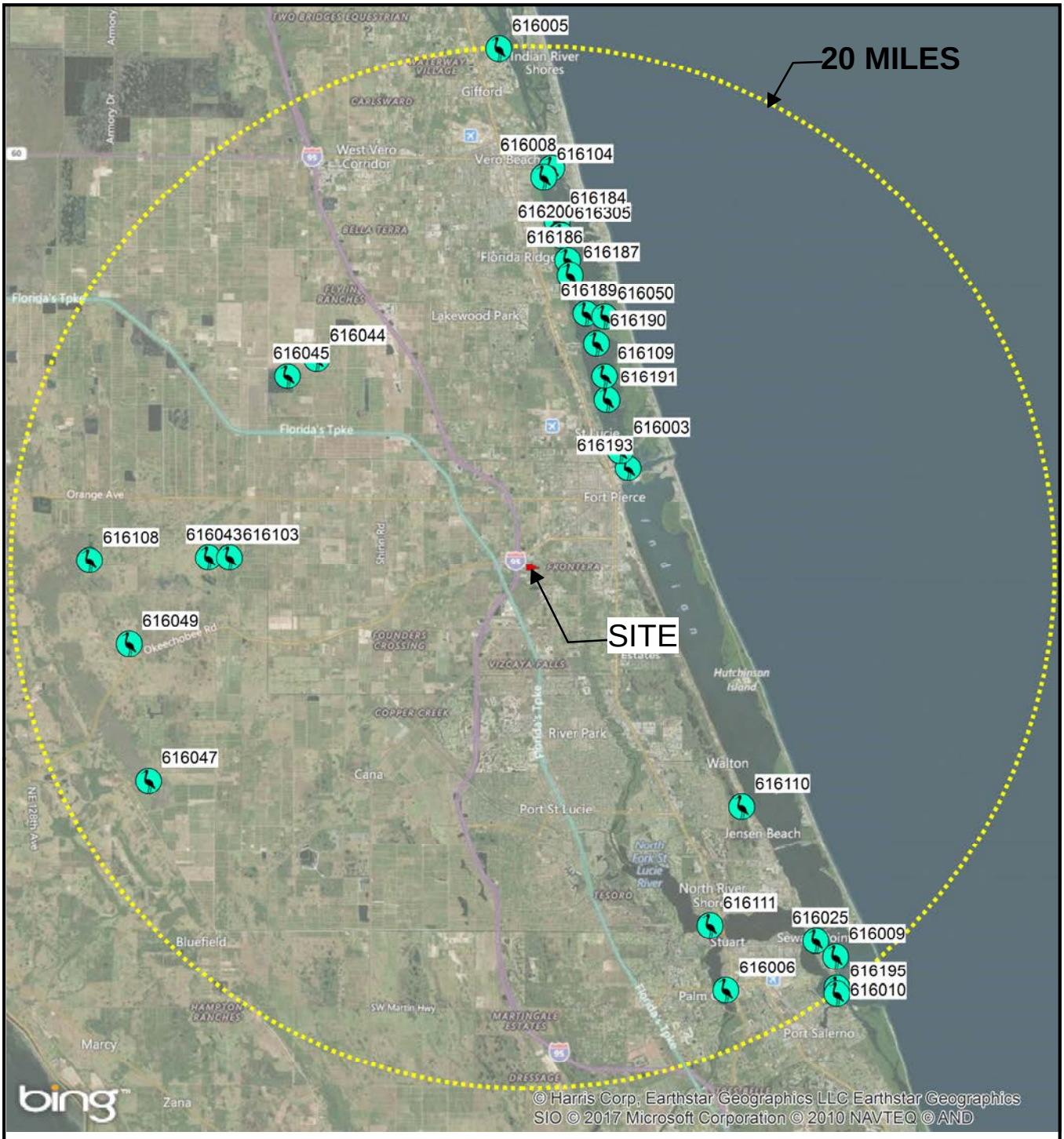
JULY 2017

FIGURE 4

Fort Pierce KOA.dwg FLUCCS



LEGEND

FFWCC 1999 WOODSTORK NESTING COLONIES & WADING BIRD ROOKERY

0 7 Miles

N

KOA FORT PIERCE

FFWCC WADING BIRD COLONIES DATABASE

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Stuart, FL 34996
772-287-8771 Fax 772-287-2988
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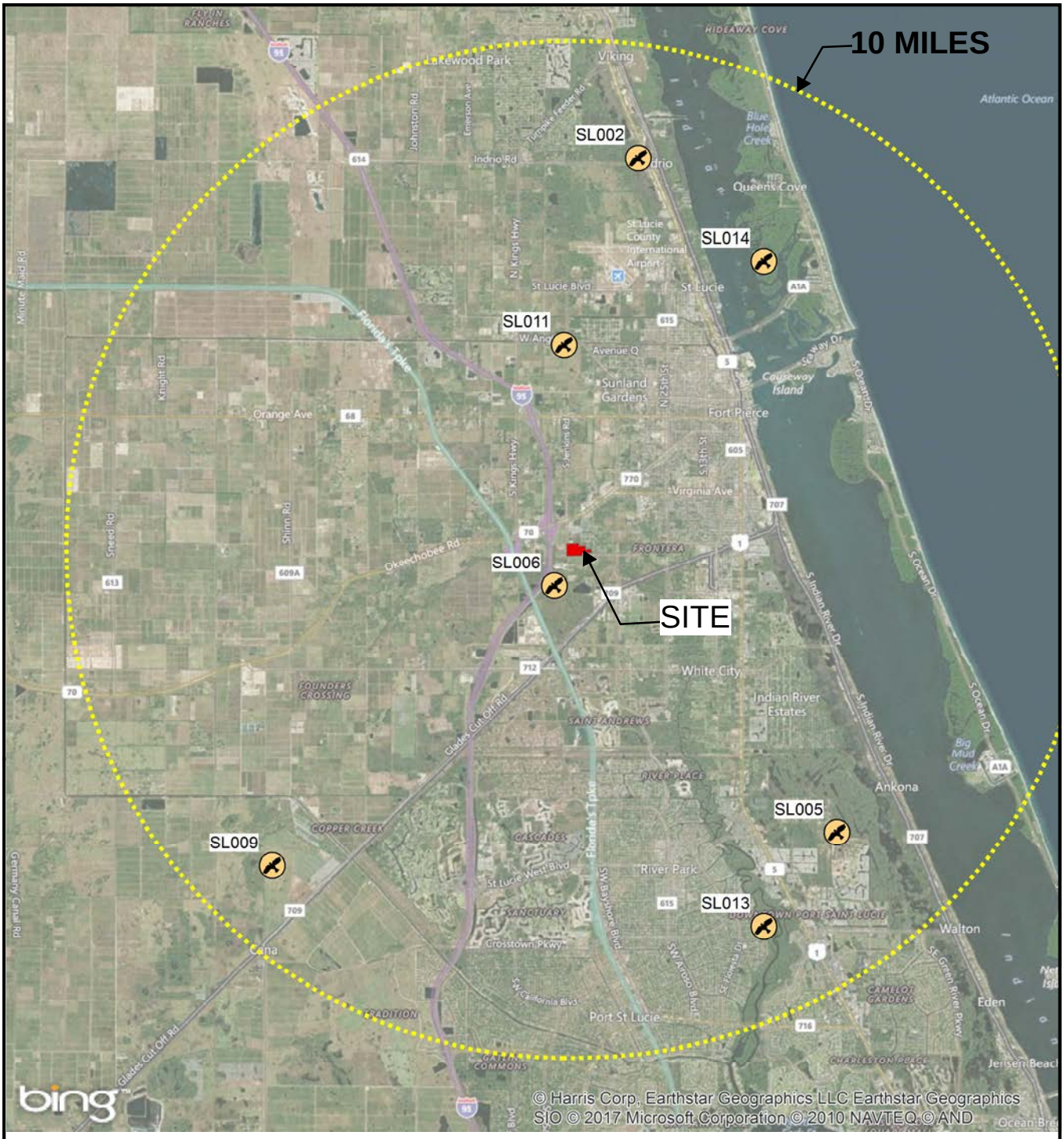
JULY 2017

FIGURE

5



0 3 Miles

N

LEGEND

FFWCC EAGLE NESTING 2015

KOA FORT PIERCE
EAGLE NESTING

EW CONSULTANTS, INC.

EW Consultants, Inc.

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JULY 2017

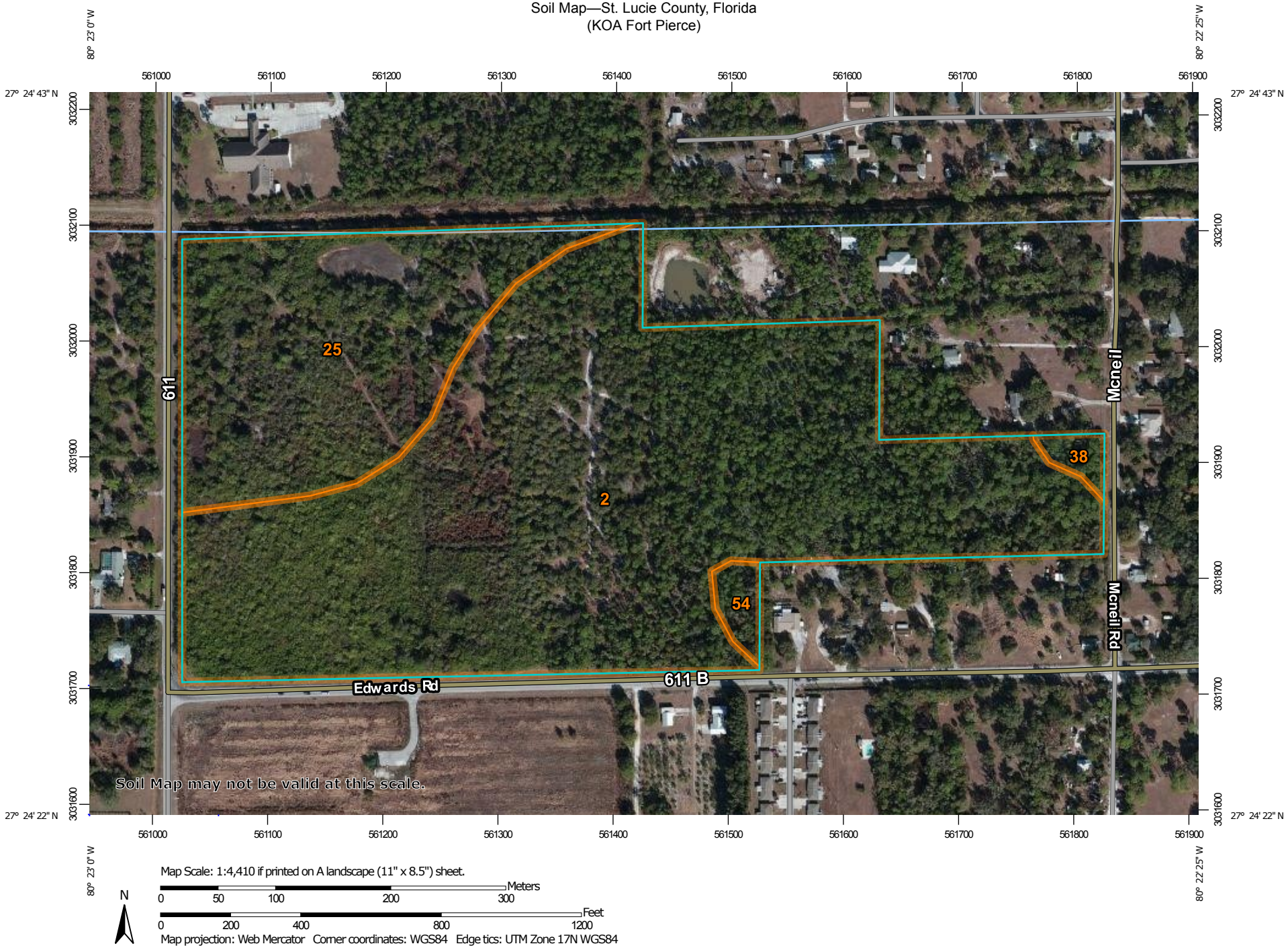
FIGURE

6

APPENDIX B

USDA Soils Report

Soil Map—St. Lucie County, Florida
(KOA Fort Pierce)



Map Scale: 1:4,410 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 9, Sep 16, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 15, 2010—Mar 13, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

St. Lucie County, Florida (FL111)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
2	Ankona and Farmton sands	40.9	73.0%
25	Nettles and Oldsmar sands	14.0	24.9%
38	Riviera fine sand, 0 to 2 percent slopes	0.5	0.9%
54	Winder sand, depressional	0.7	1.2%
Totals for Area of Interest		**56.1**	**100.0%**

Treasure Coast Newspapers | TCPALM

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

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

Customer	Ad Number	Copyline	PO #
463454 - CITY OF FORT PIERCE (LEGALS)	1927149	PUBLIC NOTICE CITY OF FORT PIERCE NO	

Pub Dates
February 17, 2018

Sworn to and subscribed before me this day of, February 19, 2018, 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.

Domestic

HENRY MUSTIPHER,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

To: HENRY MUSTIPHER
Address: UNKNOWN

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on GRETA MUSTIPHER whose address is 4486 35th Avenue, Vero Beach, Florida 32967 on for before March 19, 2018, and file the original with the clerk of this Court at 2000 16th Street, Vero Beach, Florida 32960, before service on Petitioner or immediately thereafter. If you fail to do so, by default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of the Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated February 13, 2018

CLERK OF THE CIRCUIT COURT
By: /s/
Deputy Clerk
Pub: February 17, 24 and March 3, 10, 2018
TCN 1925797

Legal Notices

**IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, IN AND FOR INDIAN RIVER COUNTY, FLORIDA
CIVIL DIVISION**

Case Number:2017-CA-00810

REAL GILBERT, LLC,
Plaintiff,
v.
HOPE PROPERTIES, LLC, a dissolved Florida limited liability company. and any UNKOWN DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR ANY OTHER PARTIES,
Defendants.

AMENDED NOTICE OF ACTION

TO: HOPE PROPERTIES, LLC, a dissolved Florida limited liability company, **LAST KNOWN ADDRESS IS:**

**Hope Properties, LLC
a dissolved Florida limited liability company,
3877 Jupiter Blvd SE
Palm Bay, FL 32909**

YOUR ARE NOTIFIED that an action to quiet title to the following described real property in Indian River County, Florida:

Legal Description: Lots 1, 2, 3, 4, and 5, Block 18, Town of Fellsmere, according to the plat thereof recorded in Plat Book 2, Pages 3 and 4, Public Records of St. Lucie County, Florida, now lying and being in Indian River County, Florida.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to Steven Lulich, Esquire 1069 Main Street, Sebastian, FL 32958, which date is: **January 22, 2018** and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

The action was instituted in the Nineteenth Judicial Circuit for Indian River County in the State of Florida and is styled as follows: REAL GILBERT, LLC, Plaintiffs, v. HOPE PROPERTIES, LLC, a dissolved Florida limited liability company, and any UNKOWN DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR ANY OTHER PARTIES, Defendants.

Dated on February 8, 2018.

Clerk of the Court
By:
As Deputy Clerk
Pub: February 10, 17, 24, March 3, 2018
TCN 1920882

Notice

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR INDIAN RIVER COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION
CASE NO. 2017 CA 000876

PABLO ROSADO and MARIE MARTINEZ,
Plaintiffs,
-vs-
ENRIQUE DEJESUS, individually, and as Trustee under 8075 102nd Land Trust, LISA MARIE SIERRA, and all parties claiming an interest by and through the above-named defendants,
Defendants.

NOTICE OF ACTION

TO: ENRIQUE DEJESUS, individually
Address Unknown

LISA MARIE SIERRA
2340 Underwood Avenue
St. Cloud, Florida 34771

ENRIQUE DEJESUS, as trustee under 8075 102nd Land Trust
Address Unknown

and all parties having or claiming to have any right, title or interest in the property described herein and all parties claiming interests by, through, under or against any of the above-named defendants.

YOU ARE HEREBY NOTIFIED that an action has been commenced against you to quiet title on real property, lying and being and situated in INDIAN RIVER County, Florida, which is more particularly described as follows:

Lot 2, BLOCK "A", VERO LAKE ESTATES UNIT "Q", according to the Plat thereof, recorded in Plat Book 6, Page 40, of the Public Records of Indian River County, Florida.

**Folio Number: 31383300007001000002.0
Street Address: 8075 102nd Avenue, Vero Beach, Florida 32967
hereinafter "the property"**

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon Plaintiffs' Attorney, Burke L. Randa, P.A. At 37 North Orange Avenue, Suite 500, Orlando, FL 32801 within thirty days after the first publication of this notice, or February 12, 2018 and to file the original with the Clerk of the Court either before service on the Plaintiff's attorney or immediately thereafter otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on the 27th day of December, 2017.

JEFFREY R SMITH
As Clerk of the Court

By
A Deputy Clerk
Pub: February 17, 24 and March 3, 10, 2018
TCN 1927946

Notice To Creditors

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA

**File No.: 562017CP000968FM
Division: Probate**

IN RE: ESTATE OF LILLIAN R. GOTTLIEB, Deceased.

NOTICE TO CREDITORS

The administration of the estate of LILLIAN R. GOTTLIEB, deceased, whose date of death was July 7, 2017, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, File No. 562017CP000968FM, the address of which is: P.O. Box 700, Ft. Pierce, FL 34954. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 10, 2018.

Attorney for Personal Representative:
Joannie Rodriguez, Esq.
The Estate, Trust & Elder Law Firm, P.L.
Florida Bar No. 113390
2940 S. 25th Street
Fort Pierce, FL 34981
Telephone: (772) 878 7271
Fax: (772) 878 2981
Email: joannie@etelf.com

Personal Representative:
THERESA FESLER
c/o The Estate Trust & Elder Law Firm, P.L.
Pub: February 10 and 17, 2018
TCN 1922310

Ordinances/Petitions

**PUBLIC NOTICE
CITY OF FORT PIERCE
NOTICE OF PROPOSED ORDINANCE**

NOTICE IS HEREBY GIVEN, pursuant to City Code Section 22-143 and Section 166.041 F.S., the City Commission of the City of Fort Pierce will on Monday, March 5th, 2018 and Monday, March 19th, 2018 hold public hearings for the first reading and second reading, respectively, of the enactment of a proposed ordinance at their meeting at 6:30 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida.

Said ordinance entitled: AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING PROPERTIES GENERALLY LOCATED AT 3180 SOUTH JENKINS ROAD, FROM MEDIUM DENSITY RESIDENTIAL (R-4), TO PLANNED DEVELOPMENT (PD); FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-58, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

This ordinance is being considered pursuant to an application submitted by the Property Owners and Applicant, S. R. Bacher Enterprises, LLC., and Representatives, Brian Nolan, AICP, ASLA of Lucido & Associates and W. Lee Dobbins, Esq. of Dean, Mead, Minton & Zwemer, for approval of a Planned Development (PD), known as Jenkins Road KOA, encompassing a Zoning Atlas Amendment (rezoning) from Medium Density Residential (R-4) to Planned Development (PD) and an associated development plan for a KOA Campground for the subject parcel of land, 56.035 +/- acres in size. Said parcel is generally located at the northeast corner of Edwards Road and Jenkins Road, or approximately 3180 South Jenkins Road.

Legal description of the parcel is as follows:

Parcel 2430-212-0001-000-5: Legally described as THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. CONTAINING 56.035 ACRES, MORE OR LESS.

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

ANY PERSON SEEKING TO APPEAL THE 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 Stat-

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LILLI SENESAC
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WALLACE CHEVROLET
3575 SE Federal Hwy Stuart
772-287-3232

Auto Dealer Directory

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Drive A Little • Save A Lot
US-1, Melbourne
gatorchrysler.net
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772-220-3600

Auto Dealer Directory

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verobeachcjd.com

WALLACE DODGE
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772-220-3600

VELDE FORD
velde-ford.com
488 US Hwy 1
VERO BEACH
772-569-3400

Auto Dealer Directory

WALLACE HYUNDAI
3801 SE Federal Hwy., Stuart
772-283-6000

VERO BEACH JEEP
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800-375-2966
verobeachcjd.com

WALLACE JEEP
2755 SE Federal Highway, Stuart **772-220-3600**

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5555 South US 1 Ft. Pierce
772-461-6060

WALLACE MAZDA
3725 SE Federal Hwy., Stuart
772-288-1999

WALLACE NISSAN
4313 SE Federal Hwy., Stuart
772-286-8000

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Sales/Service
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GriecoNissan.com
(772)464-4645

WALLACE VOLKSWAGEN
2805 SE Federal Highway, Stuart
772-219-0007

WALLACE VOLVO
3801 SE Federal Hwy., Stuart
772-872-0502

Ordinances/Petitions

utes, 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.
Dated this 13th day of February 2018.

/s/ Linda W. Cox, City Clerk
Publish: 2.17.18
TCN 1927149

Request for Bids

INVITATION TO BID

Sealed Bid #20170181 for **Relocation of Historical Buildings** will be electronically received by the City of Port St. Lucie, in the Procurement Management Department, located on the 3rd Floor of Building "A" at 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984 5099, on March 13, 2018 until 3:00:00 p.m. EST, at which time Bids will be publicly opened and read aloud. Specifications may be obtained from DemandStar by Onvia at www.demandstar.com
Pub: February 17, 2018
TCN 1924808

Real Estate Sales

Open Houses

VERO SHORES - 624 SE 23rd St. For Sale by Owner. Waterfront (canal) 3/2/2. 12-4PM. No HOA fees! (561)309-7567

Homes For Sale

DOCTORS ROW Vero Beach 3 bed, 4 bath, Concrete Home. built 2005. Enclosed Pool. Furnished, 1/2 acre lot, end of cul-dec-sac. Old Savannah Call (508)523-3573

GATED HAMMOCK LAKES VERO BEACH Cul de sac 3/2 plus den lakefront home. CBK 2003 built. New paint in and out. 2111 Sq. ft. living area. Nice landscape. Storm shutters. Asking $254,500. Owner wants fast sale. David Gagnon RE/MAX Crown Realty (772)480-0290

HOUSES FOR SALE 5502 Paleo Pines Cir for $209K, 1744 SE Berkshire Blvd for $229K, 4104 Stoneridge Ct for $249K, TEXT for pictures, motivated seller! (772)359-3936

SE PORT ST. LUCIE - 3/2/2, Lg, CB home, accessible location. LR/DR/lg family room w/fplc. Kitchen has new cabinets & Corian tops, Compltly upgraded baths. Screened, tiled porch, laund. rm, fenced yd, deep well, appls in ex. cond. $247,900(772)237-2959

SEBASTIAN LAKES
Spacious upgraded 3/2/2cg, tile throughout, granite counters, SS appliances, gated, clubhouse, htd pool, tennis, $249k owner/agent (954)675-0297 WEB ID 1921820

Homes-Unfurn

Port St. Lucie 208 SE Sims Circle 3/2.....$209,900

Port St. Lucie 9950 SW Eastbrook Circle 3/2.....$199,900

Ft. Pierce 5633 Spanish River Rd. 4/3.....$239,900

FHA Loan 3.5% Down

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Condos-Furn

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Excellent Condition.
Fully furnished. $117,000.00
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Mobile Homes/Lots

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Lots/Acreage for Sale

PSL - EAST OF ROUTE 1 - 4 Continuous Buildable Canal Front Lots on SE Lyman Cir. Very Private. Near Beaches, Public Ramps, Jensen Beach Blvd. Accepting Offers. Owner/Agent. (772)206-6866

Cemetery Lots

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Real Estate Rentals

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www.Weatherbee Townhomes.net
WEB ID 1901282

Homes Furnished

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Homes Unfurnished

HOUSE FOR RENT - $1200.00/month 473 Tunison Lane, Sebastian. 3 bed, 1 bath, 2 car garage. Near park and shopping. Fenced yard, F.L.S. (772)321-1621

MAGNOLIA LAKES - Spectacular neighborhood! Large 2/2+office next to preserve. CBS, mint condition, shows like model w/15' ceilings. Annual lease. $1700/mo F/L/S (863)801-1739

SAINT LUCIE WEST - 3/2/2CG LAKE FOREST - Beautiful Single Family Home in Gated Community - 2 pools, Gym, Cable, Lawncare, Lake view. $1300 F/L/S (772)285-8121

STUART - SUMMERFIELD 3/2/2 Tile, SS, lg scrn porch on 7th tee, lawn serv, W/D, no pets. $1900/mo F/L/S (772)323-8915 WEB ID 1915409

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STUART - Furnished 1st floor 2/2 w/glass-enclosed patio, pool, tennis 3/15-12/15 No trucks! (717)877-8800

VERO BEACH - VISTA ROYALE 2/2, 1st flr. All tile. Exc. Cond. Pools, Tennis, golf. Mar-Dec $1200/mo+elec.207-838-7490

Condos Unfurnished

FOUNTAINHEAD-VERO - Beautiful villa in gated community, clubhouse, pool, 2/2 + den, great location, $1,200 mo. Call Louis (772)532-3409

Townhouse/Villas Unfurn

VERO BEACH - Tropic Villas N 2bd/2.5ba, 1200+sf. Newly renovated! Tile & wood floors. Fenced patio. Clubhouse/pool. 10 min to beach! $1200/mo F/S
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Rooms Furn/Unfurn

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DODGE CHARGER R/T - 2006. 114K mi., newer tires & batt, vg cond, cold AC. $6,500. (319)759-8071 (772)341-1036 larrylhen@yahoo.com

LINCOLN MKS - 2013, Blk w/tan lthr, 36k mi, backup camera, like new MUST SELL!! $19,900. 813-966-0664; Bill 772-569-3400 Velde Ford.

LINCOLN LS - 2002. Sedan, 4-dr, 101K mi, gd cond. $3,500 obo. (772)708-8955.

SAAB - 2004. 93T 31K mi. 1-owner 4dr sedan $4,000. (772)595-9824.

SATURN AURA - 2008. XR Great cond, well-maintained, nicely equippd $3,950. (772)485-7834

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FORD MUSTANG - 2017. Wht conv. eco-premium automatic, loaded, nav. 26K mi, new cond, full warranty. $23,900. (772)267-6107. ID 1924592

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CARS & US INC.

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2000 TWIN VEE - 20' Center Console 2014 twin 70hp 4 Stroke Suzukis. Torsion bars rebuilt trailer. $16K **Reduced** (304)667-3656. WEB ID 1920860

2007 21.7 TROPHY - I/O Walkaround. Mercruiser. Great Condition. Aluminum Trailer. In Sebastian. $11,000 OBO (305)439-2771 By Owner

Boats/Motors/Marine

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2018 KEYSTONE SPORTSMAN Model 180BH. Queen Bed, 2 Bunks, Full Bathroom, Full Kitchen, Perfect. Sebastian $13,000. (607)237-5374.

2015 BIGHORN 5TH WHEEL 3750FL, 5 slides, W/D, 55-in TV, LOADED! $54,600. (508)930-8396.

2016 ELKRIDGE - 5th Wheel. 43 ft. 5 slides. Kitchen w/ Island. 2 AC's. $42,000. (732)998-3745

FORREST RIVER RV - 40ft 5th wheel, 2014 w/5 slides $37K. Avail 4/15 (419)543-8338.

ITASCA SUNRISE - 1995 28-ft. Class A Motor Home. 6 New Tires. New Trans. Newer awning. Furnace. A/C. New Microwave. Rear queen. VG cond. Ready to Travel. $8,950. Hobe Sound. (862)223-2444.

THOR CITATION RV - 24' Mercedes diesel class "C" 16K mi. Sleeps 6, dream dinette, automatic awning, many extras. $69,500. (772)985-9276.

Motorcycles/Mopeds

2009 YAMAHA V-STAR 650 CLASSIC - Red Motorcycle with Helmet. All new parts. New seats. 30,218 mi. $3,000. (561)324-3661 **WEBID** 1895231

2008 HONDA GOLDWING - GL 1800, 22,100 miles, black, $2500, Call (813)315-7322. boma@netscape.com

RV Parks/Resorts/Camp

RV LOTS
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City Commission Regular Meeting **12.f.**

Meeting Date: 03/19/2018

Re: Proposed Modification to City of Fort Pierce Code of Ordinances Section 17-28 "Design Standards; Stormwater Management; Approvals"

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Ordinance 18-008 amending Section 17-28(b) of the City of Fort Pierce Code of Ordinances to allow FDOT approved stormwater piping on private property. FIRST READING

SUMMARY:

This department has been plagued with requests from developers and consultants requesting utilization of High Density Polyethylene Pipe (HDPE) or Polyvinyl Chloride Pipe (PVC) as an approved stormwater conduit on private property. This change would provide a cost savings to the developer over the current City required aluminum or reinforced concrete pipe material. Staff has completed research of the FDOT Standard Specifications for Road and Bridge Design along with reviewing ASTM test results and has determined that drainage pipes sized 36" and under, installed on private property, should be allowed to utilize HDPE Class II piping or PVC piping (meeting ASTM F949 requirements) as long as compliance with the FDOT specifications are observed.

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

Deny and leave requirement as is

RESPONSIBLE STAFF:

Engineering

COORDINATED WITH:

N/A

Fiscal Impact

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

OTHER INFORMATION:

No fiscal impact will occur

Attachments

18-008
City Attorney Aprroval Memo - 022118
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Kaitlyn Ballard	02/27/2018 08:52 AM
City Manager	Nick Mimms	03/09/2018 12:44 PM

Form Started By: Tracy Telle Started On: 02/23/2018 03:31 PM
Final Approval Date: 03/09/2018

ORDINANCE NO. 18-008

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING THE CODE OF ORDINANCES; **SECTION 17-28, "DESIGN STANDARDS; STORMWATER MANAGEMENT; APPROVALS**"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Section 17-28(b) is hereby revised as follows:

(b) The minimum drainage pipe shall be fifteen (15) inches. Drainage pipes installed in the city R/W shall be R.C.P. ~~Site drainage pipes shall be aluminum or R.C.P.~~ All pipes shall meet FDOT Standards and exposed ends shall have concrete mitered ends. Site drainage pipes sized thirty-six (36) inches and under may be comprised of Reinforced Concrete Pipe (RCP), Corrugated Aluminum Pipe (CAP), Polyethylene Pipe Class II (HDPE-II smooth walled interior), or Polyvinyl Chloride Pipe (PVC per ASTM F949). Site drainage pipe exceeding thirty-six (36) inches in size shall be comprised of either RCP or CAP unless specific approval from the City Engineer is obtained for the utilization of HDPE or PVC conduit.

All piping shall meet the requirements of the City of Fort Pierce Standard Specifications and Details and the Florida Department of Transportation Standard Specifications.

Section 2. All ordinances or part of ordinances, and all resolutions or part of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. The effective date of this Ordinance shall be immediately upon its passage by the City Commission.

APPROVED AS TO FORM & CORRECTNESS:

_____
James M. Messer, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 18- 008 was duly advertised by title only in the St. Lucie News Tribune on Friday, March 9, 2018; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March 19, 2018; and was duly introduced, read by title only, and passed on second and final reading April 2, 2018, 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 2nd day of April, 2018.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

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 : Request Review as to Form and Correctness Proposed Modifications to City of Fort Pierce Code of Ordinances Section 17-28

DATE : February 21, 2018

The attached has been approved as to Legal Form and Correctness.

Defer to Clerk as to Format.

Attachments:

JM/mm

cc John R. Andrews, P.E., City Engineer
Tracy Telle, Assistant City Engineer
Linda Cox, City Clerk

Treasure Coast Newspapers | TCPALM

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

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

Customer	Ad Number	Copyline	PO #
463454 - CITY OF FORT PIERCE (LEGALS)	1940595	CITY OF FORT PIERCE NOTICE OF PUBLIC	

Pub Dates
March 9, 2018

Sworn to and subscribed before me this day of, March 09, 2018, 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.

Notice Of Foreclosure

of, recorded in Plat Book 8, Page 56, Public Records of Indian River County, Florida.

Property Address: 840 24th Street SW, Vero Beach, Florida 32962.

DATED this 22nd day of January, 2018

MCKINNON & HAMILTON, PLLC
Attorneys for Plaintiff
By:
Lisa R. Hamilton, Esquire
Florida Bar No. 0526002
3055 Cardinal Drive, Suite 302
Vero Beach, Florida 32963
Telephone: (772) 231-3770
Facsimile: (772) 231-3774
Designated Email: lhcwm-law@bellsouth.net
Pub: March 2 and 9, 2018
TCN 1899909

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY FLORIDA CIVIL DIVISION

CASE NO.: 2017-CA-771
JUDGE: ROBY

TBD TRAVERS LLC
Plaintiff,
v.
UNIQUE BAMBOO INVESTMENTS, INC., NANCY JEAN, individually; and DENIS JEAN, individually;
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to order scheduling foreclosure sale or Final Judgement, entered in Civil Case No. 2017-CA-771 of the Circuit Court of the 19th Judicial Circuit in and for Martin County, Florida, wherein TBD Travers LLC, Plaintiff and Unique Bamboo Investments, INC., Nancy Jean, and Denis Jean are Defendants, the Clerk of Court, Carolyn Timmann, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT www.martin.realforeclose.com, BEGINNING AT 10:00 A.M. on March 20, 2018, the following described property as set forth in said Final Judgment, to-wit:

EAST ONE-HALF OF TRACT 53, SECTION 21, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE, 42, OF THE PUBLIC RECORD OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

COMMONLY KNOWN AS: XXXX Travers Street, Palm City, FL 34990.

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.

Florida Rules of Judicial Administration Rule 2.540 Notices to Persons With Disabilities

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

SPANISH: Si usted es una persona discapacitada que necesita algún tipo de adecuación para poder participar de este procedimiento, usted tiene derecho a que se le ayude hasta cierto punto y sin costo alguno. Por favor comuníquese con Court Administration, 250 NW Country Club Drive, Suite 217, Port St. Lucie, Fl. 34986, (772) 807-4370, al menos 7 días antes de su fecha de comparecencia o inmediatamente después de haber recibido esta notificación si faltan menos de 7 días para su cita en el tribunal. Si tiene discapacidad auditiva o de habla, llame al 711.

KREYOL: Si ou se yon moun ki andikape epi ou bezwen nenpòt akomodasyon pou ou ka patisipe nan pwosè sa-a, ou gen dwa, san ou pa gen pou-ou peye anyen, pou yo ba-ou yon seri de asistans. Tanpri kontakte Administrasyon Tribunal-la, 250 NW Country Club Drive, Suite 217, Port St. Lucie FL 34986, (772) 807-4370 omwen 7 jou alavans jou ou gen pou-ou parèt nan tribunal-la, ouswa imedyatman kote ou resevwa notifikasyon-an si ke li mwens ke 7 jou; si ou soud ouswa bèbè, rele 711.
Pub: March 2 and 9, 2018
TCN 1939153

N THE COUNTY COURT
IN AND FOR INDIAN RIVER COUNTY, FLORIDA

Case No. 312017CC002087
Judge: Joe Wild

REFLECTIONS ON THE RIVER ASSOCIATION, INC., a Florida Not for Profit corporation,

v.

WILLIAM SHALLIES, UNKNOWN SPOUSE WILLIAM SHALLIES, UNKNOWN TENANT IN POSSESSION #1, And UNKNOWN TENANT IN POSSESSION #2,

Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure dated February 21, 2018, entered in Civil Action No. 312017CC002087, in the County Court in and for Indian River County, Florida, the Clerk of the Court will sell to the highest and best bidder for cash by electronic sale at 10:00 a.m. on April 3, 2018 at https://www.indian-river.realforeclose.com, the following described property as set forth in said Final Judgment of Foreclosure lying and being in Indian River County, Florida, to wit:

Unit 207 of Reflections on the River 1, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 674, Page 1752, together with Parking Space No. 4 and Carport No. 8, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements. TOGETHER with all of its appurtenances, according to said Declaration of Condominium; and together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Property Address: 6175 S Mirror Lake Drive #207, Sebastian, Florida 32958.

DATED this 23rd day of February, 2018.

MCKINNON & HAMILTON, PLLC
Attorneys for Plaintiff
By: Lisa R. Hamilton, Esquire
Florida Bar No. 0526002
3055 Cardinal Drive, Suite 302
Vero Beach, Florida 32963
Telephone: (772) 231-3770
Facsimile: (772) 231-3774
Designated Email:
lhcwmlaw@bellsouth.net
March 2 & 9, 2018 TCN 1934310

Notice Of Sale

NOTICE OF SHERIFF'S SALE OF PERSONAL PROPERTY

NOTICE IS HEREBY GIVEN THAT PURSUANT TO A WRIT OF EXECUTION ISSUED ON THE 5TH DAY OF JANUARY, 2018, IN THE COUNTY COURT OF MARTIN COUNTY, FLORIDA, IN THE CAUSE WHEREIN **ERIN CAPITAL MANAGEMENT, LLC., ASSIGNED TO DOVE INVESTMENT CORP., IS THE PLAINTIFF AND LEE TAORMINA, IS THE DEFENDANT BEING CASE NUMBER 06000359CCAXMX** IN THE SAID COURT, I, KEN J. MASCARA, AS SHERIFF OF ST. LUCIE COUNTY, FLORIDA, HAVE LEVIED UPON ALL THE RIGHT, TITLE, AND INTEREST OF THE DEFENDANT, **LEE TAORMINA,** IN AND TO THE FOLLOWING DESCRIBED PERSONAL PROPERTY, TO WIT:

2014 RED JEEP CHEROKEE, VIN 1C4PJLCS1EW170544

AND AT PUBLIC AUCTION TO BE HELD ON THE **10TH DAY OF APRIL, 2018,** AT THE HOUR OF 10:00 A.M., OR AS SOON THEREAFTER AS POSSIBLE, AT THE ST. LUCIE COUNTY COURTHOUSE, BUILDING B, 218 SOUTH SECOND STREET, FORT PIERCE, FLORIDA, I WILL OFFER FOR SALE TO THE HIGHEST BIDDER FOR **CASH OR CASHIER CHECK IN HAND,** ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT, **LEE TAORMINA,** IN AND TO THE AFORESAID PERSONAL PROPERTY, SUBJECT TO TAXES, ALL PRIOR LIENS, ENCUMBRANCES, AND JUDGMENTS, IF ANY. THE PROCEEDS TO BE APPLIED AS FAR AS MAY BE TO THE PAYMENT OF COSTS AND THE SATISFACTION OF THE ABOVE DESCRIBED EXECUTION.

DATES ADVERTISED: MARCH 9, 16, 23, 30, 2018

KEN J. MASCARA, SHERIFF
ST. LUCIE COUNTY, FLORIDA

BY:
JAMES GLOVER # 968
DEPUTY SHERIFF

N O T I C E
In accordance with the Americans With Disability Act, persons needing a special accommodation to participate in this proceeding, should contact Kimberly Oakley, not later than two (2) days prior to the proceeding at 218 South Second Street, Room B-215, Fort Pierce, FL, 34950; Telephone (772) 462-3202; or fax a written request to: (772) 462-3339. For speech or hearing impaired, call 1-800-995-8771 (Via Florida Relay Center)
TCN 1947559

Notice To Creditors

IN THE CIRCUIT COURT FOR MARTIN COUNTY,
FLORIDA PROBATE DIVISION
File No. 2018CP000119
Division Probate

IN RE: ESTATE OF
DANIEL DAVID ZELAZNEY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Daniel David Zelazney, deceased, whose date of death was July 28, 2017, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 SE Ocean Boulevard, Stuart, Florida 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 2, 2018.

Attorney for Personal Representative:

Stephen A. Pinnacoli
Attorney
Florida Bar Number: 0112125
Keane Thomas & Pinnacoli
789 SW Federal Highway, Suite 308
Stuart, Florida 34994
Telephone: (772) 324-5656
Fax: (772) 210-1272
E-Mail:
sapinnacoli@tandplaw.com
Secondary E-Mail:
heather@tandplaw.com

Personal Representative:
Kathleen Garant
217 Barry Street
Alpena, Michigan 49707
March 2 & 9, 2018 TCN 1936813

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA PROBATE DIVISION

Case No. 432018CP000090C-PAXMX
Division Probate

IN RE: ESTATE OF
HARRY P. TASSELL, JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Harry P. Tassell, Jr., deceased, whose date of death was November 21, 2017, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 SE Ocean Boulevard #300, Stuart, Florida 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 9, 2018.

Attorney for Personal Representative:
Kenneth R. Marchman
Florida Bar No. 98705
Hunter & Marchman, P.A.
1360 Palmetto Avenue
Winter Park, FL 32789

Personal Representative:
Kirk F. Tassell
1140 N. New York Avenue
Winter Park, Florida 32789
Pub: March 9 and 16, 2018
TCN 1945384

IN THE CIRCUIT COURT OF THE 19th JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA

PROBATE DIVISION
CASE NO.: 2017-CP-001340

IN RE: THE ESTATE OF
HOLLY MARIE LUCAS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of HOLLY M. LUCAS, deceased, whose date of death was March 30, 2017 and whose Social Security Number is XXX-XX-9734, is pending in the Circuit Court for St. Lucie County, Florida, the address of which is 218 South Second Street, Fort Pierce, FL 34950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 2, 2018

Attorney for Personal Representative:
Sergio R. Casiano, Jr., Esq.
MKRS Law, PL
Attorneys For Personal Rep.
201 Alhambra Circle, Suite 802
Coral Gables, FL 33134
Tel. (305) 446-5228

Personal Representative:
Jordan Fields, Esq.
Law Offices of Jordan Fields
416 SE Cortez Avenue
Stuart, FL 34994-2446
Pub: March 2 & 9, 2018
TCN 1937250

Wheels/Recreation
Buy & Sell fast!
TCPALM localfieds

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA

File No. 2018-CP-198
Probate Division

IN RE: ESTATE OF
ROBERT L. ASHCROFT
Deceased.

NOTICE TO CREDITORS (Summary Administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of ROBERT L. ASHCROFT, deceased, File Number 2018-CP-198, by the Circuit Court for Saint Lucie County, Florida, Probate Division, the address of which is P.O. Box 700, Fort Pierce, Florida 34954; that the decedent's date of death was January 5, 2018; that the total cash value of the estate is $0 and that the names and addresses of those to whom it has been assigned by such order are:

Todd Jandereski
21 Lavilla Ct.
Fort Pierce, FL 34951

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

I CERTIFY that a copy hereof has been furnished to:

Person Giving Notice:
Todd Jandereski
21 Lavilla Ct.
Fort Pierce, FL 34951

Respectfully Submitted by:
/s/Andrea O'Connor-Hall
Andrea O'Connor-Hall
Attorney for Petitioner
Florida Bar Number: 70120
O'CONNOR-HALL LAW FIRM, LLC
7430 South US Highway One
Port St. Lucie, Florida 34952
Telephone: (772) 249-0024
Fax: (772) 672-3672
E-Mail: ochlawfirm@gmail.com
Secondary E-Mail: oconnorhall@gmail.com
Pub: March 9 and 16, 2018
TCN 1946320

Public Notices

CITY OF FORT PIERCE NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings on Monday, March 19, 2018 and Monday, April 2, 2018 in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

ORDINANCE NO. 18-008 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING THE CODE OF ORDINANCES; SECTION 17-28, "DESIGN STANDARDS; STORMWATER MANAGEMENT; APPROVALS"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Amendment of the Code of Ordinances. Said Ordinance 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: 3/9/2018
TCN 1940595

Wheels/Recreation
Buy & Sell fast!
TCPALM localfieds

NOTICE OF AGENCY ACTION TAKEN BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on 07 March 2018:

Orchid Island Golf & Beach Community Association, Inc., 1 Beachside Drive, Vero Beach, FL 32963, permit # 18742-12. The project is located in Indian River County, Section 15, Township 31 South, Range 39 East. The permit authorizes mangrove trimming on 1.2 acres for a project known as Orchid Island. The receiving water body is Indian River Lagoon.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka, FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty six (26) days of the District depositing the notice of intended District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing notice of intended District decision(for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at floridaswater.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://floridaswater.com/noticeofrights/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's intended decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director, Bureau of Regulatory Support (RS), 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386) 329-4570.
Pub: March 9, 2018
TCN 1947805

PROPOSED IMPROVEMENTS AT HALLSTROM FARMSTEAD CONSERVATION AREA PUBLIC WORKSHOP NOTICE

The Indian River County Parks Division will host a Public Workshop to discuss proposed improvements to the Hallstrom Farmstead Conservation Area including the addition of parking, restrooms, picnic areas and walking trails.

The workshop is scheduled for Friday, March 16, 2018, 12:00 PM to 1:00 PM at the Indian River County Parks office, located at 5500 77th Street, Vero Beach, FL 32967.

Pub: March 9, 2018
TCN 1947546

Request for Bids

CITY OF FORT PIERCE

FORT PIERCE, FLORIDA

RFQ NO. 2018-015

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

3:00PM, MONDAY, APRIL 9, 2018

for furnishing:

PROFESSIONAL ARCHITECTURAL SERVICES CONTINUING CONTRACT

in accordance with detailed specifications available upon request in the office of the Purchasing Division, City Hall, 100 N. U.S. 1, Fort Pierce, Florida. Copies of the documents are available electronically from the Purchasing Division by e-mail request to biddesk@city-ftpierce.com or on the web site of DemandStar.com (www.demandstar.com) and the City of Fort Pierce Purchasing web site (www.cityoffortpiere.com).

The City of Fort Pierce encourages Minority/Women Business Enterprise participation.

CITY OF FORT PIERCE

Gelencia Carter, MPA
Purchasing Manager
PUBLISH: 3/09 and 3/16/18
TCN 1947282

CITY OF FORT PIERCE

FORT PIERCE, FLORIDA

CALL BIDS NO. 2018-013

Sealed bids will be received by the City of Fort Pierce, Fort Pierce, Florida, in the Purchasing Office, until:

3:00 PM, MONDAY, APRIL 2, 2018

for furnishing:

HOUSING REHABILITATION ~ 1809 OLEANDOR AVENUE

in accordance with detailed specifications available upon request in the Purchasing Department, City Hall, 100 N. U.S. 1, Fort Pierce, Florida. Copies of the documents are available electronically from the Procurement Department by e-mail request to biddesk@city-ftpierce.com or on the web site of DemandStar.com (www.demandstar.com) and the City of Fort Pierce Purchasing web site (www.cityoffortpiere.com).

A Mandatory Site Visit will be held, Thursday, March 15, 2018, at 10:00am at 1809 Oleander Avenue, Fort Pierce, FL. All interested bidders MUST attend this site visit in order for their bid to be considered. Anyone arriving after 10:15 am will not be allowed to participate in the bid process.

The City of Fort Pierce encourages Minority/Women Business Enterprise participation.

CITY OF FORT PIERCE

Georgia Montgomery
Purchasing Specialist

Pub: 3/2 and 3/9/18
TCN 1938762

CITY OF FORT PIERCE

FORT PIERCE, FLORIDA

CALL FOR BIDS NO. 2018-011

Sealed bids will be received by the City of Fort Pierce, Fort Pierce, Florida, in the Purchasing Division, until:

3:00 PM, MONDAY, MARCH 19, 2018

for furnishing:

FUEL TANK REMOVAL & INSTALLATION

in accordance with detailed specifications available upon request in the Purchasing Division, City Hall, 100 N. U.S. 1, Fort Pierce, Florida. Copies of the documents are available electronically from the Purchasing Division by e-mail request to biddesk@city-ftpierce.com, on the web site of DemandStar.com (www.demandstar.com) and the City of Fort Pierce Purchasing web site (www.cityoffortpiere.com).

The City of Fort Pierce encourages Minority/Women Owned Business Enterprise participation.

CITY OF FORT PIERCE
Gelencia Carter, MPA
Purchasing Manager
Pub: February 23 and March 9, 2018
TCN 1929055

OKEECHOBEE COUNTY PROJECT NO. 2018-09

RE-ROOF FOR OKEECHOBEE COUNTY FIRE STATION NO. 1

INVITATION TO BID

Sealed BIDS will be received by Okeechobee County Board of County Commissioners at the **Okeechobee County Historic Courthouse, 304 NW 2nd Street, Room 123, Okeechobee, FL 34972 until 3:00 p.m. on March 29, 2018.** Bids will be publicly opened in room 201 by the County Clerk or designee and read aloud. Any BIDS received after the time specified will not be accepted.

The **BIDS** shall be based on furnishing all materials, equipment, and labor for the removal and replacement of the **ROOF for the Okeechobee County Fire Station No. 1** as shown in the Drawings and described in the Specifications and Bid Documents.

All materials furnished and all work performed shall be in accordance with the Drawings, Specifications and Bid Documents pertaining there-

City Commission Regular Meeting **13.a.**

Meeting Date: 03/19/2018

Re: 513 N 13th Street - setting hearing date

SUBJECT:

Resolution No. 18-R11 determining that the structure located at 513 N 13th Street is unsafe and should be condemned and demolished. A hearing to determine this matter is scheduled before the City Commission on April 16, 2018.

SUMMARY:

In accordance with the City Charter, a hearing shall be scheduled to allow the owners, agents, or any person, firm or corporation having a lien on, or interest in, the building / structure to show cause, if any, why a building / structure should not be condemned and its removal or destruction required.

This Resolution is to set the hearing date only and instruct the City Clerk to notify all interested parties of their right to be heard. No testimony or evidence will be presented a this time.

RECOMMENDATION:

Approve the Resolution to establish the hearing of this matter on April 16, 2018.

ALTERNATIVES:

Select an alternate hearing date.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Shaun Coss, Building Coordinator
Iola Mosely, Assistant City Attorney

Fiscal Impact

OTHER INFORMATION:

None

Attachments

Photo of property

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2018 12:43 PM

Form Started By: Peggy Arraiz Started On: 03/07/2018 04:39 PM

Final Approval Date: 03/09/2018

Google view
For City Commission Meeting
March 19, 2018
Legend
513 N 13th St
Google Earth
© 2018 Google
7.29 ft
N

City Commission Regular Meeting **13.b.**

Meeting Date: 03/19/2018

Re: Application for Consideration to Board of Examiners of Contractors

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Resolution 18-R14 appointing Ryan Collins to the Board of Examiners of Contractors as the consumer representative.

SUMMARY:

There is one (1) consumer representative term that expired in February of 2017. The consumer representative did not seek reappointment. Ryan Collins has submitted an application for consideration for the vacant Consumer Representative position on the Board of Examiners of Contractors.
The Board shall consist of three (3) consumer representatives and six (6) licensed professionals and/or general or specialty contractors. Currently there is one (1) Consumer Representative vacancy.

RECOMMENDATION:

Staff recommends the City Commission consider this application for appointment to the Board of Examiners of Contractors.

ALTERNATIVES:

Continue seeking additional applications.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official
Shaun Coss, CFM, Building Department Coordinator

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

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

OTHER INFORMATION:

Not Applicable.

Attachments

Ryan Collins (Consumer Rep)
BEC Attendance 2017

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	02/20/2018 07:28 PM
City Manager	Nick Mimms	02/26/2018 08:42 AM

Form Started By: Karen Murphy Started On: 02/20/2018 01:42 PM
Final Approval Date: 03/06/2018

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: Board of Examiners of Contractors

Name: Ryan E. Collins	Phone: 772-370-3332
Home Address: 115 Garden Avenue City/Zip Code: Fort Pierce, FL 34982	How long at this address? 2 years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Appraiser, Real Estate Agent, Adjuster	
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: Osteen Appraisal Services, Reef to Ranch Real Estate 112 Orange Avenue Fort Pierce	
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): Licensed Florida Real Estate Sales Associate - 6 months Licensed Florida All- Lines Adjuster -14 years	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: Board of Adjustment, Alternate Member	
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: ryecollins@gmail.com
Date: 2/15/2018	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

BOARD OF EXAMINERS OF CONTRACTORS

MEETING ATTENDANCE - 2017

Meeting Dates:	1/10/2017	2/14/2017	3/14/2017	4/11/2017	5/9/2017	6/13/2017	7/11/2017	8/8/2017	9/12/2017	10/10/2017	11/14/2017	12/12/2017
Don Bergman**	EA				N/A	P	P	P		P	P	P
Scott Bruhn	P				P	EA	P	P		P	EA	P
Ralph Fogg	P				P	P	P	EA		P	P	EA
Marvin Grimsley	P				EA	P	EA	P		P	P	P
John Langel	P				P	P	P	P		EA	P	P
James Matula	EA				P	P	EA	P		P	P	P
Reed Sudderth	EA				P	P	P	P		P	P	P
Holly Theuns	P				P	EA	P	P		P	P	P
Ken Waters	P				P	P	P	P		P	P	EA
Paul Thomas	P				P	P	P	P		P	NA**	NA

* P - PRESENT
* EA - EXCUSED ABSENCE
* A - ABSENT
* NM - NO MEETING
* NQ - NO QUORUM

Cancelled

6 IS A QUORUM
Paul Thomas not paid for meetings

City Commission Regular Meeting **13.c.**

Meeting Date: 03/19/2018

Re: Half Cent Sales Tax Resolution

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Resolution 18-R15 Supporting St. Lucie County's efforts to place a resolution on the November 6, 2018, ballot for voter approval of a one-half cent sales tax to fund infrastructure for a period of 10 years.

SUMMARY:

St. Lucie County has requested the City's support in its efforts to place a resolution on the ballot seeking voter approval of a one-half cent sales tax to fund infrastructure as authorized under the Florida Statutes from a period of 10 years.

RECOMMENDATION:

Adopt Resolution.

ALTERNATIVES:

Do not adopt Resolution.

RESPONSIBLE STAFF:

Nicholas Mimms, City Manager

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

The estimated annual revenue from the One-Half Cent Infrastructure Surtax is as follows:

St. Lucie BOCC - $8.4 Million
City of Port St. Lucie - $6.8 Million
City of Fort Pierce - $1.6 Million
St. Lucie Villages - <$25,000

Attachments

18-R15

Form Review

Inbox	Reviewed By	Date

City Manager	Nick Mimms	03/14/2018 03:04 PM
City Manager	Nick Mimms	03/14/2018 03:05 PM

Form Started By: Kaitlyn Ballard Started On: 03/07/2018 01:35 PM

Final Approval Date: 03/14/2018

RESOLUTION NO. 18-R15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, SUPPORTING THE ST. LUCIE COUNTY BOARD OF COMMISSIONERS INTENTION TO PLACE A REFERENDUM ON THE BALLOT FOR THE GENERAL ELECTION TO BE HELD ON NOVEMBER 6, 2018 TO ALLOW THE ELECTORS OF THE COUNTY TO CONSIDER THE **LEVY OF A ONE-HALF CENT INFRASTRUCTURE SURTAX FOR A PERIOD OF 10 YEARS;** PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the establishment and maintenance of infrastructure is a core function of local government; and

WHEREAS, Section 212.055(2), Florida Statutes authorizes local governments to impose an infrastructure surtax upon most taxable transactions occurring within the County; and

WHEREAS, funds generated by the local government infrastructure surtax authorized by Section 212.055{2}, Florida Statutes (2017), could be utilized by the City of Fort Pierce (the "City") to finance, construct, reconstruct, maintain, repair and improve public infrastructure including long term capital maintenance and useful life extension of public infrastructure projects such as new and improved sidewalks near schools, roadway improvements including expansion and major resurfacing, reducing traffic congestion, local flood control and improving water quality and such other similar uses authorized under Florida law for the use and benefit of the citizens of the City; and

WHEREAS, a sales tax is levied on all sales to non-residents and residents alike within St. Lucie County and, a significant portion of the infrastructure surtax will be paid by non-permanent residents such as short term and seasonal visitors ("Non-Permanent Residents"). It is estimated that 15-20% of all surtax revenue in St. Lucie County is paid by Non-Permanent Residents; and

WHEREAS, this is fair and equitable as Non-Permanent Residents contribute to road congestion and wear and tear on roadways and other public infrastructure; and

WHEREAS, since such infrastructure projects have a long useful life and funding would be costly to the current citizens of the City; it is fair and equitable that the current and future Non-Permanent Residents who will also benefit from such infrastructure improvements share in the cost of these projects; and

WHEREAS, the revenue generated by the infrastructure surtax will be allocated pursuant to State law guaranteeing the City with a specified share of the revenue generated by this tax; and

WHEREAS, the revenue generated by the infrastructure surtax can be used for matching state and federal funds to generate significantly more funding for infrastructure projects in the City; and

WHEREAS, adequate public infrastructure facilities of the types hereinabove described promote the safe, efficient, and uninterrupted provision of numerous general and essential public services provided by the City including but limited to roadways, flood control, pedestrian safety and water quality; and

WHEREAS, the City recommends that a citizens' oversight committee should be established by the City Commission to routinely review projects funded by the infrastructure surtax that will issue reports to the City to insure transparency and to provide the citizens of the City with the assurance that funds are being spent in the. manner approved by the voters; and

WHEREAS, Florida Law requires voter approval in a county wide referendum election prior to imposition of the local government infrastructure surtax.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Fort Pierce, Florida, as follows:

SECTION 1. The City Commission of the City of Fort Pierce, Florida hereby supports continued efforts to place a one-half cent sales tax referendum on the November 6, 2018 general election ballot for voter approval.

SECTION 2. This Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 19th day of March, 2018.

_____
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: 03/19/2018

Re: Application Consideration for Planning Board of Adjustment

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Consideration of Application for Reappointment to the Planning Board of Adjustment

SUMMARY:

There is one (1) regular position on the Planning Board of Adjustment whose term ended February 2018, Bennie Clark is seeking reappointment.

RECOMMENDATION:

Staff recommends the City Commission select one regular member.

ALTERNATIVES:

Continue seeking additional applications.

RESPONSIBLE STAFF:

Rebecca Grohall, AICP

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2018

Account: N/A

Amount: N/A

OTHER INFORMATION:

Not applicable

Attachments

Bennie Clark

Attendance

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2018 12:44 PM

Form Started By: Alicia Rosenthal Started On: 03/05/2018 12:44 PM

Final Approval Date: 03/09/2018

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

RECEIVED
DEC 20 2017
CITY OF FORT PIERCE
PLANNING & ZONING

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Board of adjustment

Name: Bennie Clark	Phone: 772-464-5874
Home Address: 1812 Ave M City/Zip Code: Fort Pierce, FL 34950	How long at this address? 40
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: retired	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No 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):	
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: TSU65MSC@gmail.com
Date: 12/20/2017	Applicant's Signature Bennie C Clark

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

BOARD OF ADJUSTMENT
ATTENDANCE RECORD 2017

BOARD MEMBERS	1/26/2017	2/23/2017	3/16/2017 Date Changed & Cancelled	4/27/2017	5/25/2017	6/22/2017	7/27/2017	8/31/2017	9/28/2017	10/26/2017	12/7/2017
CRIST, JAMES	x	x	x	E	x	x	P	P	x	x	x
CALVERT, JOYCE (Vice Chair as of 7/23/15)	x	x	x	P	x	x	P	P	x	x	x
CLARK, BENNIE	x	x	x	P	x	x	P	P	x	x	x
MCCAIN, BRET (Chair as of 8/25/16)	x	x	x	P	x	x	P	P	x	x	x
NUNN, WILLIAM	x	x	x	E	x	x	P	P	x	x	x
COLLINS, RYAN (Alternate - Appt. 8/1/16)	x	x	x	P	x	x	P	E	x	x	x
REBECCA ISAAC - (Alternate - Appt. 2/21/17)			x	P	x	x	P	E	x	x	x
				Active Alternate							

P = PRESENT
E = EXCUSED
U = UN-EXCUSED

	PRESENT	EXCUSED	UN-EXCUSED
CALVERT, JOYCE	3		
CLARK, BENNIE	3		
MCCAIN, BRET	3		
CRIST, JAMES	2	1	
NUNN, WILLIAM	2	1	
COLLINS, RYAN	2	1	
REBECCA ISAAC	2	1	