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

CITY COMMISSION AGENDA

Regular Meeting - Monday, March 18, 2019 - 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 John Liebler, St. Simon the Cyrenian

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of the minutes from the February 11, 2019 special closed meeting.

   b. Approval of the minutes from the March 4, 2019 Regular Meeting.

6. **PROCLAMATIONS**

   a. Special Presentation

   b. Proclamation recognizing Parents' & Children's Day

7. **LETTERS TO COMMISSION**

   a. Letter from Crystal Samuel, President, Fort Pierce Lions Club, thanking Mayor Hudson, Commissioner Johnson, Director of Public Works, Mike Reals, Code Enforcement Officer Janey Vanderhorst and Officers Damien Spotts and Bill Hall for giving their valuable time to attend a Dining in the Dark Awareness Dinner in February.

   b. Email from Cathy Roberts, VP Relationship Manager III, Seacoast Bank, expressing her gratitude for a job well done by the Fort Pierce Police Department and the detectives whose professionalism and diligence apprehended each suspect of the February 23rd robbery.

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

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

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

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

a. Approve request to reduce code enforcement lien in the amount of $62,600.00 against 1022 Avenue H, Ft. Pierce, FL 34947 - Parcel ID Number 2404-818-0016-000-2 previously owned by Beverly A Prince, 601 Saunders St, Apt. W2, Hinesville, GA 31313 and currently owned by Deloris Faniel, 4703 Evergreen Ave., Ft. Pierce, FL 34947 to $722.44 payable in 6 months.

b. Approve request to reduce code enforcement lien in the amount of $30,140.00 against 1108 Avenue G, Ft. Pierce, FL 34950 - Parcel ID Number 2404-821-0020-000-3 previously owned by Krista Duhart & Norma White, 1108 Avenue G, Ft. Pierce, FL 34950 and currently owned by Carlson Family LLC, 2103 Sunrise Boulevard, Ft. Pierce, FL 34950 to $1,500.00 payable in 30 days.

c. Approve request to reduce code enforcement lien in the amount of $416,040.00 against 1108 Avenue G, Ft. Pierce, FL 34950 - Parcel ID Number 2404-821-0020-000-3 previously owned by Krista Duhart & Norma White, 1108 Avenue G, Ft. Pierce, FL 34950 and currently owned by Carlson Family LLC, 2103 Sunrise Boulevard, Ft. Pierce, FL 34950 to $1,800.00 payable in 30 days.

d. Approval of travel for Commissioner Rufus Alexander to attend the 2019 National Conference on Preventing Crime in Black Communities from May 28, 2019 through May 31, 2019 in the amount of $957.12.

e. Approval of travel for Commissioner Reginald Sessions to attend the 2019 National Conference on Preventing Crime in Black Communities from May 28, 2019 through May 31, 2019 in the amount of $957.12.

f. Approval of travel for Mayor Hudson to attend the Florida League of Cities Legislative Action Days from March 25, 2019 to March 28, 2019 in the amount of $1,079.70.

g. Approve request for installation of above-ground diesel tank located at 1309 Easter Avenue.

h. Approval of selection of Counsel for Opioid Litigation.

12. **PUBLIC HEARINGS**

a. Quasi-Judicial Hearing - Review and approval of an application for a Conditional Use with No New Construction submitted by property owner, Igor Kublitskiy and representative, Jeff Binner, to establish a Dwelling Rental, offering lodging for less than six (6) months; with a minimum of thirty-one (31) days at 2005 Mimosa Avenue, Fort Pierce, FL. The property is zoned Single-Family Intermediate Density Zone (R-2), Parcel ID: 2412-503-0061-000-0.

b. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with New Construction & Design Review submitted by Property Owners, Sid & Elissa Ghezzar, & Representative, Thomas Cooper, to construct a single family home seaward (east) of the Coastal Construction Control Line (CCCL), located at 410 S. Ocean Drive in Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential (R4-A) Parcel ID: 2401-502-0006-000-0

c. Quasi-Judicial Hearing - Ordinance 19–012 - An Ordinance by the City Commission of the City of Fort Pierce, Florida, Abandoning a portion of the Delaware Avenue right-of-way, lying east of south Indian River Drive fronting the west bank of the Indian River; being approximately 25.00 feet wide; providing for a severability clause; providing for repeal of Ordinances or parts thereof in conflict; and providing for an effective date. FIRST READING

d. Legislative Hearing - Ordinance 19-008 annexing property located at 2607 Kerr Street. SECOND READING

e. Legislative Hearing - Ordinance 19-009 - Financial Budget Amendment of the General Fund FY 2018 Budget. SECOND READING

f. Legislative Hearing - Ordinance 19-004 amending Section 5-94 regarding Building Drainage. SECOND READING.

g. Legislative Hearing - Ordinance 19-005 repealing and replacing Chapter 5, Article X(A) currently entitled "Flood Hazard Zones" Sections 5-315 through 5-329. SECOND READING

h. Legislative Hearing - Ordinance 19-006 creating Chapter 5, Article V "Workforce Housing Program". SECOND READING

i. Legislative Hearing - Ordinance 19-007 which amends Chapter 7, Article I, Section 7-20, "Fire Prevention and Protection." SECOND READING

j. Legislative Hearing - Ordinance No. 19-010 abolishing the Construction Board of Adjustment and Appeals. SECOND READING

k. Legislative Hearing - Ordinance No. 19-011 - Repealing Chapter 5, Article VIII "Swimming Pools". SECOND READING

13. **CITY COMMISSION**

a. Resolution No. 19-R10 determining that the structure located at 608 S. 6th Street is unsafe and should be condemned and demolished. A hearing to determine this matter is scheduled before the City Commission on April 15, 2019.

b. Resolution No. 19-R11 Appointing members to the Board of Examiners of Contractors.

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: 03/18/2019

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of the minutes from the February 11, 2019 special closed meeting.

Attachments

02.11.2019 Closed

Form Review

Form Started By: Linda Cox Started On: 03/04/2019 01:49 PM

Final Approval Date: 03/04/2019

MINUTES OF A SPECIAL MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE 3RD FLOOR CONFERENCE ROOM, CITY HALL, 100 N US #1, FORT PIERCE, FLORIDA AT 1:30 P.M. ON MONDAY, **FEBRUARY 11, 2019.**

1. CALL TO ORDER

Mayor Hudson called the meeting to order at 1:30 p.m.

2. ROLL CALL

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

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Peter Sweeney

3. Special Closed Meeting (Attorney-Client Session) pursuant to F.S. 286.011(8) at the request of the City Attorney to discuss settlement negotiations or strategy session related to litigation expenditures in connection with Ted L. Hollander, Individually and as Co-Trustee of the Hollander Family Trust Dated January 14, 2015, and Kristin G. Hollander, Individually, and as Co-Trustee of the Hollander Family Trust Dated January 14, 2015 vs. City of Fort Pierce, Florida, Circuit Court of the Nineteenth Judicial Circuit, St. Lucie County, Florida, Case No. 562016CA000537(KS).

4. Announcement of estimated length of attorney-client session.

Linda Cox, City Clerk, indicated that the session is estimated to last between 30 and 45 minutes.

5. City Clerk to announce the names of those in attendance. The session shall be recorded by a certified court reporter. (Note: The court reporter will prepare the transcript of the meeting and file it with the City Clerk within a reasonable time; it shall remain sealed until the conclusion of the litigation, at which time the transcript will be made part of the public record.)

Linda Cox, City Clerk, announced those in attendance as follows: Mayor Linda Hudson; Commissioners Rufus Alexander, Jeremiah Johnson, Thomas Perona and Reggie Sessions; City Attorney Peter Sweeney and City Manager Nicholas Mimms along with the court reporter. Ms. Cox then left the meeting.

6. Meeting reopens at conclusion of attorney-client session.

The meeting was reopened at 2:33 p.m. and Ms. Cox rejoined the meeting.

7. ADJOURNMENT

The meeting adjourned at 2:33 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **5.b.**

Meeting Date: 03/18/2019

Re: Mtg Mins from 3.6.2019 Reg Meeting

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of the minutes from the March 4, 2019 Regular Meeting.

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Mtg Mins from 3.6.2019 Reg Mtg

Form Review

Form Started By: Noemi Rios Started On: 03/13/2019 11:58 AM

Final Approval Date: 03/13/2019

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 4, 2019**.

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m.

2. OPENING PRAYER - Father Yves Geffrard - Notre Dame Catholic Mission

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Absent: Commissioner Rufus Alexander

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Peter Sweeney

Commissioner Rufus Alexander arrived at 7:04 p.m.

5. APPROVAL OF MINUTES

a. Approval of the minutes for the February 19, 2019 Regular Meeting.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve item 5 a.

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

Passed

6. **PROCLAMATIONS**

Mayor Hudson issued the Proclamations.

a. American Red Cross Month Proclamation

b. Diabetes Alert Day Proclamation

7. **LETTERS TO COMMISSION**

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

a. Email from Curtis Johnson in recognition and appreciation of Officer Femminello going above and beyond to respond to an alarm at his residence recently.

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

Don Christman on item 13 e.
Rick Reed on item 13 e.
Mario Wilcox on item 13 e.
Al Boettjer on item 13 e.
Charles Hayek on item 13 e.
Richard M. Weiner on item 13 e.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson 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 and discussion on the Opioid Epidemic

Judge Cynthia Angelos gave the statistics of opioid deaths stating Florida is the state with the largest casualties. Her and her colleagues were the first to file suit in Florida, beginning with the City of Palm Bay. Many cities and counties have since filed suit. All of the cases that have begun this process have now been removed to Federal Court in front of a judge that is "for us". She referenced an article of the Washington Post stating that the judge handling this case in Florida is "aggressively moving these cases to settlement". Judge Angelos believes what this means to the City of Fort Pierce is we will reap the benefits.

Attorney Michael Kahn broached the costs to the City of Fort Pierce indicating the city would not pay for their services. If they won this case, the firm would get paid 20% from the settlement and the rest would go to the city. Mr. Kahn stated time was of the essence and City Attorney, Peter Sweeney, indicated he'd be comfortable with reviewing the contract between now and the Regular Meeting scheduled for March 18, 2019 so that our City Commission could discuss further. Per Mr. Kahn, it is the same contract that the City of Palm Bay entered into when Mr. Sweeney worked there.

b. Monthly Financial Report for the Month Ending January 31, 2019

Johnna Morris, Finance Director, reported all funds are positive and doing well with the exception of the Sunrise Theatre and Indian Hills Golf Course. The Sunrise Theatre's net operating income for the fiscal year is positive, however, because of the beginning fund balance, the fund is not positive nor is it stable. Nevertheless, the theatre has been doing much better than it has in the past since the net income is currently positive for the fiscal year; this has not been the case for the last three to four fiscal years. The Indian Hills Golf Course's revenue is not what has been projected, nor are the expenses. Toward the end of this current fiscal year, it was about $90,000 short. Ms. Morris indicated she and Mr. Mimms, City Manager, had a meeting with Daniel Visconti, Golf Course Manager, and he indicated he's working on some programs to generate more income for the golf course. Ms. Morris and Mr. Mimms will continue to monitor the fund to see where we are. They will have to make some transfers but her and Mr. Mimms have yet to decipher the dollar figures these will total.

c. Approval of 2017-2018 Final Budget Amendments for Grant Funds: CDBG, SHIP, and Grant Administration

Johnna Morris, Finance Director, indicated the City Commission had been provided the budget adjustments for our grant funds, particularly CBDG, SHIP and Grant Administration. The CBDG budget has been amended to $278,464. SHIP's budget was amended to $494,071 and Grant Administration's amended budget is now $170,843. This is a standard procedure that takes place after the audit, making these audited figures.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve as submitted.

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

Passed

11. CONSENT AGENDA

a. Approval of a request by Amerigas Propane to install two (2) above-ground 420# tanks at 1814 N. 21st Street.

b. Notification of Approval for a Minor Amendment to the Site Plan for St. Andrew's Episcopal Academy located at 210 and 320 S. Indian River Drive Fort Pierce, FL.

c. Travel expenses in the amount of $1,437.90 for Commissioner Rufus Alexander to attend the 2019 Florida Black Caucus of Local Elected Officials Spring Conference.

d. Travel expenses in the amount of $1,437.90 for Commissioner Reginald Sessions to attend the 2019 Florida Black Caucus of Local Elected Officials Spring Conference.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve item numbers 11 a through 11 d.

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

Passed

12. PUBLIC HEARINGS

a. Resolution No. 18-R62 and Quasi-Judicial Hearing – A hearing to allow the owners and/or parties of interest in the property identified as 1705 N 27th Street to show cause why the structure located on the premises should not be condemned and demolished.

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

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT 1705 N 27TH 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 CITY OF FORT PIERCE; PROVIDING FOR APPEAL; PROVIDING FOR NOTICE TO ALL PARTIES; AND PROVIDING FOR AN EFFECTIVE DATE

Peggy Arraiz, Code Enforcement Manager, indicated this was brought before the City Commission last year as a Request for Condemnation and Demolition. During that meeting a member of the public spoke indicating that this was possibly going up for Tax Sale Deed and, as a result, the City Commission postponed this to see what would happen. Staff is asking for a 60-day continuance. The property has yet to go up for Tax Sale Deed, however, the Tax Sale office was able to put Ms. Arraiz in contact with an heir to the property and the previous missing line of communication was established. The heir is attempting to sell the property outright and avoid the tax sale. The request for the deed has been placed with the County and has gone to the County Court System to be certified. Within approximately 60-days we will know if the property will be sold as a private sale or if it will go through as a Tax Sale Deed.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to withdraw this case.

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

Passed

b. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with No New Construction submitted by property owner, Pinchuk Warehouse Properties LLC, and applicant Michael J Waldrop Innovation Contracting, to establish the Woodworking Use at 2610 Orange Avenue, Fort Pierce, FL. The property is zoned General Commercial (C-3), Parcel ID: 2408-507-0018-000-3.

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

Mr. Sweeney 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 complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications; there were none.

City Clerk, Linda Cox, was 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.

Maria Lewica, Historic Preservation Officer, indicated the applicant is asking for approval of a Conditional Use in order to accommodate the proposed woodworking activity. The subject warehouse is located in General Commercial Zoning District (C-3). The Future Land Use of this property is General Commercial (GC). The proposed 1127 square foot woodworking room will replace one of the storage areas of the Office Furniture Consultants warehouse of 15,584 square feet of sales, office and storage.

The Technical Review Committee reviewed the request for a Conditional Use last month and all comments were acknowledged by the applicant. The Planning Board voted unanimously to recommend approval with staff conditions. The requested Conditional Use with No New Construction is consistent with City Code and the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Staff recommends approval of the Conditional Use with the following conditions to be met prior to the Building Department Permit issuance:

1. Comply with City Code Section 22-60. Off-street parking and loading (j) Lighting (1)a. Please provide the lighting plan with a minimum average of two (2) footcandles.
2. Submit Change of Use Application to the Building Department to include a signed and sealed Life Safety Plan.
3. Provide a copy of a signed and sealed boundary survey.
4. Provide revisions to the parking in accordance with the existing structure features; Revise width of a handicapped access aisle to comply with ADA requirements, revise parking stall length to provide a minimum length of 18 feet, show the location of the stop sign and stop bar and indicate the standard parking stall width.
5. Relocate all proposed plantings to be situated within the limits of the property and not within the limits of the 27th Street public right-of-way.
6. Schedule a meeting with building department and the fire district to discuss possible sprinklers and dust collection requirements.

Mayor Hudson opened the Public Hearing.
The applicant, Michael Waldrop, confirmed he was sworn-in. Mr. Waldrop clarified condition number six for Commissioner Johnson indicating the location has sprinklers already and on the plan it does show for dust-collection. He indicated he was comfortable with all of the staff conditions.
Seeing no one else, the Mayor closed the Public Hearing.

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

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

Passed

c. Legislative Hearing - Ordinance 19-008 annexing property located at 2607 Kerr Street. FIRST READING

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

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE 2607 KERR STREET IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2019; 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.

Vennis Gilmore, Planning Analyst, indicated this was an application by the property owner, Robert Cleveland and the Coldwell Banker Paradise representative, Kathleen Nally. The applicant is seeking a voluntary annexation. The property is located at the northwest corner of Okeechobee Road on Kerr Street. The proposed City Zoning is C-3, General Commercial Zone and the proposed City Future Land Use designation is GC, General Commercial. The Planning Board voted unanimously to recommend approval of the request as presented. As proposed, the annexation meets the standards of the City Code & Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. 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.
Seeing no one, the Mayor closed the Public Hearing.

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

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

Passed

d. Legislative Hearing - Ordinance 19-009 - Financial Budget Amendment of the General Fund FY 2018 Budget. FIRST READING

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

AN ORDINANCE AMENDING THE 2017-18 BUDGET OF THE CITY OF FORT PIERCE, FLORIDA BY INSERTING THEREIN A SCHEDULE ATTACHED HERETO AND DESIGNED AS THE 2017-18 FINAL BUDGET AMENDMENT. THE SAID SCHEDULE PROVIDES FOR THE INCREASES AND/OR DECREASES IN REVENUES AND APPROPRIATIONS IN THE GENERAL FUND, AND PROVIDING FOR AN EFFECTIVE DATE.

Johnna Morris, Finance Director, indicated the Final Budget Amendment for the 2017-2018 Fiscal Year was before the City Commission. The approved budget was for $36,886,199 and it is being amended to $40,332,181. An outline was also provided to the City Commission explaining the increases and decreases in the fund. This is a standard procedure that occurs following the completion of the audit, hence, these are audited numbers.

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 Thomas Perona to approve item 12 d.

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

Passed

e. Legislative Hearing - Ordinance 19-004 amending Section 5-94 regarding Building Drainage. FIRST READING.

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 5, ARTICLE IV OF THE CODE OF ORDINANCES ENTITLED "BUILDING DRAINAGE"; AMENDING SECTION 5-94, TO AMEND REFERENCED SECTIONS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Kristie Kirstein, Community Rating System Coordinator, indicated in 2012 a flood ordinance was moved from Chapter 22 to Chapter 5 and they missed a few code references, prompting them to do some housekeeping and remove some code section references.

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 Thomas Perona to approve item 12 e.

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

Passed

f. Legislative Hearing - Ordinance 19-005 repealing and replacing Chapter 5, Article X(A) currently entitled "Flood Hazard Zones" Sections 5-315 through 5-329. FIRST READING

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

AN ORDINANCE BY THE CITY COMMISSION AMENDING THE CITY OF FORT PIERCE CODE OF ORDINANCES TO REPEAL CHAPTER 5 ARTICLE X(A) “FLOOD HAZARD ZONES” SECTION 5-315 THROUGH 5-329; TO ADOPT A NEW CHAPTER 5 ARTICLE X(A) ENTITLED “FLOODPLAIN MANAGEMENT” SECTION 5-315 THROUGH 5-329; TO ADOPT FLOOD HAZARD MAPS, TO DESIGNATE A FLOODPLAIN ADMINISTRATOR, TO ADOPT PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, AND FOR OTHER PURPOSES; TO ADOPT TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE; REPEALING ALL ORDINANCES AND PARTS THEREOF IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Kristie Kirstein, Community Rating System Coordinator, indicated they are repealing the existing flood ordinance and adopting the State of Florida Model Ordinance provided by the Department of Emergency Management. This amendment request will allow us to remain in compliance with the National Flood Insurance Program. She indicated several benefits to the public and citizens.

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

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

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

Passed

g. Legislative Hearing - Ordinance 19-006 creating Chapter 5, Article V "Workforce Housing Program". FIRST READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 5, OF THE CODE OF ORDINANCES ENTITLED "BUILDINGS AND BUILDING REGULATIONS" AMENDING ARTICLE V TO BE ENTITLED “WORKFORCE HOUSING PROGRAM”, AMENDING SECTION 5-111 TO PROVIDE FOR A SHORT TITLE; AMENDING SECTION 5-112 SETTING FORTH THE PURPOSE AND INTENT OF THE WORKFORCE HOUSING PROGRAM; AMENDING SECTION 5-113 TO PROVIDE FOR APPLICABILITY; AMENDING SECTION 5-114 TO ESTABLISH DEFINITIONS; AMENDING SECTION 5-115 TO RESERVE LINKAGE FEES FOR FUTURE ADOPTION; AMENDING SECTION 5-116 TO RESERVE FOR PROVISIONS FOR FUTURE ADOPTION; AMENDING SECTION 5-117 TO ESTABLISH CONSTRUCTION STANDARDS FOR WORKFORCE HOUSING; AMENDING SECTION 5-118 PERTAINING TO RESTRICTIONS ON THE SALES AND RENTAL PRICES FOR WORKFORCE HOUSING DWELLING UNITS; AMENDING SECTION 5-119 ESTABLISHING QUALIFICATIONS FOR INDIVIDUALS TO BE ELIGIBLE FOR THE WORKFORCE HOMEBUYER PROGRAM; AMENDING SECTION 5-120 TO ESTABLISH A TIME PERIOD WHEREIN RENTAL AND FOR-SALE WORKFORCE HOUSING UNITS ARE REQUIRED TO REMAIN AFFORDABLE; AMENDING SECTION 5-121 TO CREATE A WORKFORCE HOUSING TRUST FUND; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Shaun Coss, Building Department Coordinator, indicated this ordinance is the foundation blocks for future upcoming ordinance amendments to this ordinance. It will allow the city to

enter into an agreement with not-for-profit organizations to act as the Community Land Trust for the City of Fort Pierce. This only applies to workforce housing units constructed in conjunction with Community Land Trust or when funds will be accessed from the City of Fort Pierce Workforce Housing Trust Fund. This could be used for new construction, re-development. Rehabilitation is also an option.

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve item 12 g.

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

Passed

h. Legislative Hearing - Ordinance 19-007 which amends Chapter 7, Article I, Section 7-20, "Fire Prevention and Protection." FIRST READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 7, ARTICLE I OF THE CODE OF ORDINANCES ENTITLED "FIRE PREVENTION AND PROTECTION"; AMENDING SECTION 7-20, TO AMEND PERMITTING REQUIREMENTS OF ABOVEGROUND STORAGE TANKS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Shaun Coss, Building Department Coordinator, this ordinance removes the requirement for above-ground fuel tanks to be approved by the City Commission as a result of the complaints the Building Department has received from the public and contractors. It currently takes approximately one month to get these approved and thus they are looking to streamline the process to be business-friendly.

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 Reginald Sessions to approve item 12 h.

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

Passed

i. Legislative Hearing - Ordinance No. 19-010 abolishing the Construction Board of Adjustment and Appeals. FIRST READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 5, ARTICLE I, OF THE CODE OF ORDINANCES ENTITLED "BUILDING CODE", SECTIONS 5-1.102.9, 5-1.103.3 AND 5-1.103.5 BY DELETING REFERENCES TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; AMENDING SECTION 5-1.140 BY ABOLISHING THE FORT PIERCE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS, PROVIDING FOR APPEAL RIGHTS PURSUANT TO FLORIDA STATE STATUTE; REPEALING SECTIONS 5-1.140.1 THROUGH 5-1.140.6.2; AMENDING CHAPTER 5, ARTICLE VII ENTITLED “PERMIT FEES”, SECTION 5-268 BY DELETING REFERENCES TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; AMENDING CHAPTER 5, ARTICLE XIII ENTITLED “PROPERTY MAINTENANCE AND HOUSING CODE”, SECTION 5-365 TO EXCLUDE APPEAL PROVISIONS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AND SUBSTITUTING THE RIGHT TO A HEARING PROCESS THEREIN; AMENDING CHAPTER 15 ENTITLED “SIGNS AND BILLBOARDS”, SECTION 15-8 BY DELETING REFERENCES TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; AMENDING VARIOUS PROVISIONS FOR GRAMMATICAL CORRECTNESS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Shaun Coss, Building Department Coordinator, indicated this ordinance is to abolish the Construction Board of Adjustments and Appeals since the way the ordinance was originally

written isn't strictly compatible with the City Charter. The board's duties will be divided amongst other boards depending on the nature of the issue at hand.

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

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

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

Passed

j. Legislative Hearing - Ordinance No. 19-011 - Repealing Chapter 5, Article VIII "Swimming Pools". FIRST READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, REPEALING CHAPTER 5, ARTICLE VIII OF THE CODE OF ORDINANCES ENTITLED "SWIMMING POOLS" AND ALL SECTIONS CONTAINED THEREIN; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Shaun Coss, Building Department Coordinator, indicated the purpose of this ordinance is to repeal the remaining provisions of the swimming pool ordinance. Several sections of the swimming pool ordinance were repealed years ago and the setbacks specific to swimming pool remained in this ordinance. It has come to their attention that the Building Department regulating swimming pool setbacks is perceived to be a violation of State Statute. All other setbacks are regulated by the Planning and Zoning Department. The setbacks will then, by default, fall under the Chapter 22 Planning and Zoning ordinances and any variances of that setback can be heard by the Planning Board of Adjustments. This will bring us into compliance with State Law.

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

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

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

Passed

13. CITY COMMISSION

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

City Clerk, Linda Cox, indicated these would come back to the City Commission next month for voting.

b. Resolution No. 19-R07 determining that the structure located at 1710 Seaway Drive is unsafe and should be condemned and demolished. A hearing to determine this matter is scheduled before the City Commission on April 1, 2019.

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

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT 1710 SEAWAY DRIVE IN FORT PIERCE, FLORIDA 34949 IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT ALL PARTIES OF INTEREST MUST SHOW CAUSE WHY THE STRUCTURE SHOULD NOT BE CONDEMNED AND DEMOLISHED IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE; AND NOTIFYING ALL PARTIES OF POTENTIAL ACTION BY THE CITY OF FORT PIERCE FOR FAILURE TO ACT; AND THAT A PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON APRIL 1, 2019 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.

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

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

Passed

c. Resolution 19-R08, authorizing the creation and recordation of a 12' wide Edwards Road Canal (Canal No. 9) Right-of-Way located along the south side of the properties situated at 1029, 1031, 1033, and 1035 Trinidad Avenue.

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR-COMMISSIONER AND CITY CLERK OF THE CITY OF FORT PIERCE TO CERTIFY THAT THE PUBLIC DRAINAGE CANAL, FORT PIERCE CANAL NO. 9, AS PARTIALLY SITUATED ALONG THE SOUTHERN PROPERTY BOUNDARIES OF THE PARCELS LOCATED AT 1029, 1031, 1033, AND 1035 TRINIDAD AVENUE, IS VESTED IN THE MUNICIPALITY OF THE CITY OF FORT PIERCE, FLORIDA, HAVING BEEN MAINTAINED BY THE CITY OF FORT PIERCE FOR A CONTINUOUS PERIOD IN EXCESS OF FOUR YEARS AND DIRECTING THE CLERK TO FILE A MAINTENANCE MAP IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA. AFTER SAME HAVING BEEN DULY EXECUTED BY THE MAYOR, CITY CLERK, AND CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE.

Jack Andrews, City Engineer, indicated this is a housekeeping item which will allow us to stabilize the canal along Edwards Road with the grant we've received. We'll also be able to add piping. Straightening our right-of-way will allow us to perform the work needed and the objective after completion is to prevent flooding.

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

d. Resolution 19-R09 appointing members to the Communitywide Council.

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT AND REAPPOINTMENT OF MEMBERS TO THE COMMUNITYWIDE COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Cox explained this resolution did not require a vote because we had exactly the number of applications as we had vacant seats, thus, all that was needed was a motion to approve it.

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

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

Passed

e. Discussion of shooting violence in Fort Pierce at the request of Commissioner Sessions.

Commissioner Sessions expressed his concerned with gun violence, specifically on the north side of town.

Nicholas Mimms, City Manager, indicated discussion on shooting violence needs to be non-specific since many, if not all, of the cases are under investigation. He assured the City Commission that our Police Department and City's collaborative partnerships have never ceased and continue with the Bureau of Alcohol, Tobacco, Firearms and Explosives; Federal Bureau of Investigation; United States Marshalls Office; and St. Lucie County Sheriff's Office.

Commissioner Sessions spoke about his visit with Chief Diggs in the City of Fort Myers and how they utilize a system called Shot Spotter.

Commissioner Johnson thanked the police officers in the audience for their service. He indicated that time was of the essence to look at and compare their base salary with competing agencies, retention policies and the vacancies we currently have. He felt the vacancies being filled were very important to have more security on our streets. He also thought it was of importance to bring solutions to the table instead of complaining, to do this the budget should be examined.

Commissioner Perona researched the gun violence in other communities and found that this is happening in other places as well to the point that the stats say that more people have died by gunshot than any war in the United States. He is worried the knee jerk reactions for solutions are taking away from the real efforts we are making as a city and the efforts our Police Department is making. He believes an education component along with the unified support of the City Commission and the community to our Police Department is the best defense.

Mayor Hudson spends a considerable amount of time at the Police Departments. She indicated she attends all of the swearing in of the new recruits. She's very familiar with the work our officers do under great difficulty and duress. She indicated her admiration because she is aware it is not our Police Department that is creating an environment where people shoot one another. There are a lot of factors involved, including but not limited to, poverty, hopelessness, and lack of parenting to name a few. She knows our officers are serious about preventing the crime that happens here. She indicated the Shot Spotter price tag of $350,000 initial fee and an annual cost of $100,000 for, as she understands it, one square mile is simply money the city does not have. She thanked the officers for their efforts, their investment and volunteer work within our community. She expressed wanting to do anything possible to make sure our officers return home to their families every night, safe and sound.

Commissioner Sessions suggested a workshop would be a good place to start to come up with some solutions to the situation at hand.

Chief Hobley-Burney weighed in on the matter and assured the City Commission that the Fort Pierce Police Department officers are committed to the citizens of Fort Pierce and keeping them safe. She said when people have called they appear on site despite of how dangerous a situation may be. Furthermore, she indicated some officers have moved their families here or in some cases, like hers, have left their family to come here, because they're invested in this city. She indicated their officers are the only Shot Spotters we need, but more than that they need the City Commission's support and to not be portrayed in the media like they are not doing their job, thereby putting the citizens against the officers that lay their lives on the line for them every day because they are interested in their security and that of this city.

Mr. Mimms indicated he'd be happy to put together a Special Workshop to discuss our Police Department's funding to include police officer salaries, benefits, compensation, equipment, vehicles, technology, etc. It can also be arranged for the City Commission to review crime statistics; Mr. Mimms reiterated it would have to be nonspecific in nature so as to not disrupt current investigations. Staff could also try to identify any funding opportunities that can be accessed for our law enforcement department. To do this, we will need the City Commission's support regarding any tax increases. He could have this scheduled before the Budget Workshop usually held annually in June or July.

14. COMMENTS FROM THE PUBLIC

Pinkie Hendley
Betty Bradwell
Mario Wilcox
Henry Duhart
Annette Brown
Colin McCarthy
Curtis Johnson, Jr.
Don Christman

15. COMMENTS FROM THE CITY MANAGER

a. City Manager's Report and Purchase Order Report

There were no comments from the City Manager or the City Attorney.

16. COMMENTS FROM THE COMMISSION

Commissioner Alexander commended the Fort Pierce Police Department for their efforts and said we have come a very long way from where we were, but do have more to go.

Commissioner Perona expressed his excitement for the workshop and the long term effects and the benefit it represents for our community.

Commissioner Sessions shared the same enthusiasm regarding the workshop. He looks forward to finding solutions to address the gun violence problem within the city.

Commissioner Johnson said he was proud of our city and proud to live here. He prays every day for our law enforcement and community' safety, but also that, as a Commission, they can come up with solutions for this city's citizens despite disagreements.

Mayor Hudson believes our police force needs the cooperation and the support of our community. Successful policing is part of the community being willing to trust them, share information with them, and to support them as well as being able to stand up for them. It takes a supportive community to make the community crime-free.

17. ADJOURNMENT

The meeting adjourned at 10:08 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 03/18/2019

Re: Special Presentation

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Special Presentation

Form Review

Form Started By: Noemi Rios Started On: 03/04/2019 02:42 PM

Final Approval Date: 03/04/2019

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

Meeting Date: 03/18/2019

Re: Proclamation recognizing Parents' & Children's Day

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Proclamation recognizing Parents' & Children's Day

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/11/2019 04:02 PM

Form Started By: Miriam Garcia Started On: 03/04/2019 11:47 AM

Final Approval Date: 03/11/2019

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

Meeting Date: 03/18/2019

Re: Letter from Crystal Samuel

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Crystal Samuel, President, Fort Pierce Lions Club, thanking Mayor Hudson, Commissioner Johnson, Director of Public Works, Mike Reals, Code Enforcement Officer Janey Vanderhorst and Officers Damien Spotts and Bill Hall for giving their valuable time to attend a Dining in the Dark Awareness Dinner in February.

Attachments

Letter from Crystal Samuel

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/11/2019 04:01 PM
City Manager	Nick Mimms	03/11/2019 04:01 PM

Form Started By: Jennifer Robinson Started On: 03/06/2019 02:33 PM

Final Approval Date: 03/11/2019

Fort Pierce Lions Club

RECEIVED
FEB 27 2019
MAYOR'S OFFICE

February 26, 2019

Dear Mayor Hudson and Staff,

Earlier this month, along with the Treasure Coast Chapter of the National Federation of the Blind, we hosted a Dining in the Dark Awareness Dinner at 2nd Street Bistro. It was a membership drive as well but the primary focus was increasing awareness of the blind and visually impaired in our community. We ate one dinner in the dark to gain a better understanding of those who eat every meal in the dark. As you may know, in 1925 Helen Keller challenged Lions to be "knights of the blind in the crusade against darkness" and we have remained so ever since.

We greatly appreciated your attendance as well as City Commissioner Jeremiah Johnson, Director of Public Works Mike Reals, Code Enforcement Janey Vanderhorst, and Fort Pierce Police Officers Damien Spotts and Bill Hall. To have all of you participate at this event wearing sleep masks throughout dinner and dessert showed a true spirit of community and concern for those who are visually impaired. There was a sincere sense of camaraderie and fellowship that night as we realized a small appreciation for the daily lives of the blind.

Thank you for giving your valuable time to join us. We believe giving back helps not just the community but the giver! As Lions our motto is "We Serve" and as community leaders you live that motto every day.

Sincerely,

Crystal Samuel

Crystal Samuel, President
Fort Pierce Lions Club

Fort Pierce Lions Club PO Box 1052 Fort Pierce, FL 34954

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

Meeting Date: 03/18/2019

Re: Emial from Cathy Roberts

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Cathy Roberts, VP Relationship Manager III, Seacoast Bank, expressing her gratitude for a job well done by the Fort Pierce Police Department and the detectives whose professionalism and diligence apprehended each suspect of the February 23rd robbery.

Attachments

Email from Cathy Roberts

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/11/2019 04:01 PM
City Manager	Nick Mimms	03/11/2019 04:01 PM

Form Started By: Jennifer Robinson Started On: 03/06/2019 02:42 PM

Final Approval Date: 03/11/2019

To: "'nmimms@city-ftpierce.com'" <nmimms@city-ftpierce.com>
From: "Cathy Roberts" <Cathy.Roberts@seacoastbank.com>
Date: 03/01/2019 08:35AM
Subject: FW: Seacoast Bank

Good Morning Mr. Mims, Mayor Hudson and Chief Hobley-Burney

I wanted to write to express my gratitude for the job well done by our local police department and detectives for their professionalism and diligence while working our most recent robbery last Saturday, Feb. 23rd.

This was our 3rd robbery in less than 3 years and each time our Police Department was top notch in the rapid response and diligence in finding and apprehending each suspect.

Their response and follow up gives us in the banking industry and feeling of confidence and security knowing we have such a great team supporting us in the worst of situations.

Seacoast has taken these robberies very seriously and has implemented a new security process at our branch that will be coming to all Seacoast locations this year. Keeping their employees and clients safe is their highest priority.

We now have mag locks. Our doors remain locked all day and clients will be "buzzed" in as they are recognized or a discussion occurs to determine their need at the bank. This includes a doorbell that we can view and take pictures of clients at the door before allowing them in. We will use this as a training tool for our clients and encourage clients to utilize the ATMs and drive in lanes for quick service. We will have enhanced cameras at the door and parking lot that will be helpful in identifying suspects and a quicker way to share with the officers on scene.

Please share this with your officers as we cash their checks, not drawn on Seacoast, free of charge whether they bank with us or not. I can only imagine their feeling as they come up to a bank with a locked door.

Again, thank you for your support and all you do for our community. I am proud to be raised in Ft Pierce and look forward to doing my part in keeping our community a great place to live, raise a family and retire!

Best Regards,

Cathy Roberts

SeacoastBank 90 YEARS
Cathy Roberts | *VP Relationship Manager III* | *NMLS #812846*
1901 S US Highway 1 Fort Pierce, FL 34950
Cathy.Roberts@SeacoastBank.com | **O:** 772.466.3401 | **T:** 800.706.9991 | **F:** 772.466.3402
Internal Ext: 35924

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

Meeting Date: 03/18/2019

Re: Case #02-10082 - 1022 Avenue H

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

SUBJECT:

Approve request to reduce code enforcement lien in the amount of $62,600.00 against 1022 Avenue H, Ft. Pierce, FL 34947 - Parcel ID Number 2404-818-0016-000-2 previously owned by Beverly A Prince, 601 Saunders St, Apt. W2, Hinesville, GA 31313 and currently owned by Deloris Faniel, 4703 Evergreen Ave., Ft. Pierce, FL 34947 to $722.44 payable in 6 months.

SUMMARY:

This property is a family property that changed names multiple times but did not change ownership. The property was condemned and due to non-compliance, the building was demolished by the City in 2004. This resulted in a code enforcement lien, demolition lien and lot clearing liens.

Due to multiple health issues with members of the family, a reduction request was made to the City Commission in 2016. The lien was reduced to $472.44 payable in 6 months. Unfortunately, after paying the demolition lien and lot clearing liens, they did not have the funds to pay the reduced lien and after 6 months it reverted to the original amount.

The request today is to reduce the lien of $62,600 to the previously agreed amount of $472.44 payable in 6 months.

RECOMMENDATION:

The Special Magistrate heard the property owner's request and recommends the City Commission reduce the lien to $722.44 payable in 6 months. If not paid within the 6 month expiration period, the fines will revert to the original amount of $62,600.00. The settlement amount respresents the administration costs as follows:

Hard Costs (postage / filing fees / photos)	$34.60
Case processing (months open / inspections)	$237.84
Hearing costs	$200.00
City Commission Hearing	$250.00

ALTERNATIVES:

Deny the request.
Make alternative recommendations.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforement Clerk.

COORDINATED WITH:
Margaret Arraiz, Code Compliance Manager.

Fiscal Impact

Budgeted Y/N: 2018
Amount: 722.44
OTHER INFORMATION:
$722.44 to the general fund.

Attachments

Request
Admin Fees
Breakdown
7 Criteria
Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	02/25/2019 04:01 PM
City Manager	Nick Mimms	03/11/2019 03:59 PM

Form Started By: Colleen Greer Started On: 02/25/2019 10:26 AM
Final Approval Date: 03/11/2019

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT *Florida*

RECEIVED
FEB 04 2019
CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement
& Animal Control

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

Date: Feb. 4, 2019					
Property address:	1022 Ave H				
Owner(s) of record:	Beverly A. Prince Current Owner ; Deloris Faniel				
Mailing address:	4703 Evergreen Ave. Ft. Pierce, FL 34947				
Property tax ID #:	2404-818-0016-0001/2				
Original purchase date:	8-4-2004	Original purchase price:	$100		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☑ Vacant Lot
Name of person requesting reduction:	Deloris Faniel	Relationship to owner(s)	Sisters		
Telephone #:	470-234-9133	Mobile phone #:	Same		
E-mail: delorisfan0007@gmail.com		Preferred contact method:	All 3		
What are owner(s) intentions for property: Keep in family - Family Inheritance					
Are there current code violations?	☑ No	☐ Yes	Explain: (please attached notice) Everythings in Compliance Right Now		
Is property listed for sale?	☑ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☑ No	☐ Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN $62,600.00 $ 62,600.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 62,127.56

DOLLAR AMOUNT I AGREE TO PAY $ 472.44 w/in(6mos)

Deloris Faniel
Signature of Owner or Representative

Feb. 4, 2019
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: ~~4703 Evergreen Ave~~ 1022 Ave H

Property Owner: Deloris Faniel

Mailing Address: in care of 4703 Evergreen Ave Ft Pierce, FL 34947

Telephone #: _____ Cell Phone #: 470 234 9133

E-Mail Address: delorisfan0007@gmail.com

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

I, Deloris Faniel, 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:

This property is the last we have of our family Some of us were born in the home. I lived here at the time liens were imposed on property I never got a letter informing the City wanted home boarded up. I kept check On home. Doors were Not cracked or hanging off. Windows were not cracked or hanging off. Home was not a public Nuience. Our play Cousin was down on what he calls luck. He would go to house pull window open unlock front door and sleep in the family home. His home got burned down on the corner. [Our Aunts home she passed away]. My grand parents Built this home with their own hands back in 1945 or 1946. We are torn that the City pushed the home down. My Mom- Johnnie DuBose left the home in my Name And Linda K. Lane my Sister. I had to go through Cancer battles 5 times. My Sisters have a fight with Sugar Diabetes and so do I. We have Many physical issues from diabetes. My sister Beverly A. Prince-Washington is waiting for a kidney now. We transfere the property to keep it in the family. I paid all past due fees on this property in 2004 once I Came through Cancer. I only received a letter about this lien in 2004. I pay all fees to keep property in Compliance with all city Codes as soon as I am made awware. I can not find my paid Copies I am asking for a deduction that all lien fees be removed so we can satisfy the City Please help!

Signed: Deloris Faniel Date: Feb. 4, 2019

Print Name: Deloris Faniel

STATE OF FLORIDA
or
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Deloris Faniel who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FL DL as identification.

SWORN TO AND SUBSCRIBED before me this 4th day of February, 2019.

Colleen Greer

Notary Public, State of Florida

COLLEEN GREER
State of Florida - Notary Public
Commission # GG 013803
My Comm. Expires 11-13-2020
Bonded Through
National Notary Assn

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1022 Ave H Ft. Pierce, FL 34950

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

☐ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(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.

Nelson James — Feb. 4, 2019

Signature of Owner or Representative — 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

_____ _____

INTEROFFICE MEMORANDUM

FROM THE OFFICE OF THE

CITY MANAGER

TO : Robert V. Schwerer, City Attorney

FROM : Dennis W. Beach, City Manager

RE : Code Enforcement Lien - 1022 Avenue H

DATE : December 21, 2004

At their regular meeting of December 20, 2004, the City Commission rescinded a Code Enforcement Board Lien of $62,600 against the above referenced property upon payment of administrative costs in the amount of $472.44 within six months. Please prepare the necessary paperwork.

DWB:jdr

cc: John Alcorn, Director of Building & Community Response
Lois Caudill, Assistant to the Special Master
Bonny Thorn, Finance Dept.

COMMUNITY RESPONSE
ADMINISTRATIVE COST

Property Address: 1022 Avenue H

Owner(s): Beverly A. Prince, 601 Saunders Street, Apt. W2, Hinesville, GA 31313

Code section(s) in violation: 5-369 Secure

Inspection Trips	(4 X $25)	$ 100.00
Inspectors Time In Office	(5 hrs.)	$ 125.00
Clerical Time	(4 hrs.)	$ 77.84
Director's Time	(1 hr.)	$ 35.00
Mailing Expense	(3 x $4.42)	$ 13.26
	(1 x $.34)	$ .34
Filing Expense		$ 6.00
Photographs	(5 x $3.00)	$ 15.00
City Clerk/City Commissioners Time		$ 100.00
Total Administrative Cost		$ 472.44
TOTAL AMOUNT OF LIEN		$ 3,700

Asd 12-12-03

Demolished 7/24/04 $2,600

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**
1022 Avenue H

DATE: March 18, 2019

The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	CC Administrative Fees
CASE # 02-10082	$62,600.00	$.00	$250.00
TOTAL	$62.600.00	$.00	$250.00

CAN BE WAIVED (ALL COSTS) $62.850.00

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE
SM FEBRURY 20, 2019

Case No: 02-10082 **Address: 1022 Avenue H**

1.) The gravity or seriousness of the violation:	**MODERATE**
2a.) Any and all actions taken by the violator to correct the violations; OR	**NONE**
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:	**CITY DEMOLITIONED**
3.) The length of time necessary to bring the property into compliance:	**ABOUT 2 YEARS**
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:	**2**
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	**1. Broken windows** **2. Paint** **3. Debris removal complied** **4. 5 involuntary lot clearings, 7 Complied** **5. 1 involuntary board up**
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	**LETTER DATED AUGUST 2004 STATES DUE TO FAMILY HARDSHIP AND MEDICAL.**

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

Property Identification

Site Address: 1022 Avenue H	Parcel ID: 2404-818-0016-000-2	Account #: 18053	Sec/Town/Range: 04/35S/40E
Map ID: 24/04H	Zoning: R4	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

Deloris F Faniel

8697 Spivey Village Trl
Jonesboro, GA 30236

Legal Description

ENGLEWOOD PARK S/D LOT 16 (OR 1045-1146; 2037-504)

Current Values

Just/Market:	$2,400	Assessed:	$2,093
Exemptions:	$0	Taxable:	$2,093

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2018	$2,400	$2,093	$0	$2,093
2017	$2,400	$1,903	$0	$1,903
2016	$2,100	$1,730	$0	$1,730

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-04-2004	2037 / 0504	XX01	QC	Prince Beverly A	$100
11-04-1996	1045 / 1146	XX01	QC	Lane Linda K	$100
02-13-1991	0726 / 1641	XX01	WD	Johnnie P Dubose	$100

Primary Building Information

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

Exterior Data

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

Interior Data

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



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.17
Land Size (SF):	7,250
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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City Commission Regular Meeting **11.b.**

Meeting Date: 03/18/2019

Re: Case #13-1121 - 1108 Avenue G - Carlson Family LLC

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

SUBJECT:

Approve request to reduce code enforcement lien in the amount of $30,140.00 against 1108 Avenue G, Ft. Pierce, FL 34950 - Parcel ID Number 2404-821-0020-000-3 previously owned by Krista Duhart & Norma White, 1108 Avenue G, Ft. Pierce, FL 34950 and currently owned by Carlson Family LLC, 2103 Sunrise Boulevard, Ft. Pierce, FL 34950 to $1,500.00 payable in 30 days.

SUMMARY:

Carlson Family LLC purchased the property through a tax sale and believed the proceeds of the tax deed sale would be used to satisfy the lien. However, there was only enough proceeds from the tax deed sale to satisfy the hard costs of the emergency repair lien assessed against the property. The Carlson Family LLC requested a reduction to $1,000.00.

RECOMMENDATION:

The Special Magaistrate heard the property owner's request and recommends to the City Commission to reduce the lien to $1,500.00 payable in 30 days and failure to pay the reduced fines within the expiration date will result in the lien reverting to the original amount. The settlement amount represents the administration costs as follows:

Hard Costs (postage / filing fees / photos	$51.12
Case Processing fees (months open / inspections)	$548.88
Special Magistrate Hearing Costs	$650.00
City Commission Hearing	$250.00

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: 1500.00

OTHER INFORMATION:

$1,500.00 to the general fund.

Attachments

Request
Admin Fees
Breakdown
7 Criteria
Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/11/2019 03:59 PM

Form Started By: Colleen Greer
Started On: 02/25/2019 01:19 PM
Final Approval Date: 03/11/2019

Case 13-1121

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	2-6-19				
Property address:	1108 Ave G, Fort Pierce, FL 34950				
Owner(s) of record:	Carlson Family LLC				
Mailing address:	2103 Sunrise Blvd, Fort Pierce, FL 34950				
Property tax ID #:	2404-821-0020-000.3				
Original purchase date:	9-21-2015	Original purchase price:		21,100.00	
Property is used for:	☒ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	Noah Jacobson	Relationship to owner(s)		Owner	
Telephone #:	→	Mobile phone #:		305-360-6262	
E-mail:	Lnjacobson@hotmail.com	Preferred contact method:		Cell	
What are owner(s) intentions for property:	hold, Rent				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN — mcg $30,140.00 $ ~~41,040.00~~ NS

DOLLAR AMOUNT REQUESTING TO BE WAIVED — NS $29,140.00 $ ~~41,040.00~~ NS

DOLLAR AMOUNT I AGREE TO PAY — $ 1,000.00

Signature of Owner or Representative — Date: 2-6-19 — Printed Name: Noah Jacobson

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: 1108 Ave G, Fort Pierce, FL 34950

Property Owner: Carlson Family LLC

Mailing Address: 2103 Sunrise Blvd, Fort Pierce, FL 34950

Telephone #: → Cell Phone #: 305-360-6262

E-Mail Address: Lnjacobson@hotmail.com

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

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

I am requesting that the proceeds of the tax deed Sale are used for the purpose of paying code enforcement liens. If we can reduce the fine to ~~A~~ Administrative + hard costs. I was unaware of these code enforcement violations as they pretained to the previous owner.

Date: 2-6-19

Signed: [signature]

Print Name: Noah Jacobson

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Noah Jacobson 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 ID as identification.

SWORN TO AND SUBSCRIBED before me this 06 day of February, 2019.

MARSHALL TAYLOR COPLEY
Notary Public – State of Florida
Commission # GG 167707
My Comm. Expires Dec 12, 2021
Bonded through National Notary Assn.

[signature]
Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1108 Ave G, Fort Pierce, FL 34950

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

☐ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(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.

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

Signature of Owner or Representative	2-6-19 Date	Noah Jacobson Printed Name

COFP – APPLICATION PROCESS DETERMINATION

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

☐ Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before either the Special Magistrate or Code Enforcement Board that authorized the Order Assessing Fine and Imposing Lien.

City Representative	Date	Printed Name

Administrative Cost Estimator

2/14/2019

Property Address: 1108 AVENUE G CASE # 13-1121

Date case originated: 7/17/2013

Date case complied: 1/2/2015

Total time: 17 months

Number of Hearings

Violation Hearings:	1
Massey Hearings:	0
Lien Reduction Hearings:	1

Mailing Expense			
Regular 1st Class:	$0.44	8	$3.52
Certified Mail:	$5.10	1	$5.10
Photographs (per page)	$0.50	5	$2.50
Filing Fees	$10.00	4	$40.00
Months Open	$50.00	17	$850.00

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		$0.00

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	2	$300.00

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

Commision Meeting	$250.00	1	$250.00

Fee set by the City Commission

Total Estimated Cost: $1,801.12

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**
1108 Avenue G, Ft. Pierce, FL 34950

DATE: November 19, 2018

The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	Administrative Fees
CASE # 13-1121	30,100.00	$.00	$40.00
CC Admin Fees			250.00
TOTAL	$30,100.00	$.00	$290.00

CAN BE WAIVED (ALL COSTS) $30,390.00

LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE
SM FEBRURY 20, 2019

Case No: 13-1121 **Address: 1108 Avenue G**

1.) The gravity or seriousness of the violation:	**MINOR**
2a.) Any and all actions taken by the violator to correct the violations; OR	**CITY SECURED THE BUILDING**
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:	**CITY SECURED THE BUILDING**
3.) The length of time necessary to bring the property into compliance:	**7-17-2013 TO 1-9-2015**
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:	**2 RESULTING IN FINES** **1 BOARD UP** **1 PAINTING**
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	**4 INVOLUNTARY** **2 FINES** **1 COMPLIED**
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:	**THIS PROPERTY ONLY SHOWING 2 FINES AND LIENS**

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

Property Identification

Site Address: 1108 Avenue G	Parcel ID: 2404-821-0020-000-3	Account #: 18097	Sec/Town/Range: 04/35S/40E
		Map ID: 24/04H	Zoning: R4
Use Type: 0100	Jurisdiction: Fort Pierce		

Ownership

Carlson Family LLC
2103 Sunrise BLVD
Fort Pierce, FL 34950

Legal Description

BOLEN`S S/D LOTS 20 AND 21 (OR 3790-277)

Current Values

Just/Market:	$40,900	Assessed:	$28,072	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$28,072	2018	$40,900	$28,072	$0	$28,072
				2017	$32,100	$25,520	$0	$25,520
				2016	$23,200	$23,200	$0	$23,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-21-2015	3790 / 0277	0111	TD	Duhart Krista J M	$21,100
12-30-1996	1053 / 0636	XX04	QC	Duhart Deloris M	$100
07-06-1995	0965 / 2160	XX01	PR		$100

Primary Building Information

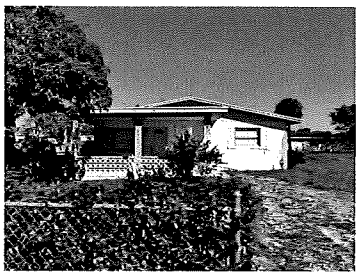
Finished Area of this building: 1,348 SF
Gross Area of this building: 1,688 SF

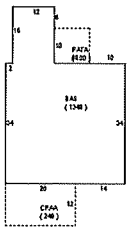
Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HD+
Year Built: 1965	Frame:	Grade: D+	Effective Year: 1965
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 1	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel:	Primary Floors: Carpet





Total Areas

Finished/Under Air (SF):	1,348
Gross Area (SF):	1,688
Land Size (acres):	0.32
Land Size (SF):	13,980
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	473	1990

This information is believed to be correct at this time but it is subject to change and is not warranted.
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City Commission Regular Meeting **11.c.**

Meeting Date: 03/18/2019

Re: Case #14-0745 - 1108 Avenue G - Carlson Family LLC

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

SUBJECT:

Approve request to reduce code enforcement lien in the amount of $416,040.00 against 1108 Avenue G, Ft. Pierce, FL 34950 - Parcel ID Number 2404-821-0020-000-3 previously owned by Krista Duhart & Norma White, 1108 Avenue G, Ft. Pierce, FL 34950 and currently owned by Carlson Family LLC, 2103 Sunrise Boulevard, Ft. Pierce, FL 34950 to $1,800.00 payable in 30 days.

SUMMARY:

Carlson Family LLC purchased the property through a tax sale and believed the proceeds of the tax deed sale would be used to satisfy the lien. However, there was only enough proceeds from the tax deed sale to satisfy the hard costs of the emergency repair lien assessed against the property. The Carlson Family LLC requested a reduction to $1,000.00.

RECOMMENDATION:

The Special Magaistrate heard the property owner's request and recommends to the City Commission to reduce the lien to $1,800.00 payable in 30 days and failure to pay the reduced fines within the expiration date will result in the lien reverting to the original amount. The settlement amount represents the administration costs as follows:

Hard Costs (postage / filing fees / photos)	$51.18
Case Processing Fees (months open / inpsections)	$848.82
Special Magistrate Hearing Costs	$650.00
City Commission Hearing	$250.00

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: 1800.00

OTHER INFORMATION:

$1,800.00 to the general fund.

Attachments

Request
Admin Fees
7 Criteria
Breakdown
Tax Card
Disbursements

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/11/2019 04:02 PM

Form Started By: Colleen Greer Started On: 02/25/2019 01:55 PM

Final Approval Date: 03/11/2019

14-0745

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	2-6-19				
Property address:	1108 Ave G, Fort Pierce, FL 34950				
Owner(s) of record:	Carlson Family, LLC				
Mailing address:	2103 Sunrise blvd, Fort Piece, FL 34982				
Property tax ID #:	2409-821-0070-0003				
Original purchase date:	9-21-15	Original purchase price:		21,100.00	
Property is used for:	☒ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	Noah Jacobson	Relationship to owner(s)		Owner	
Telephone #:	305-360-6262	Mobile phone #:		←	
E-mail:	Lnjacobson@hotmail.com	Preferred contact method:		cell	
What are owner(s) intentions for property:	hold, rent				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN $ 416040.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 415040.00

DOLLAR AMOUNT I AGREE TO PAY $ 1,000

Signature of Owner or Representative

2-6-19
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: 1108 Ave G , Fort Pierce, FL 34950

Property Owner: Carlson Family LLC

Mailing Address: 2103 Sunrise blvd , Fort Pierce, FL 34950

Telephone #: 305-360-6262 Cell Phone #: 305-360-6262

E-Mail Address: Lnjacobson@hotmail.com

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

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

I am requesting the use of overage funds from the tax sale to be used in the fees incurred on this property. I was unaware of these violations as they preptained to the previous owner. Asking for the lien to be reduced to Administrative + hard costs.

Date: 2-6-19

Signed: [signature]

Print Name: Noah Jacobson

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Noah Jacobson 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 ID as identification.

SWORN TO AND SUBSCRIBED before me this 06 day of February, 2019.

MARSHALL TAYLOR COPLEY
Notary Public – State of Florida
Commission # GG 167707
My Comm. Expires Dec 12, 2021
Bonded through National Notary Assn

[signature]

Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	

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.

mcf

_____ 2-6-19

Signature of Owner or Representative — 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

_____ _____

Administrative Cost Estimator

2/14/2019

Property Address: 1108 AVENUE G CASE #14-0745

Date case originated: 4/8/2014

Date case complied: 1/26/2019

Total time: 57 months

Number of Hearings

Violation Hearings:	1
Massey Hearings:	0
Lien Reduction Hearings:	1

Mailing Expense			
Regular 1st Class:	$0.44	7	$3.08
Certified Mail:	$5.10	1	$5.10
Photographs (per page)	$0.50	6	$3.00
Filing Fees	$10.00	4	$40.00
Months Open	$50.00	57	$2,850.00
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		$0.00
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	2	$300.00
Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.			
Commision Meeting	$250.00	1	$250.00
Fee set by the City Commission			
		Total Estimated Cost:	**$3,801.18**

LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE
SM FEBRURY 20, 2019

Case No: 14-0745 **Address: 1108 Avenue G**

1.) The gravity or seriousness of the violation:	**MINOR**
2a.) Any and all actions taken by the violator to correct the violations; OR	**UNKNOWN**
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:	**UNKNOWN AS TO WHO DID THE WORK BUT ALL REPAIRS AND PAINTING WERE DONE.**
3.) The length of time necessary to bring the property into compliance:	**4/7/2014 TO 1/26/2019**
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:	**2**
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	**4 INVOLUNTARY** **1 COMPLIED** **2 WITH FINES**
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:	**THIS PROPERTY ONLY**

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**
1108 Avenue G, Ft. Pierce, FL 34950

DATE: November 19, 2018

The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	Administrative Fees
CASE # 13-1121	416,000.00	$.00	$40.00
CC Admin Fees			250.00
TOTAL	$416,000.00	$.00	$290.00

CAN BE WAIVED (ALL COSTS) $416,290.00

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

Property Identification

Site Address: 1108 Avenue G	Parcel ID: 2404-821-0020-000-3	Account #: 18097	Sec/Town/Range: 04/35S/40E
		Map ID: 24/04H	Zoning: R4
Use Type: 0100	Jurisdiction: Fort Pierce		

Ownership

Carlson Family LLC
2103 Sunrise BLVD
Fort Pierce, FL 34950

Legal Description

BOLEN`S S/D LOTS 20 AND 21 (OR 3790-277)

Current Values

Just/Market:	$40,900	Assessed:	$28,072	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$28,072	2018	$40,900	$28,072	$0	$28,072
				2017	$32,100	$25,520	$0	$25,520
				2016	$23,200	$23,200	$0	$23,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-21-2015	3790 / 0277	0111	TD	Duhart Krista J M	$21,100
12-30-1996	1053 / 0636	XX04	QC	Duhart Deloris M	$100
07-06-1995	0965 / 2160	XX01	PR		$100

Primary Building Information

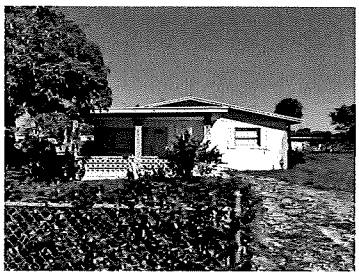
Finished Area of this building: 1,348 SF
Gross Area of this building: 1,688 SF

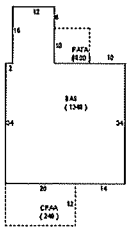
Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HD+
Year Built: 1965	Frame:	Grade: D+	Effective Year: 1965
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 1	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel:	Primary Floors: Carpet





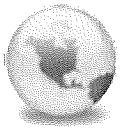
Total Areas

Finished/Under Air (SF):	1,348
Gross Area (SF):	1,688
Land Size (acres):	0.32
Land Size (SF):	13,980
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	473	1990

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.



RE: Tax Deed File No. 14-386
Margaret Rahal
to:
'Colleen Greer'
02/05/2019 01:53 PM
Hide Details
From: "Margaret Rahal" <RahalMa@Stlucieclerk.com>
To: "'Colleen Greer'" <CGreer@City-FtPierce.Com>

Hi Colleen,

There originally was only $16,192.81 for surplus in which the funds were distributed as such:

$1,554.34	City of Ft Pierce	Release Mar 4, 2016 per Kathy in finance
$2,194.12	FPUA	
$12,414.35	Mortgage	
$30.00	Clerk fees	

This was based on the claims received and by our attorney's authorization. Government liens and sr. lienholders (mortgage companies) are paid first. There are no more funds available.

Let me know if you need anything else.

Kathi

Margaret Rahal
Tax Deed Record Clerk | Clerk of the Circuit Court, St. Lucie County
201 South Indian River Drive, Fort Pierce, FL 34950
772-462-1494

From: Colleen Greer [mailto:CGreer@City-FtPierce.Com]
Sent: Tuesday, February 05, 2019 1:30 PM
To: Margaret Rahal <RahalMa@Stlucieclerk.com>
Subject: Tax Deed File No. 14-386

Good morning Kathi:

In September 2015 there was a tax deed sale with excess funds of $21,000.00 sold to Carlson Family LLC on

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

Meeting Date: 03/18/2019

Re: Alexander Travel for Preventing Black Crime Conference 05.2019

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel for Commissioner Rufus Alexander to attend the 2019 National Conference on Preventing Crime in Black Communities from May 28, 2019 through May 31, 2019 in the amount of $957.12.

SUMMARY:

Travel for Commissioner Rufus Alexander to attend the 2019 National Conference on Preventing Crime in Black Communities from May 28, 2019 through May 31, 2019 in the amount of $957.12.

RECOMMENDATION:

Approve

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Noemi Rios, Deputy City Clerk

COORDINATED WITH:

Linda Cox, City Clerk

Attachments

Alexander Trvl_Preventing Black Crime 05.2019

Form Review

Form Started By: Noemi Rios Started On: 03/01/2019 09:40 AM

Final Approval Date: 03/01/2019

REGISTRATION INFORMATION

2019 Preventing Crime in Black Community
Office of the Attorney General
Bureau of Criminal Justice Programs
The Capital, PL-01
Tallahassee, FL 3
(850) 414-3350

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION

Tampa Marriotte Waterside Hotel & Marina
700 South Florida Avenue
Tampa, FL 33602
(813) 221-4900

DATE: **02/28/19**

Received
FEB 28 2019
City of Fort Pierce
City Manager's Office

1. TRAVELER'S NAME:	Rufus Alexander	DEPARTMENT:	City Commission
2. DEPARTURE DATE:	May 28, 2019	DEPARTURE TIME:	4 p.m.
3. RETURN DATE:	May 31, 2019	RETURN TIME:	11 p.m.
4. DESTINATION:	Tampa, FL	PURPOSE:	2019 National Conference on Preventing Crime in the Black Community
5. CODE CHARGE:	**001-1000-511-40.30**		
6. AMT BUDGETED:	7,500.00		

7. BALANCE AVAILABLE:

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

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE: TLHH-B9TJMM	275.00			
* HOTEL CONF: Online: 32LQB462 / Marriott: 92205933		363.00		
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ C 0.58 306			177.48	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES				
* MISC. EXPENSES				
MEALS				
3 BREAKFAST @ $8.00			24.00	
1 LUNCH @ $8.00			8.00	
4 DINNER @ $20.00			80.00	
SPECIAL LUNCHEON/BANQUET			0.00	
7% STATE TAX			7.84	
15% GRATUITIES			16.80	
TOTALS	275.00	363.00	319.12	

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

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

TRAVEL APPROVED BY: Lynda W. Cox
DEPARTMENT SUPERVISOR

CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

* RECEIPT REQUIRED
REV 1/19 DLN

"Based on City Commission Approval"

Thank you for registering for the Preventing Crime National Conference - May 29 - 31, 2019
MasterVictims
to:
nrios
02/28/2019 09:10 AM
Hide Details
From: "MasterVictims" <PCBCConference.Registration@myfloridalegal.com>
To: nrios@city-ftpierce.com

Office of the Attorney General

Office of the Attorney General
Ashley Moody
National Conference on Preventing Crime
May 29 - 31, 2019 in Tampa, Florida

Preventing Crime

Hello Rufus Alexander,

Thank you for registering for the Florida Office of Attorney General National Conference on Preventing Crime. Your registration number is **TLHH-B9TJMM** and has been received by our staff and will be reviewed in the order it was received. Please remember that your registration will not be complete until we have received payment. If you have any questions, please contact us at (850) 414-3350 or check our web site at http://www.preventcrimeconference.com/.

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

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

Florida Office of Attorney General
National Conference On Preventing Crime
Bureau of Criminal Justice Programs
The Capitol, PL-01
Tallahassee, FL 32399-1050

Instructions

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

Requests are processed in the order they are received. Payments for registration must be received prior to May 18, 2019, to qualify for early registration. All payments received after May 18, 2019, will be assessed a late fee of $25.00, payable at the time of check-in, for a total of $300.00 adult registration fee and $185.00 youth registration fee. Please allow at least 8 days for regular mail delivery for payments to be received by May 18, 2019.

Sincerely,
Karen O'Bryan
Office of the Attorney General
Bureau of Criminal Justice Programs
The Capitol, PL-01, Tallahassee, FL 32399-1050
Phone: (850) 414-3350, Fax: (850) 413-0633

Contact Us | Preventing Crime Help Desk | MyFloridaLegal.com

* Please note that Florida has a broad public records law, and that all correspondence to me via email may be subject to disclosure.



Registration Successfully Received

Your Attendee ID is: TLHH-B9TJMM

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

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

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

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Requests are processed in the order they are received. Payments for registration must be received prior to May 18, 2019, to qualify for early registration. All payments received after May 18, 2019, will be assessed a late fee of $25, payable at the time of check-in, for a total of $300 adult registration fee and $185 youth registration fee. Please allow at least 8 days for regular mail delivery for payments to be received by May 18, 2019.

Rufus Alexander

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Privacy Policy

Tampa Marriott Waterside Hotel & Marina

700 South Florida Ave
Tampa, FL 33602 US
Phone: 813-221-4900 Fax: 813-204-6349



Reservation for rufus alexander

Online Confirmation Number: 32LQB462
Marriott Confirmation Number: 92205933
Check-in: May 28, 2019 (Check-in time: 4:00 PM)
Check-out: May 31, 2019 (Check-out time: 12:00 PM)

Modify or Cancel reservation

View Hotel Website

Maps & Transportation

Reservation Confirmation

Dear rufus alexander,

We are pleased to confirm your reservation with Marriott. Below is a summary of your booking and room information. We look forward to making your stay gratifying and memorable. When you're traveling away from home you can always count on Marriott.

Tampa Marriott Waterside Hotel & Marina

Planning Your Trip

- Visit Tampa area

Reservation Details

Confirmation number: 32LQB462
Your hotel: Tampa Marriott Waterside Hotel & Marina
Check-in: May 28, 2019 (Check-in time: 3:00 PM)
Check-out: May 31, 2019 (Check-out time: 12:00 PM)
Room type: Guest room, 1 King or 2 Double, City view
Number of rooms: 1
Guests per room: 1
Guest name: rufus alexander
Reservation confirmed: Feb 28, 2019
Guarantee method: Credit Card

Summary of Room Charges	Cost per night per room (USD)
May 28, 2019 - May 31, 2019	121.00
Estimated taxes and fees	

Total for stay (for all rooms) not including applicable taxes/fees	363.00

Tampa Marriott Waterside Hotel & Marina will make every effort to accomodate the below requests, however they are not guaranteed.

-

Canceling your Reservation

Reservations must be cancelled 72 hours before the day of arrival in order to avoid a one night's room/tax penalty charge.

You may modify or cancel your reservation here or call 888-789-3090 in the US and Canada. Elsewhere, call . Contact us if you have any questions about your reservation.

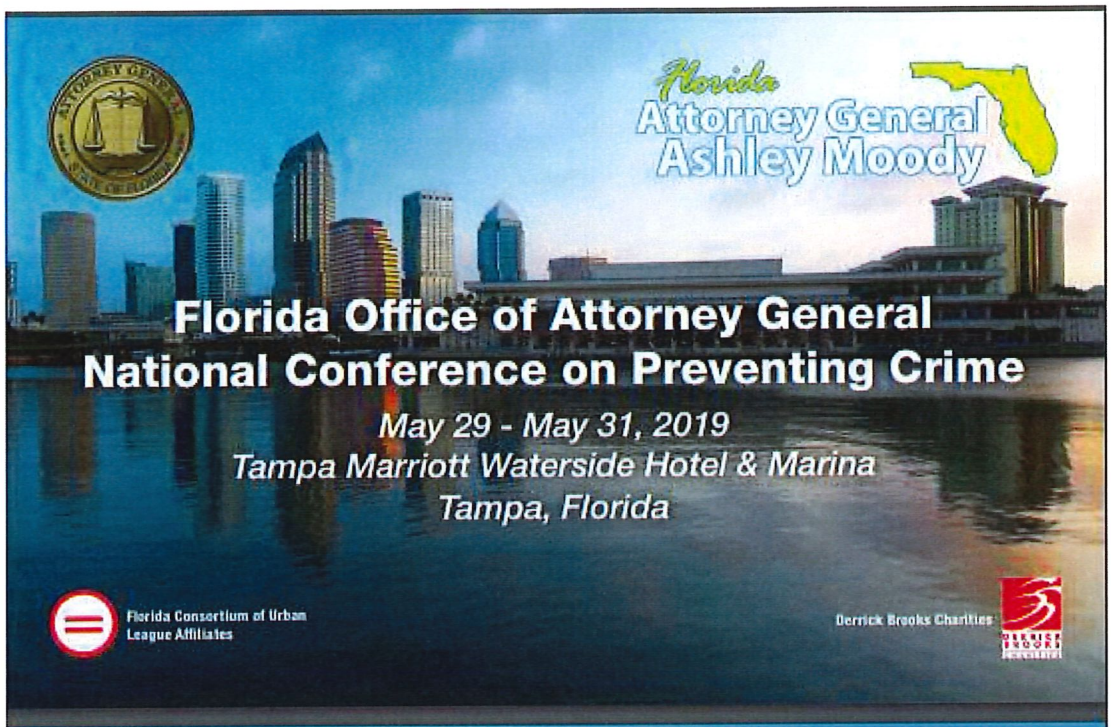
Travel Alerts

Please Note: All Marriott hotels in the USA and Canada, are committed to a smoke-free policy. Learn More

Internet Privacy, Authenticity

Your privacy is important to us. Please visit our Internet Privacy Statement for full details. This email confirmation is an auto-generated message. Replies to automated messages are not monitored.

This email was sent by Passkey International, Inc.
On behalf of:
Tampa Marriott Waterside Hotel & Marina





Florida
Attorney General
Ashley Moody

Attorney General Ashley Moody, along with the Florida Consortium of Urban League Affiliates, and Derrick Brooks Charities is pleased to announce the **Florida Office of Attorney General National Conference on Preventing Crime** to be held in Tampa, Florida, May 29 – May 31, 2019. Hosted by Hillsborough County Sheriff's Office, this annual conference is designed to foster communication and action among practitioners through the sharing of innovative ideas and prevention strategies that have been successful in all communities. The 2018 conference, which was held in Jacksonville, was a tremendous success with approximately 1500 participants from throughout the United States and Jamaica.

Conference Highlights to Include: Plenary sessions, luncheons and educational workshops for adults and teens.

Who Should Attend? Concerned citizens (adults and teens) and professionals from law enforcement, juvenile justice, corrections, victim services, educational institutions, local governments, religious and social services, labor and employment relations.

Why Should YOU Attend? Learn from experts; network with peers from other programs; identify successful programs for all citizens; professional and personal development.

Learn more: Go to www.preventcrimeconference.com or call (850) 414-3350.



2019 Conference

Awards
Conference Details
Registration Information
Hotel Information
Forms
Schedule Information
Scholarships

Promoting Positive Solutions

Conference Success Stories
Innovative Programs
Crime Prevention Resources
Additional Links

Contact Us

Office of the Attorney General
National Conference on Preventing Crime
The Capitol, PL-01
Tallahassee, FL 32399-1050
(850) 414-3350
www.preventcrimeconference.com

What is the conference about?

The Florida Office of Attorney General National Conference on Preventing Crime is a collaborative effort sponsored by Attorney General Ashley Moody to foster communication and action among practitioners through the sharing of innovative ideas and prevention strategies that have been successful in all communities. This year's conference will be hosted by Sheriff Chad Chronister and the Hillsborough County Sheriff's Office. A major component of the program will be directed toward alternatives to violence among our young people. The agenda is designed to showcase successful programs and promote a positive exchange of ideas on the subject. Approximately 1,500 people attended last year's event in Jacksonville, Florida.

Conference Highlights to Include:

Plenary sessions, luncheons, breakout sessions for adults and teens, and a Youth Speak-Up Speak-Out session.

Who Should Attend?

Concerned citizens (adults and teens) and professionals from law enforcement, juvenile justice, corrections, victim services, educational institutions, local governments, religious and social services, labor and employment relations.

Why Should YOU Attend?

Learn from experts; network with peers from other programs; identify successful programs for all citizens; professional and personal development.

Conference Co-Sponsors:

Platinum Level Sponsors	Gold Level Sponsors
Derrick Brooks Charities Florida Consortium of Urban League Affiliates Florida Department of Corrections Florida Department of Juvenile Justice Palm Beach County Sheriff's Office	Florida Commission on Offender Review Florida Department of Children and Families Florida Department of Education Florida Department of Health Orange County Corrections Hillsborough County Aviation Authority - Tampa International Airport Silver Level Sponsors Florida Sheriff's Association Florida Fish and Wildlife Conservation Commission Broward County Sheriff's Office Hillsborough County Board of County Commissioners

Locations and dates:
The Florida Office of Attorney General National Conference on Preventing Crime will be held in Tampa, Florida on May 29 - 31, 2019.

All conference sessions will be conducted at the following location:
Marriott Tampa Waterside Hotel &

We're In It Together

The Florida Consortium of Urban League Affiliates, along with Derrick Brooks Charities, manage the state's Black-on-Black and Youth Crime Prevention and Intervention grant programs. In 2012 they have joined the Office of the Attorney General as partners in presenting this annual conference. We are truly in it together.

Platinum Sponsors

Florida Department of Corrections
Florida Department of Juvenile Justice
Palm Beach County, Florida Sheriff - Ric L. Bradshaw

view all sponsors

Get Involved

Role of Co-Sponsors
How to Become a Co-Sponsor
How to Donate

What Others Say

I appreciate the information on gangs and how to start a Coalition. I will use it to make changes in our plans.

- Community Leader
Lakeland, Florida

more testimonials

Marina
700 South Florida Avenue
Tampa, FL 33602
(888) 789-3090

$120.00 (plus tax) Standard Room

Reservation Deadline: Friday, May 3, 2019

Parking Rates:
Valet Parking at $14.00 overnight and $12.00 daily Monday, May 27, 2019 to Sunday June 2, 2019

Registration Fees:

If Registration Fee Received By May 17, 2019 (Includes two luncheons and conference materials.)	$275.00
If Registration Fee Received After May 17, 2019 (Includes two luncheons and conference materials.)	$300.00
Youth Registration if received by May 17, 2019 (Includes two luncheons and conference materials.)	$160.00
Youth Registration if received after May 17, 2019 (Includes two luncheons and conference materials.)	$185.00

Deadlines and Cancellations:

After May 17, 2019, participants must register on-site (May 29 - 31, 2019). Luncheon tickets cannot be guaranteed for participants who register after May 17, 2019. Cancellations and requests for refunds must be received in writing no later than May 3, 2019. Refunds will not be processed until after June 28, 2019.

Payment Information:

Conference participants can pay by check or money order. All checks and money orders should be made payable to the **URBAN LEAGUE OF BROWARD COUNTY, INC.**. **NO CASH OR CREDIT/DEBIT CARDS WILL BE ACCEPTED.** All checks and money orders should be mailed to the **Florida Office of Attorney General, National Conference on Preventing Crime , Bureau of Criminal Justice Programs, The Capitol, PL-01, Tallahassee, FL 32399-1050**, before May 17, 2019.

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Privacy Policy



2019 Conference

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National Conference on
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The Capitol, PL-01
Tallahassee, FL 32399-1050
(850) 414-3350
www.preventcrimeconference.com

Conference Schedule

Wednesday, May 29, 2019

1:00 p.m. - 6:00 p.m.
Registration Opens

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

Thursday, May 30, 2019

7:00 a.m. - 5:00 p.m.
Registration (continued)

Job/Resource/Vendor Fairs (continued)

8:30 a.m.
Musical Prelude

8:45 a.m. - 10:00 a.m.
Opening Plenary Session

Presiding

Invocation

Presentation of Colors

National Anthem

Welcoming Remarks

Awards

Keynote Address

10:15 a.m. - 11:45 a.m.

Concurrent Sessions (Adults)

Concurrent Sessions (Youths)

12:00 p.m. - 1:45 p.m.

Luncheon A (Adults)

Presiding

Invocation

Introduction of Speaker

Keynote Speaker

12:00 p.m. - 1:45 p.m.

Luncheon B (Youth/Chaperons)

Presiding

Invocation

Introduction of Speaker

We're In It Together

The Florida Consortium of Urban League Affiliates, along with Derrick Brooks Charities, manage the state's Black-on-Black and Youth Crime Prevention and Intervention grant programs. In 2012 they have joined the Office of the Attorney General as partners in presenting this annual conference. We are truly in it together.

Platinum Co-Sponsors

Florida Department of Corrections
Florida Department of Juvenile Justice
Palm Beach County, Florida Sheriff - Ric L. Bradshaw
view all co-sponsors

Get Involved

Role of Co-Sponsors
How to Become a Co-Sponsor
How to Donate

What Others Say

The speakers and presenters were great. Special props to Grammy award winning singer, Betty Wright. She was exceptional.

- Pastor Harvey L. Riley, Palm Bay, Florida (Community Leader)

more testimonials

Keynote Speaker

2:00 p.m. - 3:30 p.m.

Concurrent Sessions (Adults)

2:00 p.m. - 3:30 p.m.

Concurrent Sessions (Youth/Chaperons)

3:45 p.m. - 5:15 p.m.

Concurrent Sessions (Adults)

3:45 p.m. - 5:15 p.m.

Concurrent Sessions (Youth/Chaperons)

Friday, May 31, 2019

8:00 a.m. - 12:00 p.m.

Registration (continued)

Job/Resource/Vendor Fairs (continued)

8:30 a.m. - 10:00 a.m.

Concurrent Sessions (Adults)

8:30 a.m. - 10:00 a.m.

Concurrent Sessions (Youth/Chaperons)

10:15 a.m. - 11:45 a.m.

Concurrent Sessions (Adults)

10:15 a.m. - 11:45 a.m.

Concurrent Sessions (Youth/Chaperons)

12:00 p.m. - 1:45 p.m.

Luncheon A (Adults)

Presiding

Invocation

Introduction of Speaker

Keynote Speaker

12:00 p.m. - 1:45 p.m.

Luncheon B (Youth/Chaperons)

Presiding

Invocation

Introduction of Speaker

Keynote Speaker:

2:00 p.m. - 3:30 p.m.

Concurrent Sessions (Adults)

2:00 p.m. - 3:30 p.m.

Youth Speak-Up Speak-Out Session (Adults/Youth/Chaperons)

3:30 p.m. - 4:30 p.m.

Issuance of Certificates of Attendance (Adults)

7:00 p.m. - 11:00 p.m.

Youth Anti-Crime Rally

Google Maps

100 U.S. Highway 1, Fort Pierce, FL to 100 U.S. 1, Fort Pierce, FL

Drive 306 miles, 5 h 16 min

2019 National Conference - Preventing Crime in the Black Community

100 US-1

Fort Pierce, FL 34950

Take I-95 N, FL-60 W, FL-570 W/Polk Pkwy and I-4 W to E Brorein St in Tampa. Take exit 7 from FL-618 Toll/Selmon Expressway

2 h 35 min (153 mi)

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

272 ft

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

0.2 mi

3. Turn left onto N 7th St

72 ft

4. Turn right onto FL-68 W/Orange Ave

3.7 mi

5. Use the right lane to merge onto I-95 N via the ramp to Daytona Beach

15.6 mi

6. Use the right 2 lanes to take exit 147 for FL-60 W toward Lake Wales

0.3 mi

7. Use any lane to turn left onto FL-60 W

86.2 mi

8. Use the left 2 lanes to turn left onto E Van Fleet Dr
   - Pass by Pizza Hut (on the right in 0.5 mi)

0.6 mi

9. Use the right 2 lanes to turn right onto US-98 N/Broadway Ave N
   - Continue to follow US-98 N
   - Pass by KFC (on the right in 0.3 mi)

7.7 mi

10. Use the right 2 lanes to merge onto FL-570 W/Polk Pkwy via the ramp to Tampa
    - Partial toll road

10.1 mi

11. Use the left 2 lanes to merge onto I-4 W toward Tampa

24.9 mi

12. Use the left lane to take exit 2 for Selmon Expy toward Florida 618 Toll W/Port of Tampa
⚠ Toll road

0.8 mi

13. Keep right to continue toward FL-618 Toll/Selmon Expressway
⚠ Toll road

180 ft

14. Keep left and merge onto FL-618 Toll/Selmon Expressway
⚠ Toll road

2.3 mi

15. Take exit 7 toward Downtown-West
⚠ Toll road

0.2 mi

Continue on E Brorein St. Take S Franklin St and S Florida Ave to Old Water St

4 min (0.5 mi)

16. Merge onto E Brorein St
⚠ Partial toll road

0.2 mi

17. Turn left onto S Franklin St

0.1 mi

18. Turn left onto Channelside Dr

305 ft

19. Turn right onto S Florida Ave

0.1 mi

20. Turn left onto Old Water St
ⓘ Destination will be on the right

148 ft

2 h 38 min (153 mi)

700 S Florida Ave

Tampa, FL 33602

Get on FL-618 Toll E/Selmon Expressway from Old Water St

3 min (0.7 mi)

21. Head east on Old Water St toward S Florida Ave

0.3 mi

22. Turn left onto Channelside Dr

289 ft

23. Channelside Dr turns right and becomes S Nebraska Ave

453 ft

24. Turn left onto E Brorein St

226 ft

25. Use the left lane to turn right onto S Jefferson St

92 ft

26. Use the left lane to turn right onto the Crosstown Expressway ramp to I-75 E/Brandon

⚠ Toll road

0.2 mi

Take I-4 E, FL-60 E and I-95 S to N 4th St in Fort Pierce

2 h 35 min (152 mi)

27. Merge onto FL-618 Toll E/Selmon Expressway

⚠ Toll road

1.6 mi

28. Use the right 2 lanes to take exit 10 to merge onto I-4 E toward I-75 N/Orlando

⚠ Partial toll road

25.6 mi

29. Use the right 2 lanes to take exit 27 for FL-570 E toward Lakeland/Winter Haven

⚠ Toll road

0.4 mi

30. Continue onto FL-570 E

⚠ Toll road

9.5 mi

31. Use the right lane to take exit 10 for US-98 toward Lakeland/Bartow

⚠ Toll road

0.4 mi

32. Use the right 2 lanes to turn right onto US-98 S/Bartow Rd

ⓘ Continue to follow US-98 S

⚠ Partial toll road

ⓘ

Pass by Hungry Howie's Pizza (on the right in 7.2 mi)

7.5 mi

33. Use the left 3 lanes to turn left onto E Van Fleet Dr

0.5 mi

34. Use the right 2 lanes to turn right onto FL-60 E/E Van Fleet Dr (signs for Lake Wales/Vere Beach)
    - Continue to follow FL-60 E
    - Pass by Pizza Hut (on the right in 15.8 mi)

86.1 mi

35. Use the right lane to merge onto I-95 S via the ramp to W Palm Beach

15.4 mi

36. Take the FL-68 W exit toward Orange Ave

0.2 mi

37. Keep left at the fork, follow signs for I-95 and merge onto FL-68 E/Orange Ave
    - Pass by Wells Fargo Bank (on the right in 4.7 mi)

4.8 mi

38. Turn left onto N 4th St
    - Destination will be on the right

233 ft

2 h 38 min (153 mi)

100 US-1

Fort Pierce, FL 34950

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

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

Meeting Date: 03/18/2019

Re: Sessions Travel for Preventing Black Crime Conference_05.2019

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel for Commissioner Reginald Sessions to attend the 2019 National Conference on Preventing Crime in Black Communities from May 28, 2019 through May 31, 2019 in the amount of $957.12.

SUMMARY:

Travel for Commissioner Reginald Sessions to attend the 2019 National Conference on Preventing Crime in Black Communities from May 28, 2019 through May 31, 2019 in the amount of $957.12.

RECOMMENDATION:

Approve

ALTERNATIVES:

Staff will proceed as instructed by the City Commission.

RESPONSIBLE STAFF:

Noemi Rios, Deputy City Clerk

COORDINATED WITH:

Linda Cox, City Clerk

Attachments

Sessions Trvl for Preventing Black Crime Conf

Form Review

Form Started By: Noemi Rios Started On: 03/01/2019 09:48 AM

Final Approval Date: 03/01/2019

REGISTRATION INFORMATION

2019 Preventing Crime in Black Community
Office of the Attorney General
Bureau of Criminal Justice Programs
The Capital, PL-01
Tallahassee, FL 3
(850) 414-3350

TRAVEL EXPENSE STATEMENT

Received
FEB 2 8 2019
City of Fort Pierce
City Manager's Office

HOTEL INFORMATION

Tampa Marriotte Waterside Hotel & Marina
700 South Florida Avenue
Tampa, FL 33602
(813) 221-4900

DATE: **02/28/19**

1. TRAVELER'S NAME:	Reginald Sessions	DEPARTMENT:	City Commission
2. DEPARTURE DATE:	May 28, 2019	DEPARTURE TIME:	4 p.m.
3. RETURN DATE:	May 31, 2019	RETURN TIME:	11 p.m.
4. DESTINATION:	Tampa, FL	PURPOSE:	2019 National Conference on Preventing Crime in the Black Community
5. CODE CHARGE:	**001-1000-511-40.30**		
6. AMT BUDGETED:	7,500.00		

7. BALANCE AVAILABLE:

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

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE: TLHH-B9TLUL	275.00			
* HOTEL CONF: Online: 32LQB5F4 / Marriott: 92209012		363.00		
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ C 0.58 306			177.48	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES				
* MISC. EXPENSES				
MEALS				
3 BREAKFAST @ $8.00			24.00	
1 LUNCH @ $8.00			8.00	
4 DINNER @ $20.00			80.00	
SPECIAL LUNCHEON/BANQUET			0.00	
7% STATE TAX			7.84	
15% GRATUITIES			16.80	
TOTALS	275.00	363.00	319.12	

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

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

TRAVEL APPROVED BY:

_____
DEPARTMENT SUPERVISOR

_____
CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

_____
_____
_____

* RECEIPT REQUIRED
REV 1/19 DLN

"Awaiting City Commission Approval"

Office of the Attorney General
Ashley Moody
National Conference on Preventing Crime
May 29 - 31, 2019 in Tampa, Florida

Hello Reginald Sessions,

Thank you for registering for the Florida Office of Attorney General National Conference on Preventing Crime. Your registration number is **TLHH-B9TLUL** and has been received by our staff and will be reviewed in the order it was received. Please remember that your registration will not be complete until we have received payment. If you have any questions, please contact us at (850) 414-3350 or check our web site at http://www.preventcrimeconference.com/.

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

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

Florida Office of Attorney General
National Conference On Preventing Crime
Bureau of Criminal Justice Programs
The Capitol, PL-01
Tallahassee, FL 32399-1050

Instructions

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

Requests are processed in the order they are received. Payments for registration must be received prior to May 18, 2019, to qualify for early registration. All payments received after May 18, 2019, will be assessed a late fee of $25.00, payable at the time of check-in, for a total of $300.00 adult registration fee and $185.00 youth registration fee. Please allow at least 8 days for regular mail delivery for payments to be received by May 18, 2019.

Sincerely,
Karen O'Bryan
Office of the Attorney General
Bureau of Criminal Justice Programs
The Capitol, PL-01, Tallahassee, FL 32399-1050
Phone: (850) 414-3350, Fax: (850) 413-0633

Contact Us | Preventing Crime Help Desk | MyFloridaLegal.com

* Please note that Florida has a broad public records law, and that all correspondence to me via email may be subject to disclosure.



Registration Successfully Received

Your Attendee ID is: TLHH-B9TLUL

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

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

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

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

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Requests are processed in the order they are received. Payments for registration must be received prior to May 18, 2019, to qualify for early registration. All payments received after May 18, 2019, will be assessed a late fee of $25, payable at the time of check-in, for a total of $300 adult registration fee and $185 youth registration fee. Please allow at least 8 days for regular mail delivery for payments to be received by May 18, 2019.

Reginald Sessions

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Privacy Policy

Tampa Marriott Waterside Hotel & Marina

700 South Florida Ave
Tampa, FL 33602 US
Phone: 813-221-4900 Fax: 813-204-6349



Reservation for reginald sessions

Online Confirmation Number: 32LQB5F4
Marriott Confirmation Number: 92209012
Check-in: May 28, 2019 (Check-in time: 4:00 PM)
Check-out: May 31, 2019 (Check-out time: 12:00 PM)

Modify or Cancel reservation

View Hotel Website

Maps & Transportation

Reservation Confirmation

Dear reginald sessions,

We are pleased to confirm your reservation with Marriott. Below is a summary of your booking and room information. We look forward to making your stay gratifying and memorable. When you're traveling away from home you can always count on Marriott.

Tampa Marriott Waterside Hotel & Marina

Planning Your Trip

- Visit Tampa area

Reservation Details

Confirmation number: 32LQB5F4
Your hotel: Tampa Marriott Waterside Hotel & Marina
Check-in: May 28, 2019 (Check-in time: 3:00 PM)
Check-out: May 31, 2019 (Check-out time: 12:00 PM)
Room type: Guest room, 1 King or 2 Double, City view
Number of rooms: 1
Guests per room: 1
Guest name: reginald sessions
Reservation confirmed: Feb 28, 2019
Guarantee method: Credit Card

Summary of Room Charges	Cost per night per room (USD)
May 28, 2019 - May 31, 2019	121.00
Estimated taxes and fees	

Total for stay (for all rooms) not including applicable taxes/fees	363.00

Tampa Marriott Waterside Hotel & Marina will make every effort to accomodate the below requests, however they are not guaranteed.

-

Canceling your Reservation

Reservations must be cancelled 72 hours before the day of arrival in order to avoid a one night's room/tax penalty charge.

You may modify or cancel your reservation here or call 888-789-3090 in the US and Canada. Elsewhere, call . Contact us if you have any questions about your reservation.

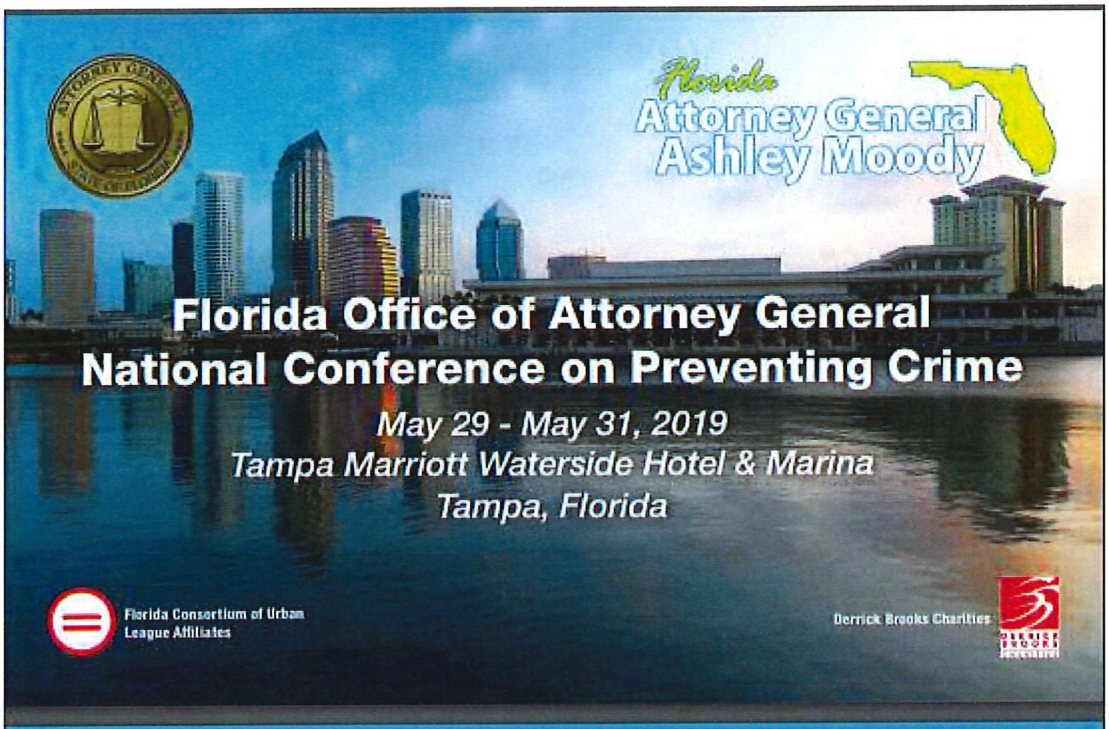
Travel Alerts

Please Note: All Marriott hotels in the USA and Canada, are committed to a smoke-free policy. Learn More

Internet Privacy, Authenticity

Your privacy is important to us. Please visit our Internet Privacy Statement for full details. This email confirmation is an auto-generated message. Replies to automated messages are not monitored.

This email was sent by Passkey International, Inc.
On behalf of:
Tampa Marriott Waterside Hotel & Marina





Florida
Attorney General
Ashley Moody

Attorney General Ashley Moody, along with the Florida Consortium of Urban League Affiliates, and Derrick Brooks Charities is pleased to announce the **Florida Office of Attorney General National Conference on Preventing Crime** to be held in Tampa, Florida, May 29 – May 31, 2019. Hosted by Hillsborough County Sheriff's Office, this annual conference is designed to foster communication and action among practitioners through the sharing of innovative ideas and prevention strategies that have been successful in all communities. The 2018 conference, which was held in Jacksonville, was a tremendous success with approximately 1500 participants from throughout the United States and Jamaica.

Conference Highlights to Include: Plenary sessions, luncheons and educational workshops for adults and teens.

Who Should Attend? Concerned citizens (adults and teens) and professionals from law enforcement, juvenile justice, corrections, victim services, educational institutions, local governments, religious and social services, labor and employment relations.

Why Should YOU Attend? Learn from experts; network with peers from other programs; identify successful programs for all citizens; professional and personal development.

Learn more: Go to www.preventcrimeconference.com or call (850) 414-3350.



2019 Conference

Awards
Conference Details
Registration Information
Hotel Information
Forms
Schedule Information
Scholarships

Promoting Positive Solutions

Conference Success Stories
Innovative Programs
Crime Prevention Resources
Additional Links

Contact Us

Office of the Attorney General
National Conference on Preventing Crime
The Capitol, PL-01
Tallahassee, FL 32399-1050
(850) 414-3350
www.preventcrimeconference.com

What is the conference about?

The Florida Office of Attorney General National Conference on Preventing Crime is a collaborative effort sponsored by Attorney General Ashley Moody to foster communication and action among practitioners through the sharing of innovative ideas and prevention strategies that have been successful in all communities. This year's conference will be hosted by Sheriff Chad Chronister and the Hillsborough County Sheriff's Office. A major component of the program will be directed toward alternatives to violence among our young people. The agenda is designed to showcase successful programs and promote a positive exchange of ideas on the subject. Approximately 1,500 people attended last year's event in Jacksonville, Florida.

Conference Highlights to Include:

Plenary sessions, luncheons, breakout sessions for adults and teens, and a Youth Speak-Up Speak-Out session.

Who Should Attend?

Concerned citizens (adults and teens) and professionals from law enforcement, juvenile justice, corrections, victim services, educational institutions, local governments, religious and social services, labor and employment relations.

Why Should YOU Attend?

Learn from experts; network with peers from other programs; identify successful programs for all citizens; professional and personal development.

Conference Co-Sponsors:

Platinum Level Sponsors	Gold Level Sponsors
Derrick Brooks Charities Florida Consortium of Urban League Affiliates Florida Department of Corrections Florida Department of Juvenile Justice Palm Beach County Sheriff's Office	Florida Commission on Offender Review Florida Department of Children and Families Florida Department of Education Florida Department of Health Orange County Corrections Hillsborough County Aviation Authority - Tampa International Airport Silver Level Sponsors Florida Sheriff's Association Florida Fish and Wildlife Conservation Commission Broward County Sheriff's Office Hillsborough County Board of County Commissioners

Locations and dates:
The Florida Office of Attorney General National Conference on Preventing Crime will be held in Tampa, Florida on May 29 - 31, 2019.

All conference sessions will be conducted at the following location:
Marriott Tampa Waterside Hotel &

We're In It Together

The Florida Consortium of Urban League Affiliates, along with Derrick Brooks Charities, manage the state's Black-on-Black and Youth Crime Prevention and Intervention grant programs. In 2012 they have joined the Office of the Attorney General as partners in presenting this annual conference. We are truly in it together.

Platinum Sponsors

Florida Department of Corrections
Florida Department of Juvenile Justice
Palm Beach County, Florida Sheriff - Ric L. Bradshaw
view all sponsors

Get Involved

Role of Co-Sponsors
How to Become a Co-Sponsor
How to Donate

What Others Say

I appreciate the information on gangs and how to start a Coalition. I will use it to make changes in our plans.

- Community Leader
Lakeland, Florida

more testimonials

Marina
700 South Florida Avenue
Tampa, FL 33602
(888) 789-3090

$120.00 (plus tax) Standard Room

Reservation Deadline: Friday, May 3, 2019

Parking Rates:
Valet Parking at $14.00 overnight and $12.00 daily Monday, May 27, 2019 to Sunday June 2, 2019

Registration Fees:

If Registration Fee Received By May 17, 2019 (Includes two luncheons and conference materials.)	$275.00
If Registration Fee Received After May 17, 2019 (Includes two luncheons and conference materials.)	$300.00
Youth Registration if received by May 17, 2019 (Includes two luncheons and conference materials.)	$160.00
Youth Registration if received after May 17, 2019 (Includes two luncheons and conference materials.)	$185.00

Deadlines and Cancellations:

After May 17, 2019, participants must register on-site (May 29 - 31, 2019). Luncheon tickets cannot be guaranteed for participants who register after May 17, 2019. Cancellations and requests for refunds must be received in writing no later than May 3, 2019. Refunds will not be processed until after June 28, 2019.

Payment Information:

Conference participants can pay by check or money order. All checks and money orders should be made payable to the **URBAN LEAGUE OF BROWARD COUNTY, INC.**. **NO CASH OR CREDIT/DEBIT CARDS WILL BE ACCEPTED.** All checks and money orders should be mailed to the **Florida Office of Attorney General, National Conference on Preventing Crime , Bureau of Criminal Justice Programs, The Capitol, PL-01, Tallahassee, FL 32399-1050**, before May 17, 2019.

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Privacy Policy



2019 Conference

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Office of the Attorney General
National Conference on Preventing Crime
The Capitol, PL-01
Tallahassee, FL 32399-1050
(850) 414-3350
www.preventcrimeconference.com

Conference Schedule

Wednesday, May 29, 2019

1:00 p.m. - 6:00 p.m.
Registration Opens

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

Thursday, May 30, 2019

7:00 a.m. - 5:00 p.m.
Registration (continued)

Job/Resource/Vendor Fairs (continued)

8:30 a.m.
Musical Prelude

8:45 a.m. - 10:00 a.m.
Opening Plenary Session

Presiding

Invocation

Presentation of Colors

National Anthem

Welcoming Remarks

Awards

Keynote Address

10:15 a.m. - 11:45 a.m.

Concurrent Sessions (Adults)

Concurrent Sessions (Youths)

12:00 p.m. - 1:45 p.m.

Luncheon A (Adults)

Presiding

Invocation

Introduction of Speaker

Keynote Speaker

12:00 p.m. - 1:45 p.m.

Luncheon B (Youth/Chaperons)

Presiding

Invocation

Introduction of Speaker

We're In It Together

The Florida Consortium of Urban League Affiliates, along with Derrick Brooks Charities, manage the state's Black-on-Black and Youth Crime Prevention and Intervention grant programs. In 2012 they have joined the Office of the Attorney General as partners in presenting this annual conference. We are truly in it together.

Platinum Co-Sponsors

Florida Department of Corrections
Florida Department of Juvenile Justice
Palm Beach County, Florida Sheriff - Ric L. Bradshaw

view all co-sponsors

Get Involved

Role of Co-Sponsors
How to Become a Co-Sponsor
How to Donate

What Others Say

The speakers and presenters were great. Special props to Grammy award winning singer, Betty Wright. She was exceptional.

- Pastor Harvey L. Riley, Palm Bay, Florida (Community Leader)

more testimonials

Keynote Speaker

2:00 p.m. - 3:30 p.m.

Concurrent Sessions (Adults)

2:00 p.m. - 3:30 p.m.

Concurrent Sessions (Youth/Chaperons)

3:45 p.m. - 5:15 p.m.

Concurrent Sessions (Adults)

3:45 p.m. - 5:15 p.m.

Concurrent Sessions (Youth/Chaperons)

Friday, May 31, 2019

8:00 a.m. - 12:00 p.m.

Registration (continued)

Job/Resource/Vendor Fairs (continued)

8:30 a.m. - 10:00 a.m.

Concurrent Sessions (Adults)

8:30 a.m. - 10:00 a.m.

Concurrent Sessions (Youth/Chaperons)

10:15 a.m. - 11:45 a.m.

Concurrent Sessions (Adults)

10:15 a.m. - 11:45 a.m.

Concurrent Sessions (Youth/Chaperons)

12:00 p.m. - 1:45 p.m.

Luncheon A (Adults)

Presiding

Invocation

Introduction of Speaker

Keynote Speaker

12:00 p.m. - 1:45 p.m.

Luncheon B (Youth/Chaperons)

Presiding

Invocation

Introduction of Speaker

Keynote Speaker:

2:00 p.m. - 3:30 p.m.

Concurrent Sessions (Adults)

2:00 p.m. - 3:30 p.m.

Youth Speak-Up Speak-Out Session (Adults/Youth/Chaperons)

3:30 p.m. - 4:30 p.m.

Issuance of Certificates of Attendance (Adults)

7:00 p.m. - 11:00 p.m.

Youth Anti-Crime Rally

Google Maps

100 U.S. Highway 1, Fort Pierce, FL to 100 U.S. 1, Fort Pierce, FL

Drive 306 miles, 5 h 16 min

2019 National Conference - Preventing Crime in the Black Community

100 US-1

Fort Pierce, FL 34950

Take I-95 N, FL-60 W, FL-570 W/Polk Pkwy and I-4 W to E Brorein St in Tampa. Take exit 7 from FL-618 Toll/Selmon Expressway

2 h 35 min (153 mi)

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

272 ft

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

0.2 mi

3. Turn left onto N 7th St

72 ft

4. Turn right onto FL-68 W/Orange Ave

3.7 mi

5. Use the right lane to merge onto I-95 N via the ramp to Daytona Beach

15.6 mi

6. Use the right 2 lanes to take exit 147 for FL-60 W toward Lake Wales

0.3 mi

7. Use any lane to turn left onto FL-60 W

86.2 mi

8. Use the left 2 lanes to turn left onto E Van Fleet Dr
   - Pass by Pizza Hut (on the right in 0.5 mi)

0.6 mi

9. Use the right 2 lanes to turn right onto US-98 N/Broadway Ave N
   - Continue to follow US-98 N
   - Pass by KFC (on the right in 0.3 mi)

7.7 mi

10. Use the right 2 lanes to merge onto FL-570 W/Polk Pkwy via the ramp to Tampa
    - Partial toll road

10.1 mi

11. Use the left 2 lanes to merge onto I-4 W toward Tampa

24.9 mi

12. Use the left lane to take exit 2 for Selmon Expy toward Florida 618 Toll W/Port of Tampa
⚠ Toll road

0.8 mi

13. Keep right to continue toward FL-618 Toll/Selmon Expressway
⚠ Toll road

180 ft

14. Keep left and merge onto FL-618 Toll/Selmon Expressway
⚠ Toll road

2.3 mi

15. Take exit 7 toward Downtown-West
⚠ Toll road

0.2 mi

Continue on E Brorein St. Take S Franklin St and S Florida Ave to Old Water St

4 min (0.5 mi)

16. Merge onto E Brorein St
⚠ Partial toll road

0.2 mi

17. Turn left onto S Franklin St

0.1 mi

18. Turn left onto Channelside Dr

305 ft

19. Turn right onto S Florida Ave

0.1 mi

20. Turn left onto Old Water St
ⓘ Destination will be on the right

148 ft

2 h 38 min (153 mi)

700 S Florida Ave
Tampa, FL 33602

Get on FL-618 Toll E/Selmon Expressway from Old Water St

3 min (0.7 mi)

21. Head east on Old Water St toward S Florida Ave

0.3 mi

22. Turn left onto Channelside Dr

289 ft

23. Channelside Dr turns right and becomes S Nebraska Ave

453 ft

24. Turn left onto E Brorein St

226 ft

25. Use the left lane to turn right onto S Jefferson St

92 ft

26. Use the left lane to turn right onto the Crosstown Expressway ramp to I-75 E/Brandon
⚠ Toll road

0.2 mi

Take I-4 E, FL-60 E and I-95 S to N 4th St in Fort Pierce

2 h 35 min (152 mi)

27. Merge onto FL-618 Toll E/Selmon Expressway
⚠ Toll road

1.6 mi

28. Use the right 2 lanes to take exit 10 to merge onto I-4 E toward I-75 N/Orlando
⚠ Partial toll road

25.6 mi

29. Use the right 2 lanes to take exit 27 for FL-570 E toward Lakeland/Winter Haven
⚠ Toll road

0.4 mi

30. Continue onto FL-570 E
⚠ Toll road

9.5 mi

31. Use the right lane to take exit 10 for US-98 toward Lakeland/Bartow
⚠ Toll road

0.4 mi

32. Use the right 2 lanes to turn right onto US-98 S/Bartow Rd
ⓘ Continue to follow US-98 S
⚠ Partial toll road
ⓘ
Pass by Hungry Howie's Pizza (on the right in 7.2 mi)

7.5 mi

33. Use the left 3 lanes to turn left onto E Van Fleet Dr

0.5 mi

34. Use the right 2 lanes to turn right onto FL-60 E/E Van Fleet Dr (signs for Lake Wales/Vere Beach)
   - Continue to follow FL-60 E
   - Pass by Pizza Hut (on the right in 15.8 mi)

86.1 mi

35. Use the right lane to merge onto I-95 S via the ramp to W Palm Beach

15.4 mi

36. Take the FL-68 W exit toward Orange Ave

0.2 mi

37. Keep left at the fork, follow signs for I-95 and merge onto FL-68 E/Orange Ave
   - Pass by Wells Fargo Bank (on the right in 4.7 mi)

4.8 mi

38. Turn left onto N 4th St
   - Destination will be on the right

233 ft

2 h 38 min (153 mi)

100 US-1

Fort Pierce, FL 34950

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

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

Meeting Date: 03/18/2019

Re:

SUBJECT:

Approval of travel for Mayor Hudson to attend the Florida League of Cities Legislative Action Days from March 25, 2019 to March 28, 2019 in the amount of $1,079.70.

SUMMARY:

The Mayor serves as the Commission appointed representative to the FLC requiring approval of travel to attend the Florida League of Cities Legislative Action Days from March 25, 2019 to March 28, 2019 in the amount of $1,079.70.

RECOMMENDATION:

Approve travel request.

ALTERNATIVES:

Deny travel request.

RESPONSIBLE STAFF:

Noemi Rios, Deputy City Clerk

COORDINATED WITH:

Linda W. Cox, City Clerk

Attachments

Travel Request

Form Review

Form Started By: Linda Cox Started On: 03/14/2019 08:37 AM

Final Approval Date: 03/14/2019

REGISTRATION INFORMATION
2019 FLC Legislative Action Days
Doubletree by Hilton Tallahassee
101 S. Adams Street
Tallahassee, FL 32301
Tel: (850) 224 - 5000

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Governors Inn Tallahassee
209 S. Adams Street
Tallahassee, FL 32301
Tel: (850) 681-6855

DATE: **02/14/2019**

1. TRAVELER'S NAME: Linda Hudson
2. DEPARTURE DATE: 03/25/19
3. RETURN DATE: 03/27/19
4. DESTINATION: Tallahassee, FL
5. CODE CHARGE: **001-1000-511-40.30**
6. AMT BUDGETED: 7,500.00

DEPARTMENT: City Commission
DEPARTURE TIME: 9 a.m.
RETURN TIME: 5 p.m.
PURPOSE: 2019 FLC Legislative Action Days

7. BALANCE AVAILABLE:

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

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE: N/A for this event				
* HOTEL BILL: Confirmation # 21000494	558.00			
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ 0.58 731			423.98	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES				
* MISC. EXPENSES				
MEALS				
1 BREAKFAST @ $8.00			8.00	
1 LUNCH @ $8.00			8.00	
3 DINNER @ $20.00			60.00	
SPECIAL LUNCHEON/BANQUET			0.00	
7% STATE TAX			5.32	
15% GRATUITIES			11.40	
TOTALS	558.00	0.00	521.70	

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

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

TRAVEL APPROVED BY:

_____
DEPARTMENT SUPERVISOR

_____
CITY MANAGER
(220 WITH CITY MANAGER
SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED
FOR THE FOLLOWING PERSONS:

_____
_____
_____

* RECEIPT REQUIRED
REV 1/19 DLN

Contingent upon City Commission approval

FLORIDA LEAGUE OF CITIES
Legislative Action Days

Doubletree by Hilton Tallahassee
March 26-27, 2019
Hotel Reservation Deadline: February 22, 2019
Registration Deadline: March 12, 2019

LEGISLATIVE ACTION DAYS TENTATIVE SCHEDULE*

(This registration is ***separate*** from the Florida League of Mayors registration. If attending both programs, please register for both programs.)

MONDAY, MARCH 25

Continuing Education in Ethics
1:00 p.m. - 5:00 p.m.
(Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough Street)

TUESDAY, MARCH 26

Registration Desk Open
9:00 a.m. - 10:30 a.m.
(City Hall Chambers, 300 S. Adams St.)

Legislative Briefing: Hear From Key Legislators and the League's Legislative Team
10:00 a.m. - 12:30 p.m.
(City Hall Chambers, 300 S. Adams St.)

Box Lunches
12:30 p.m. - 1:00 p.m.
(Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough St.)

Capitol Visits
1:00 p.m. - 5:00 p.m.

FLC Board of Directors Meeting
4:00 p.m. - 6:00 p.m.
(Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough St.)

Reception
5:30 p.m. - 6:30 p.m.
(Doubletree Hotel, 101 S. Adams St.)

WEDNESDAY, MARCH 27

Continental Breakfast with FLC Legislative Advocates
7:30 a.m. - 8:15 a.m.
(Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough St.)

Capitol Visits
8:45 a.m. - 12:00 p.m.

**Subject to change*

FLORIDA LEAGUE OF MAYORS TENTATIVE SCHEDULE*

(This registration is ***separate*** from the Legislative Action Days registration. Please contact Rachel Embleton at (850) 701-3654 or ***rembleton@flcities.com*** to register.)

WEDNESDAY, MARCH 27

Florida League of Mayors' Press Conference
8:30 a.m. - 9:00 a.m.
(Capitol, Fourth Floor)

Florida League of Mayors' Mayors Serve Local Event
9:15 a.m. - 11:45 a.m.
(Location TBD)

Florida League of Mayors' Board Luncheon/Meeting
12:00 p.m. - 3:00 p.m.
(Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough St.)

**Subject to change*

#HOMERULE

2019 FLC LEGISLATIVE ACTION DAYS

The Florida League of Cities Legislative Action Days are **Tuesday and Wednesday, March 26-27, 2019,** in Tallahassee. Join President Leo E. Longworth and the League's legislative team to influence proposed legislation impacting local decision-making. You will meet with state lawmakers on an array of important issues. Hotel space is limited in Tallahassee during legislative session, so make your travel plans now!

The event begins on **Tuesday, March 26,** with a legislative briefing at 10:00 a.m. in Tallahassee's City Hall Chambers, located at 300 S. Adams St. Following the briefing, stop by Sittig Hall, located in the Florida League of Cities office, from 12:30 p.m. - 1:00 p.m. to pick up a box lunch. After lunch, plan to visit the Capitol for scheduled meetings with your legislators. League staff will work with local/regional leagues to coordinate and schedule appointments. **Please indicate your local/regional league on the registration form below.**

All registrants are invited to a reception on March 26 at the Doubletree Hotel, located at 101 S. Adams St., from 5:30 p.m. - 6:30 p.m. Share ideas with your city colleagues and legislators in a relaxed setting.

On **Wednesday, March 27,** plan to continue meetings with your legislators in the morning. While the legislative appointment schedule is expected to conclude around noon on Wednesday, please feel free to stick around for committee hearings or other legislative events.

Continuing Education in Ethics Workshop (prior to Legislative Action Days): On **Monday, March 25**, the League is offering a four-hour ethics workshop that meets the state requirements for Continuing Education in Ethics. It will be held from 1:00 p.m. - 5:00 p.m. in Sittig Hall, located in the Florida League of Cities office. To register, please check the box on the registration form below. There is no charge for League members.

REGISTRATION FORM

Return the completed form by **March 12, 2019** to Florida League of Cities, P.O. Box 1757, Tallahassee, FL 32302-1757; e-mail to *hhogarth@flcities.com* or **CLICK HERE** to register online. Please type or print information requested. Complete one registration form per registrant. No registration fee is required; however, on-site registrants cannot be guaranteed for the meal function. The deadline for cancellations is **March 12, 2019.** **Note: A separate registration is required for those attending the Florida League of Mayors program. Contact Rachel Embleton at *rembleton@flcities.com* for FLM registration information.**

Name:_____
First M.I. Last

First Name or Nickname:_____ Title:_____
(as you wish it to appear on your badge)

Local/Regional League Affiliation (or County):_____

Mailing Address:_____

City:_____ State:_____ Zip:_____

Phone:_____ Email:_____

First-Time Attendee? ☐ Yes ☐ No

Will you be attending Monday's Ethics Workshop in Sittig Hall? ☐ Yes ☐ No

Will you be making your own legislative appointments? ☐ Yes ☐ No (If yes, once appointments are made, please contact **Mary Edenfield** at *medenfield@flcities.com* to let her know who you are meeting with and when.)

Dietary Restrictions: ☐ Yes ☐ No If "yes," specify dietary requirements:_____

_____

Join your city colleagues from across Florida in the fight for Home Rule! **CLICK HERE** to view the League's 2019 Legislative Action Agenda.

HOTEL INFORMATION • DOUBLETREE BY HILTON TALLAHASSEE - 101 S. ADAMS ST.

Reservations: Contact the hotel at (877) 800-2652 and refer to the group code **FL3** or mention **Florida League of Cities**. For online reservations, **CLICK HERE.** The room block rate is **$229/night**, single or double occupancy. Self-parking is $15 per night; valet is $18 per night. The cutoff date for making reservations is **February 22, 2019**, but please remember that the room block could sell out before this date and FLC cannot guarantee availability at any time. Reservations must be guaranteed by one night's deposit or a major credit card, and cancellations must be made at least 24 hours prior to arrival.

FLORIDA LEAGUE OF CITIES, INC.

Events My Account

Thank you for your payment. This web page is your receipt - please print a copy for your records.

Need help printing? Try the control-P key command: press and hold the control key (usually located on the bottom left of the keyboard), and then press the letter P.

Paying by check? Click here for more information.

Order Confirmation

Florida League of Cities

Order Number	70193
Order Date	1/23/2019
Bill To	Linda W. Cox, CMC
Ship To	Linda W. Cox, CMC 100 N US Highway 1 Fort Pierce, FL 34950-4205

Item	Quantity	Price	Total
FLC 2019 Legislative Action Days - Linda Hudson When: 3/26/2019 - 3/27/2019 Where: Tallahassee, Registration Option: Registration 3/26/2019	1	0.00	0.00

Item Total	0.00
Transaction Grand Total	0.00

A confirmation is being sent to: nrios@city-ftpierce.com

Send another copy to: Send

Events

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From: Linda Hudson/cfp
Sent by: Linda Cox/cfp
To: Noemi Rios/cfp@CFP

Date: Wednesday, January 23, 2019 11:05AM
Subject: FLC 2019 Legislative Action Days Registration Confirmation for Linda Hudson (24592)

From:	"EVENT PLANNING (TAL)" <EVENTPLANNING-TAL@flcities.com>
To:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>
Cc:	"Heidi Hogarth" <hhogarth@flcities.com>
Date:	01/23/2019 10:24 AM
Subject:	FLC 2019 Legislative Action Days Registration Confirmation for Linda Hudson (24592)

FLC 2019 Legislative Action Days

Tallahassee,

Dear Linda Hudson,
Thank you for registering for the FLC 2019 Legislative Action Days. We look forward to your attendance. Please do not hesitate to contact us if you have any questions prior to the event. **This message is confirmation of your registration. If you paid by credit card, payment information will be detailed below.**

Contact Information:

Notes:
The Florida League of Cities 2019 Legislative Action Days will be held March 26-27, 2019.

HOUSING INFORMATION: To make your hotel reservations at the **Doubletree by Hilton Tallahassee**, contact the hotel at (877) 800-2652 and mention the Florida League of Cities and group code FL3 to receive the group rate. On-line reservations:http://doubletree.hilton.com/en/dt/groups/personalized/T/THLAPDT-FL3-20190324/index.jhtml?WT.mc_id=POG. The group rate is **$229.00/night**. Self parking is $15 and valet is $10. Please note that the reservation cut-off date is **February 22, 2019**, but the hotel could sell out before that time. **If the hotel is sold out, please contact Heidi Hogarth for a list of alternative suggestions.**

Registrant Information:

Registration Date	01/23/2019

Name	Linda Hudson
Nickname	Linda
Title	Mayor
Affiliation	Fort Pierce
E-mail	lhudson@city-ftpierce.com
Will you be attending Monday's Ethics Workshop in Sittig Hall?	No

Your Itinerary:

Total	**$0.00**
Payments	$0.00
Balance	**$0.00**

Payment Receipt:

Date Processed	01/23/2019
Total Paid	$0.00
Payment Type	Comp

This is an automated e-mail. Please do not reply to this message.

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From: Linda Hudson/cfp
Sent by: Linda Cox/cfp
To: Noemi Rios/cfp@CFP, Dana L Neville/cfp@cfp

Date: Wednesday, January 23, 2019 11:11AM
Subject: Thank you for your reservation at the Governors Inn

From: "Governors Inn" <frontdesk_h1075.thegovinn.com@webrez.com>

To: lhudson@city-ftpierce.com

Date: 01/23/2019 11:10 AM

Subject: Thank you for your reservation at the Governors Inn



GOVERNORS INN
TALLAHASSEE

Your Reserved Room: These Queens 2 Suites feature 2 plush Queen beds snd are truly the 3rd floor gems offering great value and privacy for the largest rooms in the Ruby Diamond Annex. Spacious rooms with floor to ceiling windows, 2 plush Queen beds with French coverlet, 15-foot vaulted ceilings, free high-speed internet access, complimentary breakfast, complimentary beer/wine hour, smart/large screen television, refrigerator, microwave, charging station and coffee maker. The floor-to-ceiling windows provide a sunny view of beautiful downtown Tallahassee. The suites offer indoor walking access directly to the delicious Downtown Ramen Bar offering discounts and room service to all Governors Inn hotel guests. All Queen 2 Suites are updated. Complimentary full-size fitness facility is located across the street.

Dear Mr./Ms. Hudson,
We are pleased to confirm your reservation on the above date. Please contact us if any of the information above is incorrect.
Our professional and friendly staff is prepared to ensure that your stay at Governors Inn is enjoyable.

Best Regards,
the Governors Inn
(850) 681-6855
www.thegovinn.com

1. Check in time is 3pm and check out time is 11am.(Early Check Ins and Late Checkouts will be charged a nominal fee and are subject to availability)
2. Complimentary continental breakfast is held from 7am to 9am during the week, and 8am to 10am on weekends.
3. Join us for cocktails at our manager's welcome reception, which is held Monday through Saturday from 5pm to 6pm.
4. The hotel has a 48 hour cancellation policy for non-event reservations.
5. Reservation cancellations made less than 48 hours prior to arrival will be charged for the first night of the reservation.
6. Guests that do not show up for their reservation without cancelling will be charged for the length of the reservation in its entirety.
7. The Governors Inn is a non-smoking facility and does not allow pets.
8. Any damages to the room will be charged to the credit card used for check in.
9. Any cleaning deemed excessive will be charged accordingly.
10. A $250 fee will be assessed for failure to adhere to hotel policy.
11. If your stay will be tax exempt for any reason, you must provide a copy of your tax certificate at check in in order to receive tax exemption.
12. We appreciate your cooperation and look forward to serving you.

1) Inn information

Name: Governors Inn
Address: 209 S. Adams Street, Tallahassee, Florida, United States, 32301
Telephone: (850) 681-6855
Fax: (850) 222-3105
Email: frontdesk@thegovinn.com

Website: http://govinntallahassee.com

To:
Mr./Ms. Hudson

Your confirmation number is:21000494

2) Guest information

Name: Linda Hudson
Email: lhudson@city-ftpierce.com

Address: _____ _____ _____ United States

Telephone: 7724673065

Market code: Book by Phone or Frontdesk

3) Room information

Confirmation #: 21000494

Room type:	Ruby Diamond Queen 2 Suites
Rate:	Rack Rate - Standard Rack Rate
Check-in:	03:00 PM Monday March 25, 2019
Check-out:	11:00 AM Wednesday March 27, 2019
Rooms:	1
Nights:	2
Number of people:	1 Adult

Cancellation policy: Cancellations made more than 48 hours before the date of arrival will not incur any charges or fees. Cancellations made within 48 hours of the arrival date will be charged a one night stay. No Shows will be charged for the trip's full stay.
Guarantee policy: Reservations guaranteed with a credit card will always be honored at check in. If the room becomes unavailable for any reason the hotel will find other comparable accommodations. The hotel will also provide complementary transportation to and from the new accommodation.
Parking policy: Valet parking is available for $12 per night.

4) Rate information (USD)

Room cost:	558.00 (279.00 avg. per/night per/ Room)
Sub-total	558.00
Sales Tax	41.86
Lodging Ta	27.90
Total cost	627.76
Balance due	627.76

Google Maps

100 U.S. 1, Fort Pierce, FL to 100 U.S. 1, Fort Pierce, FL

Drive 731 miles, 10 h 51 min

FLC Legislative Action Days at Hilton Doubletree, Staying at Governors Inn

100 US-1
Fort Pierce, FL 34950

Get on I-95 N from FL-68 W/Orange Ave

10 min (4.5 mi)

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

272 ft

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

0.2 mi

3. Turn left onto N 7th St

72 ft

4. Turn right onto FL-68 W/Orange Ave

3.7 mi

5. Use the right lane to merge onto I-95 N via the ramp to Daytona Beach

0.5 mi

Follow I-95 N to FL-60 W in West Vero Corridor. Take exit 147 from I-95 N

13 min (15.4 mi)

6. Merge onto I-95 N

15.0 mi

7. Use the right 2 lanes to take exit 147 for FL-60 W toward Lake Wales

0.3 mi

Get on Florida's Turnpike in Osceola County

24 min (25.3 mi)

8. Use any lane to turn left onto FL-60 W

24.6 mi

9. Use the right lane to take the Florida's Turnpike ramp

⚠ Toll road

0.2 mi

10. Keep left at the fork, follow signs for Orlando N and merge onto Florida's Turnpike
⚠ Toll road

0.5 mi

Follow Florida's Turnpike, I-75 N and I-10 W to US-90 W/Mahan Dr in Tallahassee. Take exit 209A from I-10 W

4 h 17 min (311 mi)

11. Merge onto Florida's Turnpike
⚠ Partial toll road

115 mi

12. Merge onto I-75 N

107 mi

13. Take exit 435 to merge onto I-10 W toward Tallahassee

88.0 mi

14. Take exit 209A to merge onto US-90 W/Mahan Dr toward Tallahassee

0.3 mi

Follow US-90 W to N Adams St

17 min (8.1 mi)

15. Merge onto US-90 W/Mahan Dr
ⓘ Continue to follow US-90 W
ⓘ Pass by Burger King (on the left in 4.4 mi)

7.8 mi

16. Turn left onto N Calhoun St

0.2 mi

17. Turn right onto E Park Ave

0.1 mi

18. Turn left at the 2nd cross street onto N Adams St

135 ft

5 h 21 min (364 mi)

101 S Adams St
Tallahassee, FL 32301

19. Head east on E Park Ave toward S Monroe St

423 ft

20. Turn right at the 1st cross street onto S Monroe St

404 ft

21. Turn right at the 1st cross street onto E College Ave

427 ft

22. Turn left at the 1st cross street onto S Adams St

Destination will be on the left

167 ft

2 min (0.3 mi)

209 S Adams St

Tallahassee, FL 32301

23. Head north on S Adams St toward W College Ave

167 ft

24. Turn left at the 1st cross street onto W College Ave

341 ft

25. Turn right onto Duval St

404 ft

26. Turn right onto W Park Ave

344 ft

2 min (0.2 mi)

101 S Adams St

Tallahassee, FL 32301

27. Head east on E Park Ave toward S Monroe St

423 ft

28. Turn right at the 1st cross street onto S Monroe St

404 ft

29. Turn right at the 1st cross street onto E College Ave

427 ft

30. Turn left at the 1st cross street onto S Adams St

Destination will be on the left

167 ft

2 min (0.3 mi)

209 S Adams St
Tallahassee, FL 32301

31. Head north on S Adams St toward W College Ave

167 ft

32. Turn left at the 1st cross street onto W College Ave

341 ft

33. Turn right onto Duval St

404 ft

34. Turn right onto W Park Ave

344 ft

2 min (0.2 mi)

101 S Adams St
Tallahassee, FL 32301

Get on I-10 E from Thomasville Rd

12 min (5.0 mi)

35. Head east on E Park Ave toward S Monroe St

423 ft

36. Turn left at the 1st cross street onto N Monroe St

0.6 mi

37. Turn right onto Thomasville Rd

Pass by Whataburger (on the right in 0.4 mi)

4.0 mi

38. Turn right onto Raymond Diehl Rd

0.1 mi

39. Turn left to merge onto I-10 E

0.2 mi

Follow I-10 E, I-75 S and Florida's Turnpike to FL-60 E in Osceola County. Take exit 193 from Florida's Turnpike

4 h 23 min (316 mi)

40. Merge onto I-10 E

92.9 mi

41. Take exit 296A to merge onto I-75 S toward Tampa

108 mi

42. Keep left at the fork to continue on Florida's Turnpike, follow signs for Orlando/Turnpike S
⚠ Partial toll road

115 mi

43. Take exit 193 for FL-60 toward US-441/Yeehaw jnc
⚠ Toll road

0.4 mi

Get on I-95 S in Indian River County

23 min (24.9 mi)

44. Turn left onto FL-60 E (signs for Vero Beach)
⚠ Partial toll road

24.5 mi

45. Use the right lane to merge onto I-95 S via the ramp to W Palm Beach

0.5 mi

Follow I-95 S to St. Lucie County. Take the FL-68 W exit from I-95 S

13 min (15.7 mi)

46. Merge onto I-95 S

14.9 mi

47. Take the FL-68 W exit toward Orange Ave

0.2 mi

48. Keep left at the fork, follow signs for I-95 and merge onto FL-68 E/Orange Ave

0.6 mi

Follow FL-68 E/Orange Ave to N 4th St in Fort Pierce

10 min (4.2 mi)

49. Merge onto FL-68 E/Orange Ave
ⓘ Pass by Wells Fargo Bank (on the right in 4.1 mi)

4.2 mi

50. Turn left onto N 4th St
ⓘ Destination will be on the right

233 ft

5 h 22 min (366 mi)

100 US-1

Fort Pierce, FL 34950

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

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

Meeting Date: 03/18/2019

Re: Application for Permit for Above-ground Tank Located at 1309 Easter Avenue

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Approve request for installation of above-ground diesel tank located at 1309 Easter Avenue.

SUMMARY:

MJM Electric has submitted for approval, a permit for the installation of a 2,125-gallon, above-ground diesel tank for the purpose of fueling a generator at 1309 Easter Avenue, Fort Pierce Health Care.

RECOMMENDATION:

Staff recommends approval of installation of above-ground diesel tank located at 1309 Easter Avenue.

ALTERNATIVES:

Do not approve installation at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official

COORDINATED WITH:

Shaun Coss, Building Department Coordinator

Fiscal Impact

OTHER INFORMATION:

Applicable building permit fees will be collected.

Attachments

Tank Permit 15-594
Detail Sheet
1309 Easter Ave Plans
Install Details

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	03/04/2019 09:23 PM
City Manager	Nick Mimms	03/11/2019 04:02 PM

Form Started By: Karen Murphy Started On: 03/04/2019 04:20 PM

Final Approval Date: 03/11/2019

CITY OF FORT PIERCE, FLORIDA
BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT
(772) 467-3718 FAX (772) 467-3849
building@city-ftpierce.com

PERMIT # 19-594
FBC (2017) 6th Edition
PIN # S97782

Building Department Project Manager: F

*Property Address 1309 Easter Ave Ft. Pierce FL. FP Healthcare *Date _____

Parcel ID# 2409-431-0009-000-8 (Located on your tax bill) *# of plans submitted 3 * # of CD's submitted ____

*Owner Name CCP Golden/7470 LLC *Owner Address 18500 Von Karmen Avenue, Suite 550 Irvine CA

Phone # (312)881-4708 Fax # (____)_____ - _____ Cell # (____)_____ - _____

Email Address jon.w.robbins @consulatehc.com

***Required Information**

Type of permit Electrical/Building *Valuation $ 210,994.00 ✓ Saw contract

*Description of Work: Installation of 300kw Diesel generator and associated equipment
MJM Electric will include generator pad on our permit

Architect: _____

Phone(____)_____-_____ Fax (____)_____-_____ Email Address _____

Engineer: Charles Alexander

Phone(407 660 - 0088- Fax (____)_____-_____ Email Address Charles.alexander@exp.com

***CONTRACTOR/APPLICANT INFORMATION:**

City License # _____ State License # EC0001791

Company Name MJM Electric Inc Qualifier Mark Joseph Mazur

Address 3225 E. 4th Ave City/State Tampa FL. Zip _____

Phone # (813)-248-1711 Fax # (813)-247-5011 Cell # (813) 478-2134

Email Address mark.mazur@mjmelect.com

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

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

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

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, wells, pools, furnaces, boilers, heaters, tanks, and air conditioners etc.

Owner's Affidavit: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER:
YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.
IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Must be signed by owner/Agent and applicant:

(Signature of contractor)

State of Florida, County of Hillsborough

Affirmed to and subscribed before me this 8th Feb, 2019, by Mark J. Mazur personally known to me or who has produced as identification.

Notary Signature:

Notary (print name)

(Signature of Owner or Agent (including contractor))

State of Florida, County of

Affirmed to and subscribed before me this

20___, by

personally known to me or who has produced as identification.

Notary Signature:

Notary (print name)

LISA S. PINK
Notary Public - State of Florida
Commission # FF 985229
My Comm. Expires Aug 14, 2020
Bonded through National Notary Assn.

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

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

FEE SIMPLE TITLEHOLDER, BONDING COMPANY AND MORTGAGE LENDER INFORMATION IS REQUIRED WHEN THE AGGREGATE VALUE (TOTAL COST OF ALL IMPROVEMENTS AND NOT JUST WORK AUTHORIZED BY THE INDIVIDUAL PERMIT) IS $2500 OR MORE (EXCEPT HVAC REPAIR/REPLACEMENT< $7500). PLEASE ADDRESS ALL ITEMS.

Fee Simple Titleholder's ☐ **Same as Owner**
Name (if other than owner): _____
Address: _____
City: _____ **State:** _____ **Zip:** _____

Bonding Company ☐ **Not Applicable**
Name: _____
Address: _____
City: _____ **State:** _____ **Zip:** _____

Mortgage Lender's ☐ **Not Applicable**
Name: _____
Address: _____
City: _____ **State:** _____ **Zip:** _____

OFFICE USE ONLY

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

☐ Yes ☒ No

Flood Zone: _____ Reviewed by: _____ Determination: _____

Permit Fee	$ 2638.00	Other	$	Plan Review Fee	$ 1,055.00
State Surcharge	$ 36.93/55.40	Other	$	Routing Fee	$ 30.00
Subcontractor	$	Flood Review Fee	$	Other CR Fee	$ 52.75

Total Amount Due at Issuance $ 2760.33 1107.

Active Code Violation ☐ Yes ☒ No
Case # _____
Case Type _____

Remarks _____

Reviewed by _____ Date _____ Final Check _____ Date _____

SD300 | 10.3 | 300 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

Standby Power Rating
300 kW, 375 kVA, 60 Hz

Prime Power Rating*
270 kW, 338 kVA, 60 Hz

*Built in the USA using domestic and foreign parts

*EPA Certified Prime ratings are not available in the US or its Territories

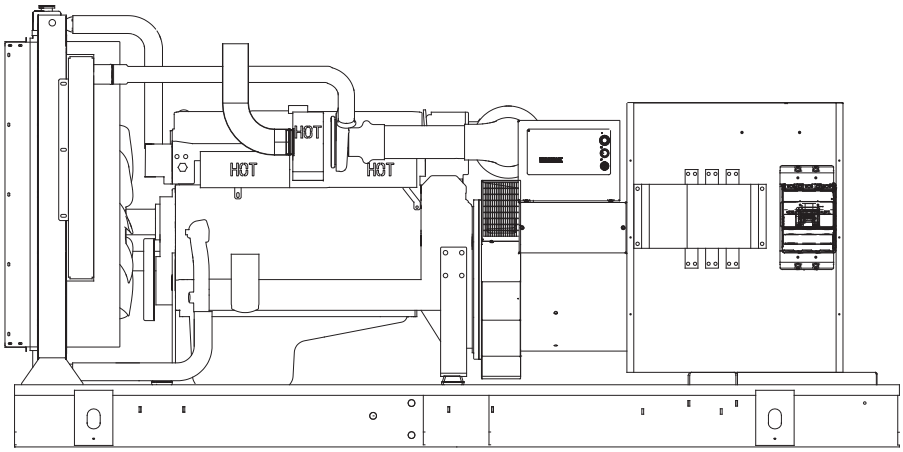


Image used for illustration purposes only

Codes and Standards

Generac products are designed to the following standards:

UL2200, UL508, UL142, UL489

NFPA 37, 70, 99, 110

NEC700, 701, 702, 708

ISO 3046, 7637, 8528, 9001

NEMA ICS10, MG1, 250, ICS6, AB1

ANSI C62.41

IBC 2009, CBC 2010, IBC 2012, ASCE 7-05, ASCE 7-10, ICC-ES AC-156 (2012)

Powering Ahead

For over 50 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SD300 | 10.3L | 300 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

STANDARD FEATURES

ENGINE SYSTEM

- Oil Drain Extension
- Heavy Duty Air Cleaner
- Fan Guard
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil & Coolant
- Radiator Duct Adapter (Open Set Only)

Fuel System

- Fuel Lockoff Solenoid
- Primary Fuel Filter

Cooling System

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze
- 120 VAC Coolant Heater

Electrical System

- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

ALTERNATOR SYSTEM

- GENprotect™
- 12 Leads (3-Phase, Non 600V)
- Class H Insulation Material
- Vented Rotor
- 2/3 Pitch
- Skewed Stator
- Auxiliary Voltage Regulator Power Winding
- Permanent Magnet Excitation
- Sealed Bearing
- Automated Manufacturing (Winding, Insertion, Lacing, Varnishing)
- Rotor Dynamically Spin Balanced
- Amortisseur Winding
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Only)

ENCLOSURE (if selected)

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuation Enclosures)
- Gasketed Doors
- Stamped Air-Intake Louvers
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- Rhino Coat™ - Textured Polyester Powder Coat Paint

TANKS (if selected)

- UL 142
- Double Wall
- Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested (2 psi)
- Rupture Basin Alarm
- Fuel Level
- Check Valve In Supply and Return Lines
- Rhino Coat™ - Textured Polyester Powder Coat Paint
- Stainless Steel Hardware

CONTROL SYSTEM



Digital H Control Panel- Dual 4x20 Display

Program Functions

- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- 3 Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/Sealed Connectors
- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)
- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus® protocol
- Predictive Maintenance Algorithm
- Sealed Boards
- Password Parameter Adjustment Protection
- Single Point Ground
- 16 Channel Remote Trending
- 0.2msec High Speed Remote Trending
- Alarm Information Automatically Annunciated on the Display

Full System Status Display

- Power Output (kW)
- Power Factor
- kW Hours, Total & Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency

Alarms and Warnings

- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Overspeed
- Battery Voltage
- Alarms & Warnings Time and Date Stamped
- Snap Shots of Key Operation Parameters During Alarms & Warnings
- Alarms and Warnings Spelled Out (No Alarm Codes)

SD300 | 10.3 | 300 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

CONFIGURABLE OPTIONS

ENGINE SYSTEM

- ○ Oil Make-Up System
- ○ Oil Heater
- ○ Critical Exhaust Silencer

FUEL SYSTEM

- ○ Flexible Fuel Lines
- ○ Primary Fuel Filter

ELECTRICAL SYSTEM

- ○ 10A UL Battery Charger
- ○ Battery Warmer

ALTERNATOR SYSTEM

- ○ Alternator Upsizing
- ○ Anti-Condensation Heater
- ○ Tropical Coating

CIRCUIT BREAKER OPTIONS

- ○ Main Line Circuit Breaker
- ○ 2nd Main Line Circuit Breaker
- ○ Shunt Trip and Auxiliary Contact
- ○ Electronic Trip Breakers

GENERATOR SET

- ○ GenLink® Communications Software (English Only)
- ○ Extended Factory Testing
- ○ IBC Seismic Certification
- ○ 8 Position Load Center
- ○ 2 Year Extended Warranty
- ○ 5 Year Warranty
- ○ 5 Year Extended Warranty
- ○ 7 Year Extended Warranty
- ○ 10 Year Extended Warranty

ENCLOSURE

- ○ Standard Enclosure
- ○ Level 1 Sound Attenuation
- ○ Level 2 Sound Attenuation
- ○ Steel Enclosure
- ○ Aluminum Enclosure
- ○ Up to 200 MPH Wind Load Rating*
- ○ AC/DC Enclosure Lighting Kit
- ○ 12 VDC Enclosure Light Kit
- ○ 120 VAC Enclosure Light Kit

CONTROL SYSTEM

- ○ NFPA 110 Compliant 21-Light Remote Annunciator
- ○ Remote Relay Assembly (8 or 16)
- ○ Oil Temperature Sender with Indication Alarm
- ○ Remote E-Stop (Break Glass-Type, Surface Mount)
- ○ Remote E-Stop (Red Mushroom-Type, Surface Mount)
- ○ Remote E-Stop (Red Mushroom-Type, Flush Mount)
- ○ Remote Communication - Modem
- ○ Remote Communication - Ethernet
- ○ 10A Run Relay
- ○ Ground Fault Indication and Protection Functions

TANKS (SIZE ON LAST PAGE)

- ○ Electric Fuel Level
- ○ Mechanical Fuel Level
- ○ 8” Fill Extension
- ○ 13” Fill Extension
- ○ 19” Fill Extension

ENGINEERED OPTIONS

ENGINE SYSTEM

- ○ Coolant Heater Ball Valves
- ○ Fluid Containment Pan

CONTROL SYSTEM

- ○ Spare Inputs (x4) / Outputs (x4)
- ○ Battery Disconnect Switch

ALTERNATOR SYSTEM

- ○ 3rd Breaker System

GENERATOR SET

- ○ Special Testing

ENCLOSURE

- ○ Motorized Dampers

TANKS

- ○ Overfill Protection Valve
- ○ UL2085 Tank
- ○ ULC S-601 Tank
- ○ Special Fuel Tanks
- ○ Vent Extensions

RATING DEFINITIONS

Standby - Applicable for a varying emergency load for the duration of a utility power outage with no overload capability.

Prime - Applicable for supplying power to a varying load in lieu of utility for an unlimited amount of running time. A 10% overload capacity is available for 1 out of every 12 hours. The Prime Power option is only available on International applications. Power ratings in accordance with ISO 8528-1, Second Edition.

*Consult factory for availability

SD300 | 10.3L | 300 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Iveco/FPT
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emission Data Sheet
Cylinder #	6
Type	In-Line
Displacement - L (cu. in)	10.3 (628.54)
Bore - mm (in)	125 (4.92)
Stroke - mm (in)	140 (5.51)
Compression Ratio	16.5:1
Intake Air Method	Turbocharged/Aftercooled
Cylinder Head	4-Valve
Piston Type	Aluminum
Crankshaft Type	Dropped Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full Flow
Crankcase Capacity - L (qts)	30 (31.68)

Cooling System

Cooling System Type	Closed Recovery
Water Pump Type	Pre-Lubed, Self Sealing
Fan Type	Pusher
Fan Speed (rpm)	2250
Fan Diameter - mm (in)	762 (30.0)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel
Fuel Specifications	ASTM
Fuel Filtering (microns)	5
Fuel Inject Pump Make	Electronic
Fuel Pump Type	Engine Driven Gear
Injector Type	Common Rail
Engine Type	Direct Injection
Fuel Supply Line - mm (in.)	12.7 (0.5) NPT
Fuel Return Line - mm (in.)	12.7 (0.5) NPT

Engine Electrical System

System Voltage	24 VDC
Battery Charger Alternator	Std
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	520 mm Generac
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5%
Telephone Interference Factor (TIF)	< 50

Standard Excitation	Permanent Magnet Excitation
Bearings	Single Sealed Cartridge
Coupling	Direct, Flexible Disc
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SD300 | 10.3 | 300 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

OPERATING DATA

POWER RATINGS

	Standby		Prime	
Three-Phase 120/208 VAC @0.8pf	300 kW	Amps: 1041	270 kW	Amps: 937
Three-Phase 120/240 VAC @0.8pf	300 kW	Amps: 902	270 kW	Amps: 812
Three-Phase 277/480 VAC @0.8pf	300 kW	Amps: 451	270 kW	Amps: 406
Three-Phase 346/600 VAC @0.8pf	300 kW	Amps: 361	270 kW	Amps: 325

STARTING CAPABILITIES (sKVA)

sKVA vs. Voltage Dip

480 VAC							
Alternator	kW	10%	15%	20%	25%	30%	35%
Standard	350	383	575	767	958	1150	1342
Upsize 1	400	387	581	775	968	1162	1356
Upsize 2	500	457	686	914	1143	1371	1600

208/240 VAC							
Alternator	kW	10%	15%	20%	25%	30%	35%
Standard	350	280	410	535	640	770	900
Upsize 1	400	210	350	500	680	875	1100
Upsize 2	450	345	570	835	1100	1460	1710

FUEL CONSUMPTION RATES*

Fuel Pump Lift- ft (m)
3 (1)

Total Fuel Pump Flow (Combustion + Return) - gal/hr (l/hr)
31 (117)

Diesel - gal/hr (l/hr)

Percent Load	Standby	Prime
25%	7.6 (28.7)	6.9 (26.1)
50%	12.6 (47.7)	11.6 (43.9)
75%	17.4 (65.9)	15.8 (59.8)
100%	22.1 (83.7)	19.9 (75.3)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

		Standby	Prime
Coolant Flow per Minute	gal/min (l/min)	95 (360)	95 (360)
Coolant System Capacity	gal (l)	16.6 (63)	16.6 (63)
Heat Rejection to Coolant	BTU/hr	814,783	733,673
Inlet Air	cfm (m^3/hr)	14,505 (411)	14,505 (411)
Maximum Radiator Backpressure	in H_2O	0.5	0.5

COMBUSTION AIR REQUIREMENTS

	Standby	Prime
Flow at Rated Power cfm (m^3/min)	850 (24.07)	765 (21.67)

ENGINE

		Standby	Prime
Rated Engine Speed	rpm	1800	1800
Horsepower at Rated kW**	hp	480	432
Piston Speed	ft/min	1654	1654
BMEP	psi	336	302

EXHAUST

		Standby	Prime
Exhaust Flow (Rated Output)	cfm (m^3/min)	2240 (63.4)	2016 (57.1)
Max. Backpressure (Post Silencer)	in Hg (Kpa)	1.5 (5.1)	1.5 (5.1)
Exhaust Temp (Rated Output - Post Silencer)	°F (°C)	1020 (549)	918 (492)
Exhaust Outlet Size (Open Set)	mm (in)	101.6 (4)	101.6 (4)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

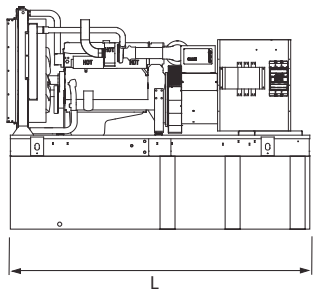
Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.
Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528 and DIN6271 standards.

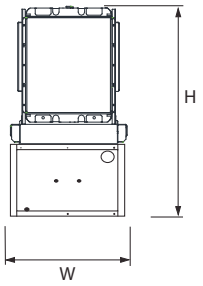
SD300 | 10.3L | 300 kW

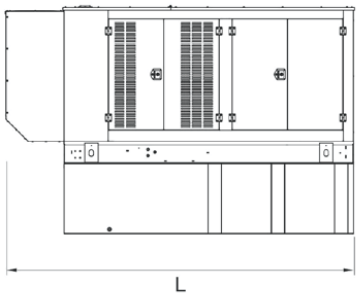
INDUSTRIAL DIESEL GENERATOR SET

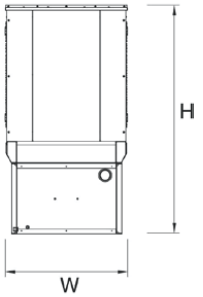
EPA Certified Stationary Emergency

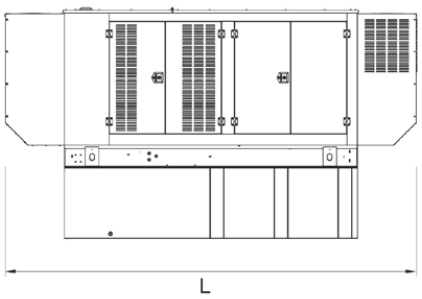
DIMENSIONS AND WEIGHTS*

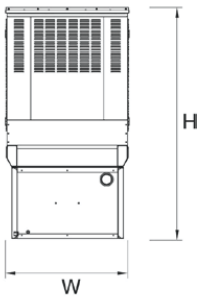


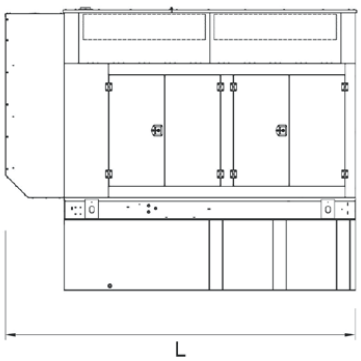


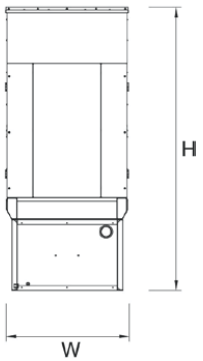












OPEN SET (Includes Exhaust Flex)

Run Time Hours	Usable Capacity Gal (L)	L x W x H in (mm)	Weight lbs (kg)
No Tank	-	136 (3454) x 58 (1473) x 68 (1727)	5816 (2638)
8	183 (693)	136 (3454) x 58 (1473) x 81 (2057)	6764 (3068)
20	438 (1659)	136 (3454) x 58 (1473) x 93 (2362)	7076 (3210)
31	693 (2624)	136 (3454) x 58 (1473) x 105 (2667)	7379 (3347)
43	946 (3518)	208 (5283) x 58 (1473) x 108 (2743)	8841 (4010)
60	1325 (5015)	278 (7061) x 58 (1473) x 108 (2743)	9856 (4471)

STANDARD ENCLOSURE

Run Time Hours	Usable Capacity Gal (L)	L x W x H in (mm)	Weight lbs (kg)	
			Steel	Aluminum
No Tank	-	175 (4445) x 58 (1473) x 78 (1981)		
8	183 (693)	175 (4445) x 58 (1473) x 91 (2311)		
20	438 (1659)	175 (4445) x 58 (1473) x 103 (2616)	1295 (588)	501 (227)
31	693 (2624)	175 (4445) x 58 (1473) x 115 (2921)		
43	946 (3518)	208 (5283) x 58 (1473) x 118 (2997)		
60	1325 (5015)	278 (7061) x 58 (1473) x 118 (2997)		

LEVEL 1 ACOUSTIC ENCLOSURE

Run Time Hours	Usable Capacity Gal (L)	L x W x H in (mm)	Weight lbs (kg)	
			Steel	Aluminum
No Tank	-	200 (5080) x 58 (1473) x 78 (1981)		
8	183 (693)	200 (5080) x 58 (1473) x 91 (2311)		
20	438 (1659)	200 (5080) x 58 (1473) x 103 (2616)	1470 (667)	935 (425)
31	693 (2624)	200 (5080) x 58 (1473) x 115 (2921)		
43	946 (3518)	234 (5944) x 58 (1473) x 118 (2997)		
60	1325 (5015)	304 (7722) x 58 (1473) x 118 (2997)		

LEVEL 2 ACOUSTIC ENCLOSURE

Run Time Hours	Usable Capacity Gal (L)	L x W x H in (mm)	Weight lbs (kg)	
			Steel	Aluminum
No Tank	-	180.6 (4588) x 57.6 (1463) x 107.2 (2724)		
8	183 (693)	180.6 (4588) x 57.6 (1463) x 120 (3048)		
20	438 (1659)	180.6 (4588) x 57.6 (1463) x 132 (3353)	2515 (1141)	1131 (514)
31	693 (2624)	180.6 (4588) x 57.6 (1463) x 144 (3658)		
43	946 (3518)	208 (5283) x 57.6 (1463) x 148(3759)		
60	1325 (5015)	278 (7061) x 57.6 (1463) x 146 (3708)		

* All measurements are approximate and for estimation purposes only.

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. | P.O.Box 8 | Waukesha, WI 53189
P: (262) 544-4811 ©2016 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice.

Part No 0185620SBY
Rev. F 06/07/16

FORT PIERCE HEALTH CARE

1309 EASTER AVENUE
FORT PIERCE, FL 34950

GENERATOR REPLACEMENT

OWNER:

CONSULATE HEALTH CARE
800 CONCOURSE PARKWAY S
MAITLAND, FL 32751

MEP ENGINEERS:

exp
2601 WESTHALL LANE
MAITLAND, FLORIDA 32751-7444
Tel: (407) 660-0088
Fax: (407) 660-1655
www.exp.com

LIST OF APPLICABLE CODES, GUIDELINES AND STANDARDS

FLORIDA BUILDING CODE – 6TH EDITION (2017), BUILDING
FLORIDA BUILDING CODE – 6TH EDITION (2017), EXISTING BUILDING
FLORIDA BUILDING CODE – 6TH EDITION (2017), FUEL GAS
FLORIDA FIRE PREVENTION CODE – 6TH EDITION (2017)
FGI GUIDELINES FOR DESIGN AND CONSTRUCTION OF RESIDENTIAL HEALTH, CARE AND SUPPORT FACILITIES – 2014 EDITION

NATIONAL FIRE PROTECTION ASSOCIATION
NFPA 31, 2011 EDITION, STANDARD FOR THE INSTALLATION OF OIL-BURNING EQUIPMENT
NFPA 37, 2015 EDITION, STANDARD FOR THE INSTALLATION AND USE OF STATIONARY COMBUSTION ENGINES AND GAS TURBINES
NFPA 54, 2015 EDITION, NATIONAL FUEL GAS CODE
NFPA 70, 2014 EDITION, NATIONAL ELECTRICAL CODE
NFPA 72, 2013 EDITION, NATIONAL FIRE ALARM AND SIGNALING CODE
NFPA 99, 2015 EDITION, HEALTH CARE FACILITIES CODE
NFPA 101, 2015 EDITION, THE LIFE SAFETY CODE (FLORIDA-SPECIFIC EDITION)
NFPA 110, 2013 EDITION, STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS
NFPA 170, 2012 EDITION, STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS
NFPA 241, 2013 EDITION, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS
NFPA 704, 2012 EDITION, STANDARD SYSTEM FOR THE IDENTIFICATION OF THE HAZARDS OF MATERIALS FOR EMERGENCY RESPONSE

INDUSTRY STANDARDS AND TESTING COMPANIES
UNDERWRITERS LABORATORIES INC. (UL)
AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE)
AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM)

NOTE: THIS LIST IS NOT COMPREHENSIVE. THE CODES, GUIDELINES, AND STANDARDS NOT REFERENCED HERE MAY BE APPLICABLE TO THIS PROJECT.

OWNER FURNISHED/CONTRACTOR INSTALLED GENERATOR

INDUSTRIAL STATIONARY EMERGENCY-STANDBY RATED GENERATOR, CONSISTING OF THE FOLLOWING FEATURES AND ACCESSORIES:

- PERMANENT MAGNET EXCITATION
- LEVEL 2 ACOUSTIC ENCLOSURE, ALUMINUM -INDUSTRIAL GREY BAKED-ON POWDER COAT FINISH
- 200MPH WIND LOAD CERTIFIED
- UL2200
- EPA CERTIFIED
- CONTROL PANEL WHICH MEETS NFPA 99 AND 110 REQUIREMENTS AND HAS A TEMP RANGE OF -40°F TO 158°F
- 21 LIGHT REMOTE ANNUNCIATOR SURFACE-MOUNTED WITH INTEGRAL 8 FUNCTION RELAY BOARD
- BATTERY CHARGER, 10 AMP, NFPA 110 COMPLIANT, INSTALLED
- 110 AH, 925 CCA GROUP 31 BATTERY, WITH RACK, INSTALLED
- COOLANT HEATER, 1500W, 120VAC
- REMOTE EMERGENCY STOP SWITCH, SURFACE-MOUNT, SHIPPED LOOSE
- 100DB ALARM HORN
- 120V GFCI RECEPTACLE
- ALTERNATOR TROPICAL COATING
- FLEX FUEL LINE
- MLCB, 100% RATED, LSI ELECTRONIC TRIP
- 2 HOUR FACTORY LOAD TEST AT REACTIVE (0.8) POWER FACTOR – TESTED PER SECTION 7.13 OF NFPA 110.
- 2-YEAR COMPREHENSIVE WARRANTY
- INTERIOR/EXTERIOR GENERAL BATTERY POWERED TASK LIGHTING

INFECTION CONTROL RISK ASSESSMENT (ICRA):

MATRIX OF PRECAUTIONS FOR CONSTRUCTION AND RENOVATION

TYPE OF CONSTRUCTION PROJECT ACTIVITY – TYPE C
WORK THAT GENERATES A MODERATE TO HIGH LEVEL OF DUST OR REQUIRES DEMOLITION OR REMOVAL OF ANY FIXED BUILDING COMPONENTS OR ASSEMBLIES INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
- o MINOR DUCT WORK OR ELECTRICAL WORK ABOVE CEILINGS
- o MAJOR CABLING ACTIVITIES
- o ANY ACTIVITY THAT CANNOT BE COMPLETED WITHIN A SINGLE WORK SHIFT

PATIENT RISK GROUPS – LOW RISK – NURSING HOME

IC MATRIX--CLASS OF PRECAUTIONS: CONSTRUCTION PROJECT BY PATIENT RISK

	CONSTRUCTION PROJECT TYPE			
PATIENT RISK GROUP	TYPE A	TYPE B	TYPE C	TYPE D
LOW RISK GROUP	I	II	II	III / IV
MEDIUM RISK GROUP	I	II	III	IV
HIGH RISK GROUP	I	II	III / IV	IV
HIGHEST RISK GROUP	II	III / IV	III / IV	IV

CLASS II DESCRIPTION OF REQUIRED INFECTION CONTROL PRECAUTIONS

DURING CONSTRUCTION PROJECT	UPON COMPLETION OF PROJECT
1. PROVIDE ACTIVE MEANS TO PREVENT AIRBORNE DUST FROM DISPERSING INTO THE ATMOSPHERE. 2. WATER MIST WORK SURFACES TO CONTROL DUST WHILE CUTTING. 3. SEAL UNUSED DOORS WITH DUCT TAPE. 4. BLOCK OFF AND SEAL AIR VENTS. 5. PLACE DUST MAT AT ENTRANCE AND EXIT OF WORK AREA. 6. REMOVE OR ISOLATE THE HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SYSTEM IN AREAS WHERE WORK IS BEING PERFORMED.	1. WIPE WORK SURFACES WITH CLEANER/DISINFECTANT. 2. CONTAIN CONSTRUCTION WASTE BEFORE TRANSPORT IN TIGHTLY COVERED CONTAINERS. 3. WET MOP AND/OR VACUUM WITH HIGH-EFFICIENCY PARTICULATE AIR (HEPA) FILTERED VACUUM BEFORE LEAVING WORK AREA. 4. UPON COMPLETION, RESTORE HVAC SYSTEM WHERE WORK WAS PERFORMED.

SHEET TITLE LIST

SHEET NUMBER	SHEET TITLE
E000	COVER SHEET
E100	LEGEND, DIAGRAMS AND NOTES – ELECTRICAL
E101	SCHEDULES AND STUDIES – ELECTRICAL
E102	UTILITY DOCUMENTATION – ELECTRICAL 1
E200	SITE PLAN – ELECTRICAL
E300	FLOOR PLAN – ELECTRICAL
E500	DETAILS – ELECTRICAL
E501	LIGHTNING PROTECTION – ELECTRICAL 1
E600	SPECIFICATIONS – ELECTRICAL

FUNCTIONAL PROGRAM

1. THE EXISTING EMERGENCY GENERATOR DOES NOT MEET THE CURRENT REQUIREMENTS AS DEFINED BY THE FLORIDA BUILDING CODE AND WILL BE REMOVED AND REPLACED WITH A NEW GENERATOR SIZED FOR THE CURRENT FULL LOAD OF THE EXISTING BUILDING BASED ON THE MAXIMUM DEMAND LOAD AS RECORDED BY THE ELECTRICAL UTILITY COMPANY. A SECONDARY BREAKER WILL ALSO BE PROVIDED AND SIZED TO RE-FEED THE EXISTING ESSENTIAL ELECTRICAL SYSTEM TRANSFER SWITCH.
2. THE NEW GENERATOR WILL BE A LEVEL 1, TYPE 10, CLASS 48 GENERATOR IN ACCORDANCE WITH 2017 F.B.C. 450.3.18.1. A SERVICE ENTRANCE RATED TRANSFER SWITCH WILL BE INSTALLED AND FED FROM A FULL RATED BREAKER IN THE GENERATOR. THIS TRANSFER SWITCH WILL BE SHED IN THE EVENT THE GENERATOR BECOMES OVERLOADED.
3. ALL OF THE EMERGENCY GENERATOR (INCLUDING THE EXHAUST) SHALL BE PROTECTED AND DESIGNED AND CONSTRUCTED TO MEET THE DEBRIS IMPACT REQUIREMENTS IN ACCORDANCE WITH 2017 F.B.C. 450.4.2.5.
4. A SHUTDOWN OF THE MAIN ELECTRICAL SYSTEM WILL BE NECESSARY IN ORDER TO TIE IN THE SERVICE ENTRANCE RATED TRANSFER SWITCH. SHUTDOWNS WILL BE LIMITED TO MAXIMUM OF FOUR HOURS. A TEMPORARY GENERATOR HAS BEEN PROVIDED BY THE OWNER TO PROVIDE BACKUP POWER TO THE ESSENTIAL ELECTRICAL SYSTEM AND WILL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. THE PROJECT WILL BE CONSTRUCTED IN THE FOLLOWING PHASES: (1) INSTALLATION OF THE NEW GENERATOR SYSTEM, (2) CONNECTION OF THE NEW SERVICE ENTRANCE RATED TRANSFER SWITCH, (3) CONNECTION OF THE EXISTING ESSENTIAL ELECTRICAL SYSTEM TRANSFER SWITCH.
6. WHILE THE CONNECTION OF THE EXISTING ESSENTIAL ELECTRICAL SYSTEM IS BEING DONE, AN INTERIM LIFE SAFETY PLAN CONSISTING OF A FIRE WATCH AND RELOCATING ALL ESSENTIAL EQUIPMENT TO NORMAL POWER RECEPTACLES WILL BE IMPLEMENTED.
7. THE OCCUPIED RESIDENT AREAS WILL CONSIST OF THE ENTIRE FACILITY. ALL EXISTING COOLING SYSTEMS PREVIOUSLY DESIGNED TO MAINTAIN A 75 DEGREE FAHRENHEIT TEMPERATURE WILL BE PROVIDED WITH EMERGENCY POWER FOR A MINIMUM PERIOD OF 96 HOURS.
8. THERE IS NO INTERNAL WIRING IN THE BUILDING WITH THE EXCEPTION OF WORK WITHIN THE MAIN ELECTRICAL ROOM AND CONNECTION OF THE GENERATOR ACCESSORIES TO PANEL E.

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CONSULATE HEALTH CARE
At the Heart of Caring

Stamp:

CHARLES T. ALEXANDER LICENSE No. 76422 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Job Number: 2018101.00	Designer: CTA
Date: 09/28/18	Drafter: MWH

Submittal:

Date:	Description:
08/01/18	AHCA SUBMISSION
01/16/19	1 AHCA COMMENTS
02/15/19	PERMIT SUBMISSION

Project Title:

FORT PIERCE
HEALTH CARE
GENERATOR REPLACEMENT
1309 EASTER AVENUE
FORT PIERCE, FL 34950

Drawing Title:

COVER SHEET

E000

COPPER FEEDER SCHEDULE

FEEDER DESIGNATION	No. OF SETS	PHASE CONDUCTORS (PER SET)	N NEUTRAL CONDUCTOR (PER SET)	G GROUND CONDUCTOR (PER SET)	SG SYSTEM BONDING JUMPER (PER SET)	P PARTIAL NEUTRAL SERVICE CONDUCTOR (PER SET)	I ISOLATED GROUND CONDUCTOR (PER SET)	CONDUIT SIZE – CONDUIT TYPES EMT, FMC, LFMC, IMC, RMC, SCH 40 PVC: 3 PHASE NEUTRAL & GROUND 'NG','NSG' 'PG','PSG' (PER SET)	3 PHASE & GROUND 'G' (PER SET)	3 PHASE NEUTRAL, GROUND & ISOLATED GROUND 'NGI','NSGI' (PER SET)	CONDUIT SIZE – CONDUIT TYPES SCH 80 PVC: 3 PHASE NEUTRAL & GROUND 'NG','NSG' 'PG','PSG' (PER SET)	3 PHASE & GROUND 'G' (PER SET)	3 PHASE NEUTRAL, GROUND & ISOLATED GROUND 'NGI','NSGI' (PER SET)
15	1	3 # 12	1 # 12	1 # 12	1 # 8		1 # 12	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
20	1	3 # 12	1 # 12	1 # 12	1 # 8		1 # 12	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
30	1	3 # 10	1 # 10	1 # 10	1 # 8		1 # 10	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
40/50	1	3 # 8	1 # 8	1 # 10	1 # 8		1 # 10	3/4"	3/4"	1"	1"	3/4"	1"
60	1	3 # 6	1 # 6	1 # 10	1 # 8		1 # 10	1"	3/4"	1"	1"	1"	1 1/4"
70/80	1	3 # 4	1 # 4	1 # 8	1 # 8		1 # 8	1 1/4"	1"	1 1/4"	1 1/4"	1 1/4"	1 1/4"
100	1	3 # 2	1 # 2	1 # 6	1 # 6	1 # 8	1 # 8	1 1/4"	1 1/4"	1 1/2"	1 1/2"	1 1/4"	1 1/2"
115	1	3 # 2	1 # 2	1 # 6	1 # 8	1 # 8	1 # 6	1 1/4"	1 1/4"	1 1/2"	1 1/2"	1 1/4"	1 1/2"
130	1	3 # 1	1 # 1	1 # 6	1 # 6	1 # 6	1 # 6	1 1/2"	1 1/2"	1 1/2"	2"	1 1/2"	2"
150	1	3 # 1/0	1 # 1/0	1 # 6	1 # 6	1 # 6	1 # 6	2"	1 1/2"	2"	2"	1 1/2"	2"
175	1	3 # 2/0	1 # 2/0	1 # 6	1 # 4	1 # 4	1 # 6	2"	1 1/2"	2"	2"	2"	2"
200	1	3 # 3/0	1 # 3/0	1 # 6	1 # 4	1 # 4	1 # 6	2"	2"	2"	2 1/2"	2"	2 1/2"
225	1	3 # 4/0	1 # 4/0	1 # 4	1 # 2	1 # 2	1 # 4	2 1/2"	2"	2 1/2"	2 1/2"	2"	2 1/2"
250	1	3 # 250	1 # 250	1 # 4	1 # 2	1 # 2	1 # 4	2 1/2"	2"	2 1/2"	3"	2 1/2"	3"
300	1	3 # 350	1 # 350	1 # 4	1 # 2	1 # 2	1 # 4	3"	2 1/2"	3"	3"	3"	3"
350	1	3 # 500	1 # 500	1 # 3	1 # 1/0	1 # 1/0	1 # 3	4"	3"	4"	4"	3"	4"
400	2	3 # 3/0	1 # 3/0	1 # 3	1 # 1/0	1 # 1/0	1 # 3	2"	2"	2 1/2"	2 1/2"	2"	2 1/2"
460	2	3 # 4/0	1 # 4/0	1 # 2	1 # 1/0	1 # 1/0	1 # 2	2 1/2"	2"	2 1/2"	2 1/2"	2"	2 1/2"
500	2	3 # 250	1 # 250	1 # 2	1 # 1/0	1 # 1/0	1 # 2	2 1/2"	2 1/2"	3"	3"	2 1/2"	3"
600	2	3 # 350	1 # 350	1 # 1	1 # 2/0	1 # 2/0	--	3"	2 1/2"	--	3"	3"	--
700	2	3 # 500	1 # 500	1 # 1/0	1 # 2/0	1 # 2/0	--	4"	3"	--	4"	3"	--
800	3	3 # 300	1 # 300	1 # 1/0	1 # 2/0	1 # 2/0	--	3"	2 1/2"	--	3"	2 1/2"	--
1000	3	3 # 400	1 # 400	1 # 2/0	1 # 3/0	1 # 3/0	--	3"	3"	--	4"	3"	--
1200	4	3 # 350	1 # 350	1 # 3/0	1 # 4/0	1 # 4/0	--	3"	2 1/2"	--	3"	3"	--
1600	5	3 # 400	1 # 400	1 # 4/0	1 # 250	1 # 250	--	3"	3"	--	4"	3"	--
2000	6	3 # 400	1 # 400	1 # 250	1 # 300	1 # 300	--	3"	3"	--	4"	3"	--
2500	7	3 # 500	1 # 500	1 # 350	1 # 500	1 # 500	--	4"	3"	--	4"	4"	--
3000	8	3 # 500	1 # 500	1 # 400	1 # 500	1 # 500	--	4"	3"	--	4"	4"	--
4000	11	3 # 500	1 # 500	1 # 500	2 # 350	1 # 500	--	4"	4"	--	4"	4"	--

EXAMPLES:

1. 150NG = INDICATES 1 SET OF 4# 1/0 + 1# 6 GROUND CONDUCTOR PER SET.
2. 500P = INDICATES 2 SETS OF 3 # 250KCMIL AND 1 # 1/0 PARTIAL NEUTRAL CONDUCTOR PER SET.
3. 300NNG = INDICATES 5 # 350KCMIL AND 1 # 4 GROUND CONDUCTOR.

ELECTRICAL SYMBOLS

###/#	CKT BREAKER, '###' INDICATES TRIP SETTING, '#' INDICATES NUMBER OF POLES	###/#	DRAW-OUT CKT BREAKER, '###' INDICATES TRIP SETTING, '#' INDICATES NUMBER OF POLES
###/#	FUSED SWITCH, '###' INDICATES TRIP SETTING, '#' INDICATES NUMBER OF POLES		ENCLOSED CIRCUIT BREAKER
	ENCLOSED NON-FUSED SWITCH		ENCLOSED FUSED SWITCH
K	KIRK KEY INTERLOCK	SS	SOLID STATE, ELECTRONIC ADJUSTABLE TRIP
GFP	GROUND FAULT PROTECTION	ST	SHUNT TRIP
SPD	SURGE PROTECTIVE DEVICE	DMM	DIGITAL MULTIMETER
M	UTILITY METER	GRA	GEN REMOTE ANNUNCIATOR PANEL
			GROUND
PANEL NAME	PANELBOARD		POINT OF DEMARCATION
			POINT OF CONNECTION
	TRANSFORMER		ISOLATION TRANSFORMER
EO ON OL	AUTOMATIC TRANSFER SWITCH	BP IS ATS MP SI	AUTOMATIC TRANSFER SWITCH, WITH BYPASS ISOLATION
	GENERATOR		PAD MOUNTED TRANSFORMER

CONSTRUCTION LEGEND

	EXISTING TO REMAIN
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NEW CONSTRUCTION

GENERATOR LOAD CALCULATIONS

MAXIMUM DEMAND	231 KW
SAFETY FACTOR (x1.25)	289 KW
GENERATOR CAPACITY	350 KW
REMAINING CAPACITY	119 KW

FUEL TANK SIZE CALCULATIONS

CALCULATED PERCENT LOAD	66.00 %
100% LOAD FUEL CONSUMPTION	25.3 GAL/HR
DEMAND LOAD FUEL CONSUMPTION	18.47 GAL/HR
96-HOUR CAPACITY	1773.12 GALLONS
72-HOUR DEMAND LOAD FUEL	1329.84 GALLONS
64-HOUR 100% LOAD FUEL	1619.2 GALLONS
SAFETY FACTOR (x1.25)	2024 GALLONS
MINIMUM REQUIRED FUEL STORAGE	2024 GALLONS
FUEL TANK SIZE	2125 GALLONS

LOW FUEL ALARM

100% LOAD FUEL CONSUMPTION	25.3 GAL/HR
48-HOUR FUEL CONSUMPTION	1214.4 GALLONS
LOW FUEL ALARM SETTING	1214.4 GALLONS

ELECTRICAL ABBREVIATIONS

ABBREVIATION	DESCRIPTION
A	AMPERES
AFG	ABOVE FINSHED GRADE
EC	ELECTRICAL CONTRACTOR
ETR	EXISTING ELECTRICAL DEVICE TO REMAIN – MAINTAIN DURING DEMOLITION
FBC	FLORIDA BUILDING CODE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER – PERSON PROTECTION
KAIC	KILOAMPERES INTERRUPTING CURRENT RATING
KWC	KILOWATTS CONNECTED
KWD	KILOWATTS DEMAND
MCB	MAIN CIRCUIT BREAKER
Ø	PHASE
SER	SERVICE ENTRANCE RATED
UON	UNLESS OTHERWISE NOTED
V	VOLTS
W	WIRE

EXISTING CONDITIONS NOTES:

1. DIAGRAMS AND PANEL SCHEDULES HAVE BEEN REPRODUCED FROM ORIGINAL DESIGN DOCUMENTS AND MAY NOT REFLECT FIELD CONDITIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING AND VERIFYING ALL EXISTING CIRCUITS AND PANELS OF ORIGIN SERVING ALL EQUIPMENT SCHEDULED TO BE RE-CIRCUITED AS PART OF THIS PROJECT.

TEMPORARY GENERATOR REQUIREMENTS:

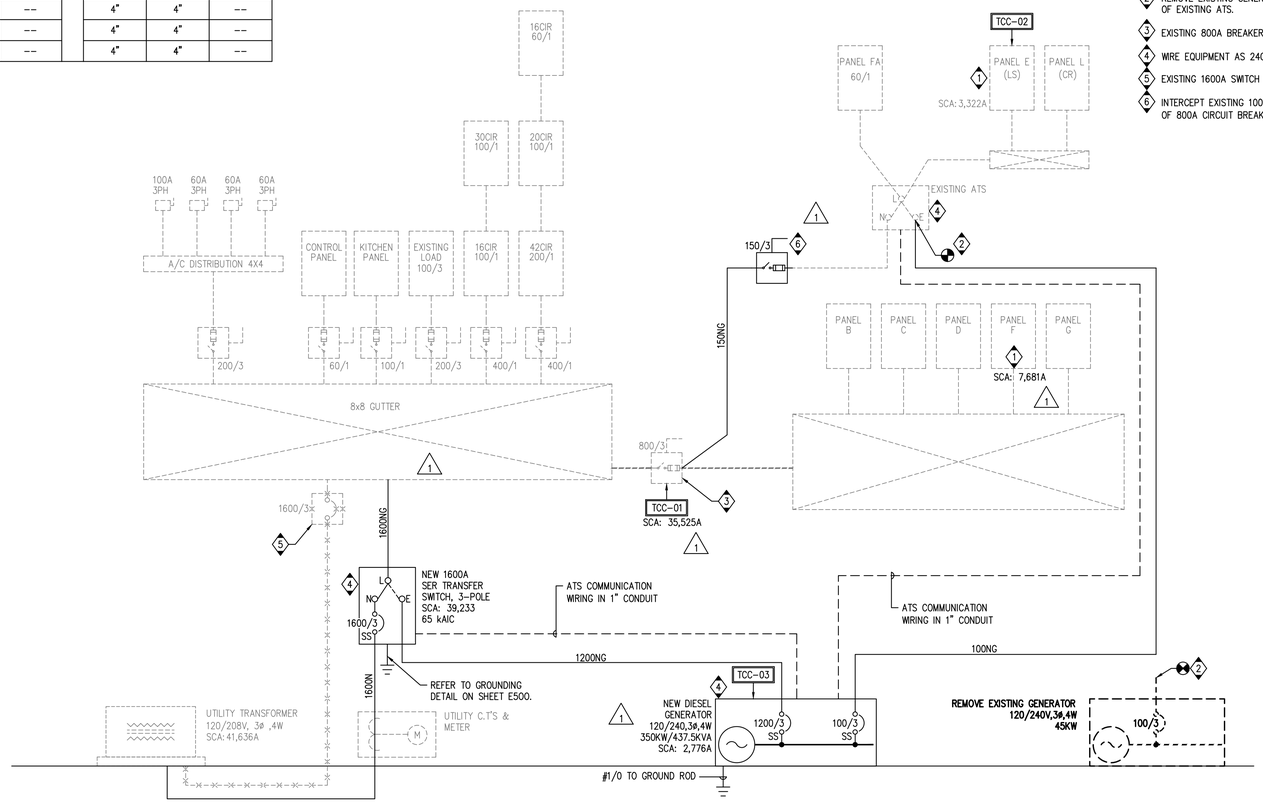
1. PROVIDE TEMPORARY GENERATOR WITH A MINIMUM 45 KW CAPACITY AT 60 HZ.
2. PROVIDE TEMPORARY WIRING RATED FOR THE MAXIMUM GENERATOR OUTPUT CURRENT IN CONDUIT OR OTHER MEANS OF PROTECTION.
3. PROVIDE A MINIMUM OF 64 HOURS OF FUEL ON SITE IN A FUEL TANK THAT MEETS SAFETY REQUIREMENTS OF NFPA 101 (LIFE SAFETY CODE), NFPA 1 (FIRE PREVENTION CODE), AND NFPA 30 (FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE).
4. VERIFY AUTOMATIC TRANSFER SWITCH WILL PROPERLY START THE TEMPORARY GENERATOR WITHIN 10 SECONDS AND THAT THE GENERATOR EMERGENCY STOP FUNCTIONS PROPERLY.
5. PROVIDE UL-LISTED DRY CHEMICAL FIRE EXTINGUISHER SIMILAR TO ANSUL SENTRY CORROSION RESISTANT HIGH FLOW 20-20LB, 60SQFT COVERAGE AREA, DRY CHEMICAL WITH A DISCHARGE RATE OF OVER 1LB/SEC. PROTECTS AN EXTRA HAZARD THREE DIMENSIONAL CLASS B FIRE AND IS LOCATED OVER 10' AND UNDER 30' AWAY FROM THE GENERATOR. PROVIDE IN SURFACE MOUNTED STAINLESS STEEL FIRE EXTINGUISHER CABINET WITH TEMPERED SAFETY GLASS SIMILAR TO POTTER ROEMER MODEL 7069.

GENERAL NOTES:

1. ITEMS SHOWN AS DASHED AND SHADED ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE. ITEMS SHOWN AS SOLID DARKENED ARE NEW TO BE INSTALLED.

KEY NOTES:

1. NEW GENERATOR ACCESSORY LOADS SHALL BE ADDED TO EXISTING LIFE SAFETY PANEL 'E' AND EXISTING NORMAL PANEL 'F'. (1)
2. REMOVE EXISTING GENERATOR, CONNECT NEW GENERATOR TO EMERGENCY SIDE OF EXISTING ATS.
3. EXISTING 800A BREAKER TO BE REPLACED WITH A NEW SQUARE D 800A 'NH'.
4. WIRE EQUIPMENT AS 240/120V, 3 PHASE, 4W HIGH LEG DELTA.
5. EXISTING 1600A SWITCH AND FEEDERS TO BE REMOVED.
6. INTERCEPT EXISTING 100A FEEDER AND PROVIDE A NEW BREAKER WITHIN 10' OF 800A CIRCUIT BREAKER (REFER TO NOTE 3).



ONE LINE POWER DIAGRAM

SCALE: NONE

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U.S.A.
www.exp.com
License # CA 29701

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At the Heart of Caring

Stamp:
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CHARLES T. ALEXANDER PE 76422

Job Number:	Designer:
2018101.00	CTA
Date:	**Drafter:**
09/28/18	MWH

Submittal:

Date:	Description:
08/01/18	AHCA SUBMISSION
01/16/19	1 AHCA COMMENTS
02/15/19	PERMIT SUBMISSION

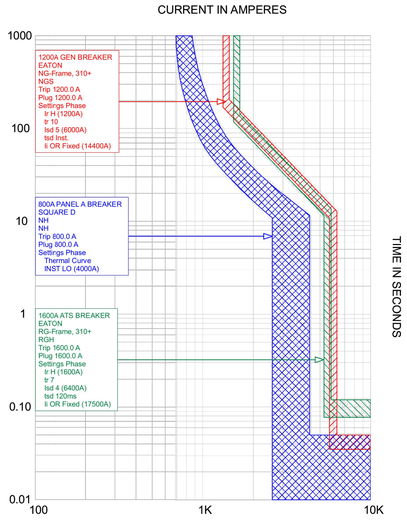
Project Title:

FORT PIERCE
HEALTH CARE
GENERATOR REPLACEMENT
1309 EASTER AVENUE
FORT PIERCE, FL 34950

Drawing Title:

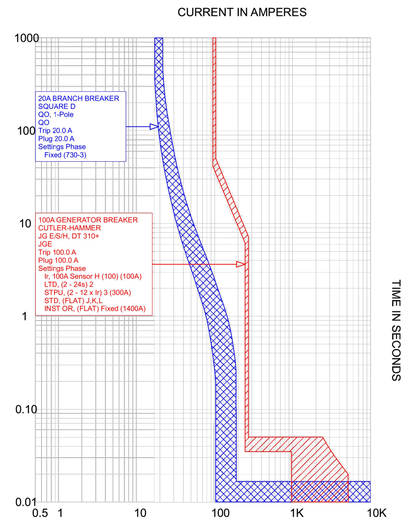
LEGEND, DIAGRAMS AND NOTES - ELECTRICAL

E100



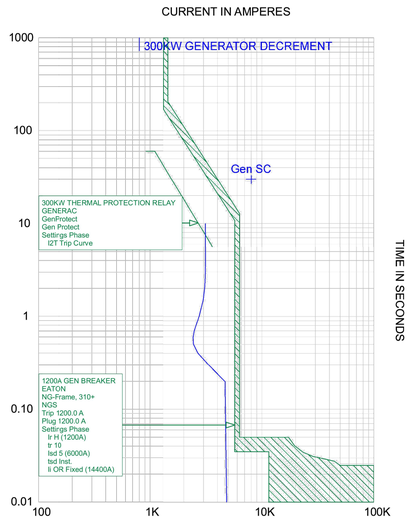
TCC-01.tcc Ref. Voltage: 240V Current in Amps x 1

TCC-01



TCC-02.tcc Ref. Voltage: 240V Current in Amps x 1

TCC-02



TCC-03.tcc Ref. Voltage: 240V Current in Amps x 1

TCC-03

△1

EXISTING PANEL E

VOLTAGE: 120/240 VOLTS SINGLE PHASE, 3 WIRE
BUS RATING: 100 AMPS
MAIN: MLO
BRANCHTYPE: LIFE SAFETY BRANCH

CB OPT: ST - SHUNT TRIP
AF - ARC FAULT CIRCUIT INTERRUPTER
GF - GROUND FAULT

10kA **AIC RATING**

SPECIAL OPTIONS:

LOAD TYPE	LOAD (VA)	CKT	LOAD SERVED	CB AMP/P	COMPHASE T	A	B	CKT	CB AMP/P	LOAD SERVED	CKT	LOAD (VA)	LOAD TYPE
RECEPTACLE	360	1	RECEPT.	20/1		A			20/1	HALL LIGHTS/RECEPT.	2	500	LIGHTING
LIGHTING	500	3	HALL LIGHTS	20/1			B		20/1	SMOKING PADDLE FAN	4	400	MOTOR
RECEPTACLE	540	5	ROOM 49	20/1		A			20/1	NURSE CALL	6	700	MISC
LIGHTING	500	7	EXIT LIGHTS	20/1			B		20/1	LIGHTS CAFE	8	500	LIGHTING
RECEPTACLE	540	9	JANITOR CLOSET	20/1		A			20/1	RECEPT.	10	180	RECEPTACLE
RECEPTACLE	360	11	RECEPT.	20/1			B		20/1	RECEPT.	12	180	RECEPTACLE
RECEPTACLE	540	13	ROOM 52	20/1		A			20/1	ROOM 51	14	540	RECEPTACLE
MISC	1000	15	ROOM 50	20/1			B		20/1	EMER. LIGHT	16	500	LIGHTING
RECEPTACLE	540	17	RECEPT.	20/1		A			20/1	JANITOR CLOSET	18	500	MISC
		19	SPACE	20/1			B			SPACE	20		
		21	SPACE	20/1		A				SPACE	22		
RECEPTACLE	**360**	23	**GEN. RECPTL. & LTG.**	**20/1**			B			SPACE	24		

EXISTING METERED LOAD X 125% PHASE A (VA) PHASE B (VA)

PANEL CALCULATIONS:

LOAD TYPE	LOAD (VA)	DEMAND FACTOR	DEMAND LOAD	
RECEPTACLE	4140	PER NEC ARTICLE 220.44	4140	VA
LIGHTING	2500	125%	3125	VA
MOTOR	400	100%	400	VA
HEAT	0	100%	0	VA
MISC	2200	100%	2200	VA
25% OF LARGEST MOTOR			100	VA

FEED THROUGH PANEL LOAD (kVA)

LOAD SUMMARY

Phase Loading	
Phase A	5 kVA
Phase B	4 kVA
Total Connected Load	9 kVA
Total Demand Load	10 kVA
Line to Line Voltage	240 VOLTS
Spare Capacity	0%
Panel Amps	42 AMPS

△1

EXISTING PANEL F

VOLTAGE: 120/208 VOLTS 3 PHASE, 4 WIRE
BUS RATING: 225 AMPS
MAIN: MLO
BRANCHTYPE: NORMAL BRANCH

CB OPT: ST - SHUNT TRIP
AF - ARC FAULT CIRCUIT INTERRUPTER
GF - GROUND FAULT
FR - 100% RATED
L - LOCKABLE
EP - EQUIPMENT GROUND FAULT (30mA)

22kA **AIC RATING**

SPECIAL OPTIONS:
SURFACE MOUNTED

LOAD TYPE	LOAD (VA)	CKT	LOAD SERVED	CB AMP/P	COMPHASE T	A	B	C	CKT	CB AMP/P	LOAD SERVED	CKT	LOAD (VA)	LOAD TYPE
MOTOR	625	1	A/C	20/2		A				20/2	A/C	22	625	MOTOR
MOTOR	625	2	---	--			B			--	---	23	625	MOTOR
MOTOR	625	3	A/C	20/2				C		20/2	A/C	24	625	MOTOR
MOTOR	625	4	---	--		A				--	---	25	625	MOTOR
MOTOR	625	5	A/C	20/2			B			20/2	A/C	26	625	MOTOR
MOTOR	625	6	---	--				C		--	---	27	625	MOTOR
MOTOR	625	7	A/C	20/2		A				20/2	A/C	28	625	MOTOR
MOTOR	625	8	---	--			B			--	---	29	625	MOTOR
MOTOR	625	9	A/C	20/2				C		20/2	A/C	30	625	MOTOR
MOTOR	625	10	---	--		A				--	---	31	625	MOTOR
MOTOR	625	11	A/C	20/2			B			20/2	A/C	32	625	MOTOR
MOTOR	625	12	---	--				C		--	---	33	625	MOTOR
		13	ARH1 HEAT AIR CLEANER E	60/2		A				60/2	AHR2 HEAT AIR CLEANE	34		
		14	---	--			B			---	---	35		
		15	ACH1 COMPRESSOR	60/2				C		60/2	ACR2 COMPRESSOR	36		
		16	---	--		A				---	---	37		
		17	SPACE				B				SPACE	38		
		18	SPACE					C			SPACE	39		
MISC	**110**	19	**BATTERY CHARGER**	**20/1**		A				50/2	N EAST A C	40		
HEAT	**600**	20	**CTL PNL STRIP HEATER**	**20/1**			B			--	---	41		
HEAT	**1500**	21	**BLOCK HEATER**	**20/1**				C			SPACE	42		

EXISTING METERED LOAD X 125% PHASE A PHASE B PHASE C (VA)

PANEL CALCULATIONS:

LOAD TYPE	LOAD (VA)	DEMAND FACTOR	DEMAND LOAD	
RECEPTACLE	0	PER NEC ARTICLE 220.44	0	VA
LIGHTING	0	125%	0	VA
MOTOR	15000	100%	15000	VA
HEAT	2100	100%	2100	VA
MISC	110	100%	110	VA
25% OF LARGEST MOTOR			313	VA

FEED THROUGH PANEL LOAD (kVA)

SUB FEED LOADS AMP/P LOAD LOAD TYPE

LOAD SUMMARY

Phase Loading	
Phase A	5 kVA
Phase B	6 kVA
Phase C	7 kVA
Total Connected Load	17 kVA
Total Demand Load	18 kVA
Line to Line Voltage	208 VOLTS
Spare Capacity	0%
Panel Amps	49 AMPS

PANEL SCHEDULES GENERAL NOTES:

1. ITEMS SHOWN AS SHADED ON PANEL SCHEDULES ARE EXISTING TO REMAIN, UNLESS OTHERWISE NOTED.
2. ALL CIRCUIT BREAKERS INDICATED AS DARK WITHIN EXISTING PANELS ARE NEW.
3. EXISTING CIRCUITS HAVE BEEN TAKEN FROM AS-BUILT DRAWING AND EXISTING CONDITIONS HAVE NOT BEEN VERIFIED.
4. PROVIDE 30A NON-FUSED DISCONNECT SWITCH WITHIN GENERATOR ENCLOSURE AS REQUIRED BY SECTION 3.31 OF NFPA 110 FOR GENERATOR BATTERY AND BLOCK HEATERS.

△1

KEY NOTES:

△1 FOR EACH CIRCUIT, PROVIDE IN-LINE SURGE PROTECTION DEVICE TO BE MOUNTED AND INSTALLED AT PANEL. PROVIDE SSI MODEL "RES1P1-52".

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CONSULATE HEALTH CARE
At the Heart of Caring

Stamp:
CHARLES T. ALEXANDER LICENSE No. 76422 STATE OF FLORIDA PROFESSIONAL ENGINEER
CHARLES T. ALEXANDER PE 76422

Job Number: 2018101.00	Designer: CTA
Date: 09/28/18	Drafter: MWH

Submittal:

Date:	Description:
08/01/18	AHCA SUBMISSION
01/16/19	△1 AHCA COMMENTS
02/15/19	PERMIT SUBMISSION

Project Title:
FORT PIERCE
HEALTH CARE
GENERATOR REPLACEMENT
1309 EASTER AVENUE
FORT PIERCE, FL 34950

Drawing Title:
SCHEDULES AND STUDIES - ELECTRICAL

E101

Matthew Horton

From: Michael Chidgey <mchidgey@fpua.com>
Sent: Wednesday, February 6, 2019 3:10 PM
To: Matthew Horton
Cc: Paul Laguerre
Subject: 611 S 13th St. - 12 Month Peak Demand

Mr. Horton,

The peak demand for the past 12 months at 611 S. 13th St is: 231kW (Sept 2018) at 117000kWh.

Should you still need a full utility bill, I will request it from customer service and get it for you.

As an aside, we serve the facility with natural gas currently. If a natural gas generator wasn't the direction you were looking to go, we can most certainly provide service for it should it be preferable.

Let me know if I can be any further assistance.

Thanks,

Michael Chidgey - FPUA
Engineering Tech I - Electric & Gas Engineering
1701 South 37th Street, Fort Pierce, Florida 34947
mchidgey@fpua.com - www.fpua.com
Office: (772) 466 1600 ext. 6459

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

ROBBINS, JON W

From: MOON, SHELBY
Sent: Monday, April 30, 2018 8:22 AM
To: ROBBINS, JON W
Subject: FW: 611 S 13th Street
Attachments: Demand Analysis.pdf

Thank you,

Shelby Moon
Purchasing Specialist
Consulate Health Care
800 Concourse Parkway South
Maitland, FL 32751
www.consulatehealthcare.com
o. 407.571.1550, ext. 2312
f. 407.571.1508

From: Jason Mittler [mailto:jmittler@fpua.com]
Sent: Friday, April 27, 2018 4:16 PM
To: MOON, SHELBY
Subject: 611 S 13th Street

Shelby,

Per your request attached are the demand reads for the site as well below are the information related to the fault current

Transformer (kVA):	300
Transformer impedance (%):	2%
Secondary Voltage (V):	208
Secondary Fault Current (Amps):	41636

If you have any questions please feel free to contact me.

Thanks

Jason M. Mittler | FPUA
Utility Designer | Electric & Gas Engineering
1701 South 37th Street | Fort Pierce, Florida 34947
jmittler@fpua.com | www.fpua.com
o. 772.466.1600 x.466 | c. 772.475.7342
f. 772.461.1938

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02/15/19	PERMIT SUBMISSION

Project Title:

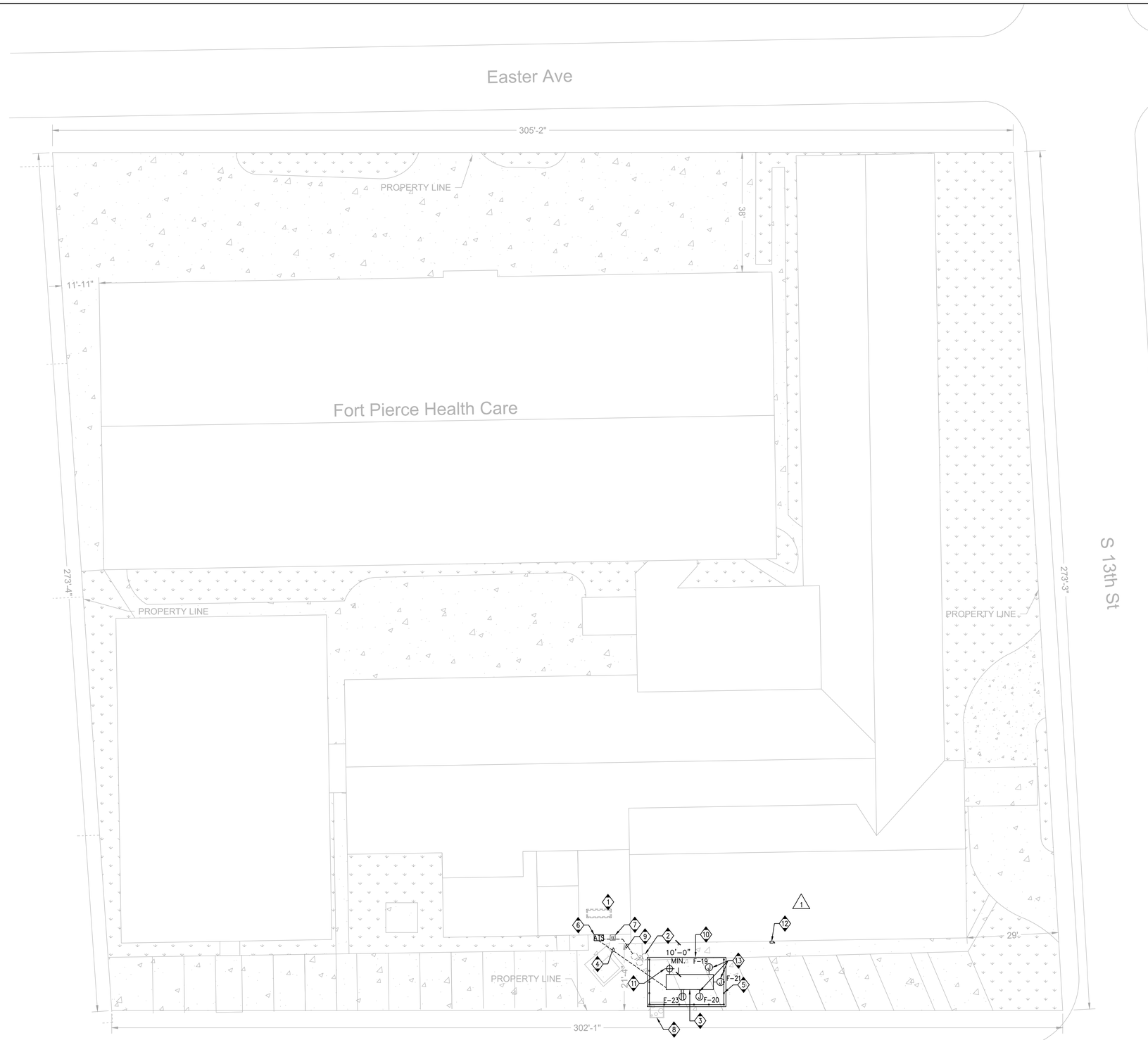
FORT PIERCE
HEALTH CARE
GENERATOR REPLACEMENT
1309 EASTER AVENUE
FORT PIERCE, FL 34950

Drawing Title:

UTILITY DOCUMENTATION - ELECTRICAL

1

E102



GENERAL NOTES:

1. REFER TO ONE-LINE ON SHEET E100 FOR ADDITIONAL INFORMATION.
2. REFER TO DETAIL SHEET E500 FOR ADDITIONAL INFORMATION.

KEY NOTES:

1. REMOVE EXISTING GENERATOR AND ALL ASSOCIATED ACCESSORIES.
2. EXISTING POLE MOUNTED UTILITY TRANSFORMERS.
3. PROPOSED LOCATION OF NEW GENERATOR WITH DIESEL BELLY TANK. GENERATOR EXHAUST DISCHARGE SHALL BE A MINIMUM OF 10 FEET AWAY FROM ANY OUTSIDE AIR INTAKE OR BUILDING OPENING.
4. PROPOSED ROUTING OF NEW DUCTBANK FROM GENERATOR TO NEW ATS.
5. PROVIDE HURRICANE RATED PROTECTION SCREENING. CONTACT ARMOR SCREEN AT (877) 237-2337 TO PROVIDE THE DESIGN AND MATERIALS FOR THE SCREEN. SCREEN SHALL BA A MINIMUM OF 12'-6" TALL AND HAVE AN ACCESS SECTION FOR MAINTENANCE AND INSPECTION OF THE GENERATOR. COORDINATE ANCHOR REQUIREMENTS WITH CONCRETE PAD. HURRICANE PROTECTION SCREEN SHALL HAVE A MIAMI-DADE NOA OR FLORIDA PRODUCT APPROVAL NUMBER.
6. NEW SERVICE ENTRANCE RATED AUTOMATIC TRANSFER SWITCH (ATS).
7. PROVIDE UL-LISTED DRY CHEMICAL FIRE EXTINGUISHER SIMILAR TO ANSUL SENTRY CORROSION RESISTANT HIGH FLOW 20-20LB, 60SQFT COVERAGE AREA, DRY CHEMICAL WITH A DISCHARGE RATE OF OVER 1LB/SEC. PROTECTS AN EXTRA HAZARD THREE DIMENSIONAL CLASS B FIRE AND IS LOCATED OVER 10' AND UNDER 30' AWAY FROM THE GENERATOR. PROVIDE IN SURFACE MOUNTED STAINLESS STEEL FIRE EXTINGUISHER CABINET WITH TEMPERED SAFETY GLASS SIMILAR TO POTTER ROEMER MODEL 7069.
8. REMOVE EXISTING TREE PLANTER, EXISTING POWER POLE TO REMAIN.
9. PROPOSED ROUTING FROM POLE MOUNTED UTILITY TRANSFORMER TO NEW ATS.
10. CONCRETE GENERATOR PAD TO EXTEND 4' AROUND GENERATOR TO ACCOMMODATE HURRICANE SCREEN WALL FENCE. (1)
11. PROVIDE GARDCO LIGHT FIXTURE WITH EMERGENCY BATTERY PACK. MODEL #121/16L/530/NW-G3/2/EBPC/120V/IMRI2/F1/BK.
12. GENERATOR REMOTE EMERGENCY STOP DEVICE.
13. THE GENERATOR ACCESSORIES: THE BLOCK HEATER (F-21), THE BATTERY CHARGER (F-19), AND THE CONTROL PANEL STRIP HEATER (F-20) WILL BE PLACED ON PANEL 'F'. THE GENERATOR RECEPTACLE AND TASK LIGHTING (E-23) WILL BE PLACED ON LIFE SAFETY PANEL 'E'.

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FORT PIERCE
HEALTH CARE
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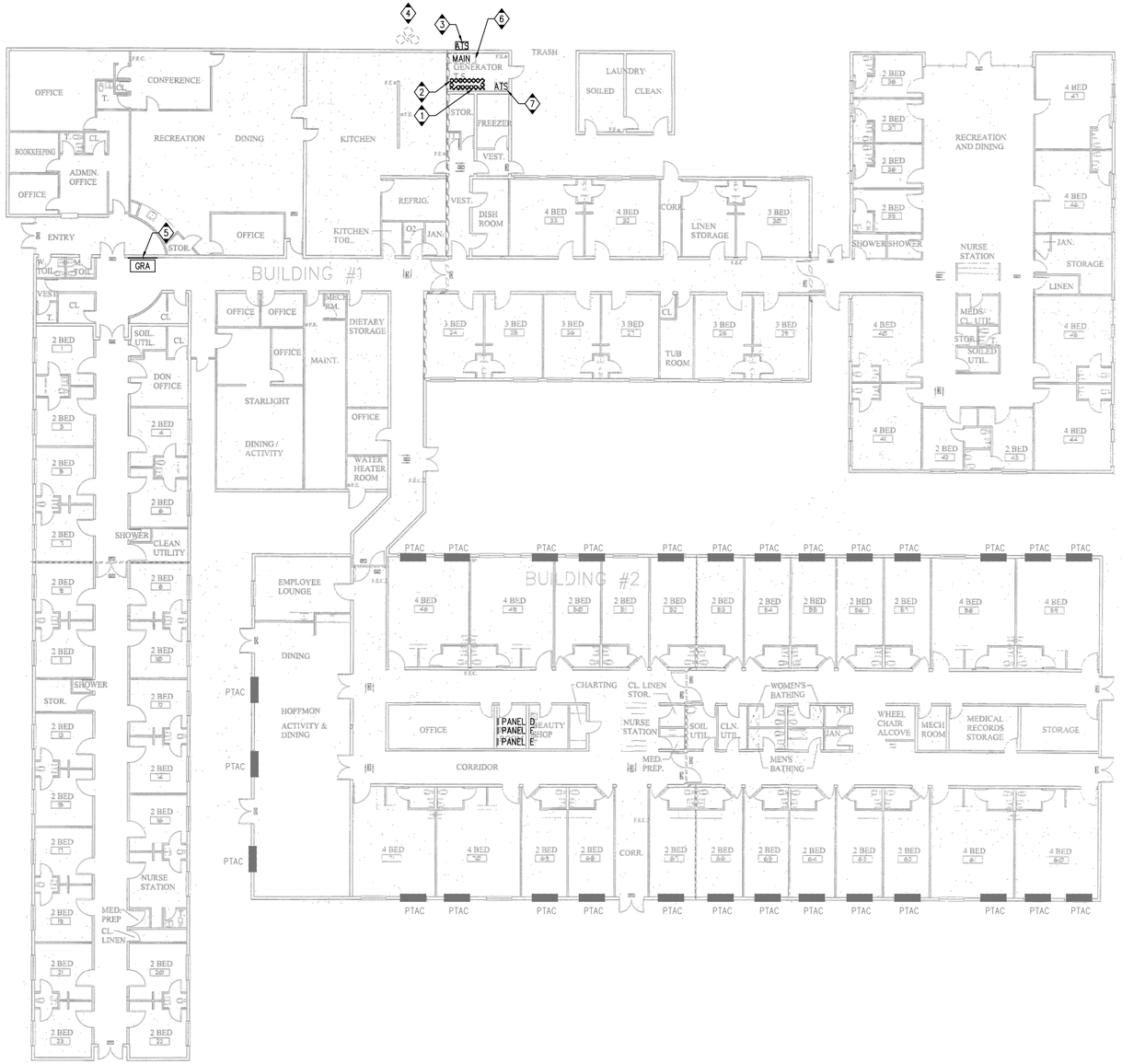
Drawing Title:

SITE PLAN - ELECTRICAL

E200

SITE PLAN – ELECTRICAL

SCALE 1/16"=1'-0" | A



GENERAL NOTES:

1. REFER TO ONE LINE ON SHEET E100 FOR ADDITIONAL INFORMATION.
2. EGRESS PATHS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS DURING AND AFTER CONSTRUCTION.
3. LICENSED BEDS = 171
   REQUIRED OCCUPIED RESIDENT AREA = 171 * 30 FT² = 5,130 FT².
   TOTAL OCCUPIED RESIDENT AREA = 42,780 FT² (ENTIRE FACILITY).

KEY NOTES:

1. EXISTING GENERATOR TO BE REMOVED.
2. REMOVE GENERATOR RADIATOR EXHAUST GOOSENECK ON ROOF AND COVER ROOF CURB WITH SHEET METAL CAP SEALED WATER TIGHT.
3. NEW SER ATS LOCATED ON EXTERIOR OF BUILDING.
4. APPROXIMATE LOCATION OF EXISTING POLE MOUNTED UTILITY TRANSFORMER.
5. PROPOSED LOCATION OF NEW GENERATOR ANNUNCIATOR PANEL. CONFIRM FINAL LOCATION WITH OWNER PRIOR TO ROUGH-IN.
6. APPROXIMATE LOCATION OF MAIN DISCONNECT SWITCH. CONTRACTOR TO VERIFY EXACT LOCATION.
7. APPROXIMATE LOCATION OF EXISTING AUTOMATIC TRANSFER SWITCH TO REMAIN.

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Project Title:

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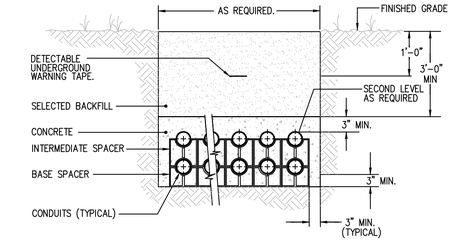
Drawing Title:

FLOOR PLAN - ELECTRICAL

E300

FLOOR PLAN – ELECTRICAL

SCALE 1/16"=1'-0" | A

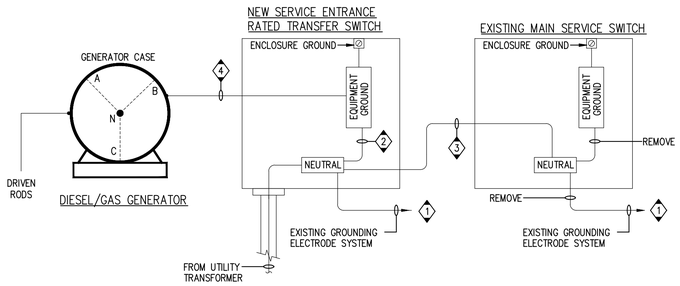


DETAIL NOTES:

1. CONTRACTOR SHALL LOCATE UNDERGROUND CONDUIT AT A MINIMUM OF 10'-0" FROM NEAREST TREE, OR IF NOT PRACTICAL, AS DIRECTED IN FIELD BY THE LANDSCAPE ARCHITECT.
2. ALL UNDERGROUND ELECTRICAL CONDUIT SHALL HAVE A DETECTABLE WARNING TAPE INSTALLED 12" BELOW GRADE – DIRECTLY ABOVE THE CONDUIT. WARNING TAPE SHALL BE "TERRA TAPE", 3" WIDE, LABELED WITH "CAUTION A, B, C, OR D BURIED BELOW". A – "ELECTRIC LINE", #42-0064 B – "TELEPHONE LINE", #42-0041 C – "HIGH VOLTAGE LINE", #42-0111 D – "FIBER OPTIC CABLE", #42-0037
   CONTACT: REFF INDUSTRIES, INC. 1-800-231-6074
3. CONCRETE ENCASE CONDUIT(S) UNDER ROADWAYS, DRIVEWAYS AND PARKING-LOTS. MINIMUM OF 3" CONCRETE ENCASEMENT.
4. WHENEVER POSSIBLE, DUCT ARRANGEMENTS SHALL BE RESTRICTED TO EITHER A TWO CONDUIT WIDTH OR A CONDUIT DEPTH TO ALLOW SIDE EXPOSURE OF ALL DUCTS. WHEN NOT POSSIBLE, ADDITIONAL INNER DUCTS WITH NO SIDE EXPOSURE SHALL BE PROVIDED AND SHALL REMAIN EMPTY.
5. MINIMUM SEPARATION BETWEEN CONDUITS SHALL BE 3". MINIMUM SPACING BETWEEN POWER AND COMMUNICATION CONDUITS SHALL BE 12". REFER TO DRAWINGS FOR EXACT CONDUIT REQUIREMENTS. EXACT CONFIGURATION AND DEPTH SHALL BE ADJUSTED AFTER COORDINATION WITH OTHER TRADES ON SITE. REFER TO COORDINATION NOTES ON THE DRAWINGS.

TYPICAL DUCT BANK DETAIL

SCALE: N.T.S. | 7



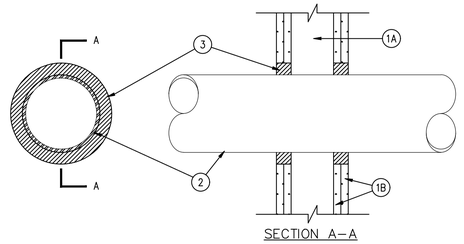
DIESEL/GAS GENERATOR

NOTES:

1. THE GROUNDING ELECTRODE CONDUCTORS SHALL BE SIZED PER TABLE 250.66 OF THE NEC. THE CONDUCTOR SHALL BE CONNECTED TO AN APPROVED GROUNDING ELECTRODE.
2. MAIN BONDING JUMPER SHALL BE SIZED PER TABLE 250.102 OF THE NEC.
3. GROUNDED (NEUTRAL) CONDUCTOR.
4. EQUIPMENT GROUNDING CONDUCTOR SIZED PER TABLE 250.122 OF THE NEC.

GENERATOR GROUNDING ELECTRODE SYSTEM DIAGRAM

SCALE: N.T.S. | 6



SECTION A–A

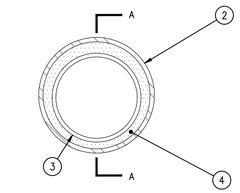
1–2 HOUR GYPBOARD WALL SYSTEM NO W–L–1054

DETAIL NOTES:

1. WALL ASSEMBLY – THE 1 OR 2 HOUR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS – WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS SHALL CONSIST OF NOMINAL 2"X4" LUMBER SPACED 16" O.C. STEEL STUDS SHALL BE MINIMUM 2-1/2" WIDE AND SPACED MAXIMUM 24" O.C. WHEN STEEL STUDS ARE USED AND THE DIAMETER OF OPENING EXCEEDS THE WIDTH OF STUD CAVITY, THE OPENING SHALL BE FRAMED ON ALL SIDES USING LENGTHS OF STEEL STUD INSTALLED BETWEEN THE VERTICAL STUDS AND SCREW-ATTACHED TO THE STEEL STUDS AT EACH END. THE FRAMED OPENING IN THE WALL SHALL BE 4" TO 6" WIDER AND 4" TO 6" HIGHER THAN THE DIAMETER OF THE PENETRATING ITEM SUCH THAT, WHEN THE PENETRATING ITEM IS INSTALLED IN THE OPENING, A 2" TO 3" CLEARANCE IS PRESENT BETWEEN THE PENETRATING ITEM AND THE FRAMING ON ALL FOUR SIDES.
   B. GYPSUM BOARD – 5/8" THICK, 4' WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM BOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAXIMUM DIAMETER OF OPENING IS 32-1/4" FOR STEEL STUD WALLS. MAXIMUM DIAMETER OF OPENING IS 14-1/2" FOR WOOD STUD WALLS. THE F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE FIRE RATING OF THE WALL ASSEMBLY.
2. THROUGH-PENETRANTS – ONE METALLIC PIPE, CONDUIT OR TUBING SHALL BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE SHALL BE MINIMUM 0" TO MAXIMUM 2-1/4". PIPE MAY BE INSTALLED WITH CONTINUOUS POINT CONTACT. PIPE, CONDUIT OR TUBING MAY BE INSTALLED AT AN ANGLE NOT GREATER THAN 45 DEGREES FROM PERPENDICULAR. PIPE, CONDUIT OR TUBING SHALL BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
   A. STEEL PIPE – NOMINAL 30" DIAMETER OR SMALLER (SCHEDULE 10 OR HEAVIER) STEEL PIPE.
   B. IRON PIPE – NOMINAL 30" DIAMETER OR SMALLER CAST OR DUCTILE IRON PIPE.
   C. CONDUIT – NOMINAL 4" DIAMETER OR SMALLER STEEL ELECTRICAL METALLIC TUBING OR 6" DIAMETER STEEL CONDUIT.
   D. COPPER TUBING – NOMINAL 6" DIAMETER OR SMALLER (TYPE L OR HEAVIER) COPPER TUBING.
   E. COPPER PIPE – NOMINAL 6" DIAMETER OR SMALLER (REGULAR OR HEAVIER) COPPER PIPE.
3. FILL, VOID OR CAVITY MATERIAL BEARING THE UL CLASSIFICATION MARK – SEALANT SHALL BE MINIMUM 5/8" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. AT THE POINT OR CONTINUOUS CONTACT LOCATIONS BETWEEN PIPE AND WALL, A MINIMUM 1/2" DIAMETER BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE PIPE WALL INTERFACE ON BOTH SURFACES OF WALL. HILTI FS-ONE SEALANT, CP601S ELASTOMERIC FIRESTOP SEALANT OR CP606 FLEXIBLE SEALANT OR APPROVED EQUAL BY 3M.

FIRESTOP DETAIL 2

SCALE: N.T.S. | 4



SECTION A–A

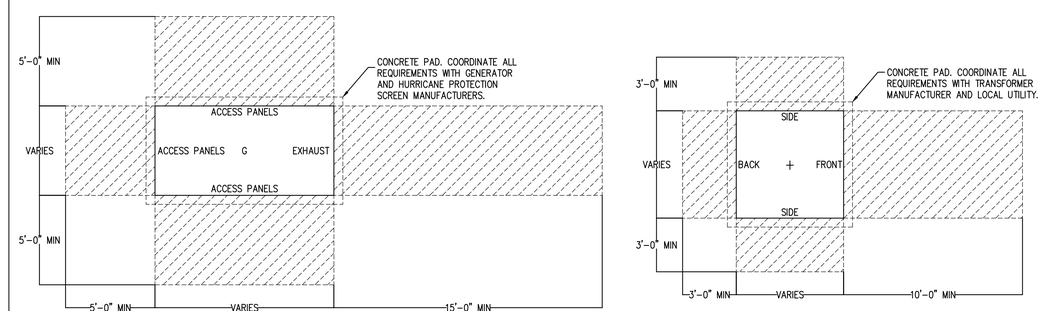
2 HOUR WALL OR FLOOR SYSTEM NO C–AJ–1435

DETAIL NOTES:

1. FLOOR OR WALL ASSEMBLY – MINIMUM 7½" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS. MAXIMUM DIAMETER OF OPENING IS 8".
2. STEEL SLEEVE – NOMINAL 8" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE SLEEVE FRICTION FIT IN NOMINAL 8" DIAMETER CIRCULAR OPENING CORE DRILLED THROUGH WALL. LENGTH OF STEEL SLEEVE SHALL BE EQUAL TO THICKNESS OF WALL.
3. THROUGH PENETRANTS – ONE METALLIC PIPE OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE OR TUBING AND THE STEEL SLEEVE SHALL BE MINIMUM OF 0" TO MAXIMUM 1-0". PIPE OR TUBING SHALL BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPE OR TUBING MAY BE USED:
   A. STEEL PIPE – NOMINAL 6" DIAMETER (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. STEEL CONDUIT – NOMINAL 4" DIAMETER (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING
   C. COPPER TUBING – NOMINAL 6" DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
   D. COPPER PIPE – NOMINAL 6" DIAMETER (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
4. FILL, VOID OR CAVITY MATERIALS – SEALANT SHALL BE MINIMUM 1½" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL.

FIRESTOP DETAIL 1

SCALE: N.T.S. | 2



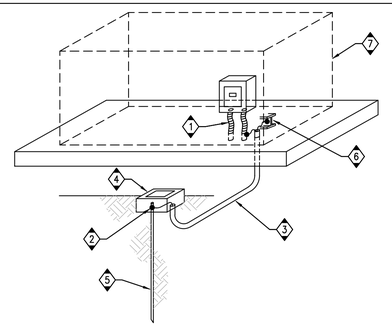
TRANSFORMER SHOWN FOR REFERENCE ONLY

DETAIL NOTES:

1. INDICATED DIMENSIONS ARE MINIMUM REQUIRED CLEARANCES AROUND EQUIPMENT FOR SAFE OPERATION AND MAINTENANCE. NO OBSTRUCTION SHALL BE PLACED WITHIN THESE CLEARANCE AREAS.
2. CONTRACTOR SHALL COORDINATE WITH EXISTING SITE CONDITIONS TO MAINTAIN INDICATED CLEARANCES IN THE FIELD

SITE TRANSFORMER AND GENERATOR INSTALLATION DETAILS

SCALE: N.T.S. | 5



REFERENCE NOTES:

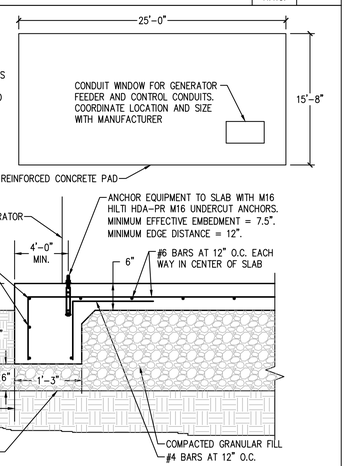
1. SEAL-TITE FLEX CONDUIT FROM CONDUIT STUB INTO CIRCUIT BREAKER ENCLOSURE.
2. GROUND BOND CADWELD CONNECTION AT GROUND ROD INSIDE GROUND WELL.
3. 1"C. AND CODE SIZED GROUND BOND (SEE SINGLE LINE DIAGRAM) FROM GENERATOR ENCLOSURE TO GROUND WELL.
4. CONCRETE GROUND WELL WITH REMOVABLE CONCRETE COVER, MINIMUM 12"x12"x12" BOX.
5. 5/8"x96" COPPER, DRIVEN GROUND ROD.
6. LUG GROUND BOND TO GENERATOR REFERENCE GROUND POINT. VERIFY LOCATION WITH MANUFACTURER.
7. GENERATOR WEATHER HOUSING.

GENERATOR GROUNDING DETAIL

SCALE: N.T.S. | 3

DETAIL NOTES:

1. ELECTRICAL CONTRACTOR SHALL VERIFY FINAL REQUIREMENTS WITH GENERATOR AND HURRICANE PROTECTION SCREEN MANUFACTURERS PRIOR TO START OF ANY WORK.
2. CONTRACTOR TO SUBMIT SIGNED AND SEALED DRAWING(S) OF CONCRETE PAD DESIGNED BY A STRUCTURAL ENGINEER.
3. PRE-CAST PAD WILL ALSO BE ACCEPTED.



GENERATOR PAD DETAIL

SCALE: N.T.S. | 1

exp U.S. Services Inc.
t: +1.407.660.0088 | f: +1.407.660.1655
2601 Westhall Lane
Maitland, FL 32751
U.S.A.
www.exp.com
License # CA 29701

CONSULATE HEALTH CARE
At the Heart of Caring

Stamp:
CHARLES T. ALEXANDER LICENSE No. 76422 STATE OF FLORIDA PROFESSIONAL ENGINEER
CHARLES T. ALEXANDER PE 76422

Job Number:	Designer:
2018101.00	CTA
Date:	**Drafter:**
09/28/18	MWH

Submittal:

Date:	Description:
08/01/18	AHCA SUBMISSION
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Project Title:

FORT PIERCE
HEALTH CARE
GENERATOR REPLACEMENT
1309 EASTER AVENUE
FORT PIERCE, FL 34950

Drawing Title:

DETAILS - ELECTRICAL

E500

LIGHTNING PROTECTION SPECIFICATIONS

1.1 ACTION SUBMITTALS

A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.

B. SHOP DRAWINGS: SUBMIT SCALED PLANS MATCHING SCALE OF CONTRACT DOCUMENTS SHOWING THE FOLLOWING:

1. LAYOUT OF THE LIGHTNING PROTECTION SYSTEM INCLUDING AIR-TERMINAL LOCATIONS, CONDUCTOR SIZES, ROUTING AND CONNECTIONS, BONDING AND GROUNDING PROVISIONS, INCLUDING BONDING TO NON-STRUCTURAL METAL OBJECTS, ALONG WITH DETAILS OF THE COMPONENTS TO BE USED IN THE INSTALLATION.
2. INCLUDE INDICATIONS FOR USE OF RACEWAY, DATA ON HOW CONCEALMENT REQUIREMENTS WILL BE MET, AND CALCULATIONS REQUIRED BY NFPA 780 FOR BONDING OF GROUNDED AND ISOLATED METAL BODIES.
3. INCLUDE DETAILS OF BONDING TO BUILDING OR STRUCTURE'S GROUNDING ELECTRODE SYSTEM.
4. INCLUDE LOCATIONS AND DETAILS FOR ALL ROOF PENETRATIONS.
5. INCLUDE LOCATIONS OF ALL DOWN CONDUCTORS AND INDICATE HOW CONDUCTORS ARE CONCEALED FROM VIEW.

1.2 INFORMATIONAL SUBMITTALS

A. QUALIFICATION DATA: FOR QUALIFIED INSTALLER AND MANUFACTURER.

B. CERTIFICATION, SIGNED BY CONTRACTOR, THAT ROOF ADHESIVE FOR ANY SINGLE-PLY MEMBRANE ROOFING MATERIAL IS APPROVED BY MANUFACTURER OF ROOFING MATERIAL.

C. FIELD QUALITY-CONTROL REPORTS.

D. COMPLY WITH RECOMMENDATIONS IN NFPA 780, ANNEX D, "INSPECTION AND MAINTENANCE OF LIGHTNING PROTECTION SYSTEMS," FOR MAINTENANCE OF THE LIGHTNING PROTECTION SYSTEM.

1.3 CLOSEOUT SUBMITTALS

A. INSPECTION REPORTS INDICATING COMPLIANCE WITH SPECIFIED REQUIREMENTS.

B. PLANS SHOWING DIMENSIONED AS-BUILT LOCATIONS OF GROUNDING FEATURES, INCLUDING THE FOLLOWING:

1. GROUND RODS.
2. GROUND LOOP CONDUCTOR.
3. UNDERGROUND BONDING CONNECTIONS AND CONDUCTOR ROUTING.

1.4 QUALITY ASSURANCE

A. INSTALLER QUALIFICATIONS: CERTIFIED BY UL AS A MASTER INSTALLER/DESIGNER, TRAINED AND APPROVED FOR INSTALLATION OF UNITS REQUIRED FOR THIS PROJECT.

B. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 780, "DEFINITIONS" ARTICLE.

1.5 COORDINATION

A. COORDINATE INSTALLATION OF LIGHTNING PROTECTION WITH INSTALLATION OF OTHER BUILDING SYSTEMS AND COMPONENTS, INCLUDING ELECTRICAL WIRING, SUPPORTING STRUCTURES AND BUILDING MATERIALS, METAL BODIES REQUIRING BONDING TO LIGHTNING PROTECTION COMPONENTS, AND BUILDING FINISHES.

B. COORDINATE INSTALLATION OF AIR TERMINALS ATTACHED TO ROOF SYSTEMS WITH ROOFING MANUFACTURER AND INSTALLER.

C. FLASHINGS OF THROUGH-ROOF ASSEMBLIES SHALL COMPLY WITH ROOFING MANUFACTURERS' SPECIFICATIONS.

PART 2 - PRODUCTS

2.1 LIGHTNING PROTECTION SYSTEM COMPONENTS

A. COMPLY WITH UL 96 AND NFPA 780.

B. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:

1. ERICO INTERNATIONAL CORPORATION.
2. HARGER.
3. HEARY BROS. LIGHTNING PROTECTION CO. INC.
4. PREFERRED LIGHTNING PROTECTION.
5. ROBBINS LIGHTNING, INC.
6. THOMPSON LIGHTNING PROTECTION, INC.

C. ROOF-MOUNTED AIR TERMINALS: NFPA 780, CLASS I AND CLASS II AS REQUIRED, ½ INCH(12MM) DIAMETER MINIMUM, SOLID COPPER UNLESS OTHERWISE INDICATED AND SHALL EXTEND AT LEAST 10 INCHES ABOVE THE OBJECT TO BE PROTECTED.

1. MID-ROOF AIR TERMINALS SHALL BE 24 INCHES HIGH.
2. AIR TERMINAL POINTS SHALL BE BLUNT WITH THE RADIUS OF CURVATURE EQUAL TO THE ROD DIAMETER.
3. SINGLE-MEMBRANE, ROOF-MOUNTED AIR TERMINALS: DESIGNED SPECIFICALLY FOR SINGLE-MEMBRANE ROOF SYSTEM MATERIALS. COMPLY WITH REQUIREMENTS IN DIVISION 07 ROOFING SECTIONS.
4. WHERE AIR TERMINALS WILL BE IN CONTACT WITH ALUMINUM STRUCTURES, PROVIDE 5/8" DIAMETER SOLID ALUMINUM AIR TERMINALS. AIR TERMINAL BASES SHALL BE CAST ALUMINUM WITH STAINLESS STEEL BOLT_PRESSURE CABLE CONNECTORS.

D. AIR TERMINAL BASES: CAST COPPER OR CAST BRONZE WITH STAINLESS STEEL BOLT_PRESSURE CABLE CONNECTORS.

1. WHERE AIR TERMINALS WILL BE IN CONTACT WITH ALUMINUM STRUCTURES, AIR TERMINAL BASES SHALL BE CAST ALUMINUM WITH STAINLESS STEEL BOLT_PRESSURE CABLE CONNECTORS.

E. MAIN AND BONDING CONDUCTORS: COPPER.

1. CONDUCTORS SHALL CONSIST OF UL LISTED 29 STRANDS OF 17 GAUGE COPPER WIRE WEIGHING 190 LBS. PER 1000 FEET AND INSTALLED IN ACCORDANCE WITH UL STANDARDS FOR CLASS I. FOR CLASS II, MAIN CONDUCTORS SHALL BE 15 GAUGE COPPER.
2. FOR FLAT ROOFS, A MAIN PERIMETER CABLE SHALL BE INSTALLED AROUND THE ENTIRE MAIN ROOF, ALL PENTHOUSES AND COOLING TOWERS, ETC. EACH PERIMETER CABLE SHALL BE CONNECTED TO AT LEAST (2) DOWN LEADS, PROVIDING A TWO WAY PATH TO GROUND FROM EACH AIR TERMINAL. PROVIDE ROOF CROSS_RUN CONDUCTORS IN COMPLIANCE WITH NFPA_780, PARAGRAPH 3_12.8. GROUND CONNECTIONS SHALL BE MADE AROUND THE PERIMETER OF EACH ROOF AND TO THE MAIN DOWN CONDUCTOR AT A MAXIMUM OF 100'_0" ON CENTERS.
3. WHERE CONDUCTORS WILL BE IN CONTACT WITH ALUMINUM STRUCTURES, PROVIDE CONDUCTORS CONSISTING OF UL LISTED 24 STRANDS OF 14 GAUGE ALUMINUM WIRE WEIGHING 110 LBS. PER 1000 FEET FOR MAIN CONDUCTORS AND INSTALLED IN ACCORDANCE WITH THE UL STANDARDS.

F. GROUND RODS: COPPER-CLAD STEEL; 3/4 INCH (19 MM) IN DIAMETER BY 10 FEET (3 M) LONG.

G. FASTENERS:

1. CONDUCTOR FASTENERS SHALL BE AN APPROVED ADHESIVE TYPE THAT IS COMPATIBLE WITH THE ROOF MEMBRANE WHERE THERE IS NO STRUCTURE TO MOUNT THE FASTENERS TO AND SHALL BE OF THE BOLTED TYPE AND SHALL BE MANUFACTURED OF NON_CORROSIVE METAL, HAVE AMPLE STRENGTH TO SUPPORT CONDUCTORS AND SHALL BE SPACED NOT TO EXCEED 3'_0" CENTERS. MASONRY TYPE CABLE FASTENERS SPACED EVERY 3'_0" ON MASONRY. ADHESIVE TYPE CABLE FASTENERS SPACED EVERY 3'_0" ON FLAT ROOF MEMBRANES.

PART 3 - EXECUTION

3.1 INSTALLATION

A. INSTALL LIGHTNING PROTECTION COMPONENTS AND SYSTEMS ACCORDING TO UL 96A AND NFPA 780.

B. INSTALL CONDUCTORS WITH DIRECT PATHS FROM AIR TERMINALS TO GROUND CONNECTIONS. AVOID SHARP BENDS AND NARROW LOOPS.

C. CONCEAL THE FOLLOWING CONDUCTORS:

5. SYSTEM CONDUCTORS.
6. INTERIOR CONDUCTORS.
7. CONDUCTORS WITHIN NORMAL VIEW FROM EXTERIOR LOCATIONS AT GRADE WITHIN 200 FEET (60 M) OF BUILDING.
8. DOWN CONDUCTORS SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE AND SHALL BE INSTALLED IN 1 INCH PVC CONDUIT (PVC CONDUIT SHALL NOT BE EXPOSED). THE CONDUCTOR SHALL BE BONDED TO ALL BUILDING STEEL AT THE TOP AND BOTTOM OF THE DOWN LEAD. THE DISTANCE BETWEEN DOWN LEADS SHALL NOT EXCEED 100.

D. CABLE CONNECTIONS: USE EXOTHERMIC-WELDED CONNECTIONS FOR ALL CONDUCTOR SPLICES AND CONNECTIONS BETWEEN CONDUCTORS AND OTHER COMPONENTS.

1. EXCEPTION: IN SINGLE-PLY MEMBRANE ROOFING, EXOTHERMIC-WELDED CONNECTIONS MAY BE USED ONLY BELOW THE ROOF LEVEL.

E. AIR TERMINALS ON SINGLE-PLY MEMBRANE ROOFING: COMPLY WITH ADHESIVE MANUFACTURER'S WRITTEN INSTRUCTIONS.

F. BOND EXTREMITIES OF VERTICAL METAL BODIES EXCEEDING 60 FEET (18 M) IN LENGTH TO LIGHTNING PROTECTION COMPONENTS.

G. THE AIR TERMINALS SHOULD BE SPACED SO AS NOT TO EXCEED 20' APART AROUND THE OUTSIDE PERIMETER OF THE ROOF OR THE RIDGE AND PER NFPA REQUIREMENTS.

H. PROVIDE AIR TERMINALS FOR ROOF_MOUNTED HVAC AND EXHAUST FAN EQUIPMENT. LIGHTNING PROTECTION INSTALLED ON ROOF TOP EQUIPMENT SHALL ALLOW THE REMOVAL OR OPENING OF ALL ACCESS PANELS FOR MAINTENANCE WITHOUT THE REMOVAL OF THE LIGHTNING PROTECTION SYSTEM.

I. METAL RACEWAYS, ENCLOSURES, FRAMES AND OTHER NONCURRENT-CARRYING METAL PARTS OF ELECTRIC EQUIPMENT SHALL BE KEPT AT LEAST 6 FEET AWAY FROM LIGHTNING ROD CONDUCTORS, OR THEY SHALL BE BONDED TO THE LIGHTNING ROD CONDUCTORS.

J. METAL BODIES OF INDUCTANCE LOCATED WITHIN SIX FEET OF A CONDUCTOR OR OBJECT WITH SECONDARY BONDS, SHALL BE BONDED WITH SECONDARY CABLE AND FITTINGS. TYPICAL OF THESE ARE: ROOF FLASHINGS, PARAPET COPING CAPS, GRAVEL GUARDS, ISOLATED METAL BUILDING PANELS OR SIDING, ROOF DRAINS, DOWN SPOUTS, ROOF INSULATION VENTS AND ANY OTHER SIZABLE MISCELLANEOUS METALS, ETC.

1. AIR TERMINALS LOCATED ON METAL BODIES SHALL BE ATTACHED WITH BOLTED CONNECTIONS, I.E., BOLT, LOCKWASHER, NUT.

K. FOR FLAT ROOFS, A MAIN PERIMETER CABLE SHALL BE INSTALLED AROUND THE ENTIRE MAIN ROOF, ALL PENTHOUSES AND COOLING TOWERS, ETC. EACH PERIMETER CABLE SHALL BE CONNECTED TO AT LEAST (2) DOWN LEADS, PROVIDING A TWO WAY PATH TO GROUND FROM EACH AIR TERMINAL. PROVIDE ROOF CROSS_RUN CONDUCTORS IN COMPLIANCE WITH NFPA_780. GROUND CONNECTIONS SHALL BE MADE AROUND THE PERIMETER OF EACH ROOF AND TO THE MAIN DOWN CONDUCTOR AT A MAXIMUM OF 100'_0" ON CENTERS.

L. PROVIDE COMMON GROUNDS BETWEEN THE LIGHTNING PROTECTION SYSTEM AND THE ELECTRIC AND TELEPHONE SERVICE ENTRANCE WIRES, T.V. AND RADIO ANTENNA GROUNDS, IN ACCORDANCE WITH NFPA_780.

M. PROVIDE LIGHTNING ARRESTERS AND PROTECTORS ON ELECTRIC AND TELEPHONE SERVICE ENTRANCES AND ON RADIO AND TELEVISION ANTENNA LEAD_INS. CONNECT THE ARRESTERS TO THE LIGHTNING CIRCUIT CONDUCTORS AT SUITABLE LOCATIONS. GROUND AND BOND THEM TO THE LIGHTNING PROTECTION SYSTEM.

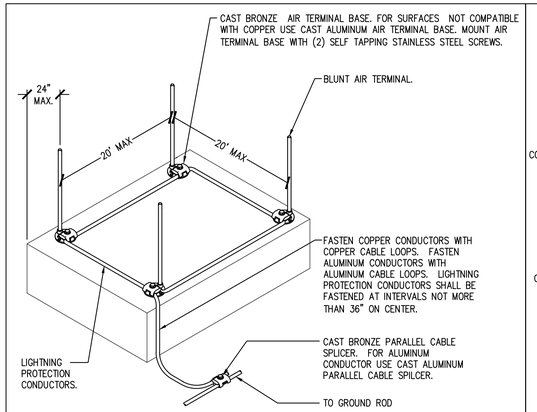
3.2 SLEEVE AND SLEEVE-SEAL INSTALLATION FOR ELECTRICAL PENETRATIONS

A. INSTALL SLEEVES AND SLEEVE SEALS AT PENETRATIONS OF EXTERIOR FLOOR AND WALL ASSEMBLIES.

3.3 CORROSION PROTECTION

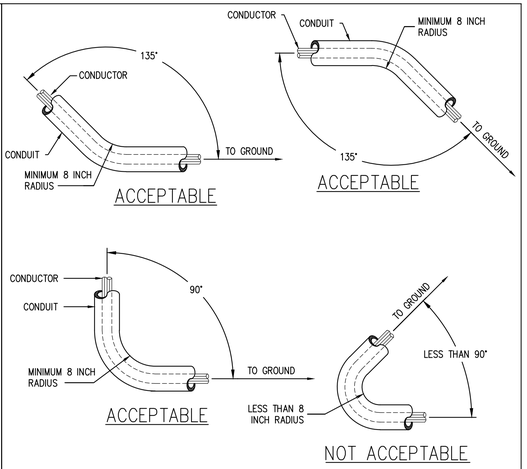
A. DO NOT COMBINE MATERIALS THAT CAN FORM AN ELECTROLYTIC COUPLE THAT WILL ACCELERATE CORROSION IN THE PRESENCE OF MOISTURE UNLESS MOISTURE IS PERMANENTLY EXCLUDED FROM JUNCTION OF SUCH MATERIALS.

B. USE CONDUCTORS WITH PROTECTIVE COATINGS WHERE CONDITIONS CAUSE DETERIORATION OR CORROSION OF CONDUCTORS.

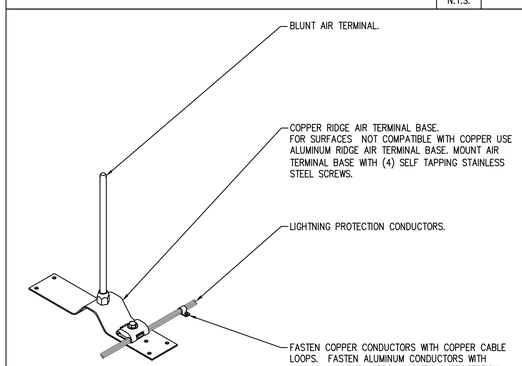


DETAIL NOTES:
1. AIR TERMINAL SPACING SHALL CONFORM TO NFPA 780 & UL 96A REQUIREMENTS.
2. MATERIAL COMPATIBILITY SHALL CONFORM TO NFPA 780 & 96A REQUIREMENTS.
3. MATERIAL CLASS SHALL CONFORM TO NFPA 780 & UL 96A REQUIREMENTS.
4. AIR TERMINALS SHALL BE UL LISTED & CAL-OSHA APPROVED.

GENERATOR PROTECTION DETAIL — SCALE: N.T.S. — 5

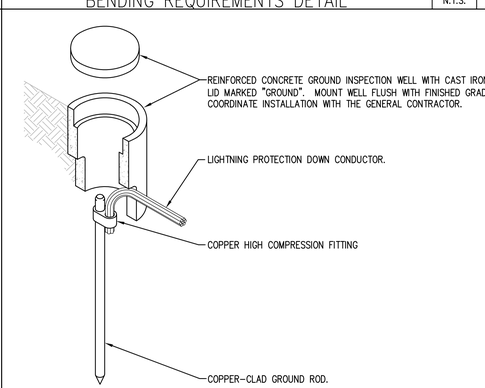


LIGHTNING PROTECTION CONDUCTOR BENDING REQUIREMENTS DETAIL — SCALE: N.T.S. — 3



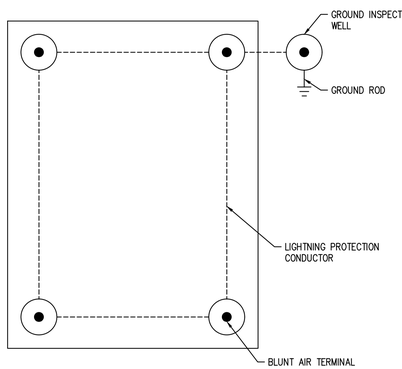
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AIR TERMINAL DETAIL — SCALE: N.T.S. — 4

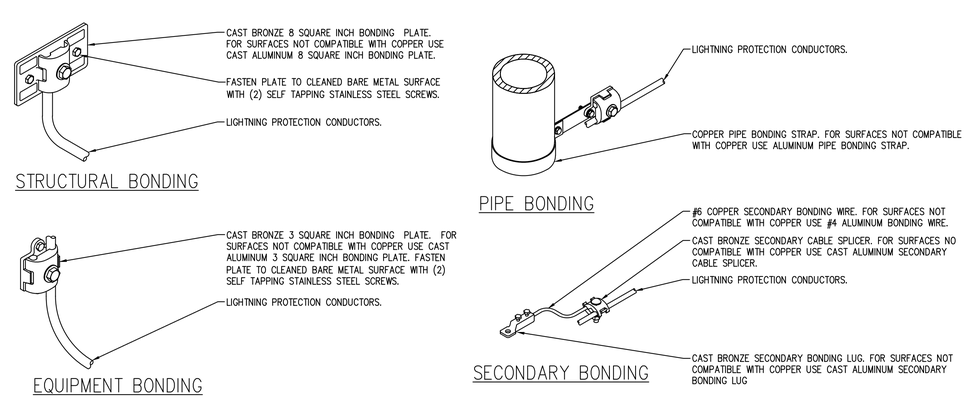


DETAIL NOTES:
1. ALUMINUM LIGHTNING PROTECTION CONDUCTORS SHALL NOT COME INTO DIRECT CONTACT WITH EARTH.
2. WHERE MATERIAL COMPATIBILITY REQUIRES THE USE OF ALUMINUM DOWN CONDUCTORS THEY SHALL BE TERMINATED AT A UL LISTED BIMETALLIC FITTING A MINIMUM OF 18" ABOVE GRADE. A COPPER CONDUCTOR SHALL BE UTILIZED BETWEEN THE BIMETALLIC FITTING AND THE GROUND SYSTEM CONNECTION.
3. THE GENERAL CONTRACTOR SHALL CLEARLY MARK ALL OTHER SYSTEMS BELOW GRADE PRIOR TO THE COMMENCEMENT OF THE GROUND SYSTEM INSTALLATION.

GROUND ROD INSTALLATION DETAIL — SCALE: N.T.S. — 2



GENERATOR PLAN VIEW - LIGHTNING PROTECTION — SCALE: N.T.S. — 6



TYPICAL BONDING DETAILS — SCALE: N.T.S. — 1

exp U.S. Services Inc.
t: +1.407.660.0088 | f: +1.407.660.1655
2601 Westhall Lane
Maitland, FL 32751
U.S.A.
www.exp.com
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LIGHTNING PROTECTION - ELECTRICAL

E501 1

ELECTRICAL SPECIFICATIONS

ELECTRICAL GENERAL PROVISIONS

1. THE PROVISIONS OF THE INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, ALTERNATES, ADDENDA AND DIVISION 1 ARE A PART OF THIS SPECIFICATION. ELECTRICAL, ARCHITECTURAL, MECHANICAL AND ALL OTHER DRAWINGS AS WELL AS THE SPECIFICATIONS FOR ALL THE DIVISIONS SHALL BE DEFINED AS THE CONTRACT DOCUMENTS. CONTRACTOR SHALL REVIEW ENTIRE SET OF CONTRACT DOCUMENTS PRIOR TO BIDDING.

2. VISIT THE SITE OF THE WORK AND BECOME FAMILIAR WITH THE CONDITIONS AFFECTING THE INSTALLATION. THIS CONTRACTOR SHALL FIELD VERIFY THAT ALL ELECTRICAL WORK CAN BE INSTALLED AS SHOWN ON THE DRAWINGS. ANY DISCREPENCY SHALL BE COMMUNICATED IN WRITING TO THE ARCHITECT OR ENGINEER PRIOR TO SUBMISSION OF A PROPOSAL. SUBMISSION OF A PROPOSAL SHALL PRESUPPOSE KNOWLEDGE OF SUCH CONDITIONS AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED WHERE EXTRA LABOR OR MATERIALS ARE REQUIRED BECAUSE OF IGNORANCE OF THESE CONDITIONS.

3. "CONTRACTOR" AS USED WITHIN THE CONTEXT OF THE ELECTRICAL CONTRACT DOCUMENTS SHALL EXPLICITLY REFER TO THE "ELECTRICAL CONTRACTOR" AND THE ELECTRICAL CONTRACTOR'S "SUBCONTRACTORS". THE TERM "FURNISH" SHALL MEAN TO SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS. THE TERM "INSTALL" SHALL MEAN WORK WHICH INCLUDES THE ACTUAL UNLOADING, UNPACKING, ASSEMBLY, ERECTING, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS. THE TERM "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE. THE TERM "EQUAL" SHALL MEAN TO MEET OR EXCEED THE STANDARDS OF THE SPECIFIED PRODUCTS OR LISTED MANUFACTURERS.

4. INCLUDE ALL LABOR, MATERIAL, EQUIPMENT, SERVICES AND PERMITS NECESSARY FOR THE PROPER COMPLETION OF ALL ELECTRICAL WORK SHOWN. ITEMS OMITTED, BUT NECESSARY TO MAKE THE ELECTRICAL SYSTEM COMPLETE AND WORKABLE, SHALL BE UNDERSTOOD TO FORM PART OF THE WORK. SECURE AND PAY FOR PERMITS AND INSPECTIONS REQUIRED FOR ELECTRICAL WORK.

5. IT IS THE PURPOSE OF THE ELECTRICAL DRAWINGS TO INDICATE THE APPROXIMATE LOCATION OF ALL EQUIPMENT, DEVICES, ETC. ASCERTAIN EXACT LOCATIONS AND ARRANGE WORK ACCORDINGLY. THE RIGHT IS RESERVED TO EFFECT REASONABLE CHANGES IN THE LOCATION OF DEVICES UP TO THE TIME OF ROUGHING-IN, WITHOUT ADDITIONAL COST TO THE OWNER. CHANGES IN LOCATION OF DEVICES RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THE CONTRACT DRAWING OR SPECIFICATION REQUIREMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

6. WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF LOCAL AND STATE CODES, AS WELL AS THE NATIONAL ELECTRICAL CODE (NEC), AS INTERPRETED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

7. CONSULT THE DRAWINGS, PRODUCT DATA, WIRING DIAGRAMS AND SHOP DRAWINGS COVERING THE WORK FOR VARIOUS OTHER TRADES, THE FIELD LAYOUTS OF THE CONTRACTORS FOR THE TRADE AND MAKE ADJUSTMENTS ACCORDINGLY IN LAYING OUT THE ELECTRICAL WORK.

8. WARRANT THAT EQUIPMENT AND ALL WORK IS INSTALLED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE AND THAT ALL EQUIPMENT WILL MEET THE REQUIREMENTS SPECIFIED. GUARANTEE AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS; TO REPAIR OR REPLACE ANY DEFECTIVE WORK, MATERIAL OR EQUIPMENT WITHIN ONE YEAR FROM DATE OF FORMAL WRITTEN ACCEPTANCE BY THE OWNER.

9. THE EXISTING ELECTRICAL AND TELECOMMUNICATIONS SERVICES, AND ALL EXISTING LOW VOLTAGE COMMUNICATION SYSTEMS WITHIN THE BUILDING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ANY SERVICE SHUTDOWNS THAT MAY BE REQUIRED SHALL BE SCHEDULED THROUGH THE OWNER AND SHALL BE DONE AT A TIME AS DIRECTED BY THE OWNER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THESE SHUTDOWN PERIODS EVEN THOUGH PREMIUM TIME WORK MAY BE REQUIRED. PROVIDE TEMPORARY SERVICE TO EQUIPMENT OR SYSTEMS THAT CANNOT BE SHUT DOWN, AS DETERMINED BY OWNER, AND AS DESCRIBED ELSEWHERE IN THESE SPECIFICATIONS.

10. BIDS SHALL BE BASED UPON THE SPECIFIED PRODUCTS OR LISTED ALTERNATIVES. WHERE ONLY ONE MAKE IS NAMED, IT SHALL BE PROVIDED. VERBAL REQUESTS OR APPROVALS SHALL NOT BE BINDING ON THE ARCHITECT, ENGINEER OR OWNER.

11. EQUIPMENT AND MATERIALS USED ON THIS PROJECT SHALL BE NEW AND U.L. LABELED FOR THE APPLICATION.

12. PREPARE SHOP DRAWINGS AND PRODUCT DATA FOR PANELBOARDS, DISTRIBUTION EQUIPMENT, MOTOR STARTERS, AND ALL OTHER SPECIFIED SYSTEMS AND COMPONENTS. THE SUBMITTALS THAT ARE RETURNED SHALL BE USED FOR PROCUREMENT. WHERE ADDITIONAL INSTALLATION DRAWINGS, WIRING DIAGRAMS OR OTHER DRAWINGS ARE SPECIFIED AS A PART OF THE SUBMITTAL, THEY SHALL BE SUBMITTED AT THE SAME TIME WITH SHOP DRAWINGS AND PRODUCT DATA.

13. THE CONTRACTOR SHALL KEEP ONE COMPLETE SET OF THE CONTRACT DRAWINGS ON THE PROJECT SITE ON WHICH SHALL BE RECORDED ANY DEVIATIONS OR CHANGES FROM SUCH CONTRACT DRAWINGS MADE DURING CONSTRUCTION. THE UPDATED CONTRACT DRAWINGS SHALL BECOME "RECORD DRAWINGS" OF THE COMPLETED CONSTRUCTION. AFTER THE PROJECT IS COMPLETED, THE RECORD DRAWINGS SHALL BE DELIVERED TO THE ARCHITECT IN GOOD CONDITION, AS A PERMANENT RECORD OF THE INSTALLATION AS CONSTRUCTED.

14. PROVIDE NAMEPLATES ON PANELBOARDS, DISTRIBUTION EQUIPMENT, SAFETY SWITCHES, MOTOR STARTERS, SYSTEM DISTRIBUTION JUNCTION BOXES AND PULLBOXES, CONTROL PANELS, INDIVIDUAL OVERCURRENT PROTECTION DEVICES IN DISTRIBUTION TYPE PANELBOARDS, RECEPTACLE COVERPLATES, AND METERING EQUIPMENT. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, LETTERING SHALL INCLUDE THE NAME OR DESIGNATION OF EQUIPMENT, HORSEPOWER, VOLTAGE RATING AND SERVICE DESIGNATION. NAMEPLATES SHALL BE LAMINATED PHENOLIC WITH A BLACK SURFACE AND WHITE CORE FOR NORMAL BRANCH, A GREEN SURFACE AND WHITE CORE FOR EQUIPMENT/CRITICAL BRANCH, AND A YELLOW SURFACE AND BLACK CORE FOR LIFE SAFETY BRANCH. IDENTIFICATION WITH A DYMO TYPE INSTRUMENT IS NOT PERMISSIBLE. THE INSIDE COVER OF ALL RECEPTACLE COVERPLATES SHALL BE PERMANENTLY MARKED TO INDICATE THE PANEL AND CIRCUIT NUMBER OF THE RECEPTACLE. THE OUTSIDE OF THE COVERPLATES FOR ALL JUNCTION BOXES SHALL BE PERMANENTLY MARKED TO INDICATE THE SYSTEM. IDENTIFICATION SHALL BE ON THE INSIDE OF COVERPLATES FOR ALL JUNCTION BOXES IF THEY ARE LOCATED IN FINISHED AREAS. IDENTIFICATION OF BRANCH CIRCUITS SHALL BE TYPEWRITTEN ON DIRECTORY CARDS FURNISHED WITH ALL PANELS AND PLACED IN THE CARD HOLDER ON THE DOOR. PROVIDE NEW TYPEWRITTEN DIRECTORY CARDS WITH UPDATED SCHEDULES FOR ALL EXISTING PANELS WITH NEW OR MODIFIED CIRCUITS.

15. IDENTIFY SPARE CONDUITS AND CONDUIT STUBS AS FOLLOWS: IDENTIFY SYSTEM AND/OR PURPOSE AT SOURCE, IF POSSIBLE, AND AT TERMINATION END. ALSO, AT TERMINATION END, INDICATE LOCATION OF CONDUIT ORIGINATION.

16. AFTER INSTALLATION, TEST FOR GROUNDS, SHORT CIRCUITS AND PROPER FUNCTION OF EACH NEW SYSTEM AND RELATED WIRING. FAULTS IN THE INSTALLATION SHALL BE CORRECTED.

17. INSULATION RESISTANCE TESTS SHALL BE MADE ON THE NEW ELECTRICAL SYSTEM WITH AN APPROVED MEGOHMMETER.

18. A GROUND CONTINUITY TEST SHALL BE MADE ON THE ENTIRE GROUNDING SYSTEM FROM THE SERVICE TO EVERY NEW OUTLET.

19. AFTER ALL TESTS AND ADJUSTMENTS HAVE BEEN COMPLETED, CLEAN ALL EQUIPMENT LEAVING EVERYTHING IN WORKING ORDER AT THE COMPLETION OF THIS WORK.

20 PROVIDE A TEMPORARY ELECTRICAL SERVICE ADEQUATE IN SIZE FOR HEATING, FOR THE USE OF ALL TRADES AND FOR THE LIGHTING OF EACH ROOM DURING CONSTRUCTION. TEMPORARY SERVICE CAN BE EXTENDED FROM THE OWNER'S EXISTING POWER DISTRIBUTION SYSTEM. THE OWNER MUST APPROVE OF THE POINT OF SUPPLY, THE METHOD OF EXTENSION AND THE ROUTING OF NECESSARY TEMPORARY FEEDERS. INSTALLATION SHALL CONFORM TO ARTICLE 590 OF THE NEC.

21. ALL CUTTING AND PATCHING IN CONSTRUCTION AS NECESSARY FOR INSTALLATION OF THIS WORK SHALL BE THE RESPONSIBILITY OF THIS DIVISION. HAVE CUTTING DONE BY SKILLED MECHANICS AS CAREFULLY AS POSSIBLE AND WITH AS LITTLE DAMAGE AS POSSIBLE. (PROVIDE CUTTING AND PATCHING FOR INSTALLATION OF NEW AND/OR RELOCATED DEVICES AND ASSOCIATED CONDUITS IN EXISTING WALLS TO REMAIN.)

BASIC MATERIALS AND METHODS

1. ALL BOXES AND COVERPLATES SHALL BE SUITABLE FOR THE APPLICATIONS, RIGIDLY SUPPORTED FROM THE BUILDING STRUCTURE INDEPENDENT OF THE CONDUIT SYSTEM. ALL BOXES SHALL BE 4"x4"x2" DEEP MINIMUM WITH COVERPLATES SUITABLE FOR THEIR INTENDED USE. BOX STABILIZERS SHALL BE UTILIZED TO PROPERLY SUPPORT BOXES IN METAL STUD CONSTRUCTION. ALL JUNCTION BOXES AND COVERPLATES FOR FIRE ALARM SYSTEM WIRING SHALL BE PAINTED RED.

2. EXTERIOR UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC, ENCASED IN CONCRETE UNDER DRIVES AND ROADWAYS WITH A MINIMUM 3" ENVELOPE. CONDUITS IN CONCRETE FLOORS, DAMP OR WET LOCATIONS, OR EXPOSED HIGH TRAFFIC AREAS WHERE SUBJECT TO PHYSICAL ABUSE SHALL BE HEAVY WALL RIGID GALVANIZED STEEL. ALL OTHER INTERIOR CONDUITS SHALL BE ELECTRICAL METALLIC TUBING (EMT), UNLESS OTHERWISE NOTED ON THE DRAWINGS OR WITHIN THESE SPECIFICATIONS. CONDUITS SHALL BE 3/4" TRADE SIZE, MINIMUM, UNLESS OTHERWISE NOTED ON THE DRAWINGS OR WITHIN THESE SPECIFICATIONS. ALL EMT CONDUITS SHALL HAVE COLD-ROLLED STEEL DOUBLE SET SCREW FITTINGS.

3. CONDUITS THAT PASS FROM THE INTERIOR TO THE EXTERIOR OF THE BUILDING, OR ARE SUBJECT TO DIFFERENT TEMPERATURES. SHALL BE SEALED WITH AN APPROVED MATERIAL SUCH AS DUCT-SEAL TO PREVENT THE CIRCULATION OF COLD AIR TO A WARMER SECTION OF THE CONDUIT.
   A. CONDUITS THAT STUB THROUGH THE ROOF SHALL BE SUPPLIED WITH PIPE SEALS AS MANUFACTURED BY THE PATE CO. AND SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER. PIPE SEALS SHALL BE ONE PIECE ALUMINUM BASE TYPE WITH FIVE INCH SLOPED ROOF SURFACE FLANGES, GRADUATED STEPPED PVC BOOTS AND ADJUSTABLE STAINLESS STEEL CLAMPS. RPS CORPORATION AND THYCURB CORPORATION ARE APPROVED EQUIVALENT MANUFACTURERS. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY EXACT REQUIREMENTS WITH THE ROOFING CONTRACTOR BEFORE PROCUREMENT AND INSTALLATION OF THE PIPE SEALS.
   B. CONDUITS THAT STUB THROUGH THE FOUNDATION WALLS SHALL BE SUPPLIED WITH PIPE SEALS AS MANUFACTURED BY LINK-SEAL, OR BY EQUIVALENT METHOD AS APPROVED BY THE ARCHITECT. PIPE SEALS SHALL BE EPDM (BLACK) WITH STAINLESS STEEL HARDWARE. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY EXACT REQUIREMENTS WITH THE ARCHITECT BEFORE PROCUREMENT AND INSTALLATION OF THE PIPE SEALS.

4. ALL INTERIOR BRANCH CIRCUIT CONDUITS SHALL BE EMT CONDUIT. METAL CLAD (TYPE MC) CABLE OR ARMORED (TYPE AC) CABLE MAY BE UTILIZED IN LIEU OF BRANCH CIRCUIT EMT CONDUIT IN CONCEALED WALL SPACES. A SECURING CLIP SHALL BE PROVIDED TO SECURE THE MC OR AC CABLE TO THE WALL CONSTRUCTION AT A MINIMUM OF 16" ON CENTER. A GREEN EQUIPMENT GROUNDING CONDUCTOR SHALL BE PROVIDED IN ALL EMT CONDUIT, MC CABLE AND AC CABLE. THE CONDUIT OR METAL SHEATH SHALL ITSELF QUALIFY AS AN EQUIPMENT GROUNDING RETURN PATH IN ACCORDANCE WITH NEC 250.118. WIRING SHALL BE AS SPECIFIED ELSEWHERE IN THIS SECTION.

5. FLEXIBLE METAL CONDUIT SHALL BE USED FROM OUTLET BOXES TO RECESSED LIGHTING FIXTURES, 6 FT. IN LENGTH.

6. CONDUIT CONNECTIONS TO MOTORS, TRANSFORMERS, AND OTHER VIBRATING EQUIPMENT SHALL BE FLEXIBLE METAL "SEAL-TITE" TYPE "UA" CONDUIT AS MANUFACTURED BY THE AMERICAN BRASS COMPANY OR EQUIVALENT AND SHALL BE OF THE SAME SIZE AS THE FEEDER CONDUIT.

7. DUPLEX RECEPTACLES SHALL BE 20A, 125V, 2 POLE, 3 WIRE GROUNDING.
   A. GENERAL PURPOSE "SPECIFICATION GRADE" DUPLEX RECEPTACLES: HUBBELL #5352, LEWTON #5362 OR PASS & SEYMOUR #5362.

8. DUPLEX RECEPTACLES, WHERE INDICATED ON THE DRAWINGS OR WHERE REQUIRED BY CODE, SHALL HAVE INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION AND SHALL BE 20A, 125V, 2 POLE, 3 WIRE GROUNDING: HUBBELL #GF5352, PASS & SEYMOUR #2091 OR LEWTON #8899. (HOSPITAL GRADE GFCI DUPLEX RECEPTACLES: HUBBELL #GF8300.) GFCI RECEPTACLES SHALL NOT BE THROUGH-WIRED. PROVIDE INDIVIDUAL DUPLEX GFCI RECEPTACLES AS SHOWN ON THE DRAWINGS.

9. ALL RECEPTACLES SHALL BE PROVIDED WITH A SELF-GROUNDING CLIP AT THE MOUNTING SCREW.

10. ALL SWITCHES, DIMMERS, AND RECEPTACLES SHALL BE WHITE UNLESS OTHERWISE INDICATED WITHIN THESE SPECIFICATIONS. VERIFY COLOR WITH THE OWNER PRIOR TO PROCUREMENT OF THE DEVICES. ALL COVERPLATES SHALL BE SMOOTH HIGH IMPACT COMMERCIAL GRADE THERMOPLASTIC OR SMOOTH NYLON FINISH WITH COLOR TO MATCH THE DEVICES. EMERGENCY RECEPTACLES AND SWITCHES SHALL BE RED, WITH COVERPLATES TO MATCH THE FINISH OF THE OTHER COVERPLATES PROVIDED IN THE AREA. IN UNFINISHED AREAS, USE CADMIUM PLATED, ROUND CORNER, STEEL COVERPLATES FOR SURFACE MOUNTED OUTLET BOXES. BOTH THE WIRING DEVICES AND THE COVERPLATES SHALL BE BY THE SAME MANUFACTURER.

11. WIRE AND CABLE FOR BRANCH CIRCUITS AND FOR FEEDERS SHALL BE 90 DEGREES C., 600VOLT, TYPE THHN/THWN, COPPER ONLY, UNLESS OTHERWISE NOTED ON THE DRAWINGS. TYPE XHHW SHALL ALSO BE ACCEPTABLE FOR FEEDERS. MINIMUM SIZE FOR POWER AND LIGHTING BRANCH CIRCUITS SHALL BE #12.

12. SAFETY SWITCHES SHALL BE HEAVY DUTY FUSIBLE OR NONFUSIBLE TYPE AS INDICATED ON THE DRAWINGS, AND SHALL BE SUITABLE FOR THE VOLTAGE AND CURRENT RATINGS AS SHOWN ON THE DRAWINGS.

13. FUSES RATED 600 AMPERES OR LESS, 600 VOLTS OR LESS, SERVING ALL LOADS SHALL BE U.L. CLASS RK-1, BUSSMANN DUAL ELEMENT, TIME DELAY "LOW PEAK", TYPE LPN-RK (250 VOLT) OR TYPE LPS-RK (600 VOLT), OR APPROVED EQUIVALENT. (TYPE J FUSES ARE ALSO ACCEPTABLE.) FUSES OF EQUIVALENT OVERLOAD AND SHORT-CIRCUIT INTERRUPTING PERFORMANCE, AS MANUFACTURED BY RELIANCE FUSE, FERRAZ-SHAWMUT, LITTELFUSE, GENERAL ELECTRIC OR S & C ARE ACCEPTABLE. EXACT FUSE TYPE REQUIRED FOR MOTOR PROTECTION SHALL BE PROVIDED AS RECOMMENDED BY THE STARTER MANUFACTURER.

14. DISCONNECT SWITCHES AND MOTOR STARTERS SHALL BE MANUFACTURED BY SQUARE 'D', GENERAL ELECTRIC, SIEMENS/ITE, OR CUTLER HAMMER/WESTINGHOUSE.

15. ANY CORE DRILLING OR CUTTING OF FIRE RATED FLOORS, SHAFTS AND WALLS SHALL BE FIRE STOPPED PRIOR TO FINISH PATCHING. ALL PENETRATIONS AND BACK BOXES SHALL BE SEALED IN ACCORDANCE WITH UL FIRE RESISTANCE HANDBOOK VOLUME II AND SHALL BE RATED TO MATCH THE FIRE RATING OF THE FLOORS, SHAFTS OR WALLS PENETRATED.

16. PENETRATIONS THROUGH FIRE RATED FLOORS SHALL NOT EXCEED AN AGGREGATE AREA OF 1 SQUARE FOOT IN ANY 100 SQUARE FEET OF FLOOR AREA, OR AS DICTATED BY LOCAL CODES.

17. CONDUITS SHALL BE CONTINUOUS AND SECURED TO ALL BOXES IN SUCH A MANNER THAT EACH CONDUIT SYSTEM SHALL BE ELECTRICALLY CONTINUOUS FROM THE POINT OF SERVICE TO ALL DEVICE BOXES. RUN CONDUITS CONCEALED UNLESS OTHERWISE INDICATED. THE ACTUAL ROUTING OF CONDUITS SHALL BE INSTALLED TO SUIT THE VARIOUS FIELD CONDITIONS.

18. IN REMODELED AREAS WHERE IT IS NOT POSSIBLE TO INSTALL CONCEALED CONDUIT, PERMISSION MUST BE OBTAINED FROM THE OWNER TO RUN SURFACE MOUNTED RACEWAYS OR CONDUIT. THE ROUTING AND ELEVATION MUST BE COORDINATED WITH THE ARCHITECT BEFORE INSTALLATION. EXPOSED RACEWAYS SHALL BE PAINTED TO MATCH ADJACENT FINISHES.

19. INDIVIDUAL BRANCH CIRCUITS ARE SHOWN ON THE DRAWINGS FOR CLARITY. LIGHTING AND RECEPTACLE CIRCUITS LESS THAN OR EQUAL TO 100 AMPERES MAY BE GROUPED FOR HOMERUNS, WITH A MAXIMUM OF THREE (3) CIRCUITS PER HOMERUN. NEUTRAL CONDUCTORS SHALL NOT BE SHARED.

20. WIRING FROM LEGALLY REQUIRED EMERGENCY AND STANDBY POWER GENERATION SOURCES SHALL BE KEPT INDEPENDENT OF EACH OTHER AND INDEPENDENT OF ALL OTHER BRANCH CIRCUIT WIRING, AND SHALL NOT ENTER THE SAME RACEWAY, CABLE, BOX, OR CABINET WITH OTHER WIRING, UNLESS SPECIFICALLY ALLOWED BY THE NATIONAL ELECTRICAL CODE.

21. ALL ENCLOSURES CONTAINING EMERGENCY CIRCUITS SHALL BE PERMANENTLY MARKED WITH A RED LABEL INDICATING "CONTAINS EMERGENCY CIRCUITS".

22. FOR 120 VOLT BRANCH CIRCUITS WHERE SIZE IS NOT SHOWN, CONDUCTOR SIZE #12 MINIMUM SHALL BE USED FOR CIRCUITS LESS THAN 125 FEET, AND SIZE #10 MINIMUM SHALL BE USED FOR CIRCUITS 125 FEET OR GREATER. GROUND CONDUCTORS SHALL ALSO BE INCREASED TO #10 ACCORDINGLY.

23. IDENTIFY WIRE AND CABLE FOR BRANCH CIRCUITS AS CALLED FOR IN THE NATIONAL ELECTRICAL CODE. IDENTIFICATION OF FEEDERS SHALL BE BY MEANS OF COLORED TAPE AT TERMINALS.

24. ADJACENT DEVICES OF THE SAME VOLTAGE CLASS SHALL BE MOUNTED IN GANGED BOXES.

25. MOUNTING HEIGHTS TO THE CENTER OF OUTLET BOXES SHALL BE AS INDICATED ON THE DRAWINGS.

26. VERIFY MOUNTING HEIGHTS AND LOCATIONS WITH THE ARCHITECT BEFORE ROUGH-IN. REFER TO DETAILS AND INTERIOR WALL ELEVATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS.

27. OUTLETS SHALL NOT BE INSTALLED BACK TO BACK.

28. ALL RECEPTACLES SHALL BE MOUNTED WITH THE GROUND OPENING ABOVE THE PHASE AND NEUTRAL OPENINGS.

29. ALL DEVICES SHALL BE SECURED WITH MORE THAN A SINGLE SCREW.

30. ALL HARDWARE, SUPPORTS, HANGERS, BRACKETS, ANGLE IRON, CHANNELS, RODS AND CLAMPS NECESSARY TO INSTALL ELECTRICAL EQUIPMENT SHALL BE PROVIDED TO SUIT THE FIELD CONDITIONS AND THE APPLICATIONS INTENDED AS SHOWN ON THE DRAWINGS. THE USE OF PERFORATED STRAPS IS NOT PERMITTED.

31. ALL EQUIPMENT MOUNTED ON INTERIOR EQUIPMENT ROOM WALLS WHERE ADDITIONAL SUPPORT IS REQUIRED SHALL BE ATTACHED TO 3/4" PAINTED PLYWOOD FIRE RATED BOARDS FURRED OUT 1" FROM WALL. BOARDS SHALL BE PAINTED TO MATCH WALL FINISHES.

POWER DISTRIBUTION

1. THE ELECTRICAL SERVICE TO THE EXISTING BUILDING SHALL REMAIN. THE BUILDING'S EXISTING POWER DISTRIBUTION SYSTEM SHALL BE MODIFIED AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. THE BUILDING'S EXISTING GROUNDING ELECTRODE SYSTEM SHALL BE MAINTAINED.

2. GROUND ALL ELECTRICAL SYSTEM CONDUITS, RACEWAYS, MOTORS, PANELS, CABINETS, FIXTURES, METAL BOXES, AND OTHER EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ALL PROVISIONS OF THE NEC, STATE BUILDING CODE AND LOCAL OR REGIONAL CODES.

3. GROUNDING OF THE ELECTRICAL SYSTEM SHALL BE BY MEANS OF AN INSULATED GROUNDING CONDUCTOR INSTALLED WITH FEEDER AND BRANCH CIRCUIT CONDUCTORS IN ALL CONDUITS, SIZED IN ACCORDANCE WITH NEC ARTICLE 250.122.

4. WHERE GROUNDING CONDUCTORS ARE SUBJECT TO MECHANICAL DAMAGE PROTECT SUCH CONDUCTORS BY ENCASEMENT IN CONCRETE OR INSTALLATION IN A RIGID METALLIC RACEWAY.

5. ALL TERMINATIONS OF THE GROUNDING CONDUCTORS SHALL BE BY MEANS OF SOLDERLESS CONNECTIONS.

6. FURNISH AND INSTALL DISTRIBUTION AND POWER PANELBOARDS WITH THERMAL-MAGNETIC, MOLDED CASE CIRCUIT BREAKERS OF FRAME AND TRIP RATINGS AS LISTED ON THE DRAWINGS. BUS STRUCTURE AND MAIN LUGS OR MAIN BREAKER SHALL HAVE CURRENT RATINGS AS SHOWN ON THE DRAWINGS. EACH DISTRIBUTION SECTION SHALL BE FULLY BUSSED, READY TO ACCEPT FUTURE DEVICES. ALL CURRENT CARRYING PARTS OF THE BUS STRUCTURE SHALL BE TIN-PLATED ALUMINUM. EACH PANELBOARD SHALL CONTAIN A GROUNDING BUS AND A 100% RATED NEUTRAL BUS.
   A. CIRCUIT BREAKERS SHALL BE EQUIPPED WITH INDIVIDUALLY INSULATED, BRACED AND PROTECTED CONNECTORS. THE FRONT FACES OF ALL CIRCUIT BREAKERS SHALL BE FLUSH WITH EACH OTHER. LARGE, PERMANENT, INDIVIDUAL CIRCUIT NUMBERS SHALL BE AFFIXED TO EACH BREAKER IN A UNIFORM POSITION. TRIPPED INDICATION SHALL BE CLEARLY SHOWN BY THE BREAKER HANDLE TAKING A POSITION BETWEEN "ON" AND "OFF". PROVISIONS FOR ADDITIONAL BREAKERS SHALL BE SUCH THAT NO ADDITIONAL CONNECTORS WILL BE REQUIRED TO ADD BREAKERS.

7. FURNISH AND INSTALL BRANCH CIRCUIT BREAKER PANELBOARDS (LOADCENTERS) EQUIPPED WITH CIRCUIT BREAKERS, WITH FRAME AND TRIP RATINGS LISTED ON THE DRAWINGS. CIRCUIT BREAKERS SHALL BE THERMAL-MAGNETIC, MOLDED CASE BOLT-ON (PLUG ON) TYPE. PROVIDE (SWITCHING "SWD")(HIGH INTENSITY DISCHARGE "HID")(HVAC "HACR")(ARC FAULT CIRCUIT INTERRUPTING) TYPE AS REQUIRED. ALL CURRENT CARRYING PARTS OF THE BUS STRUCTURE SHALL BE TIN-PLATED ALUMINUM. EACH PANEL SHALL CONTAIN A 100% RATED NEUTRAL BUS AND A GROUNDING BUS. (PANELS SERVED BY A K-RATED TRANSFORMER SHALL CONTAIN A 200% RATED NEUTRAL BUS.) (PROVIDE AN INSULATED AND ISOLATED GROUND BUS IN EACH PANEL SERVING ISOLATED GROUND CIRCUITS. PROVIDE A SEPARATE ISOLATED GROUNDING CONDUCTOR (GREEN WITH YELLOW STRIPE) COMPLETE TO THE SOURCE OF THE SYSTEM GROUND.) PANELS SHALL HAVE "DOOR-WITHIN-DOOR" TRIM, HINGED BOX TO FRONT TYPE (WITH LATCH ON OUTER DOOR)(WITH SCREWS OPPOSITE OUTER HINGE). (LOADCENTERS SHALL HAVE DOORS WITH CONCEALED STEEL HINGES AND FLUSH CYLINDER TUMBLER TYPE LOCKS.) ALL LOCKS SHALL BE KEYED ALIKE.

8. EACH PANEL, AS A COMPLETE UNIT, SHALL HAVE A MINIMUM SYMMETRICAL SHORT CIRCUIT CURRENT RATING OF 10,000 (22,000) AMPERES FOR 208Y/120 VOLT RATED PANELS AND 14,000 (18,000) AMPERES FOR 480Y/277 VOLT RATED PANELS. CIRCUIT BREAKERS SHALL BE FULLY RATED. SERIES RATINGS ARE NOT PERMITTED.

9. NEW CIRCUIT BREAKERS OR FUSIBLE SWITCHES INSTALLED IN EXISTING PANELS SHALL MATCH THE EXISTING IN TYPE, MANUFACTURER (IF POSSIBLE), AND SHORT CIRCUIT RATINGS.

10. PANELS SHALL BE AS MANUFACTURED BY SCHNEIDER ELECTRIC, SIEMENS OR EATON.

11. PANELS SHALL BE MOUNTED SO THAT TOP OF THE CABINET IS AT 6'-0" ABOVE FLOOR. A GLAZED DIRECTORY FRAME SHALL BE PROVIDED INSIDE EACH PANEL DOOR AND SHALL BE OF SUFFICIENT SIZE TO GIVE A COMPLETE DESCRIPTION OF EACH CIRCUIT. TYPED DIRECTORY CARDS SHALL BE PROVIDED LISTING EACH CIRCUIT SERVED.

12. THE BRANCH CIRCUIT NUMBERS USED ON THE DRAWINGS SHALL BE APPLIED FOR THE CONSTRUCTION. HOWEVER, AT THE COMPLETION OF THE WORK, CIRCUIT NUMBER ADJUSTMENTS SHALL BE MADE AS REQUIRED TO PROVIDE BALANCED PHASE LOADING ON EACH PANEL.

13. FLUSH MOUNTED PANELS SHALL BE INSTALLED WITH A MINIMUM OF THREE EMPTY 3/4" CONDUITS STUBBED UP TO THE NEAREST ACCESSIBLE CEILING SPACE FOR CONVENIENT FUTURE EXPANSION.

14. SPARE CIRCUIT BREAKERS SHALL BE IDENTIFIED AS SUCH ON THE PANEL DIRECTORY CARDS AND SHALL BE LEFT IN THE "OFF" POSITION.

15. ENGINE GENERATORS, TRANSFER SWITCHES, REMOTE START/STOP AND REMOTE ANNUNCIATORS SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. GENERATOR SHALL BE CONNECTED AS AN EMERGENCY SYSTEM IN ACCORDANCE WITH THE FUNCTIONAL PROGRAM. THE GENERATOR SHALL BE AS MANUFACTURED BY GENERAC WITH THE FUEL TYPE AND POWER RATING AS INDICATED ON THE DRAWINGS.
1

16. CONTRACTOR SHALL INSTALL THE COMPLETE ELECTRICAL GENERATING SYSTEM INCLUDING ALL EXTERNAL FUEL CONNECTIONS IN ACCORDANCE WITH REQUIREMENTS OF NEC, NFPA, AND THE MANUFACTURER'S RECOMMENDATIONS AS REVIEWED BY THE ENGINEER.

17. EXAMINE AREAS, EQUIPMENT BASES, AND CONDITIONS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION AND OTHER CONDITIONS AFFECTING PACKAGED ENGINE-GENERATOR PERFORMANCE. EXAMINE ROUGHING-IN OF PIPING SYSTEMS AND ELECTRICAL CONNECTIONS. VERIFY ACTUAL LOCATIONS OF CONNECTIONS BEFORE PACKAGED ENGINE-GENERATOR INSTALLATION. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

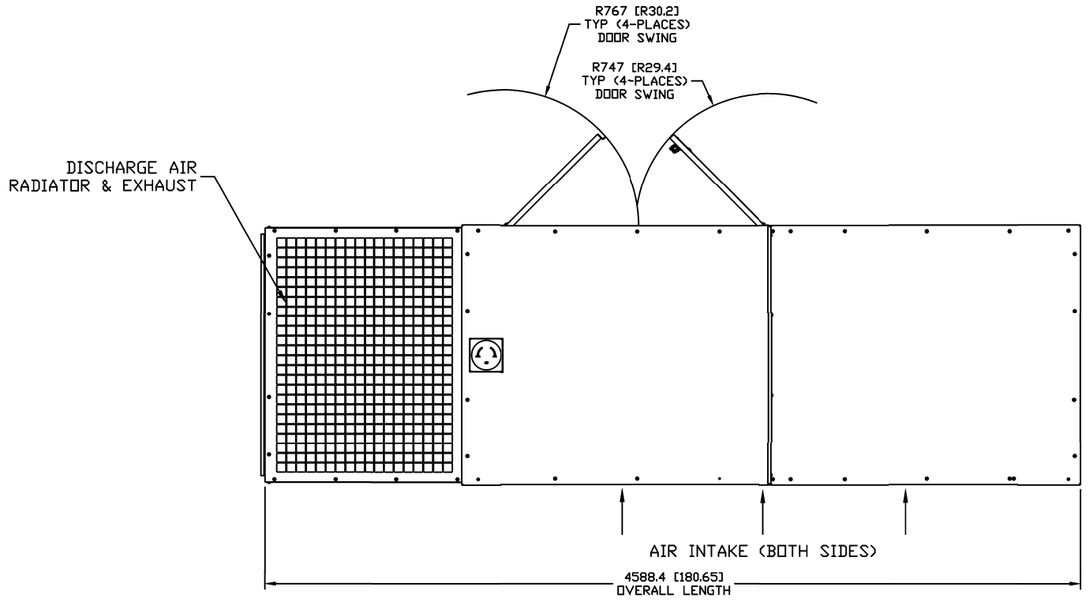
18. COMPLY WITH PACKAGED ENGINE-GENERATOR MANUFACTURERS' WRITTEN INSTALLATION AND ALIGNMENT INSTRUCTIONS AND WITH NFPA 110. INSTALL PACKAGED ENGINE GENERATOR TO PROVIDE ACCESS, WITHOUT REMOVING CONNECTIONS OR ACCESSORIES, FOR PERIODIC MAINTENANCE. INSTALL PACKAGED ENGINE GENERATOR WITH RESTRAINED SPRING ISOLATORS HAVING A MINIMUM DEFLECTION OF 1 INCH ON 4-INCH-HIGH CONCRETE BASE. SECURE SETS TO ANCHOR BOLTS INSTALLED IN CONCRETE BASES.

19. ELECTRICAL WIRING: INSTALL ELECTRICAL DEVICES FURNISHED BY EQUIPMENT MANUFACTURERS BUT NOT SPECIFIED TO BE FACTORY MOUNTED. PROVIDE CONTROL WIRING IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION DRAWINGS AND RECOMMENDATIONS BETWEEN THE GENERATOR, ANNUNCIATOR AND ALL TRANSFER SWITCHES.

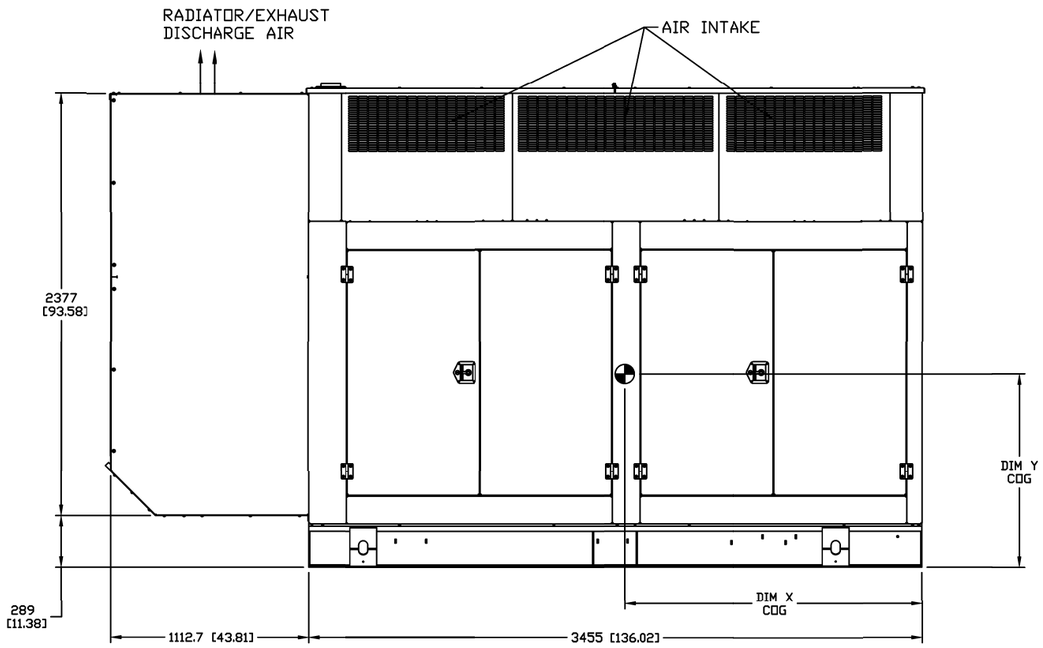
20. FOR DIESEL POWERED GENERATORS, PROVIDE INITIAL FILL OF DIESEL FUEL OF SUFFICIENT QUANTITY TO PERFORM ALL TESTING. FINAL FULL FUEL SHALL BE BY OWNER.

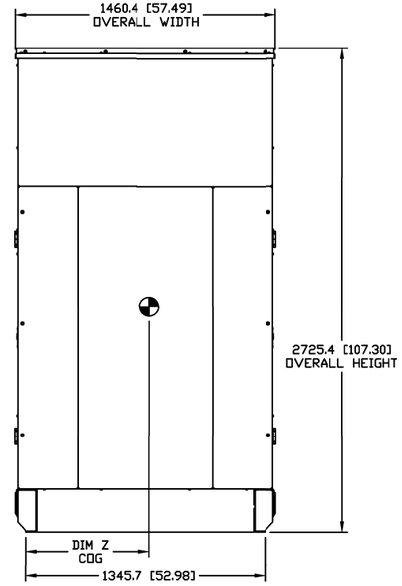
21. INSTALL THE EMERGENCY/STANDBY ENGINE-GENERATOR SET ON A CONCRETE PAD. THE CONCRETE PAD SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. VERIFY ESSENTIAL INFORMATION WITH THE MANUFACTURER.

22. THE SUPPLIER OF THE ELECTRIC GENERATING PLANT AND ASSOCIATED ITEMS COVERED HEREIN SHALL PROVIDE FACTORY TRAINED TECHNICIANS TO VALIDATE THE COMPLETED INSTALLATION AND TO PERFORM AN INITIAL STARTUP INSPECTION TO INCLUDE: ENSURING THE ENGINE STARTS (BOTH HOT AND COLD) W



FOR ALL STUB-UP, WEIGHT, AND COG DETAILS, SEE CORRESPONDING OPEN SET DRAWING PER UNIT CONFIGURATION.





DIMENSIONS ARE IN MILLIMETERS [INCHES]

DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

INSTALLATION DRAWING

GENERAC POWER SYSTEMS OWNS THE COPYRIGHT OF THIS DRAWING WHICH IS SUPPLIED IN CONFIDENCE AND MUST NOT BE USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS SUPPLIED WITHOUT THE EXPRESS WRITTEN CONSENT OF GENERAC POWER SYSTEMS.
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ELECTRONICALLY APPROVED
INSIDE WINDCHILL

GENERAC

TITLE
L2A ENCLOSURE
D10.3L 60 HZ: SD/MD300, PD/WD270
SD275, PD248

ISSUE DATE: 6/2/14

SIZE	CAGE NO	DWG NO	REV
B	N/A	0J3430C	D

SCALE	WT-KG	SHEET
0.035		1 of 1

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

Meeting Date: 03/18/2019

Re: Selection of Counsel for Opioid Litigation

Submitted For: Pete Sweeney, City Attorney, City Attorney

SUBJECT:

Approval of selection of Counsel for Opioid Litigation.

SUMMARY:

Municipalities across the United States have filed lawsuits alleging damages as a result of the manufacture and dissemination of opioids into local communities. Approval of the Contingent Fee Agreement with the Retained Counsel will allow the City of Fort Pierce to file its own lawsuit seeking to recover damages for these claims.

RECOMMENDATION:

Approve.

ALTERNATIVES:

Do not approve or approve with modifications.

RESPONSIBLE STAFF:

Peter J. Sweeney - City Attorney

COORDINATED WITH:

N/A

Fiscal Impact

OTHER INFORMATION:

There is no fiscal impact because it is a contingent fee agreement, which means the City will only pay out of any recovered funds. The City is not obligated to pay any funds during the pendency of the litigation.

Attachments

Contingent Fee Retainer Agreement

Form Review

Inbox	Reviewed By	Date
City Manager	Pete Sweeney	03/06/2019 10:21 AM
City Manager	Nick Mimms	03/13/2019 02:34 PM

Form Started By: Pete Sweeney Started On: 03/06/2019 10:17 AM

Final Approval Date: 03/13/2019

CONTINGENT FEE RETAINER AGREEMENT

CITY OF FORT PIERCE

This Contingent Fee Retainer Agreement ("Agreement"), is made this _____ day of _____, 2019, by and between FORT PIERCE ("City") and MICHAEL KAHN, P.A.; ROMANO LAW GROUP; SCHOCHOR, FEDERICO and STATON, P.A.; SPANGENBERG, SHIBLEY & LIBER, LLP; DOUGLAS R. BEAM P.A.; and THE LAW OFFICE OF CYNTHIA G. ANGELOS, P.A. ("Retained Counsel").

WHEREAS, the Retained Counsel proposed to represent the City in connection with claims for damages ("Claims") arising out of the manufacture, distribution, and sale of opioid drugs ("Opioids") against companies that manufacture Opioids ("Manufacturers"), companies that distribute) Opioids ("Distributors") and other defendants; and

WHEREAS, the City has agreed to retain the Retained Counsel in accordance with the terms of this Agreement.

NOW, THEREFORE, this Agreement provides as follows:

1. The City hereby retains the Retained Counsel to represent the City in connection with the Claims.

2. The Retained Counsel will provide such legal services as may be required in order to bring about a resolution of the Claims. Such services may include *inter alia*: investigating the merits of the Claims; drafting and filing a Complaint; handling all pre-trial, discovery, and motion proceedings; retaining expert witnesses; trying the case; and briefing and arguing any appeal. It is the Retained Counsel's intention to pursue these Claims in federal court in the Multi District Litigation in the Northern District of Ohio.

3. The Retained Counsel will advance the full cost of any expenses necessary or

required to be incurred in connection with this matter, without contribution from the City except as set forth herein.

4. Payment of a contingent legal fee ("Contingent Fee") and reimbursement of all expenses incurred on behalf of the City and paid by the Retained Counsel shall be the City's sole obligation to compensate the Retained Counsel in this matter, except as indicated in paragraph 7.

5. The Contingent Fee shall be payable by the City to the Retained Counsel in accordance with the following schedule:

a. Ten percent (10%) of the gross amount recovered if the Claims are settled prior to filing a Complaint.

b. Twenty percent (20%) of the gross amount recovered if the Claims are settled prior to the first day of trial.

c. Twenty-two and a half percent (22.5%) of the gross amount recovered after a trial on the merits.

d. Twenty-five percent (25%) of the gross amount recovered after any post-judgment appeal, regardless of whether the appeal is brought by or against the City.

In no event will the contingent fee payable to the Retained Counsel exceed that which is permissible under the Florida Bar rules.

<u>The payment of fees as outlined above is entirely contingent upon the Retained Counsel recovering money for the City. If the Retained Counsel makes no recovery for the City, then the City will not be responsible for paying any fee to the Retained Counsel.</u>

6. In addition to the Contingent Fee payable pursuant to paragraph 5 of this Agreement,

the City shall reimburse the Retained Counsel out of the gross amount recovered the full amount of all expenses incurred on behalf of the City and paid by the Retained Counsel in connection with this matter. The City is not responsible for advancing any costs for this litigation. If the Retained Counsel does not make any recovery for the City then the City will not be responsible for reimbursing the Retained Counsel for any costs incurred by the Retained Counsel in prosecuting this case.

7. In the event the City terminates this Agreement prior to any recovery on account of the Claims and subsequently recovers any amount on account of such Claims, the City agrees to compensate the Retained Counsel for those fees permitted under Florida law and reimburse the expenses the Retained Counsel incurred on behalf of the City in accordance with the terms of paragraph 6 of this Agreement.

8. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida with venue for any dispute arising hereunder lying in St. Lucie County, Florida.

9. It is expressly agreed that this Agreement represents the entire agreement between the City and the Retained Counsel, that all provisions and understandings between the parties are merged in this Agreement, and that no modification of this Agreement shall be valid except by a writing signed by all parties.

10. In the event that the court or arbitrator requires another party to the litigation (or its counsel) to pay attorneys' fees and/or costs to the City and/or the Retained Counsel, such award will not affect the amount the City is obligated to pay the Retained Counsel under this Agreement. If such award is less than the amount that the City is obligated to pay the Retained Counsel under this

Agreement, then such award will be credited toward the total amount owed under this Agreement, and the City will be responsible for paying the balance to the Retained Counsel out of the gross recovery. If such award is greater than the amount the City is obligated to pay the Retained Counsel under this agreement, then the Retained Counsel will be entitled to the amount awarded by the court or arbitrator, and the City will not owe the Retained Counsel any fee.

On behalf of City of Fort Pierce, I have, before signing this contract, received and read the Statement of Client's Rights, and understand each of the rights set forth therein. I have signed the statement and received a signed copy to keep for reference while being represented by the Retained Counsel. This contract may be cancelled by written notification to the Retained Counsel at any time within three (3) business days of the date the contract was signed, as first above written, and if cancelled, the City shall not be obligated to pay any fees to the Retained Counsel for the work performed during that time. If the Retained Counsel has advanced funds to others in pursuing this case, the Retained Counsel is entitled to be reimbursed for such amounts as it has reasonably advanced on the City's behalf. The City acknowledges, understands, and agrees to all the terms of this agreement.

CITY OF FORT PIERCE

By: _____
Name: _____

Title: _____

IN WITNESS WHEREOF, the hands and seals of the parties hereto as of the day and year first above written.

CITY OF FORT PIERCE

By: _____
Name: _____

Title: _____

MICHAEL KAHN, P.A.

By: _____
Michael Kahn, Esq.
President

SCHOCHOR, FEDERICO AND STATON, P.A.

By: _____
Name

_____
Title

SPANGENBERG, SHIBLEY & LIBER, LLP

By: _____
Name

_____
Title

DOUGLAS R. BEAM P.A.

By: _____
Name

_____
Title

THE LAW OFFICE OF CYNTHIA G. ANGELOS, P.A.

By: _____
Name

_____
Title

STATEMENT OF CLIENT'S RIGHTS

Before you, the prospective client, arrange a contingency fee agreement with a lawyer, you should understand this Statement of your rights as a client. This Statement is not a part of the actual contract between you and your lawyer, but as a prospective client you should be aware of these rights:

1. There is no legal requirement that a lawyer charge a client a set fee or a percentage of money recovered in a case. You, the client, have the right to talk with your lawyer about the proposed fee and to bargain about the rate or percentage as in any other contract. If you do not reach an agreement with one lawyer, you may talk with other lawyers.

2. Any contingency fee contract must be in writing and you have three (3) business days to reconsider the contract. You may cancel the contract without any reason if you notify your lawyer in writing within three (3) business days of signing the contract. If you withdraw from the contract within the first three (3) business days, you do not owe the lawyer a fee, although you may be responsible for the lawyers actual costs during that time. If your lawyer begins to represent you, your lawyer may not withdraw from the case without giving you notice, delivering necessary papers to you, and allowing you time to employ another lawyer. Often, your lawyer must obtain court approval before withdrawing from a case. If you discharge your lawyer without good cause after the three (3) day period, you may have to pay a fee for work the lawyer has done.

3. Before hiring a lawyer, you, the client, have the right to know about the lawyer's education, training and experience. If you ask, the lawyer should tell you specifically about his or her actual experience dealing with cases similar to yours. If you ask, the lawyer should provide information about special training or knowledge and give you this information in writing if you request it.

4. Before signing a contingency fee contract with you, a lawyer must advise you whether he or she intends to handle your case alone or whether other lawyers will be helping with the case. If your lawyer intends to refer the case to other lawyers, he or she should tell you what kind of fee sharing arrangement will be made with the other lawyers. If lawyers from different law firms will represent you, at least one lawyer from each law firm must sign the contingency fee contract.

5. If your lawyer intends to refer your case to another lawyer or counsel with other lawyers, your lawyer should tell you about that at the beginning. If your lawyer takes the case and later decides to refer it to another lawyer or to associate with other lawyers, you should sign a new contract which includes the new lawyers. You, the client, also have the right to consult with each lawyer working on your case and each lawyer is legally responsible to represent your interests and is legally responsible for the acts of the other lawyers involved in the case.

6. You, the client, have the right to know in advance how you will need to pay the expenses and the legal fees at the end of the case. If you pay a deposit in advance for costs, you may

ask reasonable questions about how the money will be or has been spent and how much of it remains unspent. Your lawyer should give a reasonable estimate about future necessary costs. If your lawyer agrees to lend or advance you money to prepare or research the case, you have the right to know periodically how much money your lawyer has spent on your behalf. You also have the right to decide, after consulting with your lawyer, how much money is to be spent to prepare a case. If you pay the expenses, you have the right to decide how much to spend. Your lawyer should also inform you whether the fee will be based on the gross amount recovered or on the amount recovered minus the costs.

7. You, the client, have the right to be told by your lawyer about possible adverse consequences if you lose the case. Those adverse consequences might include money which you might have to pay to your lawyer for costs and liability you might have for attorney's fees to the other side.

8. You, the client, have the right to receive and approve a closing statement at the end of the case before you pay any money. The statement must list all of the financial details of the entire case, including the amount recovered, all expenses, and a precise statement of your lawyer's fee. Until you approve the closing statement, you need not pay any money to anyone, including your lawyer. You also have the right to have every lawyer or law firm working on your case sign this closing statement.

9. You, the client, have the right to ask your lawyer at reasonable intervals how the case is progressing and to have these questions answered to the best of your lawyer's ability.

10. You, the client, have the right to make the final decision regarding settlement of a case. Your lawyer must notify you of all offers of settlement before and after the trial. Offers during the trial must be immediately communicated and you should consult with your lawyer regarding whether to accept a settlement. However, you must make the final decision to accept or reject a settlement.

11. If at any time you, the client, believe that your lawyer has charged an excessive or illegal fee, you, the client, have the right to report the matter to The Florida Bar, the agency that oversees the practice and behavior of all lawyers in Florida. For information on how to reach The Florida Bar, call 1-850-561-5600, or contact the local bar association. Any disagreement between you and your lawyer about a fee can be taken to court and you may wish to hire another lawyer to help you resolve this disagreement. Usually fee disputes must be handled in a separate lawsuit.

CITY OF FORT PIERCE

By: _____

Name:_____

Title: _____

MICHAEL KAHN, P.A.

By: _____
Michael Kahn, Esq.
President

SCHOCHOR, FEDERICO AND STATON, P.A.

By: _____
Name

_____
Title

SPANGENBERG, SHIBLEY & LIBER

By: _____
Name

_____
Title

DOUGLAS R. BEAM P.A.

By: _____
Name

_____
Title

THE LAW OFFICE OF CYNTHIA G. ANGELOS, P.A.

By: _____
Name

_____
Title

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

Meeting Date: 03/18/2019

Re: Conditional Use - Kublitskiy Dwelling Rental - 2005 Mimosa Avenue

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for a Conditional Use with No New Construction submitted by property owner, Igor Kublitskiy and representative, Jeff Binner, to establish a Dwelling Rental, offering lodging for less than six (6) months; with a minimum of thirty-one (31) days at 2005 Mimosa Avenue, Fort Pierce, FL. The property is zoned Single-Family Intermediate Density Zone (R-2), Parcel ID: 2412-503-0061-000-0.

SUMMARY:

- The applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 2005 Mimosa Avenue to offer lodging of less than six (6) months and a minimum of thirty-one (31) days to guests.
- The subject property is a 2,970 finished sq. ft. single-family home. The subject single-family home contains four (4) bedrooms and three and a half (3 1/2) bathrooms. The subject single-family home has a two-car garage with a paved horseshoe driveway for parking.
- The property is zoned Single-Family Intermediate Density Residential Zone (R-2).
- The property is located between S. Ocean Drive and Surfside Drive. The subject site is surrounded by single-family homes to the north, south, east, and west.

RECOMMENDATION:

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the City Commission **approve** the request with the following conditions:

1) The maximum occupancy ensures compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
5) Limit no more than 2 vehicles.
6) Include the City of Fort Pierce Business Tax License number on all advertising.
7) The subject property should be rented as one (1) unit only.

ALTERNATIVES:

- Approval with alternative conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Planning Analyst

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Potential increase in Ad-Valorem, Sales Tax, and Tourism Tax Revenue

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Attachments

Staff Report
Application
Narrative
Aerial Map
Zoning Map
Floor Plan
Rental Agreement
Property Record Card
TRC Comments
Planning Board Minutes
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/11/2019 04:03 PM
City Manager	Vennis Gilmore	03/12/2019 02:49 PM
City Manager	Nick Mimms	03/13/2019 02:34 PM

Form Started By: Vennis Gilmore Started On: 03/06/2019 11:06 AM
Final Approval Date: 03/13/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use**
Kublitskiy Dwelling Rental
2005 Mimosa Avenue

DATE: March 12, 2019

STAFF REPORT

Owner:
Igor Kublitskiy
2005 Mimosa Avenue
Fort Pierce, FL 34949

Applicant's Representative:
Jeff Binner, Weichert Realtors
2361 SE Seafury
Port St. Lucie, FL 34952

Applicant's Request:
Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as thirty-one (31) days.

Location(s):
2005 Mimosa Avenue

Parcel ID:
2412-503-0061-000-0

Current Zoning:
Single-Family Intermediate Density Residential Zone (R-2)

Future Land Use:
Low Density Residential (RL)

Surrounding Zoning:

North	East	South	West
R-2	R-2	R-2	R-2

Utilities:
FPUA

Site Size:
approx. 0.34 acres

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 2005 Mimosa Avenue to offer lodging of less than six (6) months and a minimum of thirty-one (31) days to guests. The subject property is a 2,970 finished sq. ft. single-family home. The subject single-family home contains four (4) bedrooms and three and a half (3 1/2) bathrooms. The subject single-family home has a garage with a paved horseshoe driveway for parking. The property is zoned Single-Family Intermediate Density Residential Zone (R-2).

The property is located between S. Ocean Drive and Surfside Drive. The subject site is surrounded by single-family homes to the north, south, east, and west.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling rental (dwelling unit)", and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis.

The State of Florida provides further classification of a dwelling is rented for periods of less than one (1) month, declaring the use a "Vacation rental", and defined such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays are less than thirty-one (31) days. The rental of a dwelling for periods at a minimum of thirty-one (31) days, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1 below presents, general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than 6 months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

The rental of residential properties for short-term occupancy by tourists is a rapidly expanding sector of the hospitality industry. The traditional rental of apartments, houses, and cottages, in tourism centered towns, to travelers is evolving as new technology has furthered this niche. Websites, and mobile phone applications have been developed to advertise and process the booking of short-term rental properties. Short-term dwelling rentals offer an alternative to traditional hotel or bed and breakfast accommodations, generally offering unique amenities, and a higher capacity to accommodate families or more guests than a single hotel room.

Zoning & Land Use

The subject site is located within the Single-Family Intermediate Density Residential Zone (R-2) district which is designed mainly for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other non-residential uses are permitted. Areas in this classification should have public water and sewer service. The R-2 zone is compatible with the Low Density Residential designation in the comprehensive plan.

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of sing-family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land us category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RL) categories.

It has been brought to the attention of Staff and residents of the abutting neighborhood that the applicant has been renting his property as a duplex (2 units); using the mother in law suite as a second unit. If approved, this property should only be rented as a single unit.

Parking

Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject single-family home features a two car garage with a paved horseshoe driveway.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than thirty-one (31) days would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the City Commission.

Property Owner Response Summary:
A total of 56 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:
The Planning Board, at their February 12th, 2019 meeting, voted to recommend **denial** of the request.

Staff Recommendation:
The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the City Commission **approve** the request with the following conditions:

1) The maximum occupancy ensures compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;

2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;

3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and

4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.

5) Limit no more than 2 vehicles.

6) Include the City of Fort Pierce Business Tax License number on all advertising.

7) The subject property shall be rented as one (1) unit only.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 2005 Mimosa Ave Ft Pierce FL. 34949

Parcel ID #(s) 2412-503-0061-000-0

Project description Residential Rental 30-180 days.

Igor Kublitskiy
Property Owner(s)
2005 Mimosa Ave
Street Address
Ft Pierce FL. 34949
City State Zip
720 499 6540
Phone Number
Igorkublitskiy@gmail.com
Email Address

~~Sorra~~. Jeff Binner Weichert Realtors
Applicant/Representative, Title, Company
2361 SE Seafury
Street Address
PSL FL. 34952
City State Zip
772 398 6400
Phone Number
Broker Binner@gmail.com
Email Address

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

X _____
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St Lucie

The foregoing instrument was acknowledged before me this 31st day of Oct 20 [illegible]

X Igor Kublitskiy who is personally known to me or has produced

Colorado DL #05-332 102 as identification

_____
Signature of Notary

PATRICIA PATTERSON
MY COMMISSION EXPIRES
NOVEMBER 13, 2021
#GG 123584
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA
seal

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

2005 Mimosa

10/30/18

City of Ft. Pierce

I purchased the home at 2005 Mimosa Ave ft. Pierc Fl. I will ute it as a 2nd home and I will from time to time be renting my home for periods of less than 6 months. I live in Denver Colorado area. Weichert Realtors Integrity Group will be managing the rentals when neccasary.

Thank you
Igor Kubliskey.

RECEIVED
DEC 03 2018
CITY OF FORT PIERCE
PLANNING & ZONING



N
W E
S

Kublitskiy Dwelling Rental
2005 Mimosa Avenue

THE SUNRISE CITY
FORT PIERCE
Florida

Aerial Map



N
W E
S

Kublitskiy Dwelling Rental
2005 Mimosa Avenue

THE SUNRISE CITY
FORT PIERCE
Florida

R-2 = R-1 =

Zoning Map

2005 Mimosa

RECEIVED
DEC 03 2018
CITY OF FORT PIERCE

WDK
NVPD
(72)

30

12 12
6

19

Living area

8
PATA
(114)
8

5

5

27 OPAA
(136)

2

B/R

B/R

NVPD
(918)
POOL

33

20

Kitchen

29

D.R

BAS
(950)

Stairs

½ Bath

Bathroom

½ Bath.
28

BAS
(1070)

Closet

Living area

30

Bath room

11

6

3

5

OPAA
(50)

Den

3

6

8

7

10

7

10

5

OPAH
(50)

GAA
(634)

12

9

8

21

4

2nd floor

B/R

Bath Room

closet

HALLway

Open

Living area

Stairs

Residential Lease for Single Family Home or Duplex (FOR A TERM NOT TO EXCEED ONE YEAR)

A BOX (☐) OR A BLANK SPACE (____) INDICATES A PROVISION WHERE A CHOICE OR DECISION MUST BE MADE BY THE PARTIES.

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT IS ATTACHED TO THIS LEASE.

1. PARTIES. This is a lease (the "Lease") between _____
(name and address of owner of the property)

_____ ("Landlord") and

_____
(name(s) of person(s) to whom the property is leased)

_____ ("Tenant").

Landlord's E-mail Address: _____

Landlord's Telephone Number: _____

Tenant's E-mail Address: _____

Tenant's Telephone Number: _____

Sample 2005 Mimosa

2. PROPERTY RENTED. Landlord leases to Tenant the land and buildings located at _____
(street address)

_____, Florida _____
(zip code)

together with the following furniture and appliances [List all furniture and appliances. If none, write "none."] (In the Lease, the property leased, including furniture and appliances, if any, is called the "Premises"):

_____

_____

The Premises shall be occupied only by the Tenant and the following persons: _____

_____.

3. TERM. This is a lease for a term, not to exceed twelve months, beginning on _____ and
(month, day, year)

ending _____ (the "Lease Term").
(month, day, year)

4. RENT PAYMENTS, TAXES AND CHARGES. Tenant shall pay total rent in the amount of $_____ (excluding taxes) for the Lease Term. The rent shall be payable by Tenant in advance in installments or in full as provided in the options below:

☐ in installments. If in installments, rent shall be payable

☐ monthly, on the _____ day of each month (if left blank, on the first day of each month) in the amount of $_____ per installment.

OR

☐ weekly, on the _____ day of each week (If left blank, on Monday of each week.) in the amount of $_____ per installment.

☐ in full on _____ in the amount of $_____.
(date)

formsimplicity

Tenant shall also be obligated to pay taxes on the rent when applicable in the amount of $_____ ☐ with each rent installment

☐ with the rent for the full term of the Lease. Landlord will notify Tenant if the amount of the tax changes.

Payment Summary

☐ **If rent is paid in installments, the total payment per installment including taxes shall be in the amount of $_____.**

☐ **If rent is paid in full, the total payment including taxes shall be in the amount of $_____.**

All rent payments shall be payable to _____ at
(name)
_____. (If left blank, to Landlord at Landlord's address.)
(address)

☐ If the tenancy starts on a day other than the first day of the month or week as designated above, the rent shall be prorated from

_____ through _____ in the amount of $_____ and shall be due
(date) (date)

on _____. (If rent paid monthly, prorate on a 30-day month.)
(date)

Tenant shall make rent payments required under the Lease by (choose all applicable) ☐ cash, ☐ personal check, ☐ money order, ☐ cashier's check, or ☐ other _____ (specify). If payment is accepted by any means other than cash, payment is not considered made until the other instrument is collected.

If Tenant makes a rent payment with a worthless check, Landlord can require Tenant ☐ to pay all future payments by ☐ money order, cashier's check, or official bank check or ☐ cash or other (specify) _____, and ☐ to pay bad check fees in the amount of $_____ (not to exceed the amount prescribed by Section 68.065, Florida Statutes).

5. MONEY DUE PRIOR TO OCCUPANCY. Tenant shall pay the sum of $_____ in accordance with this paragraph prior to occupying the Premises. Tenant shall not be entitled to move in or to keys to the Premises until all money due prior to occupancy has been paid. If no date is specified below, then funds shall be due prior to Tenant occupancy. Any funds designated in this paragraph due after occupancy, shall be paid accordingly. Any funds due under this paragraph shall be payable to Landlord at Landlord's address or

to _____
(name)

at _____.
(address)

First ☐ month's ☐ week's rent plus applicable taxes	$ _____	due	_____
Prorated rent plus applicable taxes	$ _____	due	_____
Advance rent for ☐ month ☐ week of _____ plus applicable taxes	$ _____	due	_____
Last ☐ month's ☐ week's rent plus applicable taxes	$ _____	due	_____
Security deposit	$ _____	due	_____
Additional security deposit	$ _____	due	_____
Security deposit for homeowners' association	$ _____	due	_____
Pet Deposit	$ _____	due	_____
Other_____	$ _____	due	_____
Other_____	$ _____	due	_____

formsimplicity

6. LATE FEES. (Complete if applicable) In addition to rent, Tenant shall pay a late charge in the amount of $_____ (If left blank, 4% of the rent payment) for each rent payment made _____ days after the day it is due (if left blank, 5 days if rent is paid monthly, 1 day if rent is paid weekly).

7. PETS AND SMOKING. Unless this box ☐ is checked or a pet deposit is paid, Tenant may not keep pets or animals on the Premises. If Tenant may keep pets, the pets described in this paragraph are permitted on the Premises.

_____
(Specify number of pets, type(s), breed, maximum adult weight of pets.)

Unless this box ☐ is checked, no smoking is permitted in the Premises.

8. NOTICES.

_____ is Landlord's Agent. All notices must be sent to

☐ Landlord _____ at _____

☐ Landlord's Agent _____ at _____

unless Landlord gives Tenant written notice of a change. All notices of such names and addresses or changes thereto shall be delivered to the Tenant's residence or, if specified in writing by the Tenant, to any other address. All notices to the Landlord or the Landlord's Agent (whichever is specified above) shall be given by U.S. mail or by hand delivery.

Any notice to Tenant shall be given by U.S. mail or delivered to Tenant at the Premises. If Tenant is absent from the Premises, a notice to Tenant may be given by leaving a copy of the notice at Premises.

9. UTILITIES. Tenant shall pay for all utilities services during the Lease Term and connection charges and deposits for activating existing utility connections to the Premises except for _____, that Landlord agrees to provide at Landlord's expense (If blank, then "NONE").

10. MAINTENANCE. Landlord shall be responsible for compliance with Section 83.51, Florida Statutes, and shall be responsible for maintenance and repair of the Premises, unless otherwise stated below: (Fill in each blank space with "Landlord" for Landlord or "Tenant" for Tenant, if left blank, Landlord will be responsible for the item):

Landlord/Tenant			Landlord/Tenant			Landlord/Tenant			Landlord/Tenant		
☐	☐	roofs	☐	☐	windows	☐	☐	screens	☐	☐	steps
☐	☐	doors	☐	☐	floors	☐	☐	porches	☐	☐	exterior walls
☐	☐	foundations	☐	☐	plumbing	☐	☐	structural components			
☐	☐	heating	☐	☐	hot water	☐	☐	running water	☐	☐	locks and keys
☐	☐	electrical system				☐	☐	cooling	☐	☐	smoke detection devices

☐	☐	garbage removal/ outside receptacles			
☐	☐	extermination of rats, mice, roaches, ants and bedbugs			
☐	☐	extermination of wood-destroying organisms			
☐	☐	lawn /shrubbery	☐	☐	pool/spa/hot tub
☐	☐	water treatment	☐	☐	filters (specify) _____
☐	☐	ceilings	☐	☐	interior walls
☐	☐	Other (specify) _____			

Tenant shall notify _____ at _____
(name) (address)

(if left blank, Landlord at Landlord's address) and _____ of maintenance and repair requests.
(telephone number)

11. ASSIGNMENT. Unless this box ☐ is checked, Tenant may not assign the Lease or sublease all or any part of the Premises without first obtaining the Landlord's written approval and consent to the assignment or sublease.

12. KEYS AND LOCKS. Landlord shall furnish Tenant

_____ # of sets of keys to the dwelling
_____ # of mail box keys
_____ # of garage door openers

If there is a homeowners' association, Tenant will be provided with the following to access the association's common areas/facilities:

_____ # of keys to _____
_____ # of remote controls to _____
_____ # of electronic cards to _____
_____ other (specify) to _____

At end of Lease Term, all items specified in this paragraph shall be returned to _____ (name)
at _____ (address) (If left blank, Landlord at Landlord's address).

13. LEAD-BASED PAINT. ☐ Check and complete if the dwelling was built before January 1, 1978. **Lead Warning Statement** (when used in this article, the term Lessor refers to Landlord and the term Lessee refers to Tenant).

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial)

_____(a) Presence of lead-based paint or lead-based paint hazards (check (i) or (ii) below):
(i) ___☐___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

(ii)___☐___ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
_____(b) Records and reports available to the Lessor (check (i) or (ii) below):
(i) ___☐___ Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

(ii)___☐___ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

_____(c) Lessee has received copies of all information listed above.
_____(d) Lessee has received the pamphlet ***Protect Your Family From Lead in Your Home***.

Agent's Acknowledgment (initial)

_____(e) Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

_____ Lessor's signature	_____ Date	_____ Lessor's signature	_____ Date
_____ Lessee's signature	_____ Date	_____ Lessee's signature	_____ Date
_____ Agent's signature	_____ Date	_____ Agent's signature	_____ Date

14. SERVICEMEMBER. If Tenant is a member of the United States Armed Forces on active duty or state active duty or a member of the Florida National Guard or United States Reserve Forces, the Tenant has rights to terminate the Lease as provided in Section 83.682, Florida Statutes, the provisions of which can be found in the attachment to this Lease.

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15. LANDLORD'S ACCESS TO THE PREMISES. Landlord's Agent may enter the Premises in the following circumstances:

A. At any time for the protection or preservation of the Premises.

B. After reasonable notice to Tenant at reasonable times for the purpose of repairing the Premises.

C. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workers, or contractors under any of the following circumstances:

(1) with Tenant's consent;

(2) in case of emergency;

(3) when Tenant unreasonably withholds consent; or

(4) if Tenant is absent from the Premises for a period of at least one-half a rental installment period. (If the rent is current and Tenant notifies Landlord of an intended absence, then Landlord may enter only with Tenant's consent or for the protection or preservation of the Premises.)

16. HOMEOWNERS' ASSOCIATION. IF TENANT MUST BE APPROVED BY A HOMEOWNERS' ASSOCIATION ("ASSOCIATION"), LANDLORD AND TENANT AGREE THAT THE LEASE IS CONTINGENT UPON RECEIVING APPROVAL FROM THE ASSOCIATION. ANY APPLICATION FEE REQUIRED BY AN ASSOCIATION SHALL BE PAID BY ☐ LANDLORD ☐ TENANT. IF SUCH APPROVAL IS NOT OBTAINED PRIOR TO COMMENCEMENT OF LEASE TERM, EITHER PARTY MAY TERMINATE THE LEASE BY WRITTEN NOTICE TO THE OTHER GIVEN AT ANY TIME PRIOR TO APPROVAL BY THE ASSOCIATION, AND IF THE LEASE IS TERMINATED, TENANT SHALL RECEIVE RETURN OF DEPOSITS SPECIFIED IN ARTICLE 5, IF MADE. If the Lease is not terminated, rent shall abate until the approval is obtained from the association. Tenant agrees to use due diligence in applying for association approval and to comply with the requirements for obtaining approval. ☐ Landlord ☐ Tenant shall pay the security deposit required by the association, if applicable.

17. USE OF THE PREMISES. Tenant shall use the Premises for residential purposes. Tenant shall have exclusive use and right of possession to the dwelling. The Premises shall be used so as to comply with all state, county, municipal laws and ordinances, and all covenants and restrictions affecting the Premises and all rules and regulations of homeowners' associations affecting the Premises. Tenant may not paint or make any alterations or improvements to the Premises without first obtaining the Landlord's written consent to the alteration or improvement. However, unless this box ☐ is checked, Tenant may hang pictures and install window treatments in the Premises without Landlord's consent, provided Tenant removes all such items before the end of the Lease Term and repairs all damage resulting from the removal. Any improvements or alterations to the Premises made by the Tenant shall become Landlord's property. Tenant agrees not to use, keep, or store on the Premises any dangerous, explosive, toxic material which would increase the probability of fire or which would increase the cost of insuring the Premises.

18. RISK OF LOSS/INSURANCE.

A. Landlord and Tenant shall each be responsible for loss, damage, or injury caused by its own negligence or willful conduct.

B. Tenant should carry insurance covering Tenant's personal property and Tenant's liability insurance.

19. PROHIBITED ACTS BY LANDLORD. Landlord is prohibited from taking certain actions as described in Section 83.67, Florida Statutes, the provisions of which can be found in the attachment to this Lease.

20. CASUALTY DAMAGE. If the Premises are damaged or destroyed other than by wrongful or negligent acts of Tenant or persons on the Premises with Tenant's consent, so that the use of the Premises is substantially impaired, Tenant may terminate the Lease within 30 days after the damage or destruction and Tenant will immediately vacate the Premises. If Tenant vacates, Tenant is not liable for rent that would have been due after the date of termination. Tenant may vacate the part of the Premises rendered unusable by the damage or destruction, in which case Tenant's liability for rent shall be reduced by the fair rental value of the part of the Premises that was damaged or destroyed.

21. DEFAULTS/REMEDIES. Should a party to the Lease fail to fulfill their responsibilities under the Lease or need to determine whether there has been a default of the Lease, refer to Part II, Chapter 83, entitled Florida Residential Landlord and Tenant Act which contains information on defaults and remedies. A copy of the current version of this Act is attached to the Lease.

22. SUBORDINATION. The Lease is automatically subordinate to the lien of any mortgage encumbering the fee title to the Premises from time to time.

23. LIENS. THE INTEREST OF THE LANDLORD SHALL NOT BE SUBJECT TO LIENS FOR IMPROVEMENTS MADE BY THE TENANT AS PROVIDED IN SECTION 713.10, FLORIDA STATUTES. Tenant shall notify all parties performing work on the Premises at Tenant's request that the Lease does not allow any liens to attach to Landlord's interest.

24. RENEWAL/EXTENSION. The Lease can be renewed or extended only by a written agreement signed by both Landlord and Tenant, but the term of a renewal or extension together with the original Lease Term may not exceed one year. A new lease is required for each year.

25. TENANT'S TELEPHONE NUMBER. Tenant shall, within 5 business days of obtaining telephone services at the Premises, send written notice to Landlord of Tenant's telephone numbers at the Premises.

26. ATTORNEYS' FEES. In any lawsuit brought to enforce the Lease or under applicable law, the party in whose favor a judgment or decree has been rendered may recover reasonable court costs, including attorneys' fees, from the non-prevailing party.

27. MISCELLANEOUS.

A. Time is of the essence of the performance of each party's obligations under the Lease.

B. The Lease shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Landlord and Tenant, subject to the requirements specifically mentioned in the Lease. Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders.

C. The agreements contained in the Lease set forth the complete understanding of the parties and may not be changed or terminated orally.

D. No agreement to accept surrender of the Premises from Tenant will be valid unless in writing and signed by Landlord.

E. All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Lease shall be determined pursuant to the laws of Florida.

F. A facsimile copy of the Lease and any signatures hereon shall be considered for all purposes originals.

G. As required by law, Landlord makes the following disclosure: "RADON GAS." Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

28. BROKERS' COMMISSION. ☐ Check and complete if applicable. The brokerage companies named below will be paid the commission set forth in this paragraph by ☐ Landlord ☐ Tenant for procuring a tenant for this transaction.

Real Estate Licensee	Real Estate Licensee
Real Estate Brokerage Company	Real Estate Brokerage Company
Commission	Commission

29. TENANT'S PERSONAL PROPERTY. TENANT MUST INITIAL IN THIS BOX [____] FOR THE FOLLOWING PROVISION TO APPLY. BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

The Lease has been executed by the parties on the dates indicated below.

Landlord's Signature	Date
Landlord's Signature	Date
Landlord's Signature	Date
Tenant's Signature	Date
Tenant's Signature	Date

This form was completed with the assistance of:

Name of Individual: _____
Name of Business: _____
Address: _____
Telephone Number: _____

Copy of Current Version of Florida Residential Landlord and Tenant Act, Part II, Chapter 83, Florida Statutes to Be Attached

Early Termination Fee/Liquidated Damages Addendum

☐ I agree, as provided in the rental agreement, to pay $ _____ (an amount that does not exceed two months' rent) as liquidated damages or an early termination fee if I elect to terminate the rental agreement and the landlord waives the right to seek additional rent beyond the month in which the landlord retakes possession.

☐ I do not agree to liquidated damages or an early termination fee, and I acknowledge that the landlord may seek damages as provided by law.

_____ _____
Landlord's Signature Date

_____ _____
Landlord's Signature Date

_____ _____
Landlord's Signature Date

_____ _____
Tenant's Signature Date

_____ _____
Tenant's Signature Date

Serial#: 001082-900154-3849577
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2005 MIMOSA AVE
Sec/Town/Range: 07/35S/41E
Map ID: 25/07N
Zoning: R2

Parcel ID: 2412-503-0061-000-0
Account #: 24121
Use Type: 0100
Jurisdiction: Fort Pierce

Ownership

Igor Kublitskiy
3333 Routt ST
Wheat Ridge, CO 80033

Legal Description

SURFSIDE-UNIT TWO- BLK 14 LOT 3



Current Values

Just/Market Value:	$412,700
Assessed Value:	$317,399
Exemptions:	$50,000
Taxable Value:	$267,399

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

Total Areas

Finished/Under Air (SF):	2,970
Gross Area (SF):	4,915
Land Size (acres):	0.31
Land Size (SF):	13,710

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 15, 2018	4196 / 1171	0111	WD	Kublitskiy Igor	$100
Oct 15, 2018	4196 / 1165	0001	WD	Gunther (TR) Juanita	$500,000
Aug 14, 2012	3425 / 1207	0111	QC	Gunther (TR) Juanita	$100
Jul 12, 1999	1236 / 2305	XX00	WD	Edward L Scarlett	$272,000
Jun 1, 1987	0547 / 2483	XX00	CV		$58,000
Jan 1, 1983	0542 / 1641	XX01	CV		$0
Nov 1, 1979	0320 / 1656	XX00	CV		$33,500

Building Information (1 of 1)

Finished Area: 2,970 SF

Gross Total Area: 4,915 SF

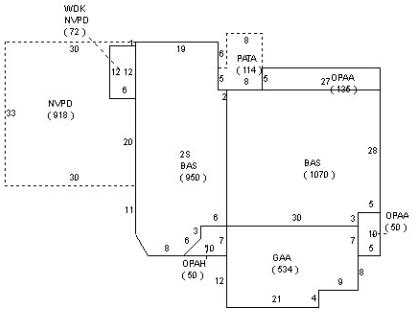
Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: HA-	Year Built: 1988	Frame:
Grade: A-	Effective Year: 1988	Primary Wall: CB Stucco
Story Height: 4 Ft Add Ht	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 4	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 3	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 1	Heat Fuel: ELEC	Primary Floors: Tile-Quarry
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	950	950	136
BAS	BASE AREA	2020	2020	268
GAA	Garage Attached Average	534	0	98
NVPD	Pool Deck for Sketch Only (Valued in SFYI)	990	0	174
OPAA	Open Porch Attached Average	185	0	94
OPAH	Open Porch Attached High	50	0	32
PATA	Patio Average (Plain Slab)	114	0	46
WDK	WOOD DECK	72	0	36

Special Features and Yard Items

Type	Qty	Units	Year Blt
POOL DK-GOOD	1	468	1988
RES POOL HI	1	450	1988
WOOD FEN 6'	1	120	2005
5' ALUM FENC	1	51	2008

Current Year Values

Current Values Breakdown

Building:	$230,100
Land:	$182,600
Just/Market:	$412,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$95,301
Assessed:	$317,399
Exemption(s):	$50,000
Taxable:	$267,399

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2018	2000	0500	Homestead Exemption	$25,000
2018	2008	0550	Homestead Exemption over $ 50,000	$25,000

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$54.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable

2018	$412,700	$317,399	$50,000	$267,399
2017	$406,200	$310,871	$50,000	$260,871
2016	$378,100	$304,477	$50,000	$254,477

Permits

Number	Issue Date	Description	Amount	Fee
F88000023B	Jan 1, 1988	Residential New Construction	$150,000	$150,000
F88000023E	Jan 1, 1988	Additions to existing construction	$150,000	$150,000
F88000023M	Jan 1, 1988	Additions to existing construction	$5,700	$5,700
F88000023P	Jan 1, 1988	Pool	$9,000	$9,000
F88000023P	Jan 1, 1988	Paving	$1,000	$1,000
F88000023P	Jan 1, 1988	Additions to existing construction	$0	$0
F88000023S	Jan 1, 1988	Additions to existing construction	$0	$0
SHTR2002-1	Aug 25, 2002	Alterations/Remodeling	$0	$189
SHTR2002-1	Aug 21, 2002	Alterations/Remodeling	$0	$189
FE200563	Apr 29, 2005	Wood Fence	$1,500	$75
0800001604	Oct 8, 2008	Fence	$2,985	$100
BP12-1550	Aug 30, 2012	Garage Door	$1,170	$80
BP12-1621	Sep 5, 2012	Air Conditioning Only	$1,800	$425

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

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

Weichert Realtors – Jeff Binner
2361 SW Seafury
Port St Lucie, FL. 34952

Re: Conditional Use – Kublitskiy Dwelling Rental – 2005 Mimosa Avenue

Dear Mr. Binner,

The following are comments from the Planning Department's review of the application for a Conditional Use with No New Construction in the R-2, Single-Family Intermediate Density Residential Zone (Please Provide a Written Response and any revisions to all responsible Departments by December 31st to be placed on the January 8th Planning Board Agenda):

1) The maximum occupancy of the home ensures compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;

2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;

3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and

4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty-one (31) days of Conditional Use approval.

5) Limit no more than 2 vehicles.

6) Include the City of Fort Pierce Business Tax property control number on all advertising.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,

Vennis Gilmore
Planning Analyst

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.20.18
Property Address: 2005 Mimosa Ave.
Property Name: Kublitsky Dwelling Rental
Project Name:
Planner: Vennis Gilmore

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/20/18

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

TO : **Vennis Gilmore, Planning Analyst**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **TRC # 18-0400027 – Kublistsky Vacation Rental**

DATE : **December 19, 2018**

Code Enforcement has the following comments:

1. It is recommended that Mr. Kublitsky consider including the following information in his rental application packet:
    a. The packet should clearly identify who will be responsible for enforcement of the conditions imposed by the Conditional Use and who will be able to respond to any complaints or issues within a reasonable time.
    b. Compliance with all local ordinances, including noise violations.
    c. Advise if pets are permitted and if so, compliance with our local pet ordinances.
    d. The number of people permitted to stay at one time.
    e. The number of vehicles permitted and where they are required to be parked.
2. The owner is advised that short term rentals of 31 days to 6 months are required to have a SLC tourism tax, a Florida Sales Tax account as well as a City of Fort Pierce Business Tax Receipt.
3. All ads on AirBNB must be removed until approval to conduct short term rentals is approved. Rentals may not be conducted without approval and without a business tax receipt. Violations of this requirement may result in a hearing before the Special Magistrate, a fine and possible suspension of all utilities to the property.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
DEC 11 2018
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Vennis Gilmore, Planning Analyst

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

RE : Kublitsky Residence Conditional Use – 2005 Mimosa Avenue
TRC No. 33-4000001

DATE : December 10, 2018

This is to advise you that we have completed the review of the following documents as received by this office on December 6, 2018:

- [X] Conditional Use Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [X] Recommend
- [ ] Do Not Recommend

- [X] Approval of Conditional Use
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\K\Kublitsky Residence\Conditional Use\Submittal No. 1 - 121018\CU Approval - 121018.docx

1701 South 37th Street (34947)
PO Box 3191, Fort Pierce, FL 34948

Phone: 772.466.1600
Fax: 772.468.2414

Water/Wastewater Engineering
"Committed to Quality"

Technical Review Committee meeting

December 20, 2018

TECHNICAL REVIEW PROJECT # 18-04000027 (Conditional Use w/ No New Construction)

Conditional Use – Kublitsky Dwelling Rental – 2005 Mimosa Avenue

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved

December 10th, 2018

Project:	**Kublitsky Dwelling Rental-Conditional Use-2005 Mimosa Ave.**
Subject:	**SURVEY REVIEW**
To:	Vennis Gilmore
From:	Rod Reed, PLS SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

No comments for this Project.

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, FEBRUARY 12, 2019, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Tim O'Connell**; **Bob Burdge**; **Gloria Johnson-Scott**; **Brian Paul**; **Jovona Parker**; **Frank Creyaufmiller**, **Chairman**

Absent: **Michael Broderick**

Staff Present: **Rebecca Grohall**, **Planning Director**
Iola Mosley, **Senior Assistant City Attorney**
Rebeca Guerra, **Assistant Planning Director**
Maria Lewicka, **Historic Preservation Planner**
Vennis Gilmore, **Planning Analyst**
Brandon Creagan, **Planner**
Alicia Rosenthal, **Executive Assistant**

4. CONSIDERATION OF ABSENCES

Mr. Broderick was excused.

5. APPROVAL OF MINUTES

a. Minutes from the January 8, 2019 meeting

Motion was made by Gloria Johnson-Scott, and seconded by Tim O'Connell to approve the minutes from the January 8, 2019 meeting.

AYE: **Gloria Johnson-Scott**, **Brian Paul**, **Jovona Parker**, **Tim O'Connell**, **Chairman Frank Creyaufmiller**, **Bob Burdge**

Passed

6. NEW BUSINESS

a. Conditional Use - Office Furniture Consultants/Woodworking Room- 2610 Orange Avenue

Ms. Lewicka gave an overview of the application and answered questions from the Board on irrigation and Technical Review Committee comments from the fire department. Ms. Lewicka explained she received a letter from the fire department that stated fire sprinklers and dust collection is not needed due to the nature of the business.

Michael Waldrop, Innovation Contracting, stated the applicant is not manufacturing furniture and the irrigation system will be addressed.

Motion was made by Bob Burdge, and seconded by Gloria Johnson-Scott to forward a recommendation to approve the request with the following conditions to be met prior to the Building Department Permit issuance:
1. Comply with City Code Section 22-60. Off-street parking and loading (j) Lighting (l)a. Please provide the lighting plan with a minimum average of two (2) footcandles.
2. Submit Change of Use Application to the Building Department to include a signed and sealed Life Safety Plan.
3. Provide a copy of a signed and sealed boundary survey.
4. Provide revisions to the parking in accordance with the existing structure features; Revise width of a handicapped access aisle to comply with ADA requirements, revise parking stall length to provide a minimum length of 18 feet, show the location of the stop sign and stop bar and indicate the standard parking stall width.
5. Relocate all proposed plantings to be situated within the limits of the property and not within the limits of the 27th Street public right-of-way.
6. Schedule a meeting with building department and the fire district to discuss possible sprinklers and dust collection requirements.

AYE: **Brian Paul**, **Jovona Parker**, **Tim O'Connell**, **Bob Burdge**, **Gloria Johnson-Scott**, **Chairman Frank Creyaufmiller**

Passed

b. Conditional Use - Kublitskiy Dwelling Rental - 2005 Mimosa Avenue

Mr. Gilmore gave an overview of the application and answered questions from the Board on the number of parking spaces and the reason for staff's denial.

Jeff Binner, Applicant Representative from Weichert Realtors, explained that he sold the house to the owner with the understanding he could rent the home for less than 6 months at a time. Mr. Binner stated the owner has put $50,000 of improvements into the house and the home is currently not being rented out.

Carole Mushier, President of South Beach Association, spoke against the application and stated she supports staff's decision for denial. Ms Mushier staid the dwelling rental presents challenges to the neighborhood with increased noise and traffic as well as changing the quality of lfe they enjoy.

Nancy Moore, Neighbor, spoke against the application. Ms. Moore stated that every weekend someone different is staying at the house and some are Airbnb rentals. Ms. Moore is concerned the owner is using an illegally subdivided house for short term rentals when it is not supposed to be rented out. Ms. Moore said that the owners story has changed over the last 3 months and the owner has rentals scheduled through the summer.

Mike Antoniak, Neighbor, spoke against the application and stated that rentals will destroy the neighborhood.

Anatole Klyosov, Neighbor, spoke against the application and stated there has been loud noise till 1:00 AM coming from the house along with 15 vehicles parked on the street.

Bruce Murray, past leader of the South Beach Citizens Advisory Council, spoke against the application and asked the Board to take into consideration safety issues and the past behavior of the owner, regarding rentals he owns in Colorado.

Motion was made by Bob Burdge, **and seconded by Jovona Parker to forward a recommendation to deny the request.**

AYE: **Jovona Parker**, **Tim O'Connell**, **Bob Burdge**, **Gloria Johnson-Scott**, **Brian Paul**, **Chairman Frank Creyaufmiller**

Passed

c. **Conditional Use with New Construction - Ghezzar Residence - 410 S. Ocean Drive**

Mr. Creagan gave an overview of the application and answered questions from the Board on parking.

Tom Cooper, Architect, provided additional information and answered questions from the Board on the layout.

Steve Boehning, Coastal Engineer from Coastal Waterways, stated the house is much higher than required and the application has been submitted to the Department of Environmental Protection (DEP). Mr. Boehning said the house exceeds the minimum standards and design criteria.

Motion was made by Bob Burdge, **and seconded by Tim O'Connell to forward a recommendation to the City Commission for approval with the following conditions.**
1. A landscape plan that demonstrates compliance with City Code 22-186 must be submitted with the building permit.
2. A lighting plan or photometric survey that demonstrates compliance with City Code 5-375 must be submitted with the building permit.
3· Prior to any construction the applicant shall obtain an FDOT Driveway Connection Permit.
4· Prior to construction activities the applicant shall obtain approval from the FDEP for construction activities seaward ofthe Coastal Construction Control Line.

AYE: **Tim O'Connell**, **Bob Burdge**, **Gloria Johnson-Scott**, **Brian Paul**, **Jovona Parker**, **Chairman Frank Creyaufmiller**

Passed

d. **Conditional Use with New Construction - Steve Tarr (TR) - 316 S. Ocean Drive**

Chiarman Creyaufmiller expressed he has personal dealings, with no fiduciary responsibility, with Mr. Tarr and he can be impartial.

Ms. Grohall gave an overview of the application and stated the applicant has reached a resolution with St. Lucie County to move the deck out of the easement .

No one spoke for or against the application.

Motion was made by Jovona Parker, and seconded by Gloria Johnson-Scott to recommend approval of the request as presented, subject to the following Conditions of Approval:
1. The segment of the proposed dune cross-over extending into the perpetual construction easement, contained in Resolution No. 98-016, as recorded in OR Book 1154, Pages 1351-1360, is approved by the St. Lucie County Erosion District in accordance with the requirements of said easement or is eliminated, prior to issuance of a building permit by the City of Fort Pierce. The contact information for St. Lucie County Erosion District is: Joshua Revord, P.E., Coastal Engineer St. Lucie County Erosion District- (772) 462-1269/ Revordl@stlucieco.org.
2. The proposed observation deck (12ft. by 12ft.- Future) will not be located the perpetual construction easement contained in Resolution No. 98-016, as recorded in OR Book 1154, Pages 1351-1360, with the construction drawings and DEP permit updated accordingly.
3. The work is completed in compliance with DEP rules for dune construction, and in accordance with sea turtle compliant lighting (Sec 5-375 if lighting is to be used).

AYE: **Bob Burdge**, **Gloria Johnson-Scott**, **Brian Paul**, **Jovona Parker**, **Tim O'Connell**, **Chairman Frank Creyaufmiller**

Passed

e. **Text Amendment - Chapter 22 - Enforcement**

Ms. Guerra gave an overview of the Text Amendment.

Ms. Mosley explained to the Board that the Building Inspector, by statutory decree, is no longer able to enforce planning and zoning requirements and that is why the language is being deleted.

Motion was made by Bob Burdge, and seconded by Jovona Parker to forward a recommendation of approval of the proposed Amendment to Section 22-138 through Section 22-155, Administrative Provisions, to the City Commission.

AYE: **Gloria Johnson-Scott**, **Brian Paul**, **Jovona Parker**, **Tim O'Connell**, **Bob Burdge**, **Chairman Frank Creyaufmiller**

Passed

f. **Text Amendment - Chapter 22 - Required Signage**

Ms. Guerra gave an overview of the Text Amendment and answered questions from the Board on how the signs will be provided, process used by St. Lucie County, guidelines for sign placement, proof of signage, size regulations, sign cost and sign posting duration.

Ms. Grohall explained that the signs should be placed in a conspicuous place at the physical address and not in the right-of-way. Ms. Grohall showed the Board a sample sign and stated the applicant will be able to install the new sign, unlike the current signs.

Ms. Mosley suggested that adding the language "in a conspicious place in proximity to the subject property", would help avoid the confusion of where to place the sign when there is no physical address.

Motion was made by Bob Burdge, **and seconded by Gloria Johnson-Scott to forward a recommendation of approval of the proposed Amendment to Section 22-143, Public Hearings, to the City Commission with the additional language "in proximity to the subject property" .**

AYE: **Brian Paul**, **Jovona Parker**, **Tim O'Connell**, **Bob Burdge**, **Gloria Johnson-Scott**, **Chairman Frank Creyaufmiller**

Passed

g. **Text Amendment - Chapter 22 - Use Table**

Ms. Guerra gave an overview of the Text Amendment.

Chairman Creyaufmiller commented that on complicated issues he would like the Board to receive materials sooner so they can be reviewed. Chairman Creyaufmiller said changes to the Use Table will effect years to come.

Ms. Grohall said a number of updates have been made to the Use Table and typically they are handled incrementally. Ms. Grohall stated this fast paced process is a response to the business community asking the city to be more nimble and efficient in processing things that come up on a regular basis.

Terissa Aronson from St. Lucie County Chamber of Commerce and Chair of the Development Review Task Force, stated this change is in response to a report between St. Lucie County Economic Development Council, Treasure Coast Builders Association and the Chamber of Commerce. Ms. Aronson said the task force is very supportive of anything that will streamline, expand and clarify uses in the City of Fort Pierce.

Charlene Adair, Resident, expressed her concern and wanted reassurance that changing the Use Table will not disturb in anyway the present appeal for a suit that is basing the effective date, of one of the ordinances, on the date the Use Table is changed.

Ms. Mosley stated it has been researched by the legal department and the City Attorney is of the opinion it will not have any effect.

Motion was made by Gloria Johnson-Scott, **and seconded by Jovona Parker to forward a recommendation of approval of the proposed Amendment to Section 22-22, Allowed Uses, to the City Commission.**

AYE: **Jovona Parker**, **Tim O'Connell**, **Bob Burdge**, **Gloria Johnson-Scott**, **Brian Paul**, **Chairman Frank Creyaufmiller**

Passed

h. **Text Amendment - Chapter 22 - Major and Minor Site Plans**

Ms. Guerra gave an overview of the Text Amendment and answered questions from the Board.

Ms. Grohall stated that Design Review is handled internally at the building department stage for site plans under 4,000 square feet.

The Board expressed concerns with projects that would no longer be seen by the public or the City Commission.

Ms. Guerra explained that the Site Plan threshold change would not effect Planned

Developments, Conditional Uses, Rezonings and Text Amendments.

Ms. Grohall stated the Development Review Task Force looked at the Planning and permitting processes throughout the city and recommended changes to make things better.

Brad Currie, Current Chair of the St. Lucie County Chamber of Commerce Board of Directors, stated he is familiar with the process because his day job, consists of presenting applications for site plan approvals, conditional uses and rezonings. Mr. Currie said the benefit of being part of the Development Review Task Force is he works with different municipalities with different codes. He explained the one thing that is consistent with all the codes is that they do allow some sort of threshold for review. He went on to say that at some point the Planning Board and the City Commission determines that staff is capable of making decisions for certain type of square footages. Mr. Currie stated the intent was to focus on the new and expanding businesses in the city and streamline the process for development and staff time and also be competitive with the county.

Motion was made by Jovona Parker, **and seconded by Gloria Johnson-Scott forward a recommendation of denial of the proposed Amendment to Section 22-58, Major & Minor Site Plan Applications, to the City Commission.**

AYE: **Tim O'Connell**, **Bob Burdge**, **Gloria Johnson-Scott**, **Brian Paul**, **Jovona Parker**
NAY: **Chairman Frank Creyaufmiller**
Passed

7. BOARD COMMENTS

Chairman Creyaufmiller asked the Board to keep the Easter Avenue Abandonment packet for a future Planning Board meeting and he also said a request was made for the Board to receive bottles of water at the meetings.

8. ADJOURNMENT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Conditional Use – Kublitskiy Dwelling Rental – 2005 Mimosa Avenue

Staff Name: Vennis Gilmore, Planning Analyst

Staff Signature: _____

Date Mailed: March 7, 2019

Number of Mailed Letters: 56

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use -Kublitskiy Dwelling Rental - 2005 Mimosa Avenue

NOTICES PROVIDED PURSUANT TO: City Code Section 22-143. Public Hearings A,B,C, & D

NOTICE BY NEWSPAPER: March 3rd, 2019

NOTICE BY MAIL: March 7th, 2019

NOTICE BY SIGNS: March 6th, 2019

VERIFIED BY: Vennis Gilmore **TITLE:** Planning Analyst

SIGNATURE: **DATE:** March 7th, 2019

1
Martyn Farr
8 Isla Bahia Terr
Fort Lauderdale; FL 33316

2
Raymond E Pryce
1211 Capstan Dr
Forked River; NJ 08731

3
Terry Carter
1918 Mimosa Ave
Fort Pierce; FL 34949-3420

4
Thomas E Newcamp
1915 Mimosa Ave
Fort Pierce; FL 34949-3419

5
Olivia Holmes
2240 Silver Sands CT
Vero Beach; FL 32963-3152

6
Alberta E Centerbar
1923 S Ocean DR
Fort Pierce; FL 34949-3362

7
Andrew J Bryan
516 Main ST
Wintersville; OH 43953-3742

8
Alicia Alonso
5949 SW 16th Ter
West Miami; FL 33155-2107

9
Christine Defilippis
8121 SE Orchard TER
Hobe Sound; FL 33455-3975

10
Craig L Zezeck (LF EST)
2002 Cypress AVE
Fort Pierce; FL 34949-3314

11
Thomas K Perona
2006 Cypress Ave
Fort Pierce; FL 34949

12
Cynthia J Baker
1709 Surfside DR
Fort Pierce; FL 34949-3371

13
Frank L Longo
2001 Cypress Ave
Fort Pierce; FL 34949

14
Michael J Antoniak
2003 Cypress AVE
Fort Pierce; FL 34949-3313

15
Dennis Todd
927 SW Lake Roesiger Rd
Snohomish; WA 98290-7521

16
Lurline M Saveikis
1809 Surfside DR
Fort Pierce; FL 34949-3353

17
Federico A Miranda
1813 Surfside DR
Fort Pierce; FL 34949-3353

18
Foster N Blackburn
2012 Mimosa Ave
Fort Pierce; FL 34949-3331

19
VG and CT LLC
2732 Grantham CT
Orlando; FL 32835-6170

20
Thomas J Franciosa
1810 S Ocean Dr
Fort Pierce; FL 34949-3361

21
Anne E Supina
1564 Thumb Point DR
Fort Pierce; FL 34949-3567

22
Fernando V Morales
2170 SW 21st ST
Okeechobee; FL 34974-5716

23
John L Hofer
4590 SE Glenridge TRL
Stuart; FL 34997-6991

24
Surfside Equities LLC
2835 Odonnell ST; Unit Ste 1001
Baltimore; MD 21224-4897

25
Steven E Rahman
82 Mid Pines TER
Wellington; FL 33414-4029

26
FJI LLC
5601 Powerline RD; Unit Ste 103
Fort Lauderdale; FL 33309-2831

27
Peter G Larson
1800 Surfside DR
Fort Pierce; FL 34949-3311

28
Northern States Mortgage Corp
11585 NE 22nd Dr
Miami; FL 33181-3211

29
Surfside Private Beach Inc
1907 Jacaranda Ave
Fort Pierce; FL 34949

30
August L Heil
1915 Jacaranda Ave
Fort Pierce; FL 34949-3413

31
Gary Heidelberg
1919 Jacaranda Ave
Fort Pierce; FL 34949-3413

32
Derrick Gibbons
1920 Rio Vista DR
Fort Pierce; FL 34949-3430

33
Pierre Lavial
2001 Mimosa AVE
Fort Pierce; FL 34949-3330

34
Joseph A Moore (TR)
PO Box 298
Zellwood; FL 32798-0298

35
Igor Kublitskiy
3333 Routt ST
Wheat Ridge; CO 80033-5400

36
Boris M Odintsov
1901 Surfside DR
Fort Pierce; FL 34949-3354

37
Michael L Maleski
4241 Meadowood CT
Hudsonville; MI 49426-8667

38
Anatole A Klyosov
1911 Surfside DR
Fort Pierce; FL 34949-3354

39
Patricia Roth
4269 S Alton St
Englewood; CO 80111

40
Margaret H Corderman
1915 Surfside Dr
Fort Pierce; FL 34949

41
Quintero Family Prtnshp LTD
306 International PKWY
Sunrise; FL 33325-6273

42
Cindy S Wasserman
2024 Jacaranda Ave
Fort Pierce; FL 34949-3326

43
Josephine Bako
2022 Jacaranda AVE
Fort Pierce; FL 34949-3326

44
Janell M Frisk
2020 Jacaranda AVE
Fort Pierce; FL 34949-3326

45
Timothy D Fischer
2018 Jacaranda DR
Fort Pierce; FL 34949-3326

46
Bruce L Charboneau (TR)
8035 Spendthrift LN
Port St Lucie; FL 34986-3122

47
William R Kidd
2769 Boston CT
Lantana; FL 33462-3877

48
Joshua Voss
2012 Jacaranda Dr
Fort Pierce; FL 34949-3326

49
James P Flynn
1906 S Ocean DR
Fort Pierce; FL 34949-3363

50
Douglas Newman (TR)
2001 Jacaranda AVE
Fort Pierce; FL 34949-3325

51
Charles T Holsen (TR)
246 North Lake Rd
Oconomowoc; WI 53066-2820

52
Frank P Celino (LF EST)
2010 Rio Vista DR
Fort Pierce; FL 34949-3350

53
Leslie Besinger
2008 Rio Vista Dr
Fort Pierce; FL 34949-3350

54
Ronald C Sutterfield
2000 S Ocean Dr Ste X2C
Fort Pierce; FL 34949-3365

55
Randal Baklini
2009 Rio Viata Dr
Fort Pierce; FL 34949-3349

56
George S Yerkes
5212 Homeland RD
Wellington; FL 33449-8467



N
W E
S

Adjacent Property Owner Map

THE SUNRISE CITY
FORT PIERCE
Florida

2005 Mimosa Avenue

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

Meeting Date: 03/18/2019

Re: Conditional Use & Design Review - Ghezzar Residence - 410 S. Ocean Drive

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with New Construction & Design Review submitted by Property Owners, Sid & Elissa Ghezzar, & Representative, Thomas Cooper, to construct a single family home seaward (east) of the Coastal Construction Control Line (CCCL), located at 410 S. Ocean Drive in Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential (R4-A) Parcel ID: 2401-502-0006-000-0

SUMMARY:

- In accordance with Sections 22-59, 22-66 and 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction & Design Review for a single family home seaward of the Coastal Construction Control Line (CCCL).
- The proposed single family home is located at 410 South Ocean Drive. The proposed property that the single family home is planned to be built on is owned Sid & Elissa Ghezzar. The subject property is zoned R-4A, Hutchinson Island Medium Density Residential with a Future Land Use Designation of HIR, Hutchinson Island Residential. The properties to the north & south, are zoned R-4A, Hutchinson Island Medium Density Residential. The property to the west is zoned C-5, Tourist Commercial. The Atlantic Ocean is to the east.
- The site is seaward of the Coastal Construction Control Line (CCCL), therefore the proposed construction requires authorization of a Conditional Use to advance for permitting. The Florida Department of Environmental Protection (FDEP) regulates the seaward most limits for construction, and will review the final proposal according to established coastal construction guidelines. The seaward most limits depend on the existing line of construction in the immediate area, the landward toe of the frontal dune, and the landward limits of the projected 30-year erosion. There is also the St. Lucie County Perpetual Construction Easement that abuts the parcel to the east.
- The home will have a total living area square footage of 764 square feet and the overall square footage for the home, carport (under living area), entry deck, and rear balcony will be 1,071 square feet. The proposed height of the structure is 22.4 ft., to comply with City Code section 22-16(a)(3)b. guiding height within the South Beach Overlay District, for a single-family home in the R-4A zoning district. In the South Beach Overlay District, the height of a structure is not determined by measurement from existing grade, but rather from the FEMA Base Flood Elevation. The proposed single family home will have a front yard setback of 25ft with a rear setback of 15 feet and a side setback of 6 feet.
- The Planning Board at their meeting on February 12, 2019 voted 6-0 to recommend approval of the request as presented.

RECOMMENDATION:

The proposed single family home meets the requirements of the City Code, and is in compliance with the City's Comprehensive plan. Staff recommends that the City Commission approve the Conditional Use with New Construction & Design Review, seaward of the CCCL, for the Ghezzar Residence at 410 S Ocean Drive with the following conditions.

1. A landscape plan that demonstrates compliance with City Code 22-186 must be submitted with the building permit.
2. A lighting plan or photometric survey that demonstrates compliance with City Code 5-375 must be submitted with the building permit.
3. Prior to any construction the applicant shall obtain an FDOT Driveway Connection Permit.
4. Prior to construction activities the applicant shall obtain approval from the FDEP for construction activities seaward of the Coastal Construction Control Line.

ALTERNATIVES:

Approve with Alternate Conditions, Deny

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Potential Increase in Ad-Valorem Tax Revenue.

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Zoning Map
TRC Comments
Property Card
Public Notification Certification
Affidavit of Notification and Mailing

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/11/2019 04:00 PM

Form Started By: Brandon Creagan
Started On: 03/06/2019 02:44 PM
Final Approval Date: 03/11/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Conditional Use with New Construction & Design Review**
Ghezzar Residence
410 South Ocean Drive

DATE: March 6, 2019

STAFF REPORT

Property Owner/Applicant: Sid & Elissa Ghezzar
6701 Mallards Cove Road Apt 42F
Jupiter, FL 33458

Requested Action: Approval with Conditions of a Conditional Use with New Construction & Design Review for a single family home seaward of the Coastal Construction Control Line (CCCL)

Site Location: 410 South Ocean Drive

Parcel ID: 2401-502-0006-000-0

Parcel Size: .20 acres

Current Zoning: R-4A, Hutchinson Island Medium Density Residential

Future Land Use: HIR, Hutchinson Island Residential

Surrounding Zoning

North	East	South	West
R-4A	Ocean	R-4A	C-5

Staff Analysis:

In accordance with Sections 22-59, 22-66 and 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction & Design Review for a single family home seaward of the Coastal Construction Control Line (CCCL).

The proposed single family home is located at 410 South Ocean Drive. The proposed property that the single family home is planned to be built on is owned Sid & Elissa Ghezzar. The subject property is zoned R-4A, Hutchinson Island Medium Density Residential with a Future Land Use Designation of HIR, Hutchinson Island Residential. The properties to the north & south, are zoned R-4A, Hutchinson Island Medium Density Residential. The property to the west is zoned C-5, Tourist Commercial. The Atlantic Ocean is to the east.

The site is seaward of the Coastal Construction Control Line (CCCL), therefore the proposed construction requires authorization of a Conditional Use to advance for permitting. The Florida Department of Environmental Protection (FDEP) regulates the seaward most limits for construction, and will review the final proposal according to established coastal construction guidelines. The seaward most limits depend on the existing line of construction in the immediate area, the landward toe of the frontal dune, and the landward limits of the projected 30-year erosion. There is also the St. Lucie County Perpetual Construction Easement that abuts the parcel to the east.

Design Review

Design & Height

The home will be constructed of pilings, poured concrete columns and beams, insulated concrete form exterior walls with hardie board vertical siding, wood trusses and a MOP roofing over plywood decking. The home will feature a modern and energy efficient design. The home will have a total living area square footage of 764 square feet and the overall square footage for the home, carport (under living area), entry deck, and rear balcony will be 1,071 square feet. The proposed height of the structure is 22.4 ft., to comply with City Code section 22-16(a)(3)b. guiding height within the South Beach Overlay District, for a single-family home in the R-4A zoning district. In the South Beach Overlay District, the height of a structure is not determined by measurement from existing grade, but rather from the FEMA Base Flood Elevation. The proposed single family home will have a front yard setback of 25ft with a rear setback of 15 feet and a side setback of 6 feet.

The structure meets the design review standards of City Code 22-59 because it meets the purpose and intent of the code. The intent of the code as stated in section 22-59(b) states that "The intent of the city's design review process is not to stifle innovative architecture but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city". The proposed structure meets the intent of the code because the overall design seeks to minimize the impacts to the surrounding neighborhood as well as minimize the impacts to the environment. The applicants have expressed that the structure follows the characteristics of Mid-Century Modern architecture and that is one of the recognized design styles in the Design Review section. The design of the structure will not detract from the built environment and will instead blend in with the build environment around it. This is achieved by the small footprint and color choices for the structure as these choices help to blend this structure in with surrounding structures. Further the applicants want to landscape the property so that the structure further blends into its surroundings. There are no additional design standards in the South Beach Overlay for Single Family Homes. A color rendering is included in the packet for review.

Lighting & Landscaping

The proposed beachside lighting shall be in full compliance with City Code 5-375 (Lighting on the Beach). City Code section 5-375 provides for the protection of sea turtles and sea turtle hatchlings in regards to lights effect on the ability of

sea turtles to reach the sea. Any light that can be seen from the beach has the potential of disorienting sea turtles and preventing them from reaching the sea. The Code specifies that lighting shall be mounted as low as possible and lights shall be shielded. These two specifications help to prevent visible light from the beach. The applicant has not provided a lighting plan, but is aware of the requirements above and will provide one at the time of building permit. The applicant has also not provided a landscape plan and is aware that they will need to provide one that is in compliance with City Code 22-186, Single Family & Two Family Dwelling Units. This landscape plan will be provided at the time of building permit.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan. All comments received are attached for your review.

Planning Board

The Planning Board at their meeting on February 12, 2019 voted 6-0 to recommend approval of the request as presented.

Public Notification

63 letters were sent to property owners within 500 feet of the subject property. No letters have been received, an update will be given at the City Commission meeting.

Staff Comments:

The proposed single family home meets the requirements of the City Code, and is in compliance with the City's Comprehensive plan. Staff recommends that the City Commission **approve** the Conditional Use with New Construction & Design Review, seaward of the CCCL, for the Ghezzar Residence at 410 S. Ocean Drive with the following conditions.

1. A landscape plan that demonstrates compliance with City Code 22-186 must be submitted with the building permit.

2. A lighting plan or photometric survey that demonstrates compliance with City Code 5-375 must be submitted with the building permit.

3. Prior to any construction the applicant shall obtain an FDOT Driveway Connection Permit.

4. Prior to construction activities the applicant shall obtain approval from the FDEP for construction activities seaward of the Coastal Construction Control Line.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 410 S. Ocean Drive, Ft. Pierce, FL. 34949

Parcel ID #(s) 2401-502-0006-000-0

Project description Small Single Family

Property Owner(s)	Applicant/Representative, Title, Company
Sid and Elissa Ghezzar	Thomas T. Cooper, Architect
6701 Mallards Cove Rd #2F	4498 N.E. Skyline Drive
Street Address	Street Address
Jupiter, FL. 33458	Jensen Beach, FL. 34957
City State Zip	City State Zip
917-273-4254	772-232-1767
Phone Number	Phone Number
sidghezzar@icloud.com	ThomasTcooper@gmail.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 18 day of December, 2018, by Sid & Elissa Ghezzar who is personally known to me or has produced N.Y. Drivers Lic. as identification.

Signature of Notary

(seal) NILESH K. PARIKH
MY COMMISSION # FF 192374
EXPIRES: February 20, 2019
Bonded Thru Notary Public Underwriters

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

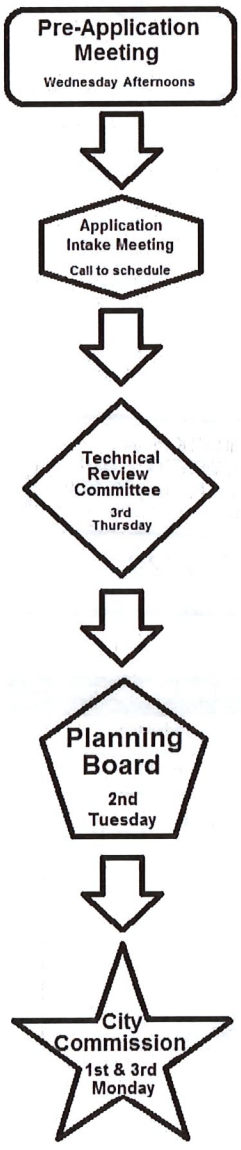
Site Information:

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

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 410 S. Ocean Drive, Ft. Pierce Fl 34949
Parcel ID #(s) 2401-502-0006-000-0
Project Description Small single family

Sid and Elissa Ghezzar
Property Owner(s)
6701 Mallards Cove Rd #42F
Street Address
Jupiter, FL 33458
City State Zip
917-273-4254
Phone Number
sidghezzar@icloud.com
Email Address

Thomas T. Cooper, Architect
Applicant/Representative, Title, Company
4498 NE Skyline Drive
Street Address
Jensen Beach, FL 34957
City State Zip
772-232-1767
Phone Number
thomastcooper@gmail.com
Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach
The foregoing instrument was acknowledged before me this 14 day of Dec, 2018, by Sid & Elissa Ghezzar who is personally known to me or has produced N.Y. Driver's Lic. as identification.

Signature of Notary

NILESH K. PARIKH
MY COMMISSION # FF 192374
EXPIRES: February 20, 2019
Bonded Thru Aaby Public Underwriters
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

Prepared by and Return to Veronika Swords ,
an employee of First International Title, Inc.
107 North 2nd Street
Fort Pierce, FL 34950
File No.: 127362-41

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4481802 09/20/2018 08:36:54 AM
OR BOOK 4181 PAGE 2836 - 2837 Doc Type: DEED
RECORDING: $18.50
Doc Tax: $1953.00

WARRANTY DEED

This indenture made on September 14, 2018, by **Drew K. Russ**

whose address is: 4025 Lawnview Avenue, Pittsburgh, PA 15227 hereinafter called the "grantor",

to **Sid M. Ghezzar and Elissa Ghezzar, husband and wife**

whose address is: 2336 SE Ocean Blvd., #268, Stuart, FL 34996 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, **Florida,** to-wit:

Lot 6, Block 1, REVISED PLAT OF PALM HAVEN SUBDIVISION, according to the Plat thereof, recorded in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida, less that part lying Easterly of the line described in Quit Claim Deed recorded in Official Records Book 165, Page 1465, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0006-000/0

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2017.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Drew K. Russ

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jessica L. McCorvey, Notary Public
South Fayette Twp., Allegheny County
My Commission Expires Dec. 29, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Signed, sealed and delivered in our presence:

May Graham
Witness Signature
Print Name: May Graham

Kathleen McNally
Witness Signature
Print Name: Kathleen McNally

State of Pennsylvania
County of Allegheny

The Foregoing Instrument Was Acknowledged before me on 9/14/2018, by **Drew K. Russ**, who is/are personally known to me or who has/have produced a valid Pennsylvania Driver's License as identification.

Notary Public
Printed Name: Jessica McCorvey
My Commission expires: 12/29/2020



December 15, 2018

Fort Pierce Planning Department

100 North US1

Fort Pierce, FL 34950

SUBJECT: Single Family Home -2401-502-0006-000-0

Technical Review Project # 18-04000020

Conditional Use TRC and FPUA Comments, Engineering Advisory Comments, and SLC- Engineering Division Comments

Good Morning Brandon,

We have received the comments from the TRC and FPUA, please see our replies below.

1. We have revised the zoning district on page A1 of the drawings to say R -4A instead of R-1.

2. The structure will not exceed the maximum allowable height of 45 feet as outlined in the R-4A Zoning District and South Beach Overlay.

3. All outside lighting will comply with City Code 5-375, Lighting on the Beach. See notes on Construction Documents.

4. The House will be constructed of pilings, poured concrete columns and beams, Insulated Concrete Form (ICF) exterior walls with Hardie Board Vertical siding, wood trusses and MOP roofing over plywood decking.

5. We acknowledge that prior to any construction we shall obtain an FDOT Driveway Connection Permit.

6. We acknowledge that prior to construction activities we shall obtain approval from FDEP for construction activities seaward of the Coastal Construction Line. We have hired Coastal Waterways Design & Engineering LLC, coastal engineers, to provide these services.

7. We acknowledge that water available to the property will be via a 6- inch water main on the East side of South Ocean Drive.

8. We acknowledge that we are responsible for constructing/extending a sanitary sewer lateral from the existing lateral @ Palm Haven S/D Unit 1 Lot 7 (approximately 46 feet from the southern property line).

9. We acknowledge that approved Point of Service for electric is located at the NW corner of the property

10. We acknowledge that construction will meet the requirements of the Florida Building Code 6th Edition

11. We acknowledge that the property exists in a Special Flood Hazard Area. All Federal and State requirements shall be addressed.

12. We acknowledge that a Flood Development Permit required.

13. We acknowledge that a Building Permit is required. We have hired Gregory Burke, architect, to provide permit documents.

14. We acknowledge that signed and sealed construction drawings are required.

15. We will provide a boundary and topographic survey of the site with flood zones depicted. In addition all wetland areas (if any) will be identified and shown on the survey. All elevations will be referenced to NAVD 1988. The survey will be performed by a professional surveyor licensed to practice in the State of Florida. We have hired Arnold Surveying Inc., to provide the services above.

Thank you,

Sid and Elissa Ghezzar

November 24, 2018

Fort Pierce Planning Department

100 North US1

Fort Pierce, FL 34950

SUBJECT: Single Family Home -2401-502-0006-000-0

Technical Review Project # 18-04000020

Conditional Use TRC and FPUA Comments, Engineering Advisory Comments, and SLC- Engineering Division Comments

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Thank you,

Sid and Elissa Ghezzar

We , Sid and Elissa Ghezzar have ownership and control of proposed development on the parcel# 2401-502-0006-000-0 at 0 S.Ocean Drive, Ft Pierce, FL 34949. This is intended as a 792 sf single family dwelling. This will be our sole residence and we will be residing here year round. It will be a single story home on pilings and will have a coastal character. The home will be minimalist in design and in its environmental footprint as well as energy efficient and compliant to all Florida codes.

Our elevation is a single story 792 sf coastal home on pilings which scale is complementary of the existing buildings surrounding the parcel. The exterior cladding and other features are in keeping with many of the existing homes in the immediate area.

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$167,200
Just/Market:	$167,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$167,200
Exemption(s):	$0
Taxable:	$167,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0041	0.2	Fort Pierce Stormwater Charge	$10.80

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

Sale Code:	0111
Deed:	QC
Grantor:	Russ Drew K
Price:	$100
Date:	Feb 21, 2017
Book/Page:	3972 / 2388
Sale Code:	0111
Deed:	QC
Grantor:	Forward Solutions LLC
Price:	$100
Date:	Sep 16, 2015
Book/Page:	3790 / 1759
Sale Code:	0118
Deed:	DE
Grantor:	St Lucie County
Price:	$100
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

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

Interior Data

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

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

Property Identification

Site Address:	S OCEAN DR
Parcel ID:	2401-502-0006-000-0
Account #:	14870
Map ID:	24/01B
Use Type:	0000
Zoning:	R4A
City/County:	Fort Pierce

Ownership

Sid M Ghezzar
Elissa Ghezzar

2336 SE Ocean BLVD # 268
Stuart, FL 34996

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 1 LOT 6 PB 37-2- (OR 3790-1759) (0.20 AC- 8,646.75 SF)

Current Values

Just/Market Value:	$167,200
Assessed Value:	$167,200
Exemptions:	$0
Taxable Value:	$167,200

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



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.2
Land Size (SF):	8,646.75

Sale History

Date:	Sep 14, 2018
Book/Page:	4181 / 2836
Sale Code:	0001
Deed:	WD
Grantor:	Russ Drew K
Price:	$279,000
Date:	Jan 9, 2018
Book/Page:	

Property Identification

Site Address:	S OCEAN DR
Parcel ID:	2401-502-0006-000-0
Account #:	14870
Map ID:	24/01B
Use Type:	0000
Zoning:	R4A
City/County:	Fort Pierce

Ownership

Sid M Ghezzar
Elissa Ghezzar

2336 SE Ocean BLVD # 268
Stuart, FL 34996

Legal Description

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Download TRIM for this parcel: Download PDF

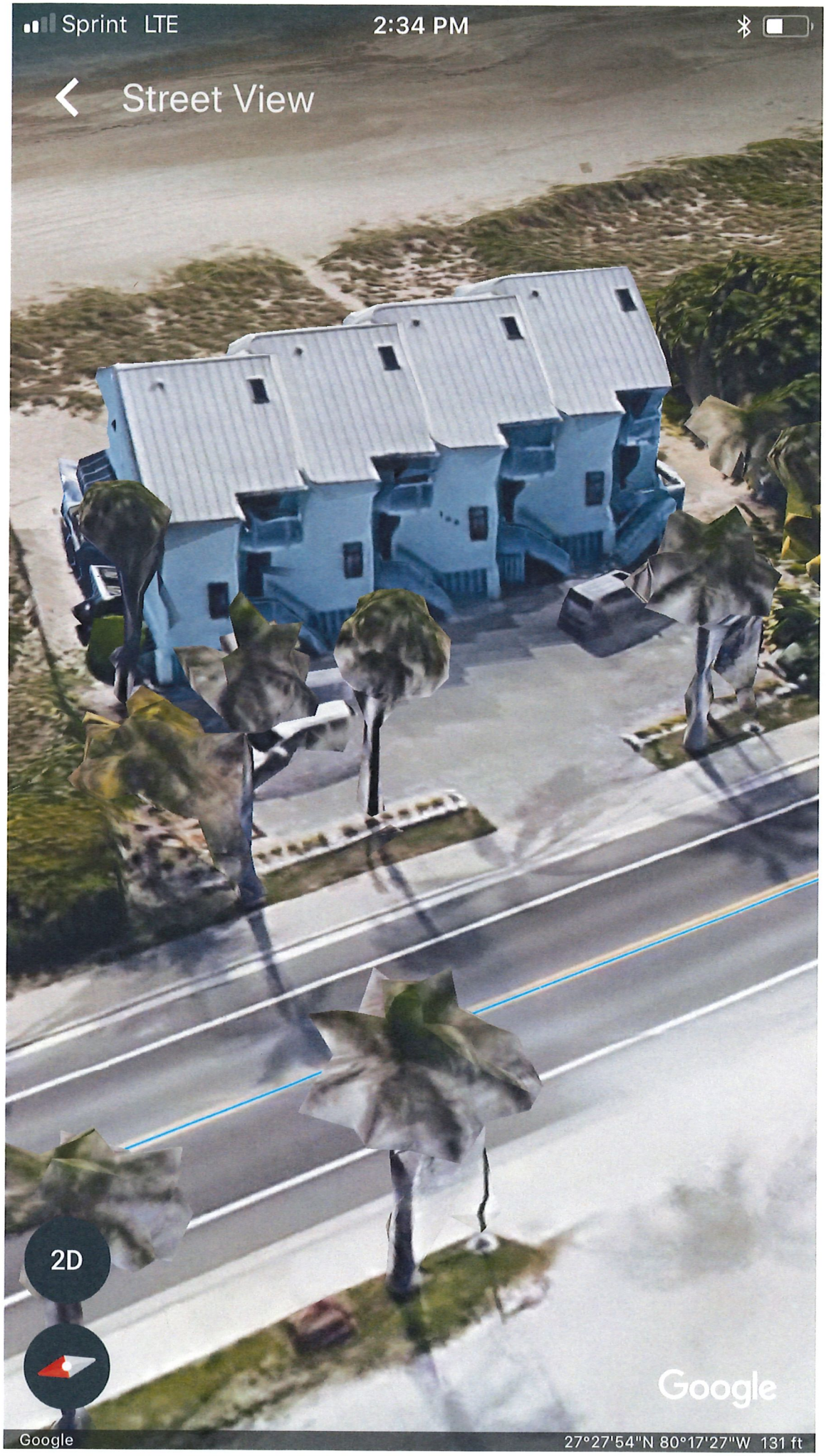


Total Areas

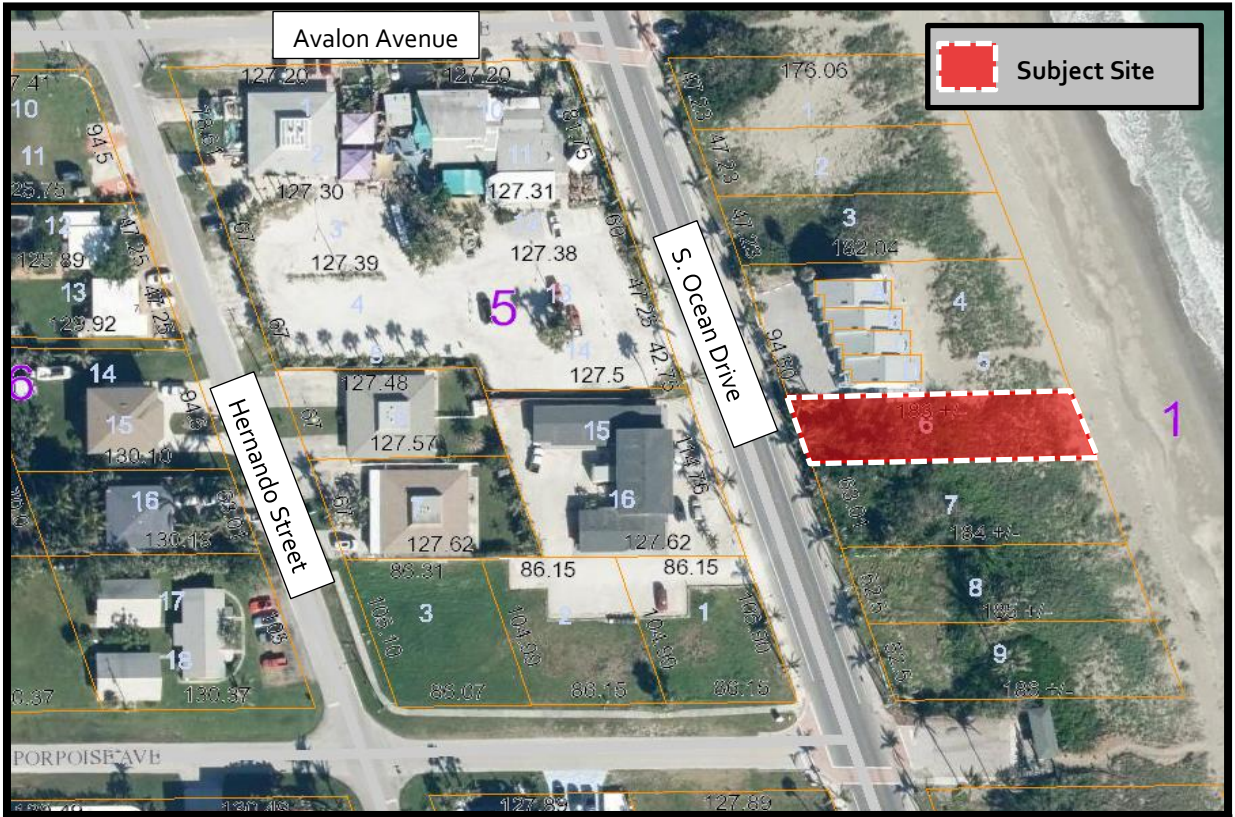
Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.2
Land Size (SF):	8,646.75


411 S Ocean Dr
Reach Community
Church At Archies
Google
Google
27°27'53"N 80°17'20"W 304 ft


408 S Ocean Dr
Island House Apartments
Google, Inc.
Google
© 2018 Google
27°27'52"N 80°17'24"W 13 ft


Sprint LTE
2:34 PM
Street View
2D
Google
Google
27°27'54"N 80°17'27"W 131 ft

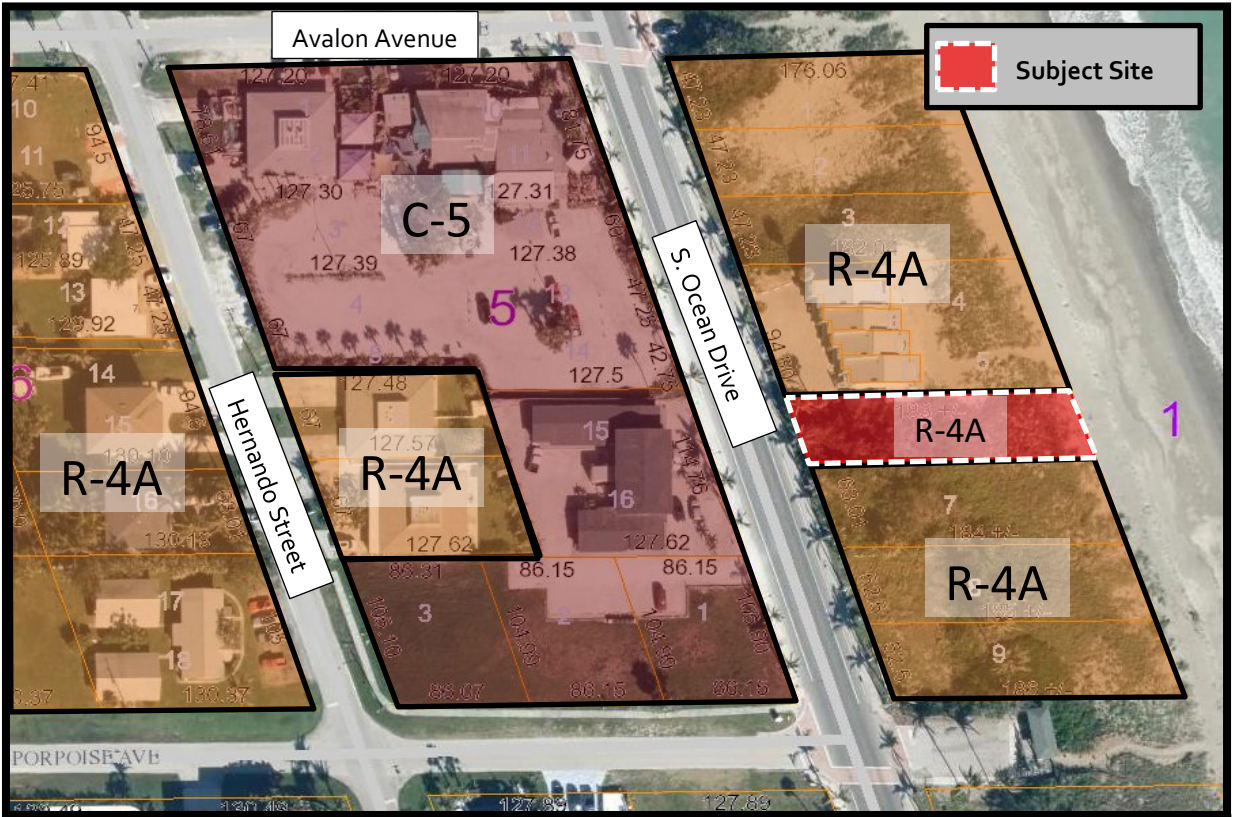

PRIVATE
PROPERTY



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Conditional Use
Ghezzar Single Family Home
Aerial Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Conditional Use
Ghezzar Single Family Home
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 17, 2019

Sid & Elissa Ghezzar
6701 Mallards Cove Road
Jupiter, FL 33458

SUBJECT: **Single Family Home – 410 S. Ocean Drive**
TECHNICAL REVIEW PROJECT: # 18-04000020
CONDITIONAL USE

Comments:

1. Create a section of the site plan that list all of the zoning data for the proposed home. This would include the homes lot coverage percentage, setbacks from all property lines, and height from FEMA Base Flood Elevation.
2. Please define what is meant by a driving/walking surface of seashells. Driveways should be asphalt or concrete unless an alternate material has been approved for use by the Engineering Department.
3. Please ensure that all outside lighting complies with City Code 5-375, Lighting on the Beach. Provide an outside lighting plan that demonstrates compliance with this code.
4. Provide a landscape plan that demonstrates compliance with City Code 22-186, Single and two family dwelling units.
5. Provide a color rendering of the structure.
6. Clearly indicate on the plans where the dune line is located at.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by January 29, 2018 to advance to the February Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Ghezzar Residence Conditional Use – South Ocean Drive
TRC No. 18-04000020

RECEIVED
JAN 17 2019
CITY OF FORT PIERCE
PLANNING & ZONING

DATE : January 17, 2019

This is to advise you that we have completed the review of the following documents as received by this office on January 4, 2019:

- ☒ Conditional Use Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend

- ☒ Approval of Conditional Use
- ☐ Building Permit
- ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See attached for engineering advisory comments

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

ENGINEERING ADVISORY COMMENTS:

1. Prior to any construction the applicant shall obtain an FDOT Driveway Connection Permit.
2. Prior to construction activities the applicant shall obtain approval from FDEP for construction activities seaward of the Coastal Construction Line.

JRA/TST/tst

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 1.17.19
Property Address: CU with New Construction – Single Family Home
Property Name: 2401-502-0006-0000
Project Name:
Planner: Brandon Creagan

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☑ 8. Property may exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☑ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 1/17/19

Technical Review Committee meeting

January 17th, 2019

Case # 18-4000020

Ghezzar Residence, 410 S. Ocean Dr, Fort Pierce, FL 34949

Conditional Use with new construction.

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

January 14, 2019

Project:	**Ghezzar Residence**
Subject:	**SURVEY REVIEW**
To:	Brandon Creagan
From:	Rod Reed, PLS
	SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

1) Please provide a boundary and topographic survey of the site with flood zones depicted. In addition all wetland areas (if any) will need to be identified and shown on the survey. All elevations will be referenced to NAVD 1988. The survey needs to be performed by a professional surveyor licensed to practice in the State of Florida.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

January 17, 2019

TECHNICAL REVIEW PROJECT #18-04000020

Conditional Use with New Construction – Single Family Home – 2401-502-0006-0000

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved. Electric point of service is at the NE corner of the property.

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

Property Identification

Site Address: S OCEAN DR
Sec/Town/Range: 01/35S/40E
Map ID: 24/01B
Zoning: R4A

Parcel ID: 2401-502-0006-000-0
Account #: 14870
Use Type: 0000
Jurisdiction: Fort Pierce

Ownership

Sid M Ghezzar
Elissa Ghezzar

2336 SE Ocean BLVD # 268
Stuart, FL 34996



Legal Description

PALM HAVEN S/D-UNIT 1- BLK 1 LOT 6 PB 37-2- (OR 3790-1759)
(0.20 AC- 8,646.75 SF)

Current Values

Just/Market Value:	$167,200
Assessed Value:	$167,200
Exemptions:	$0
Taxable Value:	$167,200

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.2
Land Size (SF):	8,646.75

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 14, 2018	4181 / 2836	0001	WD	Russ Drew K	$279,000
Jan 9, 2018	4086 / 2740	0111	QC	Russ Drew K	$100
Feb 21, 2017	3972 / 2388	0111	QC	Forward Solutions LLC	$100
Sep 16, 2015	3790 / 1759	0118	DE	St Lucie County	$100
Jan 1, 1900					$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$167,200
Just/Market:	$167,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$167,200
Exemption(s):	$0
Taxable:	$167,200

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0041	0.2	Fort Pierce Stormwater Charge	$10.80

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	$167,200	$167,200	$0	$167,200
2017	$189,100	$189,100	$0	$189,100
2016	$180,500	$180,500	$0	$180,500

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Ghezzar Single Family Home - Conditional Use with New Construction

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 3-3-2019

NOTICE BY MAIL: 3-4-2019

NOTICE BY SIGNS: 3-6-2019

VERIFIED BY: Brandon Creagan **TITLE:** Planner

SIGNATURE:  **DATE:** 3-6-2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Ghezzas Single Family Home - Conditional Use with New Construction

Staff Name: Brandon C Creagan

Staff Signature: B C C...

Date Mailed: 3-4-19

Number of Mailed Letters: 63

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

March 4, 2019

Dear Property Owner(s):

The property owners/applicant, **Sid & Elissa Ghezzar,** & representative **Thomas T. Cooper, Architect** are requesting approval of a **Conditional Use with New Construction** to construct a single family home seaward (east) of the Coastal Construction Control Line at 410 S. Ocean Drive in Fort Pierce, Florida. The property is zoned Hutchinson Island Medium Density Residential (R-4A). The Parcel ID is 2401-502-0006-000-0.

Legal Description: PALM HAVEN S/D-UNIT 1- BLK 1 LOT 6 PB 37-2- (OR 3790-1759) (0.20 AC- 8,646.75 SF)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, March 18, 2019** which begins at **6:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Conditional Use with New Construction**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it so it is received by **5 p.m**. on **Monday, March 18, 2019.** Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742 or bcreagan@city-ftpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Thank you for your contribution.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

Conditional Use New Construction – Ghezzar Single Family Home No._1

I approve 0 I disapprove 0

Comments:

_____

_____

_____

_____ _____

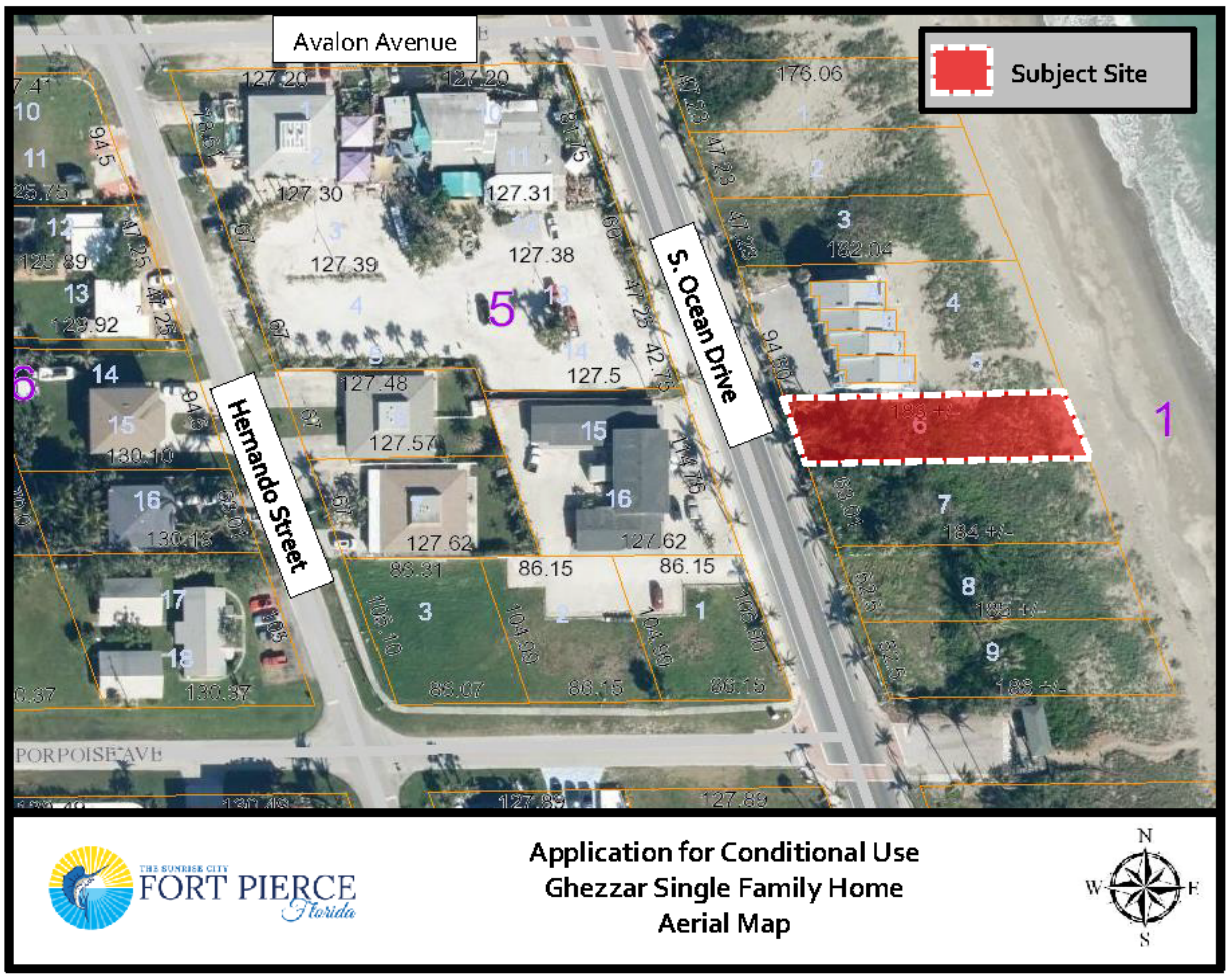
Signature **Date**

Please complete and return ballot to:

Mail		**Fax**		**Email**
City of Fort Pierce Planning Department 100 N. US Hwy 1 Fort Pierce, FL 34950	or	(772) 466-5808	or	bcreagan@city-ftpierce.com

Aerial Map

410 S. Ocean Drive



Stelly-Hoven Inc 1
4521 PGA Blvd Ste 201
Palm Beach Gardens; FL 33418

408 S Ocean Dr Owners Assn Inc 2
408 S Ocean Dr Apt A
Fort Pierce; FL 34949-2801

Joanne Albarelli and Linda J Muscolino 3
408 S Ocean Drive #A
Fort Pierce; FL 34949

Bradley Beach Holdings LLC 4
408 S Ocean Dr #B
Fort Pierce; FL 34949

Robert J Rentler and Donna S Rentler 5
100 Godfrey Landing
Leechburg; PA 15656

Joseph E Zaher and Della A Zaher 6
17922 NW 10th St
Pembroke Pines; FL 33029-3118

Sid M Ghezzar and Elissa Ghezzar 7
2336 SE Ocean BLVD; Unit # 268
Stuart; FL 34996-3310

Marilyn Giordano 8
3050 Enterprise Avenue Suite 120
Weston; FL 33331

S Ocean Drive Properties LLC 9
500 S Federal HWY; Unit Unit 1641
Hallandale Beach; FL 33008-6071

Patty F McGee and Robin Feeney 10
401 S Ocean Dr
Fort Pierce; FL 34949

COMMONWEALTH FOUNDATION FOR CANCER RES 11
800 E Canal ST; Unit Ste 1900
Richmond; VA 23219-3955

Archie`s Seabreeze Inc 12
401 S Ocean Dr
Fort Pierce; FL 34949

Hernando Avenue Ltd 13
1369 Bayshore Dr
Fort Pierce; FL 34949-3083

Yohanna Deno 14
11209 SW Stockton PL
Port St Lucie; FL 34987-2768

TRI-W PROPERTY MANAGEMENT LLC 15
PO Box 695094
Miami; FL 33269-2094

Sebastian Zietz and Kristina Fulp 16
4224 Kinau PL
Princeville; HI 96722-5440

David K Gruber and Patricia R Gruber 17
1860 Old Okeechobee Rd #204
West Palm Beach; FL 33409

Frank D Williams 18
2333 Pineridge St
Jensen Beach; FL 34957

Frank Williams 19
2333 NE Pine Ridge St
Jensen Beach; FL 34957-5734

Richard D Stinson and Patricia A Stinson 20
409 Hernando Street
Fort Pierce; FL 34949-3242

William M Cali (TR) and Mary S Bradley 21
1609 Frances Ave
Fort Pierce; FL 34949

Stephen L Register and Judy Y Register 22
413 Hernando ST
Fort Pierce; FL 34949-3242

Gruber Real Estate Inv Corp 23
1860 Old Okeechobee Rd #204
West Palm Beach; FL 33409

Joseph J Koch Sr (TR) and Kay H Koch (TR) 24
501 Hernando ST
Fort Pierce; FL 34949-3244

John Dale and Marilyn M Dale 25
503 Hernando St
Fort Pierce; FL 34949-3244

David E Fischer and Allyson F Fischer 26
507 Hernando ST
Fort Pierce; FL 34949-3244

Joshua Roberts and Janine Roberts 27
509 Hernando ST
Fort Pierce; FL 34949-3244

SBD Jupiter LLC 28
1157 Bel Aire DR
Daytona Beach; FL 32118-3660

Avalon Beach Club; a Condominium 29
430 NW Lake Whitney Place
Port St Lucie; FL 34986

Joseph G Doster and Jean K Doster 30
355 S Ocean Dr Apt 802
Fort Pierce; FL 34949-3282

James & Jean Peppers 31
355 S Ocean Dr # T-102
Fort Pierce; FL 34949-3255

Karen A Megna (TR) 32
355 S Ocean DR; Unit Apt T-103
Fort Pierce; FL 34949-3251

Mark Vosgien 33
12 Parshley Ln
Brentwood; NH 03833

Peggy Buckner and Phyllis Wright 34
10030 SW 83rd St
Miami; FL 33173

Richard Kennedy Jr and Linda West 35
355 S Ocean Dr #106
Fort Pierce; FL 34949

Cynthia A Little 36
102 Norman CIR
Oriental; NC 28571-9640

Raymond J Wright 37
10240 Seagrape Way
Palm Beach Gardens; FL 33418

Ken Irish and Jean Irish 38
355 S Ocean Dr Unit F201
Fort Pierce; FL 34949

Margareta J Jackson 39
355 S Ocean DR; Unit Unit F-301
Fort Pierce; FL 34949-3251

Sylvia C Pugh (TR) 40
1614 Bahia DR
Fort Pierce; FL 34949-3545

Peter J Nigro and Siria M Nigro 41
355 S Ocean DR; Unit Apt 303
Fort Pierce; FL 34949-3281

Anne B Paglia and Giacomo Paglia 42
355 S OCEAN DR F-304
Fort Pierce; FL 34949-3281

Peter Karekos and Emily Karekos 43
6688 Serena Ln
Boca Raton; FL 33433

Lois P Cooke (LF EST) 44
355 S Ocean Drive #402
Fort Pierce; FL 34949

Larry W Burdgick and Pamela Burdgick 45
355 S Ocean DR; Unit # F-403
Fort Pierce; FL 34949-3251

James J Reynolds and Patricia A Reynolds 46
355 S Ocean DR; Unit Apt 404
Fort Pierce; FL 34949-3281

Evelyn Moore 47
355 S Ocean Dr # F405
Fort Pierce; FL 34949-3251

Sylvia R Kahler (LFEST) 48
355 S Ocean Dr Apt 501
Fort Pierce; FL 34949-3281

Velma A Sowerby (LF EST) 49
355 S Ocean Drive #502
Fort Pierce; FL 34949

Rick Kulczynski and Karen Kulczynski 50
1901 Rio Vista DR
Fort Pierce; FL 34949-3431

Lise T Chase (TR) 51
556 Hudson Rd
Sudbury; MA 01776-1969

Gregory N Jones and Kimberly D Jones 52
355 S Ocean DR; Unit # #
Fort Pierce; FL 34949-3251

Michel Personnaz (TR) and Marci L York (TR) 53
322 Clocktower DR
Jupiter; FL 33458-3503

William V Higgins and Therese A R Higgins 54
300 Astri Terr
Valley Cottage; NY 10989

William J Wink Jr (TR) 55
355 S Ocean DR; Unit Apt 809
Fort Pierce; FL 34949-3282

Melanis S VanDenbos 2004 Revocable Trust 56
1706 Francis CT
Fort Pierce; FL 34949-3579

Robert Wittenmyer and Raedele D Wittenmyer 57
355 S Ocean Dr Apt 801
Fort Pierce; FL 34949-3282

Joseph G Doster Sr and Jean Doster 58
355 S Ocean DR; Unit Apt 802
Fort Pierce; FL 34949-3282

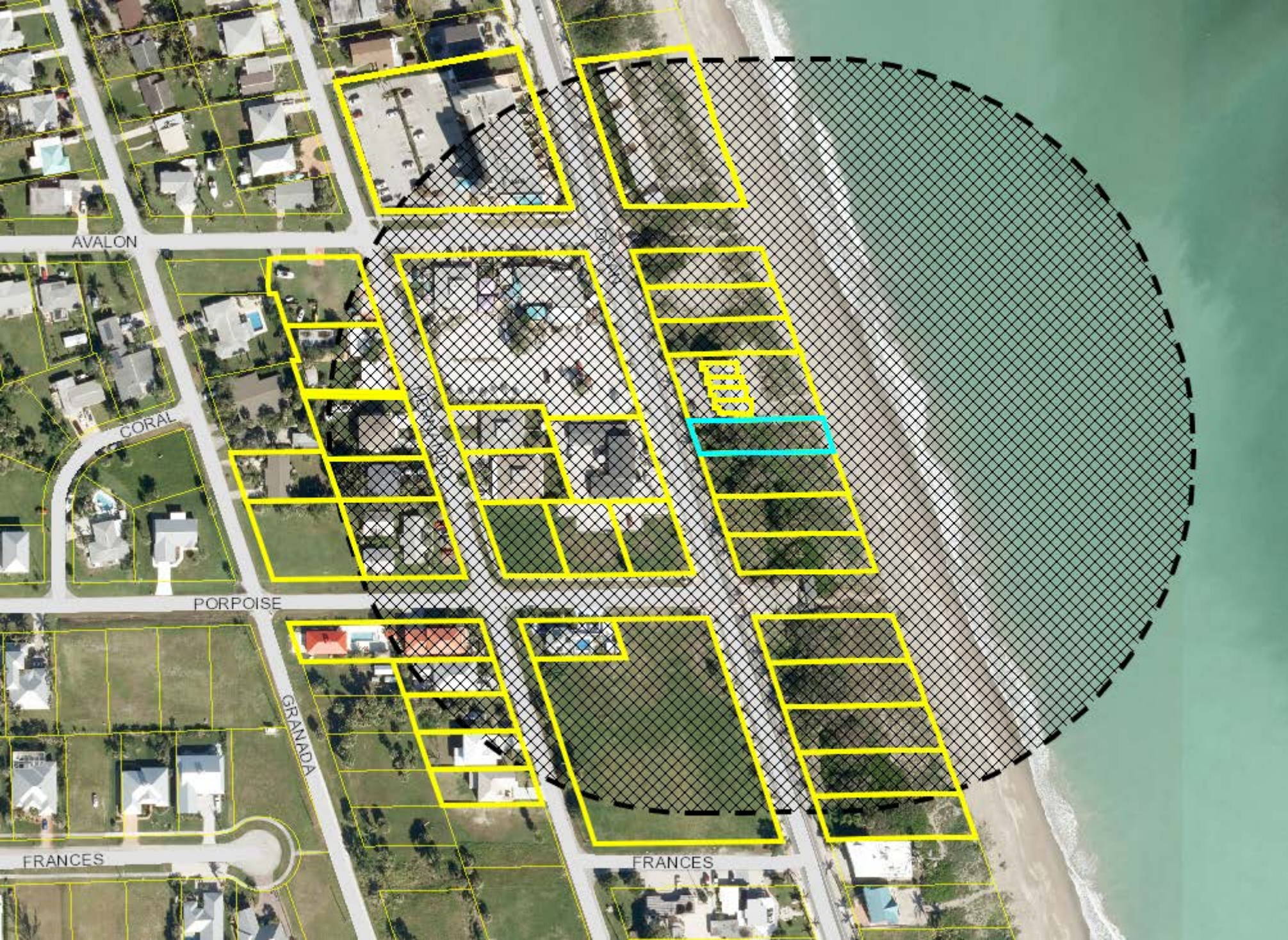
Paul McCann (TR) and Jeanmarie McCann (TR) 59
11668 Hackberry ST
Palm Beach Gardens; FL 33410-2629

Micheca St Hilaire 60
355 S Ocean DR; Unit Unit P-804
Fort Pierce; FL 34949-3251

Rex & Linda Ann Drulard 61
370 NE Pepper NE ST
Palm Bay; FL 32907-1343

Todd S Ludwig 62
355 S Ocean Dr #806
Fort Pierce; FL 34949

John & Michele Walker 63
10240 Seagrape WAY
Palm Beach Gardens; FL 33418-4530


AVALON
CORAL
PORPOISE
GRANADA
FRANCES
FRANCES

City Commission Regular Meeting **12.c.**

Meeting Date: 03/18/2019

Re: Abandonment - Delaware Avenue R.O.W. - Crownman, FL, LLC & Susnar Realty

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing - Ordinance 19–012 - An Ordinance by the City Commission of the City of Fort Pierce, Florida, Abandoning a portion of the Delaware Avenue right-of-way, lying east of south Indian River Drive fronting the west bank of the Indian River; being approximately 25.00 feet wide; providing for a severability clause; providing for repeal of Ordinances or parts thereof in conflict; and providing for an effective date. FIRST READING

SUMMARY:

- In accordance with City Code Section 17-1: Abandonment , the applicant, is requesting the City of Fort Pierce abandon an unopened section of the easterly extension of the Delaware Avenue Right of Way (ROW) located east of South Indian River Drive, fronting the west bank of the Indian River.
- This segment of Delaware Avenue has been unimproved, and has some utility infrastructure present. Because there is utility infrastructure the applicants will need to record an easement with the Fort Pierce Utilities Authority (FPUA). The underlying objective of both property owners is to increase the size of their properties.
- The applicants have provided the appraisal value of the entire Delaware Avenue right-of-way. The entire right-of-way appraisal is $15,000. Each applicant will pay fifty (50) percent of the appraisal value, which equals $7,500. Therefore, both applicants are required to pay the City of Fort Pierce a total of $7,500 each.
- The Planning Board at their October 9, 2019 meeting voted 5-2 to recommend approval of the request as presented.

RECOMMENDATION:

Staff recommends that the City Commission deny the requested abandonment of the Delaware Avenue right-of-way as it is not in conformance with the City’s Comprehensive Plan.

ALTERNATIVES:

Approve
Approve with Conditions

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee
City Attorneys Office

Fiscal Impact

OTHER INFORMATION:

The applicants would pay $7,500 each for a total of $15,000 for the abandonment.

Attachments

Staff Report
Ordinance #19-012
Application & Supporting Documents
Survey with Proposed Easements
Aerial Map
TRC Comments
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/11/2019 04:01 PM

Form Started By: Brandon Creagan
Started On: 03/06/2019 03:24 PM
Final Approval Date: 03/11/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Abandonment of Unopened Right-of-Way**
Crownman Florida LLC & Susnar Realty
Easterly Extension of Delaware Avenue Right of Way, East of South Indian River Drive, Fronting the West Bank of the Indian River

DATE: March 6, 2019

STAFF REPORT

Property Owner City of Fort Pierce

Applicant 1: Crownman Florida, LLC
10380 SW Village Center Drive # 310
Port St. Lucie, FL 34987

Applicant 2: Susnar Realty
420-426 S. Indian River Drive
Fort Pierce, FL 34950

Requested Action: Denial of Abandonment for the Easterly Extension of Delaware Avenue Right of Way, East of South Indian River Drive, Fronting the West Bank of the Indian River

Location: Easterly Extension of Delaware Avenue Right of Way, East of South Indian River Drive, Fronting the West Bank of the Indian River

Abutting Parcel ID(s): 2410-810-0001-000-9 & 2410-808-0020-010-4

Land Area .123 acres

Surrounding Zoning:

North	East	South	West
C-1	Indian River	C-1	C-1

Request:

In accordance with City Code Section 17-1: Abandonment , the applicant, is requesting the City of Fort Pierce abandon an unopened section of the easterly extension of the Delaware Avenue Right of Way (ROW) located east of South Indian River Drive, fronting the west bank of the Indian River.

Staff Analysis:

This segment of Delaware Avenue has been unimproved, and has some utility infrastructure present. Because there is utility infrastructure the applicants will need to record an easement with the Fort Pierce Utilities Authority (FPUA). The underlying objective of both property owners is to increase the size of their properties.

Both the property owner to the north and south have agreed to this proposed abandonment. Both property owners will work with FPUA and the City Engineering Department to obtain the necessary easements that they will require for any utility or drainage infrastructure that may be present within the right of way. Pursuant to Florida State Statute Chapter 336 any abandoned right-of-way must be split evenly between any adjacent property owner. The applicants have provided the appraisal value of the entire Delaware Avenue right-of-way. The entire right-of-way appraisal is $15,000. Each applicant will pay fifty (50) percent of the appraisal value, which equals $7,500. Therefore, both applicants are required to pay the City of Fort Pierce a total of $7,500 each.

As noted above this segment of Delaware Avenue has been unimproved and has been utilized for utility infrastructure. The right-of-way segment sought for abandonment does however offer the City of Fort Pierce pedestrian and utility design advantage for future purposes. In the future, the City may opt to add recreational amenities similar to Melody Lane Pier or Citrus Avenue Kayak Launch. At their present state, the unopened right of ways provide additional view-points to the waterfront for anyone traveling along Indian River Drive, a Nationally Designated Scenic Highway. Abandonment of the subject ROW is not consistent with several sections of the City of Fort Pierce's Comprehensive Plan. Listed below are a few examples:

Section 7.4.3 Policy: The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

Section 7.4.5 Policy: The City of Fort Pierce, in conjunction with St. Lucie County, shall actively pursue the development of open space corridors that establish continuous linkages between park and recreation facilities, conservation areas, environmentally sensitive lands, non-vehicular pathways, natural water bodies, and other open space areas located throughout the City and extending beyond the City's municipal boundary.

Section 1.8.2 Policy: (3) The City will coordinate with the Community Redevelopment Agency to encourage redevelopment and reinvestment within the Community Redevelopment Area by enhancing public open spaces, small community centers, amphitheaters, and address public access to the waterfront.

At the Planning Board on October 9, 2018, Planning Staff recommended approval of the abandonment. With that said, there was opposition from members of the public citing a concern over the loss of potential access to the Indian River for the citizens and visitors to the City of Fort Pierce. Due to the discussion that night, the strong opposition to the abandonment, and it is not in conformance with the Comprehensive Plan, Planning Staff has reevaluated its recommendation. Staff is tasked with protecting and promoting the health, safety, convenience, and general welfare of the community. The Delaware Avenue right-of-way along Indian River Drive is an opportunity for public accesses to the Indian River. Staff recommends that the applicant work with the Engineering Department to grant access onto the right-of-way (if needed in the future) similar to Citrus and Easter Avenue.

Technical Review Committee:

All affected departments have reviewed the proposed Abandonment with regards to the requirements of the City Code. All departments have recommended approval of the request. Any comments generated by the Technical Review Committee are provided for review.

Planning Board

The Planning Board at their October 9, 2018 meeting voted 5-2 to recommend approval of the request as presented.

Staff Recommendation:

Staff recommends that the City Commission **deny** the requested abandonment of the Delaware Avenue right-of-way as it is not in conformance with the City's Comprehensive Plan.

ORDINANCE NO. 19-012

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ABANDONING A PORTION OF THE DELAWARE AVENUE RIGHT-OF-WAY, LYING EAST OF SOUTH INDIAN RIVER DRIVE FRONTING THE WEST BANK OF THE INDIAN RIVER; BEING APPROXIMATELY 25.00 FEET WIDE;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant to the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon a portion of an existing unimproved right-of-way known as Delaware Avenue, lying East of South Indian River Drive fronting the West bank of the Indian River; being approximately 25.00 feet wide within the City of Fort Pierce, Florida as recorded in Plat Book 1, Page 191, public records of St. Lucie County, Florida; and

WHEREAS, the City of Fort Pierce has a certain right-of-way or thoroughfare as hereinafter described, which is not needed for roadway, thoroughfare purposes, or for location and maintenance of any and all utilities by the City of Fort Pierce; and

WHEREAS, in consideration of the above, it is in the best interest of the general welfare of the City of Fort Pierce to vacate and abandon said right-of-way; and

WHEREAS, the City of Fort Pierce, subject to the conditions precedent set out in this Ordinance as hereafter provided, has agreed to abandon the subject right-of-way upon the performance and happening of said conditions prior to said abandonment becoming effective.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. That portion of unimproved right-of-way generally known as Delaware Avenue, lying East of South Indian River Drive fronting the West bank of the Indian River within the City of Fort Pierce, Florida (more particularly described as follows), be and hereby is vacated and abandoned, subject to the conditions set forth in this Ordinance, said right-of-way legally described as:

ALL OF DELAWARE AVENEUE LAYING EAST OF SOUTH INDIAN RIVER DRIVE RIGHT OF WAY AS RECORDED IN PLAT BOOK 23, PAGE 22 AND AS SHOWN ON THE PLAT OF RICHARDS + ANDREWS ADDITION TO FORT PIERCE ACORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 01, PAGE 191 OF THE PUBLIC RECORDS OF ST. LUCIE CO., FLORIDA. SAID LANDS LYING IN ST. LUCIE CO., FLORIDA.

CONTAINING (3,437S.F.) 0.08 ACRES MORE OR LESS

As depicted on Exhibit “A”, attached hereto and incorporated herein.

SECTION 2. Abandonment of said right-of-way shall be conditioned upon the happening and fulfillment of the following conditions precedent:

1. Payment of the appraisal value of said right-of-way.

2. The recording of a 25 foot utility easement and a 12 foot drainage easement with the St. Lucie County Clerk of Courts thirty (30) days after the adoption of the abandonment by the City Commission of the City of Fort Pierce, Florida.

As depicted on Exhibit “A”, attached hereto and incorporated herein.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 5. This Ordinance shall be and become effective upon all conditions precedent heretofore described being met and fulfilled.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
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. 19-012 was duly advertised by title only in the St. Lucie News Tribune on March 3rd, 2019; 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 18th, 2019; and was duly introduced, read by title only, and passed on second and final reading April 1st, 2019 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 1st day of April, 2019.

_____
Linda Hudson
MAYOR COMMISSIONER

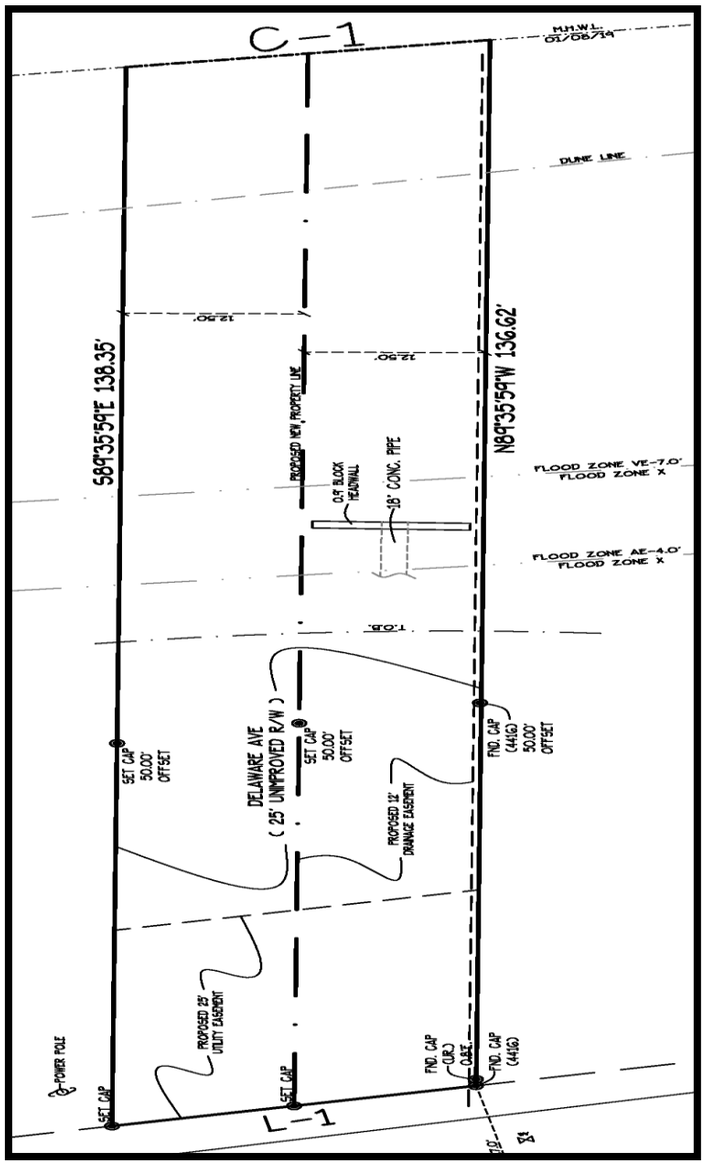
ATTEST:

(CITY SEAL)

_____
Linda W. Cox
CITY CLERK

EXHIBIT A

Sketch & Legal Description of Subject Property & Proposed Easements



ALL OF DELAWARE AVENEUE LAYING EAST OF SOUTH INDIAN RIVER DRIVE RIGHT OF WAY AS RECORDED IN PLAT BOOK 23, PAGE 22-A AND AS SHOWN ON THE PLAT OF RICHARDS + ANDREWS ADDITION TO FORT PIERCE ACORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 01, PAGE 191 OF THE PUBLIC RECORDS OF ST. LUCIE CO., FLORIDA. SAID LANDS LYING IN ST. LUCIE CO., FLORIDA.

CONTAINING (3,437S.F.) 0.08 ACRES MORE OR LESS

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Abandonment

Property address or Location: That part of Delaware Avenue right of way lying east of south of South Indian River Drive, south of Lot 4, Block D, Andrews and Richards

Parcel ID #(s): subdivision east of S. Indian River Drive and north of Lot 1, Andrews and Richards subdivision lying east of S. Indian River Drive.

Project description: Abandon this ROW

Property Owner(s)	Applicant/Representative, Title, Company
Crownman FL, LLC	Kris Einstein
10380 SW Village Center Dr #310	4532 W Kennedy Blvd #422
Street Address: Port St Lucie FL 34987	Street Address: Tampa FL 33609
City / State / Zip	City / State / Zip
Phone Number: on file	Phone Number: on file
Email Address: KettleKat@aol.com	Email Address: On File

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 14 day of August, 2018, by Walter & Cheryl Brett who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

CHRISTOPHER D. GARDNER
Commission # FF 207895
Expires May 8, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ Current survey, including property size
- ❑ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ❑ Encumbrance Title Search
- ❑ Complete, notarized application

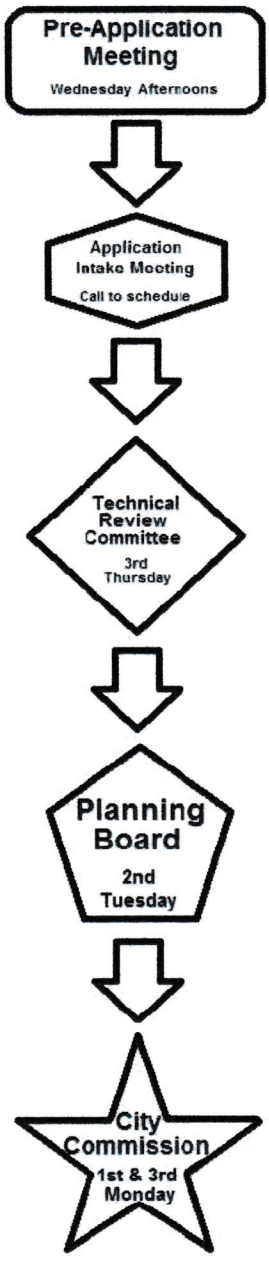
Application Type: Right-of-Way Abandonment

Reason for Abandonment Request: Adjacent owners would like to split the ROW 50/50.

List any utilities visible or known to exist in the right of way: None Known

Is the right of way in use or unopened? ☐ In Use ☑ Unopened

Application Outlook



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

AUG 24 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Abandonment

Property address or Location: That part of Delaware Avenue right of way lying east of south of South Indian River Drive, south of Lot 4, Block D, Andrews and Richards

Parcel ID #(s): subdivision east of S. Indian River Drive and north of Lot 1, Andrews and Richards subdivision lying east of S. Indian River Drive.

Project description: Abandon this ROW

Lisa Susnar, Susnar Realty
Property Owner(s)
420-426 S Indian River Drive
Street Address
Ft Pierce FL
City State Zip
561 762 2870
Phone Number
LisaSusnar@gmail.com
Email Address

Applicant/Representative, Title, Company
Street Address
City State Zip
Phone Number
Email Address

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

Property Owner(s) Signature(s)

Michael A. Lampert, P.A.
Attorney at Law
1655 Palm Beach Lakes Blvd.
The Forum - Suite 900
West Palm Beach, FL 33401

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 17th day of Aug., 20 18, by Lisa Susnar who is personally known to me or has produced as identification.

Signature of Notary

MICHAEL A. LAMPERT
Notary Public - State of Florida
My Comm. Expires Oct 21, 2018
Commission # FF 157637
Bonded through National Notary Assn.

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

To Be Completed by Staff

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Current survey, including property size
- ☐ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☐ Encumbrance Title Search
- ☐ Complete, notarized application

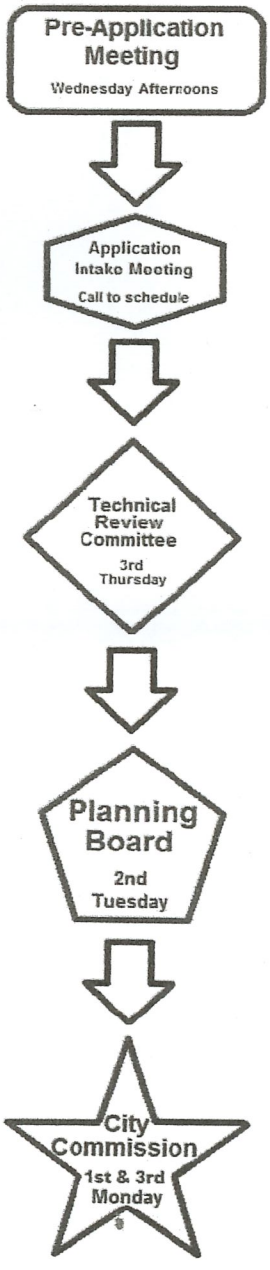
Application Type: Right-of-Way Abandonment

Reason for Abandonment Request: Adjacent owners would like to split the ROW 50/50.

List any utilities visible or known to exist in the right of way: None Known

Is the right of way in use or unopened? ☐ In Use ☑ Unopened

Application Outlook



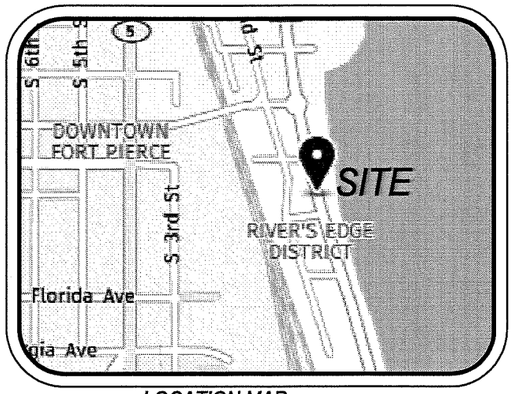
15' 0 7.5' 15'

GRAPHIC SCALE (In Feet)
1 inch = 15 ft.

LEGAL DESCRIPTION:

BEGINNING ON THE BANK OF THE INDIAN RIVER AT THE N.E. CORNER OF LOT 7 OF THE SUBDIVISION OF LOT 4, OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF SAID LOT 4 ON FILE IN PLAT BOOK 1, AT PAGE 88, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF PARCEL DESCRIBED IN O.R.B. 3943, PAGE 2586, A DISTANCE OF 137.3 FEET±; THENCE NORTHWESTERLY ALONG THE EASTERLY R/W LINE OF SOUTH INDIAN RIVER DRIVE TO A POINT 25 FEET DUE NORTH OF EAST AND WEST LINE, A DISTANCE OF 26.12 FEET; THENCE EASTERLY ALONG THE SOUTH LINE OF PARCEL DESCRIBED IN O.R.B. 3438, PAGE 0034, A DISTANCE OF 138.0 FEET± TO A POINT ON THE BANK OF THE INDIAN RIVER, THENCE SOUTHEASTERLY, ALONG SAID BANK, A DISTANCE OF 25.9 FEET± TO THE POINT OF BEGINNING.

1"=15' NORTH



LOCATION MAP NOT TO SCALE

426 SOUTH INDIAN RIVER DRIVE
PARCEL # - 2410-808-0020-010-4
O.R.B. 3438, PAGE 0034

138.0'± TO WATER'S EDGE

UTILITY POLE

FOUND IRON ROD 0.9'S x 7.7'E

CORNER FALLS IN RIVER

INDIAN RIVER

25.9'±

DELAWARE AVENUE
25' RIGHT OF WAY (NOT IMPROVED)
(TO BE VACATED)

25.0'

HEADWALL

EDGE OF WATER AS LOCATED ON 03/17/2018

SOUTH INDIAN RIVER DRIVE
30' R/W (IMPROVED)

15.0'

SANITARY MANHOLE

26.12'

EASTERLY R/W LINE SOUTH INDIAN RIVER DRIVE

15.0'

WATER VALVE

FOUND IRON ROD LB #6330 7.2' EAST

137.3'± TO WATER'S EDGE

CORNER FALLS IN RIVER

POINT OF BEGINNING
N.E. CORNER - LOT 7
TYLER'S SUBDIVISION

WESTERLY R/W LINE SOUTH INDIAN RIVER DRIVE

87.95'

85.41'

PORTION OF
LOT 1, BLOCK "E"
A.B. LOWRY'S SUBDIVISION
(INCLUDED)

515 SOUTH INDIAN RIVER DRIVE
PARCEL # - 2410-810-0001-000-9
O.R.B. 3943, PAGE 2586

15.0'

FOUND IRON ROD LB #6330

FOUND IRON ROD LB #6330

FOUND IRON ROD LB #6330

FLOOD ZONE: X/AE
COMMUNITY NUMBER: 120286
PANEL: 12111C0179
SUFFIX: J
BASE FLOOD ELEVATION: 4 & 7 (N.A.V.D. 88)
FIRM DATE: 02-16-2018

ABBREVIATION DESCRIPTION:

C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORD BOOK
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY OF
XXX SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FL 34950
PREPARED FOR
KRIS EINSTEIN

Project C-15787 R/W	Sheet 1 OF 1
Date 08-08-2018	
Scale 1" = 15'	

COMPASS SURVEYING
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

APPRAISAL OF THE EASTERLY EXTENSION OF
DELAWARE AVENUE RIGHT OF WAY
EAST OF SOUTH INDIAN RIVER DRIVE
FRONTING THE WEST BANK OF THE
INDIAN RIVER
FORT PIERCE, FLORIDA

PREPARED FOR
Crownman, LLC
c/o Kris Einstein
10380 SW Village Center Drive #310
Port St. Lucie, FL 34987

DATE OF APPRAISAL: May 25, 2018 (Date of final inspection)

Prepared by:
Daniel D. Fuller, MAI
State-Certified General
Real Estate Appraisal RZ567
FULLER-ARMFIELD-WAGNER
Appraisal & Research, Inc.
200 S. Indian River Dr., Suite 309
Fort Pierce, Florida 34950

Appraisal No. 20010

FULLER-ARMFIELD-WAGNER Appraisal & Research, Inc.
200 S. Indian River Dr., Suite 309, Fort Pierce, FL 34950 772-468-0787
Daniel D. Fuller, MAI, SRA Fax (772) 468-1103
State-Certified General Real Estate Appraiser RZ567 FAW_app@bellsouth.net

May 25, 2018

Crownman, LLC
c/o Kris Einstein
10380 SW Village Center Drive #310
Port St. Lucie, FL 34987

RE: Delaware Avenue Right of Way east of S. Indian River Drive, fronting the west bank of the Indian River, Fort Pierce, FL

Dear Ms. Einstein:

As per our appraisal services contract, I completed my final inspection of the referenced property on May 25, 2018, and I have completed an analysis of the market influences affecting the subject property to provide an opinion of the market value of the fee simple interest in the property.

Because research did not provide sales of properties similar too subject, an "across the fence" appraisal method is applicable where adjacent property is appraised with the incremental unit of value of the adjacent property applied to the subject as an indication of market value.

ACROSS THE FENCE METHOD of VALUATION - Defined *Source, Appraisal Institute, Dictionary of Real Estate Appraisal*, 5th *ed.* A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land.

Your attention is directed to the Scope of Work, and introductory comments within the Sales Comparison Approach section of this report.

The appraisal adheres to the Uniform Standards of Professional Appraisal Practice (USPAP), presented in a USPAP defined "Appraisal Report".

- The Intended Use of this appraisal is for purchase negotiations by representatives of Crownman, LLC and the appraisal is not intended for another use.
- The Intended User of this report are representatives of Crownman, LLC, and the Fort Pierce City Commission and/or Commission representatives.
- The appraisal and report are subject to the Ordinary Limiting Conditions, Extraordinary Assumptions, and Certification included within this report**.**

In summary, based upon the available data and analysis of the data as presented in this report, it is my opinion the Market Value of the Fee Simple Interest in the subject of this appraisal, “as is”, as of May 25, 2018, is:

FIFTEEN THOUSAND DOLLARS -$15,000-

I believe you will find the appraisal and report complete, but if there are questions, please contact me at your convenience.

Sincerely,



Daniel D. Fuller, MAI
State-Certified General Real Estate Appraiser RZ567

DDF/asf -20010 Crownman report

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ADDENDUM A – ST. LUCIE COUNTY AREA DATA A1

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Property Type:	Platted, unopened Delaware Avenue right of way.
Current Use:	Vacant.
Address/Location:	East side of South Indian River Drive and west bank of Indian River, Ft. Pierce, FL.
Date of Appraisal	May 25, 2018
Date of Inspection:	May 25, 2018
Date of Report:	May 25, 2018
Inspected by:	Daniel D. Fuller, MAI
Purpose of the Appraisal:	Estimate Market Value
Property Rights Appraised:	Fee Simple
Report Prepared:	May 2018
Report Format	"Appraisal Report" as defined in USPAP.
Land: Area:	*0.123 acres (5,375 square feet)
Frontage:	50± feet (S. Indian River Dr. & west bank of Indian River)
Depth:	107.5± feet (average depth)

*Note – subject's site size & dimensions were extracted from Plat Book 1, Pages 191 & 199 of the Public Records of St. Lucie County, and County Property Appraiser's Assessment Maps and assumed accurate.

Improvements:	None.
Census Tract:	3805
Flood Zone:	Zone X – Area of Minimal Flood Hazard Zone AE (el 5') along Indian River shoreline (FEMA Map12111C0179J, Community Panel #120286 0179K, Preliminary 2/16/12)
Highest and Best Use "as is":	Assemblage with adjacent properties.

Market value, Fee Simple Interest, "as is", as of May 25, 2018, is: -$15,000-

PROPERTY TYPE / CURRENT USE

- Property Type: Platted, unopened Delaware Avenue right of way.
- Current Use: Vacant.

SCOPE OF WORK

Ms. Kris Einstein representing principals with Crownman, LLC engaged my services to provide an opinion of the Market Value of the Fee Simple Interest in the subject.

MARKET VALUE – Defined *Market Value, as defined in Chapter 12, Code of Federal Regulation, Part 34.42, is*:
The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what he considers his own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents a normal consideration for the property sold unaffected by special or created financing or sales concessions granted by anyone associated with the sale.

FEE SIMPLE ESTATE - Defined *Source, Appraisal Institute,* Dictionary of Real Estate Appraisal*, 5th ed.*
Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Because research did not provide sales of properties similar too subject, an “across the fence” appraisal method is applicable where adjacent property is appraised with the incremental unit of value of the adjacent property applied to the subject as an indication of market value.

ACROSS THE FENCE METHOD of VALUATION - Defined *Source, Appraisal Institute, Dictionary of Real Estate Appraisal*, 5th *ed.* A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land.

The subject is a vacant tract of land, thus valued exclusively via the Sales Comparison Approach.

Valuation within the Sales Comparison Approach developed for this appraisal assignment requires research for sales and list data from physically similar properties with a highest and best use similar too subject of the appraisal.

The subject is a unique property being 50 feet wide x an average 107.5 feet deep, plus as will be further discussed, the subject’s topography consists of a steep downward

SCOPE OF WORK (continued)

slope from South Indian River Drive to the Indian River shoreline. Thus, per zoning the subject does not meet minimum size and area as an independent property, plus subject's topography creates significant development challenges. Therefore, valuation via the "across the fence" method considers the subject's functional utility as a part of the valuation of an adjacent property.

Research was conducted for sales and listings of functional/developable properties similar too functional;/developable properties within the subject's immediate location and although research found limited data, the most similar properties are located within the City of Fort Pierce, thus the data analyzed is limited to properties located within or immediately adjacent to the Fort Pierce CBD.

Data gathered was verified with a knowledgeable participant of a transaction, and then the data was analyzed to interpret market trends. The analyzed data was then applied to the subject for a value indication. The final step was reconciliation of the values derived in the approaches to a final estimate of value.

The Cost Approach is not applicable as the subject does not include improvements. Also, the Income Approach is not applicable as properties in subject's market segment are not typically purchased for rental income.

The appraisal adheres to the Uniform Standards of Professional Appraisal Practice (USPAP), presented in a USPAP defined "Appraisal Report".

- The Intended Use of this appraisal is for purchase negotiations by representatives of Crownman, LLC and the appraisal is not intended for another use.
- The Intended User of this report are representatives of Crownman, LLC, and the Fort Pierce City Commission and/or Commission representatives.
- The appraisal and report are subject to the Ordinary Limiting Conditions, Extraordinary Assumptions, and Certification included within this report**.**

COMPETENCY

Per the Competency Rule of Uniform Standards of Professional Practice, due to experience in the subject's market segment and geographic area the appraiser is competent to complete this appraisal.

APPRAISAL REPORT FORMAT

Per Uniform Standards of Appraisal Practice (USPAP 2016-2017) – Standards Rule 2-2, each written real property appraisal report must be prepared under one of the following options and prominently state which options is used: Appraisal Report or Restricted Appraisal Report.

The following report format is as defined per USPAP as an "Appraisal Report".

EXPOSURE

Exposure time: - *Source, Appraisal Institute, Dictionary of Real Estate Appraisal*, 5th ed.
1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

Exposure periods for the sale properties range from a few months to several years, with the extended periods caused by initial above market listing prices and market softening. However, it is expected that assuming the subject listed for sale at or near my opinion of value the subject would have sold within a 12-months period prior to the date of appraisal.

ORDINARY LIMITING CONDITIONS AND UNDERLYING ASSUMPTIONS

1. The opinions value given in this report represents the opinion of the signer as of the DATE SPECIFIED. Real estate is affected by an enormous variety of forces and conditions will vary with future conditions, sometimes sharply within a short time. Responsible ownership and competent management are assumed.
2. This report covers the premises herein described only. Neither the figures herein nor any analysis thereof, nor any unit values derived therefrom are to be construed as applicable to any other property, however, similar the same may be.
3. It is assumed that the title to said premises is good; that the legal description of the premises is correct; that the improvements are entirely and correctly located on the property; but no investigation or survey has been made, unless so stated.
4. The opinion(s) given in this appraisal report are gross, without consideration given to any encumbrance, restriction or question of title, unless so stated.
5. Easements on the subject parcel may be unknown. Easements may not be recorded or may exist by customary use or other legal means. The appraiser has not nor is the appraiser qualified to search legal records as to the existence of easements.
6. Information as to the description of the premises, restrictions, improvements and income features of the property involved in this report is as has been submitted by the applicant for this appraisal or has been obtained by the signer hereto. All such information is considered correct; however, no responsibility is assumed as to the correctness thereof unless so stated in the report.
7. The physical condition of the improvements described herein was based on visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were made of the same. The property is assumed to be free of termites and other destructive pests.
8. Possession of any copy of this report does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant, and in any event, only in its entirety.
9. Neither all nor part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent of the author; particularly as to the valuation conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute, or to the SRA or MAI designations.
10. The appraiser herein, by reason of this report is not required to give testimony in court or attend hearings, with reference to the property herein appraised, unless arrangements have been previously made therefore.
11. The Contract for the appraisal/consulting services is fulfilled by the signer hereto upon the delivery of this report duly executed.
12. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and zoning laws unless non-compliance is stated, defined and considered in the appraisal report.
13. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.
14. The Americans with Disabilities Act (ADA) became effective January 26, 1992, we have not made a specific compliance survey and analysis of this property to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

EXTRAORDINARY ASSUMPTIONS

(Note: extraordinary assumptions may have an effect on the appraiser's opinion of value)

EXTRAORDINARY ASSUMPTION – *Source, Appraisal Institute, Dictionary of Real Estate Appraisal*, 5th ed.
An assumption, directly related to a specific assignment, which, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

Subject's site size & dimensions were extracted from Plat Book 1, Pages 191 & 199 of the Public Records of St. Lucie County, and County Property Appraiser's Assessment Maps and assumed accurate, and survey complied by Kenneth J. Osborne, PSM #6415 with the firm of Compass Surveying, 6250 N. Military Trail, Suite 102, West Palm Beach, FL, identified as Project C-15787, dated March 3, 2018 and my opinion of value assumes the cited data is accurate.

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

a) The statements of fact contained in this report are true and correct.

b) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.

c) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

d) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

e) My engagement in this assignment was not contingent upon developing or reporting predetermined results.

f) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

g) My analysis, opinion, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

h) I have made a personal inspection of the property that is the subject of this report.

i) No one provided significant real property appraisal assistance to the person signing this certification.

j) The reported analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the requirement of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute including the Uniform Standards of Professional Appraisal Practice.

k) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

l) "As of the date of this report, I, Daniel D. Fuller, MAI, SRA, have completed the continuing education program for Designated members of the Appraisal Institute."

m) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

n) I have not previously appraised this property no provided any services in any capacity related to this property in the three years prior to engagement for this assignment.



Daniel D. Fuller, MAI
State-Certified General Real Estate Appraiser RZ 567

OWNER OF RECORD AND SALES HISTORY

Owner of Record
The subject is owned by the City of Fort Pierce, dedicated as right of way within the plats of Andrews & Richards Addition to Fort Pierce, recorded in Plat Book 1, Page 191 and Plat of Andrews & Richards Re-subdivision of Tyler's Subdivision, recorded in Plat Book 1, Page 199 of the Public Records of St. Lucie County, Florida

Sales History
No sales of the subject have ever occurred:

Lease Data
The subject is not leased.

Listing / Contract Data
The subject is not offered for sale and is not under a sale/purchase agreement.

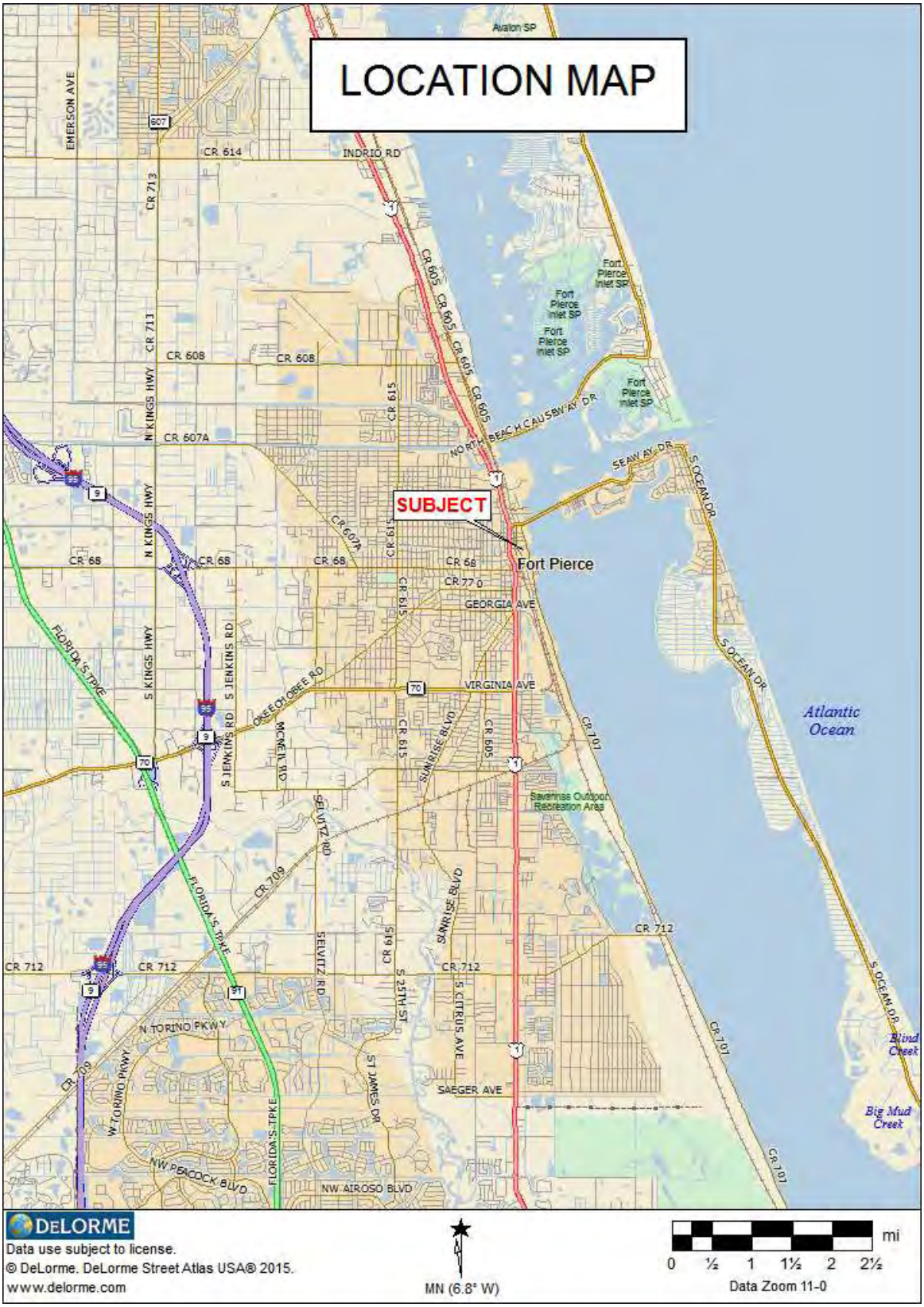
LEGAL DESCRIPTION

The following legal description was authored by the appraiser and is intended for only appraisal purposes.

Legal description – that part of Delaware Avenue right of way lying east of south of South Indian River Drive, south of Lot 4, Block D, Andrews and Richards subdivision east of S. Indian River Drive and north of Lot 1, Andrews and Richards subdivision lying east of S. Indian River Drive.

Easements
I am unaware of easements which may encumber the subject, but because easements may not be recorded or may exist by long term use or agreements, your attention is directed to Ordinary Limiting Conditions #5.

A map locating the subject and photographs of the subject comprise the following Exhibits.


LOCATION MAP
SUBJECT
Fort Pierce
Avalon SP
Fort Pierce Inlet SP
Atlantic Ocean
Savannas Outdoor Recreation Area
Blind Creek
Big Mud Creek
INDRIO RD
CR 614
CR 608
CR 607A
CR 68
CR 770
GEORGIA AVE
VIRGINIA AVE
SUNRISE BLVD
SAEGER AVE
CR 712
CR 709
CR 707
CR 605
CR 615
CR 713
N KINGS HWY
S KINGS HWY
S JENKINS RD
SELVITZ RD
N TORINO PKWY
W TORINO PKWY
NW PEACOCK BLVD
NW AIROSO BLVD
S 25TH ST
S CITRUS AVE
ST JAMES DR
S OCEAN DR
NORTH BEACH CAUSEWAY DR
SEAW AY DR
OKEECHOBEE RD
FLORIDA'S TPKE
EMERSON AVE
DELORME
Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2015.
www.delorme.com
MN (6.8° W)
0 ½ 1 1½ 2 2½ mi
Data Zoom 11-0

Subject Photographed 5/25/18



Subject



View of subject's easterly slope area

AREA DATA

A summary of City of Ft. Pierce and St. Lucie County Area Data is found in Addendum A of this report.

- The subject is located within the southerly environs of the Fort Pierce CBD.
- There are three incorporated cities within St. Lucie County, Fort Pierce, Port St. Lucie and St. Lucie Village.
- Fort Pierce is the oldest city with a 2010 census population of 38,683 and the 2015 US Census Bureau estimate of total population is 44,484, an increase of approximately 14.9% for the fifteen-year period (1.0%/year).
- Port St. Lucie was incorporated in the early 1960's with population in 2000 of 85,751, and per census data the 2015 population is estimated to total 179,413, an increase of approximately 109% for the fifteen-year period (7.2% per year).
- St. Lucie Village is a mostly residential community with a population of some 600 persons, and historically very little change in the community thus the community has nominal impact on the County.
- The 2000 census placed the County's total population at 190,677 with the US census bureau reporting in 2015 an estimated total population of 298,563, an increase of approximately 57% for the fifteen-year period (3.8% per year).
- Over the past fifteen years, population growth within the City of Fort Pierce has been relatively nominal and expected to continue to grow at a relatively slow pace. A majority of the near-term growth in St. Lucie County is expected to occur in and surrounding the City of Port St. Lucie. To a great degree this occurs because the City of Ft. Pierce has little vacant land for new growth vs. the platted areas of the City of Port St. Lucie approximately 70% developed, plus large acreage tracts in the southwest environs of the City remain available for development.
- Demand in most market segments collapsed between late 2005 and early 2007 and demand remains inadequate to support new project development although within the City of Port St. Lucie housing construction is returning in developed residential projects, and uncertainty remains when adequate demand will return to support financially feasible new projects. As demand returns a majority of the County's near term growth is expected to return in and around the City of Port St. Lucie with near term growth in the City of Ft. Pierce and northerly St. Lucie County is expected to continue growth at its slow pace until strong demand is recognized regionally.

NEIGHBORHOOD DATA

Neighborhoods are defined as – "a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises" - Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010)

Neighborhood Boundaries

- North: Fisherman's Wharf, 11± blocks north of the subject.
- South: Easter Avenue, 1± block south of subject.
- East: Indian River, subject's east property line.
- West: 7th Street, 5± blocks west.

A Neighborhood Map depicting approximate neighborhood boundaries comprises the following Exhibit.

Neighborhood Access

- North - South: U.S. 1, Second Street, Indian River Drive and Seventh Street.
- East – West: In the center of the CBD, Orange Avenue and Avenue A. At the north end of the neighborhood, Seaway Drive, and at the south end of the neighborhood, Citrus Avenue east of U.S. 1, and southerly east of the FEC railroad Easter Avenue, and Georgia Avenue west of the FEC railroad tracks, with Delaware Avenue in the middle of the south ½ of the neighborhood.

U.S. 1 is a primary high volume highway which in the past was the prominent north-south route along Florida's east coast and U.S. 1 remains a heavily traveled route for inter and intra county and Treasure Coast connections.

The primary east – west route through the CBD is Orange Avenue (S.R. 68).

Delaware Avenue, west of the FEC right of way extends west to 17th Street, 13 blocks west. East of the FEC right of way Delaware Avenue extends east two block, then crossing Indian River Drive the right of way (subject) connects to the Indian River.

Second Street is the center north-south street through the central CBD. Throughout its length Second Street is accessed by the primary and secondary east-west routes such as Orange Avenue, Avenue "A", Citrus Avenue, Delaware Avenue and Easter Avenue. Second Street remains the primary street through the CBD and provides direct access to the County Courthouse and access from the CBD to Seaway Drive and the Ft. Pierce Beach neighborhood. Within the area of the subject Second Street is secondary, primarily servicing immediate neighborhood development.


NEIGHBORHOOD MAP
SUBJECT
Fort Pierce
Coon Island
Fort Pierce Inlet SP
N&CO RD
CR 611A
SAN DIEGO AVE
VALLEY LN
SUNNY LN
NORTH BEACH CAUSEWAY DR
SEAWAY DR
AVENUE O
AVENUE M
AVENUE J
AVENUE I CT
AVENUE H
AVENUE G
AVENUE F
AVENUE E
CEDAR PL
CANAL TER
ATLANTIC AVE
BOSTON AVE
CITRUS AVE
CR 68
CR 770
EASTER AVE
FLORIDA AVE
GEORGIA AVE
HIBISCUS AVE
KENTUCKY AVE
PARKWAY
SOUTHERN AVE
TENNESSEE AVE
SUNRISE BLVD
COLONIAL RD
MAYFLOWER RD
CR 707
CR 607
CR 609
CR 605
CR 181
N 2ND ST
S 2ND ST
S 3RD ST
S 8TH ST
S 9TH ST
S 10TH ST
S 13TH ST
S 15TH ST
S 17TH ST
S 18TH ST
N 16TH ST
N 17TH ST
N 18TH ST
N 19TH ST
MELODY LN
LEEWARD LN
ALHAMBRA ST
BALBOA ST
COLUMBIA ST
SEAWAY DR
TERMINAL DR
PARKLAND CT
MEANS CT
DOUGLAS CT
DUNDAS CT
BROWNS CT
PRESTON CT
BEACH CT
MARINERS CV
CAPTAINS WALK
PEPPERTREE TRL
LAUREL LEAF LN
DELORME
Data use subject to license.
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www.delorme.com
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ft
Data Zoom 13-0

NEIGHBORHOOD DATA (continued)

Indian River Drive is also a primary north-south street running through the east portion of the neighborhood, accessing CBD properties, and providing inter and intra county access to south St. Lucie County and Martin County to the south. Indian River Drive lies one block east of the subject. The subject fronts the east side of Indian River Drive.

Streets such as Avenue “A”, Citrus Avenue and Backus Avenue support Orange Avenue and Indian River Drive provided access from U.S. 1 to north and south portions of the neighborhood.

Seventh Street forms the approximate westerly CBD neighborhood boundary and provides a secondary north-south route from just north of the CBD neighborhood to residential neighborhoods lying south of the CBD.

Overall, access to the subject and all portions of the neighborhood is adequate and typical for a CBD neighborhood.

Percent Developed and Property Uses

The neighborhood is approximately 90% developed. While very limited new development has occurred in the neighborhood in recent years, in approximately 2006 an office project was constructed on a site on Citrus Avenue and South 7th Street, and a federal courthouse was completed in December 2012 on a site forming the southwest corner of US 1 and Orange Avenue. Plus, during the past high demand period of 2004 – 2007, The Renaissance, a relatively large mixed-use project was constructed within the CBD. Since construction of the mentioned projects, no new development has occurred within the CBD.

There are a limited number of developable vacant sites within the neighborhood, and most remaining vacant sites are larger, capable of supporting mixed-use projects, thus development interest has been tempered. Redevelopment via razing older improvements is not expected to occur until demand strengthens, but even in a high demand market because of historic designations of older improvements, legally some improvements may not be legally razed.

The neighborhood consists of a mix of commercial properties including retail, office, restaurants, plus the neighborhood is heavily weighted with governmental properties including the St. Lucie County and Federal court facilities, plus social services agencies and with residential properties located north, south and west of the neighborhood, plus as mentioned, The Renaissance mixed residential / commercial property was constructed in recent years, although there are a modest number of residential units in the project.

NEIGHBORHOOD DATA (continued)

The subject's neighborhood is the historical Central Business District (CBD) of the City of Ft. Pierce. Like most CBDs in older Florida cities the neighborhood flourished until the 1960's when modern suburban retail centers became vogue and the CBD could not compete with new modern large retail facilities with adequate convenient parking.

The subject's neighborhood experienced its economic bottom approximately thirty-five years ago and since then economic and property conditions have gradually improved. The City has invested heavily in refurbishing infrastructure within the CBD, the Main Street organization, and Community Redevelopment Agency (CRA) have also invested in the neighborhood, plus until about 2007 individual investor interest increased.

By early 2007 almost all of the properties in the core of the CBD, Avenue "A" to Citrus Avenue and U.S. 1 to the Indian River were restored. Some restorations were total and some to a much lesser degree but in most instances property conditions were vastly improved. Also, as mentioned, one or two new properties were developed. However, beginning in early 2007 the economy moved into a recession with demand in the real estate markets all but totally disappearing. While in recent years' demand in the City's residential markets has significantly strengthened, demand in the commercial markets has only slowly absorbed space with rental rates and sales prices slowly increasing. Within the CBD owners are again refurbishing properties, although a neighborhood 7-11 developed in 2014 closed in early 2018, but there remains a relatively new Subway sandwich shop and local tenants now occupy a once long term vacant building located on the NE corner of Orange Avenue and 2nd Street, and a former bank property at the SE corner of Orange Avenue and 2nd Street has been totally remodeled to a mixed use retail center with two restaurants as anchor tenants, one open in June 2018 the second restaurant is scheduled to open near term. The former "JC Penny" building at the SE corner of 2nd Street and Avenue "A" has been remodeled to accommodate a local brewery tenant. Plus, a local owner of a many commercial properties within the CBD is in the planning and pre-leasing stage of a proposed mixed-use improvement to be located on a one-acre site fronting North Indian River Drive and Avenue A. Also, city officials are working on attracting a developer for the former HD King power plant site. The site in total encompasses 7.2-acres fronting North Indian River Drive, North Second Street, and Backus Avenue. Because of the property's size, and potential magnitude of the development, interest in the project from private developers has been limited, perhaps requiring further market strengthening before a project on the property is financially feasible.

Finally, with the center of the CBD the City Commissioners recent approved redevelopment and release of a restaurant located on the City Marina property.

NEIGHBORHOOD DATA (continued)

There is a vacant site adjacent to the south of the subject with owners in development planning process, plus there are two vacant lots north of the subject permitted for development with a mid-rise condominium and a mixed-use improvement, although listing Realtors report interest in the properties has been nominal

Future Economic Conditions

The City Commission has spent a significant amount of monies and effort upgrading the CBD infrastructure, including rebuilding the City Marina, upgrade most waterfront areas, recently redeveloping Veteran's Park at the north end of the broad CBD neighborhood, development of round-a-bouts to improve traffic flow, and numerous other improvements, all positive to attract neighborhood development and business to the CBD, and attracting owners to follow with property refurbishments and upgrades. However, economic strengthening has followed very slowly. Real estate rental units have leased but rental rates remain modest and small businesses tend to financially struggle, especially during the summer season, absent winter tourism which is a historical trend that is not expected to change.

Certainly, the City government is attempting to attract new development and activity within the CBD, but there are other issues within the city which likely slow economic development, and at the current pace adequate demand to increase real estate values may not occur for an extended period.

Additionally, although the County and the region is generally experiencing an economic boom, the current strong economic pace needs to continue for several years to further strengthen the financial feasibility of remodeling existing properties and support financial feasibility of developing new projects with the City.

Within other City neighborhoods, several new "dollar stores" have opened, catering to the city's economic base, and in most instances throughout the Treasure Coast the "dollar stores" appear to be successful. Also, within other city neighborhoods niche market users are in the planning, approval or construction stage i.e. a "Chick Fil a" restaurant is under construction within the State Road 70/I-95/Florida Turnpike interchange neighborhood, as well as a Wawa store in the same neighborhood, and an Aldi Grocery store opened on a S. U.S. 1 site, south of the CBD neighborhood, however, new development remains soft with only the occasional new project which is a negative to absorbing vacant sites within the CBD.

Conclusion

For many years' the CBD neighborhood experienced relatively drastic swings in demand. In recent years' demand has moved in a positive direction but the economic recovery has been slow in all Fort Pierce commercial real estate markets, generally

NEIGHBORHOOD DATA (continued)

well behind the recovery curve as experienced within the City of Port St. Lucie and southerly coastal communities.

A currently unidentified niche market user may be found to absorb a vacant property within the CBD, but in the near-term demand is not expected to fully absorb a large size class vacant site and while it is unknown when economic strengthening will support the cost of all new construction, when strengthening occurs the subject's immediate neighborhood is expected to experience positive demand.

CENSUS TRACT
A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features in some instances; they always nest within counties. Designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment, census tracts average about 4,000 inhabitants. They may be split by any sub-county geographic entity. (U.S. Census Bureau) Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010).
Per St. Lucie County Census Map, subject is located within Census Tract 3801

ZONING/LAND USE CLASSIFICATIONS

Authority - Fort Pierce City Commission

Administration - Ft. Pierce City Planning and Zoning Department.

Zoning Classification – Sec. 22-29. - Office Commercial Zone (C-1).

Purpose. This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

Basic use standards. Uses in a C-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

Lot size. The minimum lot area shall be ten thousand (10,000) square feet. The minimum lot width shall be seventy (70) feet. The minimum lot depth shall be ninety (90) feet.

Yards. The minimum depth of the front yard will be twenty-five (25) feet. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

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

Other applicable use standards. Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area. Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter. Every lot shall abut a street other than an alley for at least fifty (50) feet. Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

Conditional uses will meet the requirements in sections 22-74 through 22-86.

Signs will comply with standards referred to in section 22-55.

All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-29, 6-15-81; Ord. No. H-207, § 1, 5-3-82; Ord. No. I-147, § 3, 2-3-86; Ord. No. I-148, § 1, 2-3-86; Ord. No. I-308, § 1, 2-6-89; Ord. No. K-24, § 8, 8-21-00; Ord. No. K-122, § 1, 12-1701; Ord. No. L-295, § 11, 11-4-13)

ZONING AND LAND USE CLASSIFICATIONS (continued)

Land Use Classification –

Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

The subject's C-1 zoning classification allows commercial development but with limits, generally low intensity, with the classification acting as a buffer between commercial and residential neighborhoods.

However, the subject's land use classification of CBD, allows a wide variety of commercial property types, including mixed use properties and residential density up to 30 units per acre. The land use classification essentially allows high density and high intensity land use types, primarily promoting mixed use projects. The zoning and land use classifications are appropriate for the subject's location, acting as a buffer between primarily high intense development commercial development within the center of the CBDF and low intensity development south along Indian River Drive.

CONCURRENCY
Concurrency is the comparison of any proposed development's impact on public facilities and the capacity of the public facilities that are, or will be, available to serve the proposed development. Compliance with Concurrency is required of all proposed new development in St. Lucie County. Concurrency is determined when a site plan is submitted to the County Commission for approvals.
The subject is vacant thus Concurrency review and approval will be addressed when a site plan is submitted for approval.

ASSESSED VALUE and TAXES

The primarily taxing authorities for the subject are the City of Fort Pierce and St. Lucie County governmental entities, plus the St. Lucie County School Board. Taxes are based on Just Values estimated by the St. Lucie County Property Appraiser and millage rates set by the Tax Collector using various taxing districts' approved budgets. Taxes are assessed in arrears based on valuations as of January 1st of the tax year. Tax bills are delivered in November and become payable in total March 31st of the following year.

Florida's Constitution requires all property to be appraised as "Just Value", a concept which is not adequately defined by the Florida statutes. While it is generally taken to mean "Full Value", in practice, assessments vary widely and do not provide a reliable indication of Market Value as defined herein.

- The subject is not titled on the County Property Appraiser's Assessment Roll thus taxes are not assessed on the subject.
- Since subject is considered a street right of way thus city property, the subject is not taxed.

Under private ownership the assessed value is expected to equate to an assessment ratio to market value in the range of 70% to 95%.

UTILITIES	
SERVICE	**PROVIDER**
Electric	Fort Pierce Utilities Authority
Water	Fort Pierce Utilities Authority
Sewer	Fort Pierce Utilities Authority
Gas	Fort Pierce Utilities Authority
Trash	City of Fort Pierce
Utilities are typical for the subject's market segment.	

FLOOD ZONE DESIGNATION		
FEMA MAP #	**MAP DATE**	**FLOOD ZONE**
12111 C 0179J Community Panel # 12111 0179 J	February 2, 2012	X & AE (el 5' at Indian River shoreline)
Flood Zone X – Areas determined to be outside the 2% annual chance floodplain. Along subject's Indian River Shoreline, the flood zone designation is AE with elevation of 5 feet.		

PROPERTY DESCRIPTION

Land:	Area:	*0.08035 acres (3,500 square feet)
	Frontage:	25± feet (S. Indian River Dr. & west bank of Indian River)
	Depth:	140± feet (average depth)

The subject is a unique property being 25 feet wide x an average 140 feet of deep, plus as will be further discussed, the subject's topography consists of a steep downward slope from S. Indian River Drive to the Indian River shoreline. Thus, the subject has limited functional utility as an independent physical unit.

*Note –your attention is directed to Extraordinary Assumptions and the Property Description sections of this report concerning subject's size and property dimensions.

Also see the following Site Map Exhibit.

Improvements: None.

Topography - Drainage

- Topography: The subject begins at the street level of Indian River Drive with a gradual slope then approximately 50% east into the property the slope changes to a steep drop to the Indian River shoreline.
- Drainage: Drainage should good via natural easterly sheet flow.

Ingress/Egress – Exposure / Views

- Ingress / Egress: Average from east right of way of Indian River Drive.
- Exposure: The subject has average exposure from Indian River Drive.
- Views – Subject enjoys good view of the Indian River.

Overall Utility of the Site

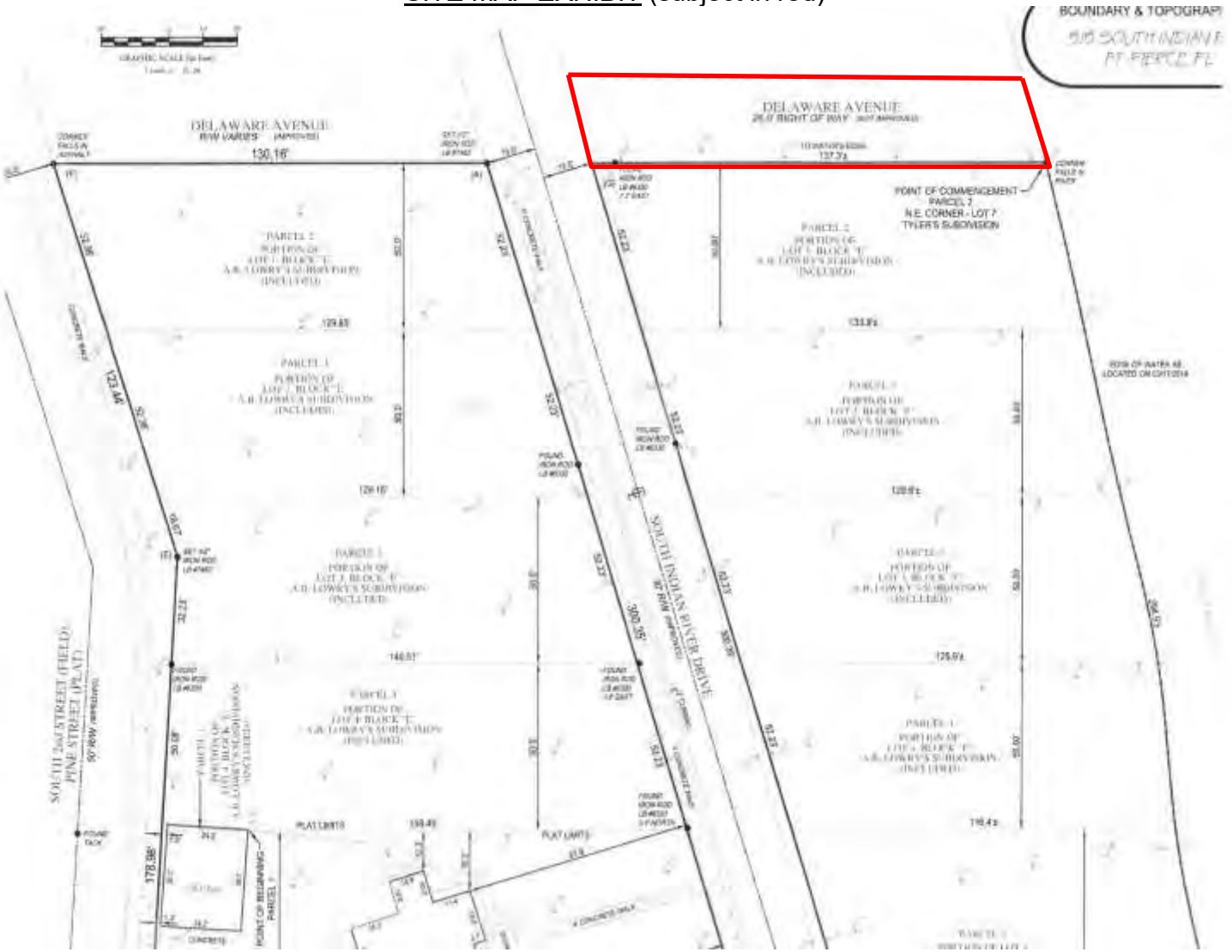
- The site's overall utility is rated fair, as an independent physical unit.

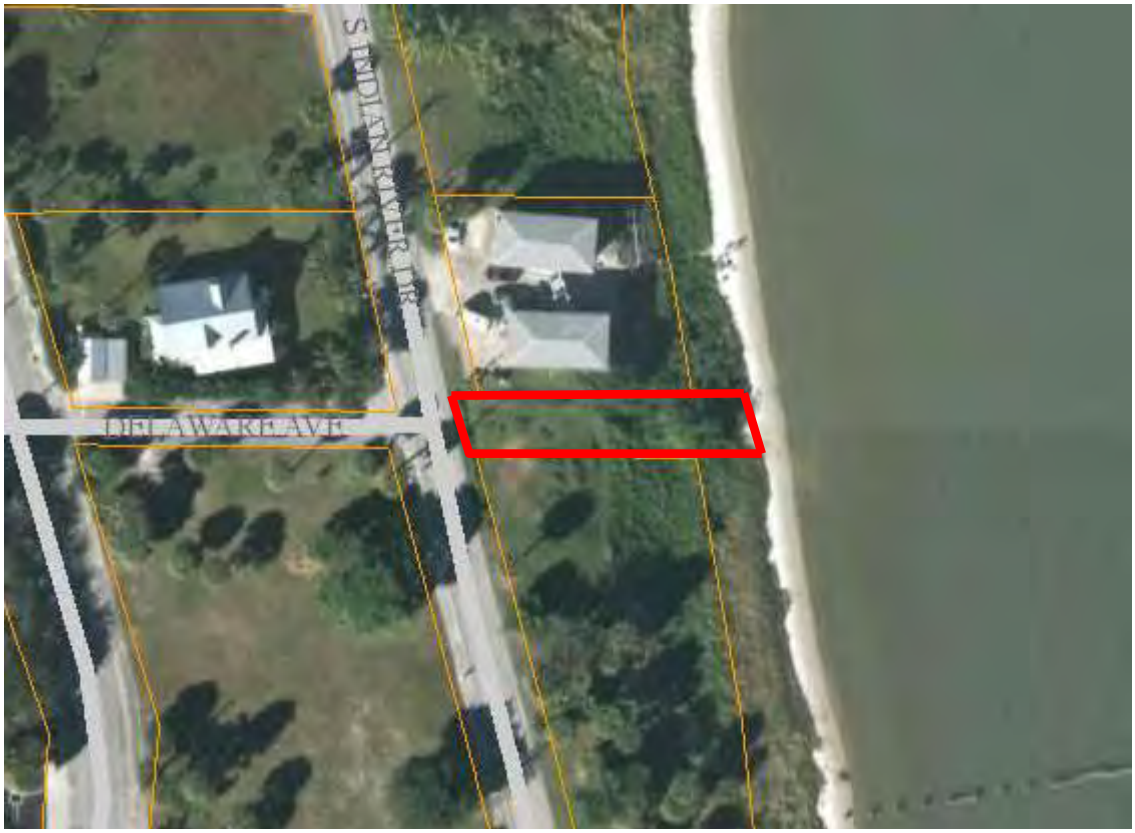
Adjacent Land Uses

- North: Modest size apartment project.
- South: Vacant land.
- East: Indian River.
- West: West of Indian River Drive, vacant land and one site improved with an older residential structure.

Surrounding uses are typical to the neighborhood and do not adversely affect the subject.

SITE MAP EXHIBIT (subject in red)





Aerial Photo (subject in red)

HIGHEST AND BEST USE

The value of real property is directly related to the use to which it can be put. It follows that a particular parcel may have several different value levels under alternative uses. Accordingly, the property appraised herein is appraised under its Highest and Best Use, which is defined as:

> "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financially feasible, and maximum profitability".
>
> "Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value."

In each appraisal of improved property there are two considerations of Highest and Best Use: one for the land considered as though vacant and one for the property as improved.

Highest and Best Use of Land or a Site as though Vacant is:

> "Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements".

Highest and Best Use of the property As Improved:

> "The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one."

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (2010)

The subject is a vacant site thus only Highest and Best Use analysis "as vacant" or "as is" is required.

HIGHEST AND BEST USE (continued)

Site "as is"

Physically Possible Use
Physically, the subject is narrow, 25 feet wide x some 140 feet from Indian River Drive to the mean high-water line of the Indian River, calculating to approximately 3,500 square feet or 0.08 acres of area. Plus, the subject's topography slope downward relatively significantly from Indian River Drive to the shoreline of the Indian River.

The subject's shape, size and topography severely limit subject's development potential.

The subject can be assembled with adjacent properties to improve subject's functional utility, otherwise physically subject has very few development options other than possibly one residential unit.

Legally Permissible Use
The property's use is affected by zoning and land use regulations. "As is" the subject's zoning and land use classifications promote mixed use development including residential development to a density of 30 units per acre.

At 30 units per acre density, the subject can legally support 2 residential units, however, subject does not meet minimum site width and size for development within the current zoning and land use classifications. Thus, as an independent property, physically the subject has very limited development potential unless improvement is allowed under a conditional use, say one residential unit or a duplex residential structure, although subject's size and legal requirements may result in a somewhat unusual shape residential building.

Financially Feasible / Maximally Productive Use
Financially Feasible and Maximally Productive development typically produces a positive net income and the highest return to the investment. A new financially feasible use typically is not negatively affected by obsolescence, in other words the cost of construction and a profit is earned through the income the property generates.

Quite often financially feasible uses are found in new construction occurring within a neighborhood. Within the subject's neighborhood, no mixed-use construction in the subject's potential size class has occurred since 2005. There is a current proposal to develop a retail/office improvement on a site within the central CBD neighborhood, but the ultimate financial feasibility of the project is unknown as of the date of this appraisal. Also, no new construction has occurred on sites in the subject's size range and because of the subject's size limits, a very modest size improvement on the subject may prove financially unfeasible, i.e. assuming permitted, a small residence

HIGHEST AND BEST USE (continued)

could be constructed on subject, but increased development costs caused by the subject's topography and adjacent river exposure will likely not be recovered in the residential market. Additionally, demand for a residential site in the subject's size range and within the location is expected to be very nominal.

However, subject can be assembled with adjacent properties providing adjacent properties land area for increased density or ancillary use within a development on an adjacent larger property, possibly providing higher contributory value to an adjacent site vs. development as an independent property.

Therefore, as of the date of appraisal it is my opinion the financially feasible and maximally productive use of the subject is to assemble subject with adjacent ownership(s).

Conclusion of Highest and Best Use "as is"
Physically, subject's very modest size width and topography severely limits subject's development potential Legally the subject will require additional approvals such as a conditional use approval to develop the subject as an independent property. The financially feasible and maximally use is not expected to be development as an independent parcel, but assemblage with an adjacent property.

Therefore, it is my opinion, the highest and best use of the subject is assemblage with adjacent properties.

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH – *Source, Appraisal Inst., Dictionary of Real Estate Appraisal*, 5th *ed*.
The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.

ARM'S LENGTH TRANSACTION – *Source, Appraisal Institute,* Dictionary of Real Estate Appraisal*, 5th ed*.
A transaction between unrelated parties who are each acting in his or her own best interest.

The Sales Comparison Approach is a form of comparison shopping. In the Sales Comparison Approach (often called the "Market Approach") the subject is compared to recently sold or listed properties most similar too subject in physical characteristics and with highest and best use similar to the subject.

Sales and listings of properties within the subject's market segment may require adjustments to the sales or listing prices to account for transaction and/or physical differences between the sales or listed properties and the subject. With a sufficient number of comparable sales and listings the approach often proves to be the best indication of value as market participant's tendencies can be readily measured and applied to the subject of the appraisal.

Comparable Selection

Research was conducted for sales and listings of functional/developable properties similar too functional/developable properties within the subject's immediate location and although research found limited data, the most similar properties are located within the City of Fort Pierce, thus the data analyzed is limited to properties located within or immediately adjacent to the Fort Pierce CBD.

Unit of Comparison

Sales are compared to the subject on sales price per square foot of land area.

Adjustments

As previously mentioned, sales and listed properties within the subject's market segment may require adjustments to the sales or listing prices to account for transaction and/or physical differences between the properties analyzed. Ideally, adjustments will be market derived but at times when data is minimal or erratic then adjustments can be based on an appraiser's knowledge and experience in the subject's market segment or as in this case of the following analysis, a qualitative analysis is performed where properties are compared to the subject utilizing Superior, Inferior or Similar comparisons based on observations of various physical features.

SALES COMPARISON APPROACH (continued)

The adjustment process begins with analysis of transaction conditions and/or physical differences. Transaction conditions analysis includes verification of cash equivalent financing, verification of conditions of sale (arm's length transactions, etc.), and addressing changing market conditions (time of sale), followed by required adjustments for physical differences

The first adjustments considered are for transaction conditions as follows:

Financing
Only sale 1, the December 2016 sale of the property adjacent to the subject closed within conventional lender financing, determined to equate to cash equivalent financing. The other closed sales analyzed were cash transactions. Thus, adjustments for non-cash equivalent financing were not required.

Conditions of Sale
Each sale was an arm's length transaction, closing with typical market conditions.

However, sale 5 was a lender sale, with market participants generally of the opinion lender sales close at under market prices. While this has been observed in the market, an adjustment applicable to sale 5 for potential below market sales prices is not obvious, plus the buyers were of the opinion the sales price represented market price levels. Thus, an adjustment is not applied for a potential below market sales price, but the lender as the seller is considered when weighting the sale as an indication of the subject's value.

Also, two listed properties are analyzed, and typically final sales prices are somewhat lower than asking prices, but the data provides erratic closed sales prices to listing price ratios, thus adjustments are not applied but when weighing each sale as an indication of value it is recognized listing prices have been analyzed, weakening the reliability of the data as a value indication for the subject.

Market Condition (Time)
At times adjustments are required to account for changes in market conditions in the period between the date a sale occurred and the date of the appraisal.

The sales closed in September 2017, May 2017, December 2015, and April 2014, with a sale of the adjacent 1.05 acres closing in December 2016.

While generally market conditions have strengthened over the period of the closed sales, within Fort Pierce demand for vacant tracts of land generally remains soft to stable with no significant value changes over the 2014 to 2017 time. Realtors

SALES COMPARISON APPROACH (continued)

report very soft interest in listed acreage tracts and when sales have occurred at times reductions from asking prices are relatively significant.

In part this occurs in properties within the CBD were the cost of development of mixed use properties remains is relatively high, resulting in exerting downward pressure on land prices otherwise profit levels are inadequate to attract an investor/developer.

Therefore, adjustments for changing market conditions are not applied, but the date the sales closed is considered when weighing each sale as an indication of the value of vacant land within the subject's immediate neighborhood.

Adjustments for Physical Differences

Observed physical differences between the properties analyzed and the subject include neighborhood location within the neighborhood and exposure, street access, size, shape, topography, including waterfront access, zoning etc., and approvals/permitting.

Because there are several physical differences between the properties analyzed and the subject, adjustments may be required to sales and listing prices for the differences. However, with the limited data, extracting adjustments from the data for specific physical characteristics is greatly weakened, therefore, as previously discussed a qualitative analysis is performed.

Sales Analysis

The following Exhibits consists of the Summary of properties analyzed, and analysis of the properties. followed by a map locating the properties. Following the Exhibits there is a reconciliation and conclusion of the value of adjacent vacant acreage properties derived via the Sales Comparison Approach.

SALES SUMMARY

TRANSACTION DETAILS	Subject	Sale 1 - Adjacent to Subject	Sale 2	Sale 3	Sale 4	Sale 5	Listing 1	Listing 2
Location	East side S. Indian River Dr & end of Delaware Avenue Fort Pierce, FL	S. Indian River Dr / S. 2nd St-south of Delaware Avenue Fort Pierce, FL	N. IRD, Backus Ave, N.2nd St, & Ave "D" Fort Pierce, FL	N Indian River Dr. & Ave "A" Fort Pierce, FL	635 N. 2nd Street Fort Pierce, FL	S. Indian River Drive, north & south sides of Boston Ave. Fort Pierce, FL	Melody Lane south of Atlantic Ave. Fort Pierce, FL	800 Blk Seaway Drive Fort Pierce, FL
Grantor	OWNER: City of Ft. Pierce	Kraaz & Kraaz Finance, LLC	FP 2nd, C3, C4, D1, DW, & DX, LLC's	FP-100 LLC	635 N. 2nd Street	SB Florida CRE Holdings, LLC	Melody Place, LLC	Harbour Isle Development Co.
Grantee	n/a	Crownman FL, LLC	Fort Pierce Resorts, LLC	Kraaz & Kraaz Finance, LLC	AABAA International, Inc.	St. Andrew's Episcopal Academy, Inc.	n/a	n/a
Date of Appraisal:	May 25, 2018							
Date of Sale		12/16	9/17	5/17	12/15	4/14	Listed 15+ months	Listing
Recorded (O.R. Book/Page)	n/a	3943/2583	4050/103	4003/2123	3818/1826	3626/2190		
Months Since Sale	n/a	17	8	12	29	49	0	0
Financing	Cash Equivalent	Conv. Lender - 62.5% loan to PP Cash equivalent financing	Cash	Cash	Cash	Cash	Expected cash equivalent	Expected cash equivalent
Previous Sales	N/A	Adjacent 1.05 ac vacant sale 1/15 @ $400K. 12/16 @ $800K includes two remodeled office blds. Office portion of property 9/14 @ $320K, plus $100K cost to complete remodeling for $420K investment. Office portion of property 7/13 @ $200K -	No recent previous arm's length sales. Listed 23+ months.	No recent previous arm's length sales. Listed 19+ months. Previously approved site plans for 41 residential units plus 1st floor retail space. Buyer proposing retail / office development.	No recent previous arm's length sales. Very extended listing period.	No recent previous arm's length sales.	No recent previous arm's length sales. Initial asking price $2.2M, with total 39% reduction to $1.35M. Listing Realtor reports nominal interest in property.	No recent previous arm's length sales. Very extended listing period with initial higher asking prices. Price of $1.0M as of 2/17. Property under contract w/ contract price confidential.
Verification		Listing / selling Realtor / owner	Listing / selling Realtor	Listing / selling Realtor	Listing Realtor data / Public records	Buyer representative	Listing Realtor	Listing Realtor / Owner
LEGAL / PHYSL CHARACTERISTICS								
Zoning	C1, Office Commercial	C1, Office Commercial	R5, Residential High Density	PUR, Planned Unit Redev.	PUR, Planned Unit Redev.	C4, Cent Comm & C1 - Off. Comm.	C4, Central Commercial	PD, Planned Development
Land Use Classification	CBD, Central Business District	CBD, Central Business District	RH, Residential High Density	CBD, Central Business District	GC, General Commercial	CBD, Central Business District	CBD, Central Business District	HIMU, Hut. Isl. Mixed Use
Urban Services Area	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Site Area (SF)	3,500	45,738	118,483	45,302	86,684	77,101	38,768	134,600
(acres)	0.08	1.05	2.72	1.04	1.99	1.77	0.89	3.09
Comments:	Site fronts east side of Indian River Dr. being the easterly extension of Delaware Avenue, between Indian River Drive & mean high water line of the Indian River. The right of way is unopened & from the Indian River Drive the right of way begins a gradual downward slope then approximately 50% of the distance from Indian River Drive the slope steepens to the shoreline of the Indian River. The area is overgrown with ground cover and brush along the shoreline.	Site fronts Indian River Dr., S. 2nd St. forming rear property line, & Delaware Ave. along north prop. line. Across IRD ownership extends to Indian River with riparian rights & dock permitted. Indian River frontage comprised of steep bank to river, likely severely limits development potential. But good river views from site. Property includes two older buildings providing lease income. Listing Realtor reported 30 residential units can be developed on site, allowed per CBD land use classification.	Site fronts west side N. IRD, between Backus Ave. (Ave "C") & Ave "D", with driveway frontage on N 2nd St. Site irregular shape but functional. Located NW of city marina, across from Manatee Observation Center, Backus Art Museum & C of C Welcome House. North of delineated CBD. Site is cleared & level. City leases portion of site for parking. Good exposure & access. Distant city marina & Indian River views but no water access.	Site fronts west side N. IRD, 100+ ft north of Ave "A" & west of city Marina. Site is "L" shape w/ 50 ft leg fronting Ave "A". 110+ ft fronting N IRD. Site has frontage on Ave "B". Site slopes up from IRD, mostly cleared. Average exposure & access. Across street views of city marina & distant Indian River. No water access.	Site fronts SW corner of Seaway Dr. & N. 2nd St. Rear line along FEC Rail R/W could be a negative to some potential improvement types. There is a narrow window south to neighborhood Ave. E. Property includes two older buildings providing lease income. Exposure to Seaway Drive is good. Access is average with only N. 2nd St. access. No waterfrontage.	Lender sale, post mortgage foreclosure. Site fronts Indian River, split by Boston Ave. R/W, abandoned subsequent to sale allowing purchaser to assemble sites & gain land area. Purchased by church operated school.	Site fronts west side Melody Lane, and south side of Atlantic Avenue, across from Indian River but site has riparian rights. Functional rectangle shape. Site is cleared & level. Previously approved for 27 unit res. condo, plus retail 1st floor. Deed requires developing 30 parking spaces in project's garage for west bld. at 200 S IRD which somewhat limits site's development potential. Good exposure & access. Good Indian River views.	Site fronts Seaway Dr., Ft. Pierce Beach neighborhood, within one mile of CBD. Approved within Harbour Isle PUD for 15,000 SF commercial improvement. Site includes drainage, filled.

	Subject	Subject	Sale 2	Sale 3	Sale 4	Sale 5	Listing 1	Listing 2
SALES / LISTINGS PRICE ANALYSIS							(listing price)	(listing price)
Recorded Sale Price		**$400,000**	**$650,000**	**$400,000**	**$475,000**	**$900,000**	**$1,350,000**	**$900,000**
Price per SF		$8.75	$5.49	$8.83	$5.48	$11.67	$34.82	$6.69
Financing Adjustment		$0	$0	$0	$0	$0	$0	$0
Adjusted Sale Price		$400,000	$650,000	$400,000	$475,000	$900,000	$1,350,000	$900,000
Conditions of Sale Adjustment		$0	$0	$0	$0	$0	$0	$0
Adjusted Sale Price		$400,000	$650,000	$400,000	$475,000	$900,000	$1,350,000	$900,000
Market Conditions Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Sale Price		**$400,000**	**$650,000**	**$400,000**	**$475,000**	**$900,000**	**$1,350,000**	**$900,000**
Adjusted Sale Price per SF		**$8.75**	**$5.49**	**$8.83**	**$5.48**	**$11.67**	**$34.82**	**$6.69**

SALES ANALYSIS

	Subject	Subject	Sale 2	Sale 3	Sale 4	Sale 5	Listing 1	Listing 2
SALES / LISTINGS PRICE ANALYSIS							(listing price)	(listing price)
Recorded Sale Price		**$400,000**	**$650,000**	**$400,000**	**$475,000**	**$900,000**	**$1,350,000**	**$900,000**
Price per SF		$8.75	$5.49	$8.83	$5.48	$11.67	$34.82	$6.69
Financing Adjustment		$0	$0	$0	$0	$0	$0	$0
Adjusted Sale Price		$400,000	$650,000	$400,000	$475,000	$900,000	$1,350,000	$900,000
Conditions of Sale Adjustment		$0	$0	$0	$0	$0	$0	$0
Adjusted Sale Price		$400,000	$650,000	$400,000	$475,000	$900,000	$1,350,000	$900,000
Market Conditions Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Sale Price		**$400,000**	**$650,000**	**$400,000**	**$475,000**	**$900,000**	**$1,350,000**	**$900,000**
Adjusted Sale Price per SF		**$8.75**	**$5.49**	**$8.83**	**$5.48**	**$11.67**	**$34.82**	**$6.69**
COMPARABILITY TO SUBJECT								
Location/Exposure	Two blks. south of CBD, although included in CBD land use class. / Average exposure.	South of & adjacent to the subject. two blks. south of CBD, although included in CBD land use class. / Good exposure.	North of but adjacent to delineated Ft. Pierce CBD. No waterfront / Good exposure.	Good Ft. Pierce CBD location, no water access. Average exposure	Three blks. north of CBD. Good commercial exposure property, but development potential likely inferior with lower density & adjacent railroad potentially a negative feature, plus no waterfront.	Within the Ft. Pierce CBD, but one+ blocks distant from mainstream traffic & commercial activity. Good accessable waterfront w/ riparian rights. / Average exposure - Overall superior	With Ft. Pierce CBD, but distant from mainstream traffic & commercial activity but superior to location within subject's immediate neighborhood. Across street waterfront w/ good water views & w/ riparian rights. / Good exposure. Overall somewhat superior	One mile east of CBD with beach commercial neighborhood. Extensive street frontage/exposure.
Access	Average	Good	Good	Average	Average	Average	Good	Good
Size - Acres	0.08	1.05	2.72	1.04	1.99	1.77	0.89	3.09
Shape	Rectangle but narrow and nominal size restricts functional utility.	Somewhat irregular rectangle with good functional utility.	Very irregular, but functional	"L" shape	One parcel, positive functional utility	Two parcels, similar functional utility	One parcel, positive functional utility	One parcel, positive functional utility
Topography	Overgrown with steep slope to shoreline	Main property cleared. - waterfront across Indian River Drive overgrown & w/ steep slope to shoreline	Superior topography, cleared, but no waterfront	Superior topography, cleared, but no waterfront	Superior topography, cleared, but no waterfront	Superior topography, cleared, plus superior waterfront	Cleared with superior waterfront	Superior built-up ready for vertical development - but no waterfront.
Zoning & Other Restrictions	C-1 zoning & CBD land use classification.	C-1 zoning & CBD land use classification.	High density residential, generally inferior to immediate neighborhood property's legal development potential	PUR zoning & CBS land use classification	Physically similar to adjacent property's within subject's immediate neighborhood, but located out of CBD which will limit density.	Similar to development potential of adjacent immediate neighborhood properties.	Similar to development potential within subject's immediate neighborhood.	Lower permitted density, inferior to development potential within subject's neighborhood.
Approvals Permitting	None	None	None, past approvals expired	None, past approvals expired	None, past approvals expired	None - Similar	None, past approvals expired	Approvals w/ PUD in-place 15K SF of comm. imp. -Superior
NET DIFFERENCE	Subject - adjacent properties appraised utilizing an "across the fence" analysis.	Property adjacent to subject.	Sale is inferior to properties wihtin subject's immediate neighborhood.	Sale CBD location is superior to location of properties within subject's immediate neighborhood, but offset by no waterfront.	Sale is inferior to property adjacent to subject.	Property has somewhat superior location within edge of CBD, plus superior waterfront, but similar development potential.	Property has somewhat superior location within edge of CBD, superior waterfront, similar development potential. Appears asking price is above market.	Property's location features about offsetting compared to acreage properties within subject's immediate neighborhood. Approvals in-place for 15K SF comm. imp., but lower density than expected for sub. List price analyzed w/ negotiated sales price expected to provide lower value indication.
	Adjusted Sales Price / Square Foot	**$8.75**	**$5.49**	**$8.83**	**$5.48**	**$11.67**	**$34.82**	**$6.69**


COMPARABLE DATA
LISTING TWO
SALE FOUR
SALE THREE
SALE TWO
LISTING ONE
SALE FIVE
SALE ONE
SUBJECT
Fort Pierce
Coon Island
SEAWAY DR
ATLANTIC AVE
BOSTON AVE
CITRUS AVE
EASTER AVE
FLORIDA AVE
GEORGIA AVE
SOUTHERN AVE
VIRGINIA AVE
TENNESSEE AVE
KENTUCKY AVE
HIBISCUS AVE
CR 68
CR 770
CR 707
CR 609
CR 611A
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SALES COMPARISON APPROACH (continued)

Reconciliation and Conclusion of Value

As per the previous data summary comparisons, the properties analyzed are rated as follows as value indications for vacant acreage properties adjacent to the subject.

Sale / Listing	Price per Sq. Ft.	Comparability
Sale 1 Adjacent 1.05 acres	$8.75	Reasonable example of the value of vacant acreage property adjacent to the subject.
Sale 2	$5.49	Inferior property.
Sale 3	$8.83	With offsetting features, rated as similar.
Sale 4	$5.48	Inferior property.
Sale 5	$11.67	Superior property including superior waterfront, plus although this was a lender sale, the buyer was motivated to assemble ownerships for a church school which likely exerted upward pressure on the sales price, thus the sale is cautiously weighted as a value indication for acreage properties within the subject's neighborhood.
Listing 1	$34.82	Superior property with analysis of an apparent above market asking price, thus the asking price as a value indication is given nominal weight as a value indication for the subject but included because of its proximity to the subject.
Listing 2	$6.69	Larger site, located adjacent to the CBD, and poised for retail development vs. the expected primary mixed-use development within subject's immediate location, thus listing 2 is primarily included for additional support of the concentrated range of value indications.

In summary, the closed sales provide a relatively close range of value indicators for acreage properties located within the CBD, from $5.48 to $8.83 per square foot with sale 4 closing at $11.67 per square foot somewhat of an outlier with buyer motivation likely upwardly influencing the sales price. Listing 1 is also located within the CBD but the asking price analyzed is indicated to be above market and for this reason listing 1 is provided only for information purposes. Listing 2 is located adjacent to but the CBD, thus the property's development density is lower than

SALES COMPARISON APPROACH (continued)

expected for properties within the CBD, plus because a listing price is analyzed thus listing 2 is primarily weighted for support of the concentrated range of value indicators.

Finally, I am aware of two properties listed within the subject's immediate neighborhood, but the listings include approved site plans with asking prices of $66.96 and $159.65 per square foot of land area with Realtors reporting very nominal interest in the properties and for this reason the listing prices are not considered applicable indicators of value thus not weighted when forming my opinion of subject's value.

Therefore, based on the available data and my analysis of the data, it is my opinion the most probable market value for acreage properties adjacent to the subject is within the range of say $8.75 per square foot as indicated by the sale of the 1.05 acres tract of land adjacent to the subject's south property line.

Conclusion of Subject's Value

The subject is an estimated 3,500 square feet of area and applying $8.75 per square foot to the subject's size calculates to a value indication of $30,625, assuming the subject contributes full value to an adjacent property.

The subject's width is expected to add minimally to an adjacent property's street or river frontage, plus because of subject's topography conditions, primarily assembling the subject with adjacent properties will provide properties an increase in the number of units allowed to develop an adjacent property or alternatively provide additional ancillary land area.

The adjacent property to the north of the subject is improved and the addition of the subject will only provide a larger buffer along the property's south line.

The adjacent property to the south of the subject, some 1.05 total acres remains vacant, but topography for that part of the southerly adjacent 1.05 acres fronting the east side of Indian River Drives resembles the subject's topography with a steep downward slope to the river and thus financially impossible to develop in most markets as sales prices as of the date of appraisal are not expected to support the cost of developing the property. Therefore, assembling the subject with the adjacent property, again, primarily provides the adjacent property with 2 additional legal units development potential.

SALES COMPARISON APPROACH (continued)

However, it is noted that the adjacent 1.05 acres is about even split on each side of South Indian River Drive, thus with the east approximately 0.525 acres financially unbuildable, all development will need to occur on the property west of South Indian River Drive.

A 1.05-acres site x 30-units per acre can be developed with 31 residential units, and legal units on the east side generally can be transferred to the buildable area of a site, thus there is potential to develop the west side of the adjacent property with 31+ units, that is before assemblage with the subject. It is also noted that properties within the CBD previously permitted for residential developed were permitted in the 30 units per acre range and it appears from plans because of other physical constraints, i.e. height, required on-site parking, the maximum physical density for the adjacent property is approximate 31 units. Thus, addition of the subject, or assemblage of the subject with the southerly adjacent vacant acreage tract likely will not increase the development potential of the adjacent property, other than provide a larger buffer or increased green area, etc.

In other words, the subject does not significantly increase the functional utility of either adjacent property which is expected to have a negative effect on subject's value.

Therefore, for the reasons mentioned, it is my opinion an adjacent owner will not pay full value for the subject.

As previously analyzed, unpermitted vacant acreage properties with development potential within the subject's neighborhood are expected to command value levels in the range of $8.75 per square foot and applying $8.75 per square foot to subject's estimated 3,500 square feet of area calculates to a total value indication of $30,625 but that would assume the subject contributes full functional utility to an adjacent property. However, as per previous analysis, it is my opinion the subject does not provide full functional utility to either of the adjacent ownerships but there is no direct market evidence of the contribution. It is noted, however, that historically properties with limited functional utility contribute lower value levels, as an example, properties accessed via easements sell for lower value levels than properties with public road frontage, and in a worst-case scenario, land locked properties can sell at extreme low-price levels with properties with negative functional utility, as mentioned, noted experiencing 25% to 75% reductions from price levels of similar properties with full functional utility. Therefore, it is my opinion the subject's value contribution under assemblage scenario with adjacent properties or as an independent economic unit is say 50% of full value as if the subject contributed full functional utility, for a value indication of say $15,000 ($30,625 at full value x 50%, rounded).

SALES COMPARISON APPROACH (continued)

In summary, based on the available data and my analysis of the data as presented in this report, it is my opinion the Market Value of the Fee Simple Interest in the subject of this appraisal, “as is” as of May 25, 2018 is:

FIFTEEN THOUSAND DOLLARS -$15,000-

QUALIFICATIONS OF THE APPRAISER

DANIEL D. FULLER, MAI

Education

Indian River Community College, Graduated 1967, A/S Degree

Professional Memberships

Member Appraisal Institute (MAI)#7876 - Appraisal Institute
Senior Real Property Appraiser (SRPA) - Appraisal Institute
Senior Residential Appraiser (SRA) - Appraisal Institute
Florida - State Certified General Real Estate Appraiser RZ567
Registered Florida Real Estate Broker

Work Experience

1992 - Pres. President, Fuller-Armfield-Wagner Appraisal & Research, Inc., Fort Pierce, FL
1987 - 1992 Vice President & Partner, Armfield-Wagner Appraisal & Research, Inc., Fort Pierce, FL
1983 - 1987 Staff Appraiser, Armfield-Wagner Appraisal & Research, Inc., Vero Beach, FL
1981 - 1983 Salesman/Appraiser, Florida Licensed Realtor-Associate, Procino Realty, Ft Pierce, FL
1979 - 1983 Staff Appraiser, Harbor Federal Savings and Loan Association, Fort Pierce, FL
1974 - 1979 Staff Appraiser, St. Lucie County Property Appraiser's Office, Fort Pierce, FL

Real Estate Appraisals made for the following:

Accountants
Attorneys
Dept. of Natural Resources
Federal Deposit Ins. Corp.
Federal Home Loan Bank Board
Federal National Mortgage Corp.
Florida Community Bank
Fort Pierce, City of
Gulfstream Business Bank
Harbor Community Bank
IBERIA Bank
Indian River County
Martin County
PNC Bank
Port St. Lucie, City of
Regions Bank
Resolution Trust Corporation
Seacoast Bank
St. Lucie County
South Florida Water Management District
SunTrust Banks
TD Bank
TITF
Vero Beach, City of
Wells Fargo

Types of Appraisals Completed

Airplane Hangars
Automobile Dealerships
Car Washes
Commercial
Groves
Industrial
Insurable Value
Land Locked Parcels
Mini-Warehouses
Motels
Multi-Family
Offices
Packing Houses
Ranches
Recreational Vehicle Parks
Residential
Restaurants
Retail Shopping Centers
Service Stations
Subdivision
Warehouses
Wetlands
Vacant Lands

Qualified as Expert Witness

Circuit Court -
- St. Lucie County
- Martin County
- Indian River County
- Okeechobee County
- Palm Beach County

U.S. Bankruptcy Court -
- West Palm Beach District

Accomplishments

Past President - Society of Real Estate Appraisers - Indian River Chapter 211 (1989 - 1990)
Past Instructor - Indian River Community College - Appraising Income Producing Real Estate
Past Board Member - East Florida Chapter of Appraisal Institute

ADDENDUM – ST. LUCIE COUNTY AREA DATA

St. Lucie County is located on the east coast of Florida some 120 miles north of the City of Miami and 220 miles south of the City of Jacksonville. St. Lucie County lies in the center of the region known as the Treasure Coast, with Indian River County to the north, Martin County to the south, Okeechobee County to the west, and the Atlantic Ocean to the east. St. Lucie County encompasses a land area of approximately 581 square miles.

St. Lucie County ranks 21st in the state in population. St. Lucie County, combined with Martin County is an U.S. Census Bureau Metropolitan Statistical Area (MSA).

With nearly 88% of the state's population within a 150 mile radius of St. Lucie County, Fort Pierce maintains a position as the transportation hub of the area with its easy accessibility to I-95, Florida's Turnpike, U.S. 1 and the St. Lucie County International Airport. Distance from Fort Pierce to other Florida cities are as follows:

Distance to Florida Cities

NORTH		*SOUTH*	
Vero Beach	15 miles	Port St. Lucie	6 miles
Melbourne	50 miles	Stuart	17 miles
Orlando	120 miles	West Palm Beach	55 miles
Daytona Beach	140 miles	Miami	123 miles
Jacksonville	220 miles	Key West	250 miles

St. Lucie County enjoys a central Florida east coast location which can be a long term positive for regional development as Martin County to the south has limited westward expansion as Lake Okeechobee forms the county's west boundary, and to the north, Indian River County's westerly expansion is blocked by the headwaters of the St. John's River. St. Lucie County, however, has the ability of almost unrestricted physical expansion to the west to Okeechobee County in Central Florida.

Fort Pierce, the oldest city in the county, is located on the eastern edge of the county adjacent to the Indian River - Intercoastal Waterway and the Atlantic Ocean. In addition to Fort Pierce there are two other incorporated communities within St. Lucie County; Port St. Lucie and St. Lucie Village. In addition to the cities, the county government oversees a large portion of unincorporated area, also providing support to the cities in the area court systems, criminal detention facilities, fire protection, etc., and along with the Treasure Coast Regional Planning Council, providing input on large scale growth / planning issues.

Population statistic is as follows:

County and City Populations

	*1970**	*1980**	*1990**	*2000*	*2010**
**St. Lucie County ** **	50,836	87,182	150,171	190,677	277,789
Fort Pierce	29,721	33,802	36,830	38,683	41,590
Port St. Lucie	330	14,690	55,866	85,751	164,603
St. Lucie Village		593	584	638	527

* U.S. Census Bureau, 2010 census

**Total including all unincorporated areas.

ST. LUCIE COUNTY AREA DATA (continued)

The greatest population growth from 2000 census to 2010 estimates is in the City of Port St. Lucie with an average annual increase of some 15%. The City of Fort Pierce experienced little increase, an average annual increase of 0.7%, during the same period. The total average annual percentage population growth for the County for the same period was 4.5%. Per the U.S. Census Bureau the state's average annual growth for the same period was approximately 1.8%. Thus the County's overall growth has been well ahead of the state average.

A majority of the growth experienced between 2000 and 2010 occurred between 2003 and 2007. In 2008 growth slowed which is expected with softening demand in the real estate markets and a soft national economy.

However, the University of Florida Statistical Abstract for 2009 reports by 2015 St. Lucie County will have a population range from a low of 277,100 to a high of 352,700.

Long term growth is expected to follow past patterns with a majority of the County's growth occurring in the City of Port St. Lucie with the City of Fort Pierce and St. Lucie County overall achieving a lesser but steady growth. Limited growth can be predicted for the beachfront areas caused primarily by stringent development regulations imposed by county, state, and federal governments, plus environmental and concurrency regulations combining to create a general negative affect on development.

Population Age Groupings*

0-19	24.8%
20-34	16.0%
35-54	26.6%
55-64	12.7%
65 PLUS	20.0%

* U.S. Census Bureau, 2010 census

Population age distribution is about equal in all age groupings with a slightly higher level in the mid-year group. It is expected that these levels will remain relatively the same with a stronger increase in the over 65 group as people continue to move to the Sunbelt at retirement.

Along with the substantial population growth, St. Lucie County has experienced a rapid expansion in the number of households with a slight decline in the size of the households. The following summary indicates past trends.

Household Growth and Household Size*

YEAR	*NUMBER OF HOUSEHOLDS*	*HOUSEHOLD SIZE*
1980	32,506	2.65
1990	58,174	2.54
2000	76,933	2.47
2010	137,029	2.55

* U.S. Census Bureau, 2010 census

City of Fort Pierce

Fort Pierce, incorporated in 1901, is the oldest city in the County and covers approximately 19 square miles. Because the city is approximately 80%+ developed, new growth is expected to be minimal unless annexation and/or gentrification occurs. The City Commission is on an annexation track to bring developments adjacent to the city limits and serviced by city utilities into the city for an expanded tax base. Also, because of the age of the city, the City's Redevelopment Agency has been in a redevelopment phase including infrastructure and community service facilities such as restoration of

ST. LUCIE COUNTY AREA DATA (continued)

the historic Sunrise Theatre. However, recent 2008 budget constraints have curbed projects, but plans are proceeding for further redevelopment from the governmental sector. In the mid 2000 period private investment in refurbishing properties as well as developing new structures was very evident, but in the 2008 economic environment private investment has all but ceased. The effect of the government's rebuilding of infrastructure in the near term uncertain, but over the long term the rebuilt infrastructure should result in attracting new private investment.

Additionally, during the building boom of the mid 2000's several residential projects were proposed, permitted, and/or started development on tracts lying immediately west of the Ft. Pierce city limits. When complete, these projects will be annexed in to the City. However, with the slowdown in demand in the real estate markets in most instances project planning and development has ceased, thus annexation has not occurred. If in the future these projects are annexed the project's should improve average housing prices along with adding a more affluent population which should be a positive to the entire city.

Although the City of Ft. Pierce is the oldest community in the County, the City has many advantages such as one of the best Florida east coast inlets to the Atlantic Ocean providing access to some of the best boating waters along Florida's east coast.

The City of Fort Pierce also reigns as the area's commercial center with its transportation network including central access to Interstate 95, the Florida Turnpike, State Road 70, and the St. Lucie County International Airport and the Port of Fort Pierce.

However, because the city is older, the City of Ft. Pierce also has a large inventory of older residential and commercial properties and a lower income base, thus attracting name brand retailers, chain restaurants, etc. has proven unsuccessful. But as discussed, if the new residential and commercial projects located adjacent to the city are developed and annexed, then in the future the city's economy should improve, potentially attracting the name brand retailers, etc. not now represented.

City of Port St. Lucie

The City of Port St. Lucie, located at the southern end of St. Lucie County six miles south of Fort Pierce, has in the last several years surpassed Fort Pierce in population and is now the largest city in the county.

Port St. Lucie was incorporated in 1960, originally developed by Mackell Brothers and continued by General Development Corporation (now Atlantic Gulf Communities). Port St. Lucie encompasses approximately 114 square miles with development predominately in single family residences of moderate price ranges with areas of high priced homes concentrated around the community's golf courses and the North Fork of the St. Lucie River.

Within the original General Development plats of Port St. Lucie approximately 50% of the lots remain to be improved.

Although housing in the cities of Fort Pierce and Port St. Lucie, as well as St. Lucie County overall is generally considered to be very affordable compared to neighboring counties to the north and south, the south county area has attracted large upscale developments such as St. Lucie West, Tradition (Core Communities developer) and the Reserve (Kolter Homes).

The St. Lucie West development is a mixed-use community opening for sales in 1988 with another developer creating and permitting the overall plan. The St. Lucie West development lies west of the Florida State Turnpike, east of Interstate 95, and north and south of the original city limits of Port St. Lucie. The location, because of the major road boundaries, provides defined boundaries that maintain the integrity of the project.

ST. LUCIE COUNTY AREA DATA (continued)

The project is an approved Development of Regional Impact (DRI). Current development projections indicate at buildout, the community will include a residential population of 25,000 with a permanent job base of 35,000 workers. The community was proposed to include 500 acres of industrial development, 426 acres of commercial/retail/office development, along with 90 acres of college campuses and over 100 acres of public parks and recreational facilities including the Digital Domain Park (fka Tradition Stadium), the spring training facilities for the New York Mets. The development, however, has absorbed a majority of its DRI allotted retail space, but owners/developers have updated the DRI to achieve an increase in retail space.

Within the St. Lucie West development is a Jim Fazio-designed championship 18-hole golf course. The golf course was purchased in 1995 by the Professional Golfers Association (PGA).

West of Interstate 95 is a smaller luxury residential community, The Reserve. The Reserve is an upper price range; golf course oriented community on 2,700 acres of land approved for 4,100 residences. The central amenity of the development was originally a private 18-hole George Fazio designed championship golf course.

The PGA of America owns two Tom Fazio designed 18-hole PGA golf courses and a nine hole course designed by Pete Dye within the Reserve. The PGA courses are supported by a 12,000 square foot clubhouse with pro-shop, etc. Also a PGA complex includes a “Learning Center”. The PGA’s winter headquarters is presently in Palm Beach County, but in the future the Reserve facility may become the PGA’s winter home.

In addition to the existing Reserve PUD, the Reserve developers completed permitting for a DRI covering a 3,000 acre tract of land lying immediately south of the existing Reserve. The DRI is permitted for 6,000 residential units, plus 50K square feet of specialty retail and a total of three golf courses to be developed by PGA, 100K square feet of golf course maintenance, etc. facilities, and 250K square feet of non-residential space associated with the golf courses, i.e. clubhouse. Also, located on the north parcel in the area of its southeast corner, the DRI will be permitted for 200K square feet of commercial use, plus a 350 room hotel.

Core Communities also developed another community lying west of Interstate 95, at the I-95 / Gatlin Boulevard interchange, Tradition. Tradition is a community created under a DRI process with plan approval in September 2003. Tradition covers some 3,000 acres, projected to be developed in four phases with a total 7,245 residential units with a projected build-out date of 2022.

Completed commercial development within Tradition includes the Town Square consisting of some 125,000 square feet of commercial space anchored by a Publix grocery store. Additional commercial space is located in the Landings at Tradition; a 500,000 square foot retail center anchored by a Target store, and including out parcel development, the center could total 600,000 square feet. At the Tradition Center for Innovation Research Park, the headquarters of the Torrey Pines Institute of Molecular Studies was completed in early 2009; this facility was the first of several similar research bio-medical facilities. At present there is also the Vaccine and Gene Therapy Institute of Florida (VGTI) research facility completed in 2012 plus the Mann Research Center, master planned for 410,000 SF mixed use project to contain research space, office, and retail areas. The first 44,000 SF building was completed in 2013 and is fully leased as primarily medical office.

In addition to Tradition, there are four other DRIs proposed to be located west of the subject’s neighborhood, thus on a long term basis the area west of I-95 is poised for dramatic development over the next couple of decades. The proposed DRIs compass thousands of acres – Tradition is only the beginning of the growth. One of these, Verano DRI, has commenced by Kolter Homes, but is located further north and is somewhat outside of the subject neighborhood’s influence.

ST LUCIE COUNTY AREA DATA (continued)

Long term, the eventual impact of St. Lucie West / Tradition and The Reserve on Port St. Lucie and St. Lucie County is expected to be substantial. The St. Lucie West / Tradition and The Reserve developments also spawned several smaller developments within the City of Port St. Lucie. These new

PUD's either feature golf course amenities or nature preserve amenities. New or proposed developments include River Place on the St. Lucie, St. James Golf Club, Waterville Golf and Country Club, and Sawgrass Lakes.

Within southeastern Port St. Lucie the Ginn Company purchased a 1,200± acre tract of land developed under the Tesoro PUD. Tesoro is an upscale golf course community home to a grand Italianate Clubhouse, and Arnold Palmer and Tom Watson signature golf courses for Tesoro owners. Tesoro initially experienced strong demand, even at its price levels, but since about 2005 demand significantly retracted following general real estate trends and in 2009 the project mortgage was foreclosed with assets purchased by a Palm Beach County developer, with future plans unknown.

Also, southeast of Tesoro another large tract of land is in the early planning stages with total project statistics unknown at this time but a development order exists allowing some 3,800 residential units plus support commercial development.

There are also several other properties located within the county with DRI approvals and or Planned Unit Developments (PUD) development orders in place, but in most instances as of 2008 development has been halted until economic conditions improve.

In recent years the Port St. Lucie City Commission recognized the need for industrial/commercial growth to prop up its tax base, thus the Commission is attempting to attract new corporate or industrial development. One of the first countywide successes was the location of home shopping giant QVC, locating in the St. Lucie West development of Port St. Lucie. While all of the governmental agencies within the county, along with private business leaders, shared in the success of locating QVC to St. Lucie County, the City of Port St. Lucie received the most benefit with QVC constructing their facility in St. Lucie West. The very recent success of recruiting Torrey Pines Institute for Molecular Studies to locate its headquarters in Port St. Lucie indicates that as the City continues its growth, it can be expected other similar corporate / industrial companies will locate in the City of Port St. Lucie, as well as throughout St. Lucie County.

St. Lucie Village

Adjacent to the northerly city limits of Fort Pierce is St. Lucie Village, the third incorporated community within St. Lucie County. St. Lucie Village has city officials with a mayor, etc., but maintains a steady population base in the range of 600 people and imposes only a minimal tax, offering minimal services to its residences. St. Lucie Village is primarily a residential community with residents having deep St. Lucie County roots, and the population does not desire further expansion of its community, thus St. Lucie Village is not expected to change, at least for the near term years.

St. Lucie County

St. Lucie County ranks in the mid to upper range of Florida counties in the State of Florida Office of Planning and Budgeting 2008 Florida Price Level Index. The local index is at 98.14 with the state average at 100. This index is computed from the price of an identical market basket of goods and services across the state. Most counties with higher indexes (higher costs of goods) are heavily populated metro areas.

The areas economic base has, in the past, been dominated by agriculture, primarily citrus and cattle production. While the agri-business still is the largest in terms of dollar business, the construction industry has gained as a steady economic mainstay.

ST LUCIE COUNTY AREA DATA (continued)

Tourism is also considered in the top three as a very important part of the local economy. Trends indicate that winter residents occupying long term rental or retirement homes eventually become full-time residents. This trend helps build a strong economic base, indicating that tourism is no longer only a transient, seasonal business.

A number of small to mid-size manufacturing businesses have been attracted to the area in the last ten years, ranging from boat builders to glass and mirror manufacturers, plastic water pipe production, metal parts production, and a Tropicana juice plant, etc. Additionally, in recent years the county has developed more aggressive recruitment methods in not only attracting the life sciences companies but all industries, in order to provide more stable employment for all county residents.

The County Commission also succeeded in receiving approval of the Central Florida Foreign-Trade Zone (CFFTZ) which exempts duties on some manufacturer's imports/exports, if the industry is located with the CFFTZ.

Fort Pierce/St. Lucie County has one of the few deep-water inlets on the east coast of Florida. The County Commission to some degree controls development of the port. The County Commission has made several attempts to purchase the lands which comprise the port, but at this point they have successfully purchased only 20 acres, approximately 67 acres of the prime deep water property remains in private ownership.

Also, the County Commission, in conjunction with the FAA, has been on track to expand the airport with visions the airport will be a regional facility of some significance. The first expansion was in the form of an extended runway, plus additional leasing of land within the airport to a variety of small fixed base operators. The longest runway is now 6,500 feet; however, there remains limitations on aircraft size as the runway surface does not have the capacity to carry the weight of large commercial carriers. In late 2008 a second runway is expected to be complete to support flight school and training traffic. The airport offers full time customs service, thus has international status. The customs service is heavily used by small planes traveling to the Caribbean region. Several commuter services have attempted operations from the airport but none have been financially successful because of being somewhat ahead of the demand curve. Expansion plans, however, have been controversial and as Commissioners change expansion plans also change, thus airport's ultimate development is uncertain at this time.

Service and professional fields also compose a large part of the area's economic base. Among the professional fields, real estate has played an important part in the area's growth with some 240 brokers in the county and over 900 MLS members.

Although the local economy is extensively supported by agriculture, construction, and tourism, other employment centers include manufacturing, retail trade, finance, insurance, real estate, services and governmental jobs. Total percentages listed below are based on the total non-agricultural labor force*.

Other Employment - Non-agricultural*

CONSTRUCTION	8.3%
MANUFACTURING	3.7%
TRADE,TRANSPORTATION AND PUBLIC UTILITIES	23.7%
FINANCE, REAL ESTATE AND INSURANCE	14.2%
SERVICES	23.5%
GOVERNMENT JOBS	19.4%

*Estimated by the Enterprise Florida/Florida County Profile (2011)

ST. LUCIE COUNTY AREA DATA (continued)

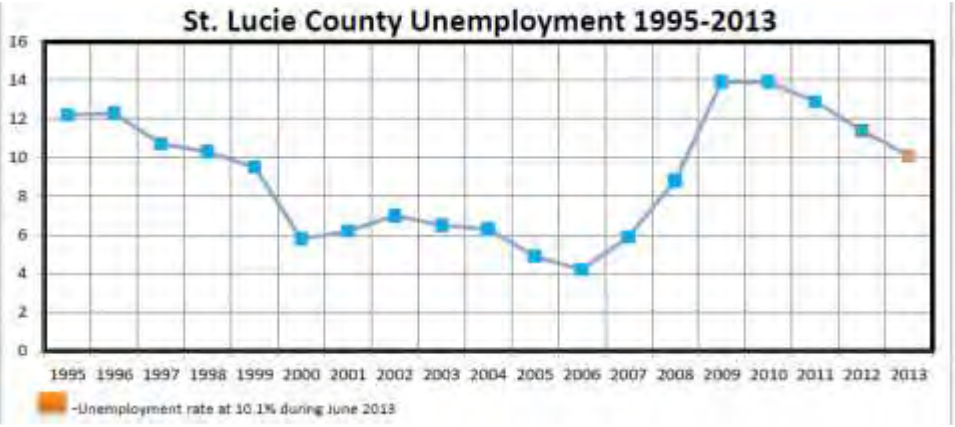
Largest Employers

LIBERTY MEDICAL	1,852
WAL-MART RETAIL STORES	1,720
INDIAN RIVER STATE COLLEGE	1,547
LAWNWOOD REGIONAL MEDICAL CENTER	1,082
PUBLIX SUPERMARKETS	1,163
QVC	1,137
WAL-MART DISTRIBUTION CENTER	1,070
ST. LUCIE COUNTY MEDICAL CENTER	747

*Estimated by the Enterprise Florida/Florida County Profile (2011)

Unemployment is generally higher in St. Lucie County than in neighboring counties and although St. Lucie County continues to rank in the top counties within the state for unemployment. Historically the main contributor to high employment was the large number of seasonal workers in agriculture, and seasonally oriented tourist businesses.

Below is a summary of unemployment rates for recent years.



In addition to the St. Lucie County International Airport and Port facilities, previously discussed, St. Lucie County is served by several other major forms of transportation.

St. Lucie County is served by Federal Highway U.S. 1, which is a four lane median divided highway that serves as a major inter and intra-county route. The area is also served by five primary state highways including the Florida Turnpike, plus Interstate 95. St. Lucie County has the distinction of being the only area where the Florida Turnpike and Interstate 95 have closely located interchanges, thus, the interchange neighborhood has been developing over the past ten year period.

Fort Pierce is also served by Florida East Coast Railway, (freight only) and is the terminal point for the railroad cut-off to the Lake Okeechobee area. Community delivery service is by Airborne Express, Federal Express, United Parcel Service, Greyhound, and several common carriers. There are several trucking terminals in St. Lucie County including AAA Cooper, Gator Freightways, and Yellow

Freight Systems. There are also several locally owned taxicab companies and Community Transit, a division of Council on Aging of St. Lucie, Inc., is the public transit provider for St. Lucie County through a contract with the Board of County Commissioners of St. Lucie County.

ST LUCIE COUNTY AREA DATA (continued)

St. Lucie County government operates as a five member commission with a professional county administrator as mandated by the state. The City of Fort Pierce operates as a five member commission and a city manager. Port St. Lucie operates as a five member commission presided over by a mayor/councilman. St. Lucie Village has a five member board of aldermen and a mayor, however, generally only limited city business is transacted by the group.

Each city provides its own law enforcement department along with a county Sheriff's Department for the unincorporated areas. Fire protection is provided by a county wide district.

The school system is operated under one county wide five member board. The system has twenty elementary schools (grades K-6), five elementary schools grades K-8, four middle schools, six high schools, and one exceptional student education center. Also, there are several private schools including the elementary St. Anastasia and John Carroll High Schools. Higher education facilities consist of Indian River State College, plus Barry University, and Florida State University, offer courses at the Indian River State College campus in Fort Pierce and St. Lucie West, plus Florida Atlantic University has a campus in St. Lucie West. The University of Florida Institute of Food and Agriculture Science offers bachelor's and master's degree programs at its UF Indian River Research and Education Center local campus.

There are two hospitals within the county. Lawnwood Regional Medical Center, located in Fort Pierce, and St. Lucie Medical Center located within the City of Port St. Lucie. Plus, Martin Memorial Health system has developed a hospital adjacent to the Torrey Pines research center in the Tradition / Southern Grove development. Additionally, there are two in-patient psychiatric hospitals, Lawnwood Pavilion located in Fort Pierce, and Savannas Hospital located in Port St. Lucie, plus a regional publicly funded mental health facility, New Horizons of the Treasure Coast. There are also several privately operated walk-in medical clinics, plus assisted living facilities and nursing homes spread throughout the county.

Summary

In the short term the County's economic base is soft with the downturn in the real estate industry and overall soft national economic conditions negatively affecting the area. But, long term the overall economic outlook for St. Lucie County is good. Projections show the most rapid expansion will be in the City of Port St. Lucie. However, all of the incorporated or unincorporated areas should, by all forecasts, show a steady growth rate.

With governing and private forces vigorously working toward industrial expansions, unemployment should in the future decline. New stable industries should add a great deal to the overall employment picture. Along with new industrial employment, growth will create many new jobs in the service and professional fields again adding to the overall economic outlook for the area. Thus, the area should continue to be attractive to new residents as well as continuing to offer existing residents an attractive place in which to live and work.

Of course, much of the economic growth will depend upon national trends. As in the past, economic highs and lows brought about by national economic policies affect the local economy thus real estate values.

LEGEND OF SURVEY ABBREVIATIONS

A	DELTA ANGLE	L.	LENGTH
A/C	AIR CONDITIONER	☼	LIGHT POLE
AVE.	AVENUE	M.	MEASURED
AVG.	AVERAGE	M.H.	MANHOLE
B.B.	BEARING BASE	M.H.W.L.	MEAN HIGH WATER LINE
B.M.	BENCH MARK	MON.	MONUMENT
BLK.	BLOCK	N&D	NAIL & DISK
BL.VD.	BOULEVARD	N.	NORTH
C	CURVE	No.	NUMBER
C.B.	CHORD BEARING	N.I.C.	NOT INCLUDED
C.B.S.	CONCRETE BLOCK STRUCTURE	O.H.W.	OVERHEAD WIRES
C.D.	CHORD DISTANCE	PG.	PAGE
℄	CENTERLINE	P.K.	PARKER KALON NAIL
C.L.F.	CHAIN LINK FENCE	P.	PLAT
C.D.	CHORD DISTANCE	P.C.	POINT OF CURVATURE
C.M.	CONCRETE MONUMENT	P.C.P.	PERMANENT CONTROL POINT
C.M.P.	CORRUGATED METAL PIPE	P.I.	POINT OF INTERSECTION
CONC.	CONCRETE	P.L.	PROPERTY LINE
C.R.	COUNTY ROAD	P.M.	POWER METER
CT.	COURT	P.O.B.	POINT OF BEGINNING
C/S	CONCRETE SLAB	P.O.C.	POINT OF COMMENCEMENT
COR.	CORNER	PRC.	POINT OF REVERSE CURVE
D.	DEED	P.R.M.	PERMANENT REFERENCE MONUMENT
D.B.	DEED BOOK	PROP.	PROPOSED
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	☜	POWER POLE
		RAD.	RADIAL OR RADIUS
DIST.	DISTANCE	R/W	RIGHT OF WAY
DNR	DEPARTMENT OF NATURAL RESOURCES	S.	SOUTH
		SEC.	SECTION
DR.	DRIVE	SQ.FT.	SQUARE FEET
E.	EAST	S.R.	STATE ROAD
EASE.	EASEMENT	ST.	STREET
ELEC.	ELECTRICAL	STA.	STATION
EL.	ELEVATION	STRUC.	STRUCTURE
E.O.W.	EDGE OF WATER	SUB.	SUBDIVISION
F.F.	FINISHED FLOOR	T.B.M.	TEMPORARY BENCH MARK
FND.	FOUND	TELE.	TELEPHONE
▽	FIRE HYDRANT	T.O.B.	TOP OF BANK
F.P.L.	FLORIDA POWER & LIGHT	TOPO.	TOPOGRAPHICAL
I.P.	IRON PIPE	TR.	TRACT
I.R.	IRON ROD	TWSP.	TOWNSHIP
INV.	INVERT	U & D	UTILITY & DRAINAGE
F/N	FOUND NAIL	U.R.	UNREADABLE
GOV'T	GOVERNMENT	W.	WEST
GR.	GRADE	⊠	WATER METER
GND.	GROUND	WV	WATER VALVE
HORZ.	HORIZONTAL	⟷	COMBINED LOTS
H.P.	HIGH POINT		
H.W.	HEAD WALL		

LEGAL DESCRIPTION:

ALL OF DELAWARE AVENUE LYING EAST OF SOUTH INDIAN RIVER DRIVE RIGHT OF WAY AS RECORDED IN PLAT BOOK 23, PAGE 22-A AND AS SHOWN ON THE PLAT OF RICHARDS + ANDREWS ADDITION TO FORT PIERCE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 01, PAGE 191 OF THE PUBLIC RECORDS OF ST. LUCIE CO., FLORIDA. SAID LANDS LYING IN ST. LUCIE CO., FLORIDA.

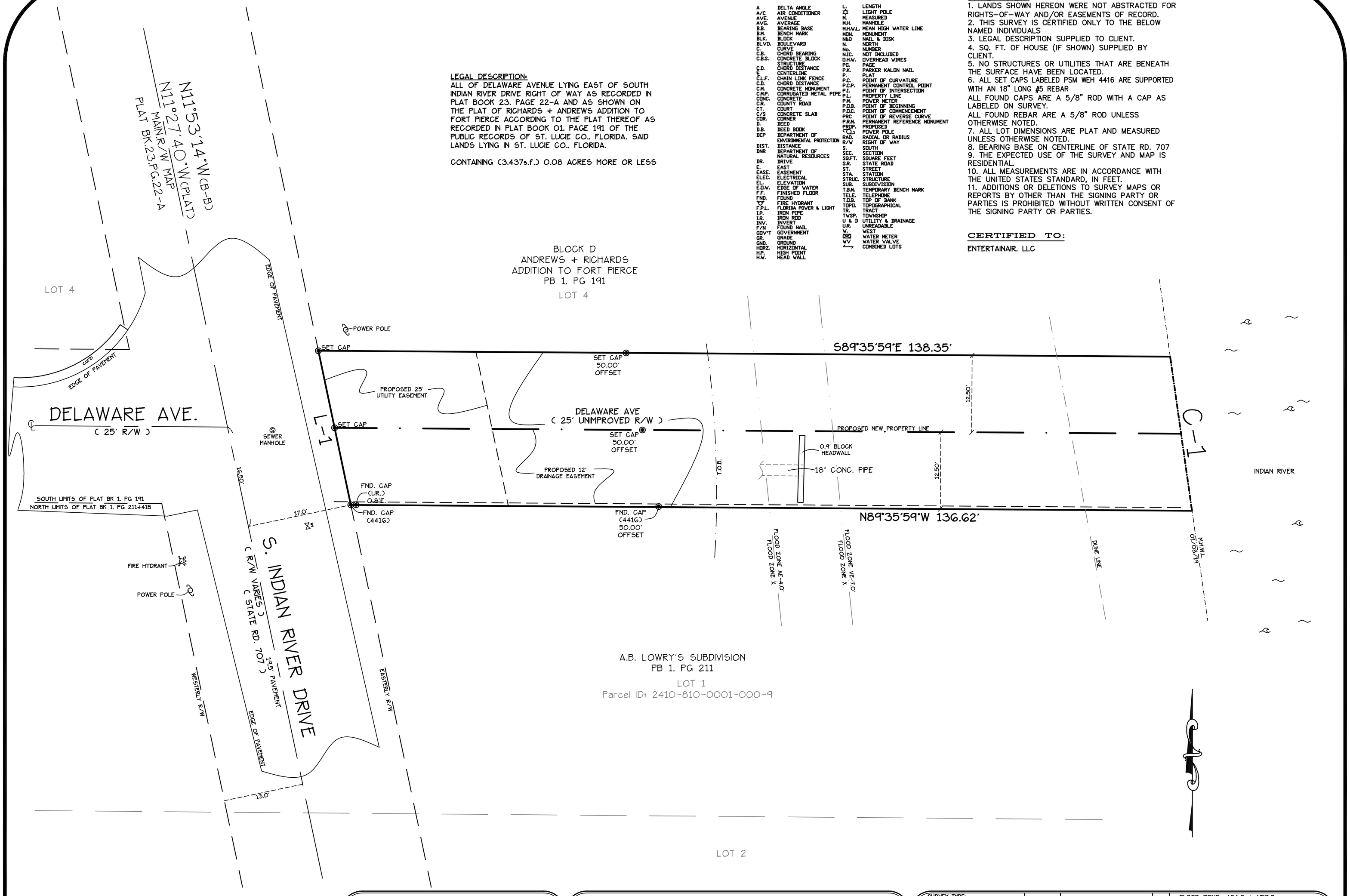
CONTAINING (3,437s.f.) 0.08 ACRES MORE OR LESS

SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
2. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS
3. LEGAL DESCRIPTION SUPPLIED TO CLIENT.
4. SQ. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
5. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
6. ALL SET CAPS LABELED PSM WEH 4416 ARE SUPPORTED WITH AN 18" LONG #5 REBAR
   ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP AS LABELED ON SURVEY.
   ALL FOUND REBAR ARE A 5/8" ROD UNLESS OTHERWISE NOTED.
7. ALL LOT DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
8. BEARING BASE ON CENTERLINE OF STATE RD. 707
9. THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.
10. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

CERTIFIED TO:

ENTERTAINAIR, LLC



C-1
R=13,812.45' N.R.
L=25.27'
A=0°06'17"
CB=S08°03'22"E
CD=25.27'

L-1
N11°53'14"W 25.59'

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

WILLIAM E. HAYHURST — DATE
PROFESSIONAL LAND SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

HAYHURST LAND SURVEYING INC.
CERTIFICATE OF AUTHORIZATION NUMBER (L.B. 7364)
SURVEYING & MAPPING COMPANY
445 9TH ST. S.W. Unit-7
VERO BEACH, FL. 32962
PHONE: (772) 569-6680
FAX: (772) 770-3446
hayhurstls@live.com

SURVEY TYPE: BOUNDARY	DATE:	REVISIONS:	BY:	FLOOD ZONE: AE4.0 + VE7.0 EFFECTIVE DATE: 02/16/12 PNL NO.: 12111C0179 K
CHECKED BY: W.E.H.				
DRAWN BY: L.E.H.				
FIELD BOOK: 376				
PAGE NO: 18				
FIELD DATE: 01/08/19				
SCALE: 1"=10'				
JOB NO: 11-058				



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Abandonment
Delaware Avenue R.O.W.
Aerial Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9/20/18
Property Address: Delaware Ave. ROW
Property Name: Crownman, FL, LLC - Abandonment
Project Name:
Planner: Brandon Creagan

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 9/19/18

September 14th, 2018

Project: **Crownman Fl LLC - Susnar Realty**
Subject: **SURVEY REVIEW**
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

1) Please add to the notes. "The expected use of the survey and map is residential" and "All measurements are in accordance with the United States standard, in feet."
2) Please add to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
3) You need to set monumentation at the NE and SE corners of the property. If the corner is located in the river, please set the corners on an offset.
4) Please add to your notes the last date of field work.
5) Please add to your notes. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6) Per the Standards of Practice, All changes in direction, including curves, shall be shown on the survey map by angles, bearings or azimuths, and will be in the same form as the description or other recorded document referenced on the map. Please add bearings or angles to the survey.
7) Please indicate the acreage of the site.
8) The survey indicates you found a headwall on the site. Is there a pipe that goes to the west from the headwall? An easement will need to be provided if there is a pipe running west before abandonment is authorized.
9) If abandonment is authorized, half of the abandonment will go to the property to the north and the other half will go to the south property.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

FPUA Comments

Abandonment – Crownman FL, LLC/ Susnar Realty – Delaware Ave ROW -

·W/WW Engineering: FPUA has existing 12 inch water main at the western end of this right of way. We have no objection to the abandonment of the Delaware Avenue ROW. However we would require a 15’ utility easement at the western end of the Right of Way for our water main. Attached is a copy of the markup survey drawing, showing required utility easement location for FPUA Water main.

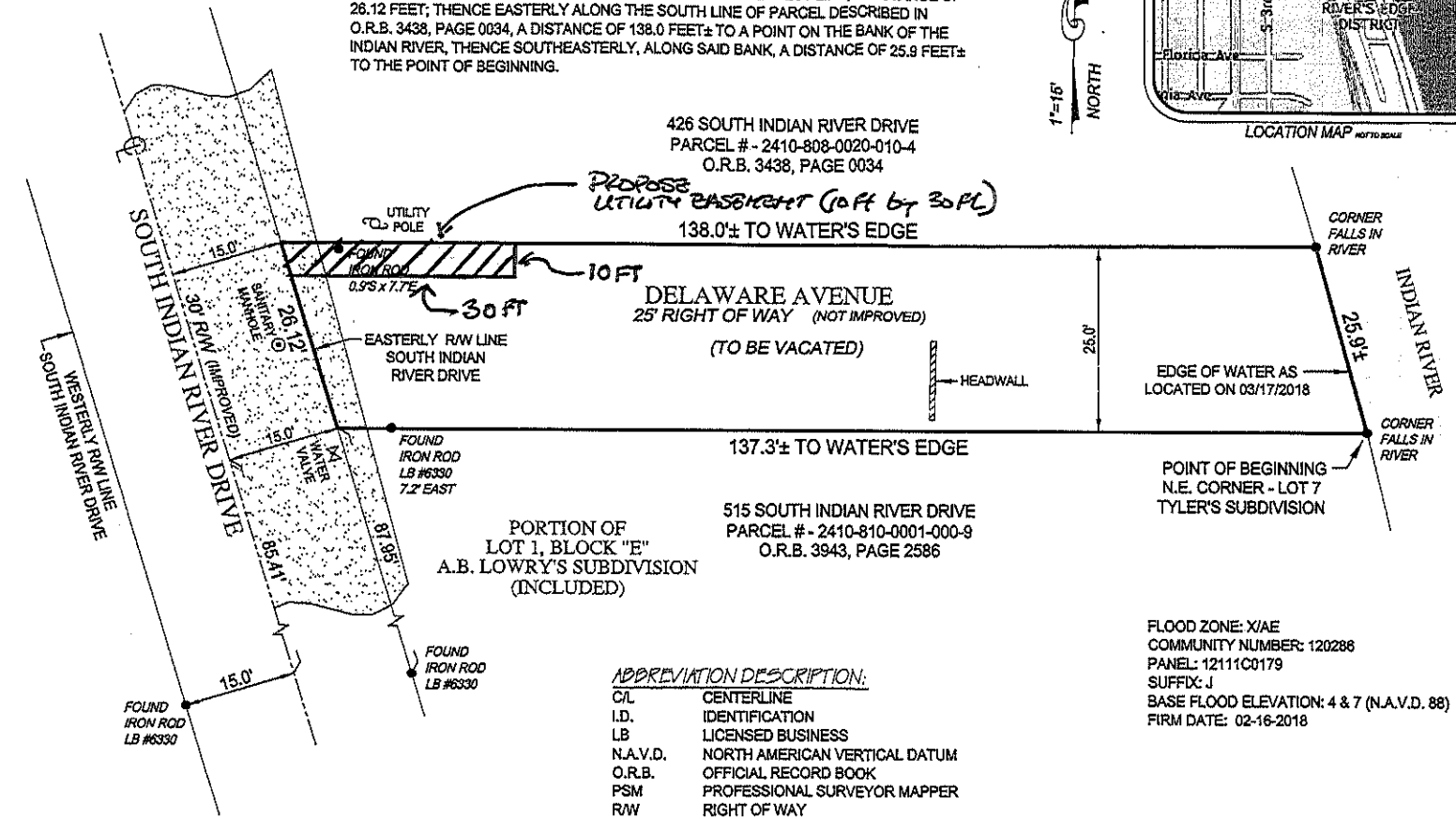
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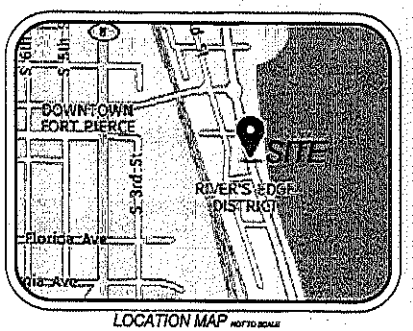
· Electric & Gas Engineering: FPUA have existing overhead electric distribution line along the west right of way line of S. Indian River Drive. We have no objection to the abandonment of the Delaware Avenue ROW. However, for future system development/improvement we would require a 10ft by 30ft utility easement at the NW section of the Delaware Avenue right of way. Attached is copy of the markup survey drawing, showing the propose utility easement location for future FPUA facilities.

GRAPHIC SCALE (In Feet)
1 inch = 15 ft.

LEGAL DESCRIPTION:

BEGINNING ON THE BANK OF THE INDIAN RIVER AT THE N.E. CORNER OF LOT 7 OF THE SUBDIVISION OF LOT 4, OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF SAID LOT 4 ON FILE IN PLAT BOOK 1, AT PAGE 88, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF PARCEL DESCRIBED IN O.R.B. 3943, PAGE 2586, A DISTANCE OF 137.3 FEET±; THENCE NORTHWESTERLY ALONG THE EASTERLY R/W LINE OF SOUTH INDIAN RIVER DRIVE TO A POINT 25 FEET DUE NORTH OF EAST AND WEST LINE, A DISTANCE OF 26.12 FEET; THENCE EASTERLY ALONG THE SOUTH LINE OF PARCEL DESCRIBED IN O.R.B. 3438, PAGE 0034, A DISTANCE OF 138.0 FEET± TO A POINT ON THE BANK OF THE INDIAN RIVER, THENCE SOUTHEASTERLY, ALONG SAID BANK, A DISTANCE OF 25.9 FEET± TO THE POINT OF BEGINNING.





LOCATION MAP NOT TO SCALE

ABBREVIATION DESCRIPTION:

C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORD BOOK
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY

FLOOD ZONE: X/AE
COMMUNITY NUMBER: 120286
PANEL: 12111C0179
SUFFIX: J
BASE FLOOD ELEVATION: 4 & 7 (N.A.V.D. 88)
FIRM DATE: 02-16-2018

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY OF
XXX SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FL 34950
PREPARED FOR
KRIS EINSTEIN

Project: C-15787 R/W
Date: 08-08-2018
Scale: 1" = 15'
1 OF 1

COMPASS SURVEYING
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

9/7/18

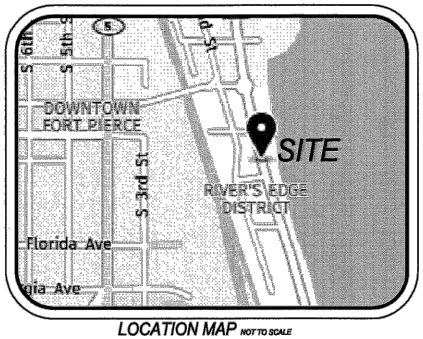
15' 0 7.5' 15'

GRAPHIC SCALE (In Feet)
1 inch = 15 ft.

LEGAL DESCRIPTION:

BEGINNING ON THE BANK OF THE INDIAN RIVER AT THE N.E. CORNER OF LOT 7 OF THE SUBDIVISION OF LOT 4, OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF SAID LOT 4 ON FILE IN PLAT BOOK 1, AT PAGE 88, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF PARCEL DESCRIBED IN O.R.B. 3943, PAGE 2586, A DISTANCE OF 137.3 FEET±; THENCE NORTHWESTERLY ALONG THE EASTERLY R/W LINE OF SOUTH INDIAN RIVER DRIVE TO A POINT 25 FEET DUE NORTH OF EAST AND WEST LINE, A DISTANCE OF 26.12 FEET; THENCE EASTERLY ALONG THE SOUTH LINE OF PARCEL DESCRIBED IN O.R.B. 3438, PAGE 0034, A DISTANCE OF 138.0 FEET± TO A POINT ON THE BANK OF THE INDIAN RIVER, THENCE SOUTHEASTERLY, ALONG SAID BANK, A DISTANCE OF 25.9 FEET± TO THE POINT OF BEGINNING.

1"=15'
NORTH



LOCATION MAP NOT TO SCALE

426 SOUTH INDIAN RIVER DRIVE
PARCEL # - 2410-808-0020-010-4
O.R.B. 3438, PAGE 0034

PROPOSED
15' WATERLINE
UTILITY EASEMENT
(26.12' X 15')

15' UTILITY POLE

138.0'± TO WATER'S EDGE

CORNER FALLS IN RIVER

FOUND IRON ROD 0.9S x 7.7E

DELAWARE AVENUE
25' RIGHT OF WAY (NOT IMPROVED)
(TO BE VACATED)

SOUTH INDIAN RIVER DRIVE
30' R/W (IMPROVED)

15.0'

SANITARY MANHOLE

26.12'

EASTERLY R/W LINE SOUTH INDIAN RIVER DRIVE

HEADWALL

25.0'

EDGE OF WATER AS LOCATED ON 03/17/2018

25.9'±

INDIAN RIVER

WESTERLY R/W LINE SOUTH INDIAN RIVER DRIVE

15.0'

WATER VALVE

FOUND IRON ROD LB #6330 7.2' EAST

137.3'± TO WATER'S EDGE

CORNER FALLS IN RIVER

POINT OF BEGINNING
N.E. CORNER - LOT 7
TYLER'S SUBDIVISION

87.95'

85.41'

PORTION OF
LOT 1, BLOCK "E"
A.B. LOWRY'S SUBDIVISION
(INCLUDED)

515 SOUTH INDIAN RIVER DRIVE
PARCEL # - 2410-810-0001-000-9
O.R.B. 3943, PAGE 2586

FOUND IRON ROD LB #6330

15.0'

FOUND IRON ROD LB #6330

FLOOD ZONE: X/AE
COMMUNITY NUMBER: 120286
PANEL: 12111C0179
SUFFIX: J
BASE FLOOD ELEVATION: 4 & 7 (N.A.V.D. 88)
FIRM DATE: 02-16-2018

ABBREVIATION DESCRIPTION:

C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORD BOOK
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY OF
XXX SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FL 34950
PREPARED FOR
KRIS EINSTEIN

Project	C-15787 R/W
Date	08-08-2018
Scale	1" = 15'
Sheet	1 OF 1

COMPASS SURVEYING
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Crownman/Susner Abandonment - Portion of Delaware Avenue R.O.W

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 3-3-2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 3-6-2019

City Commission Regular Meeting **12.d.**

Meeting Date: 03/18/2019

Re: Ordinance 19-008 - Annexation - Robert Cleveland - 2607 Kerr Street

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Legislative Hearing - Ordinance 19-008 annexing property located at 2607 Kerr Street. SECOND READING

SUMMARY:

- The applicant is requesting a voluntary annexation of property (Parcel ID 2419-601-0015-000-5) located at 2607 Kerr Street.
- The current St. Lucie County Zoning for 2607 Kerr Street is CG, Commercial General, with a St. Lucie County Future Land Use of COMM, Commercial.
- Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary.
- To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation will be C-3, General Commercial Zone, and the proposed Future Land Use designation will be GC, General Commercial.

RECOMMENDATION:

As proposed, the annexation meets the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexation. Planning Staff recommends that the City Commission **approve** the proposed annexation.

ALTERNATIVES:

Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Planning Analyst

COORDINATED WITH:

Peter J. Sweeney, City Attorney
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report

Ordinance 19-008
Application
Property Record Card
Survey
TRC Comments
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/22/2019 11:52 AM

Form Started By: Vennis Gilmore
Started On: 02/20/2019 09:16 AM
Final Approval Date: 03/05/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Annexation**
Robert Cleveland
2607 Kerr Street

DATE: February 20, 2019

STAFF REPORT

Owner/Applicant: Robert Cleveland
P.O. Box 1073
Fort Pierce, FL 34954

Representative: Kathleen Nalley, Coldwell Banker Paradise
411 N. US Highway 1
Fort Pierce, FL 34950

Applicant's Request: Approval of a Voluntary Application for Annexation for one (1) parcel of land.

Location: 2607 Kerr Street

Parcel ID: 2419-601-0015-000-5

Parcel Size: 0.24 acres

Current Zoning: CG, Commercial General (St. Lucie County)

Current Future Land Use: COM, Commercial

Proposed Zoning: C-3, General Commercial Zone

Proposed Future Land Use: GC, General Commercial

Surrounding Zoning:

Surrounding Future Land Use:

North	East	South	West
CG (SLC)	C-3 (FP)	C-3 (FP)	CG (SLC)
COM (SLC)	GC (FP)	GC (FP)	COM (SLC)

Staff Analysis:

Request

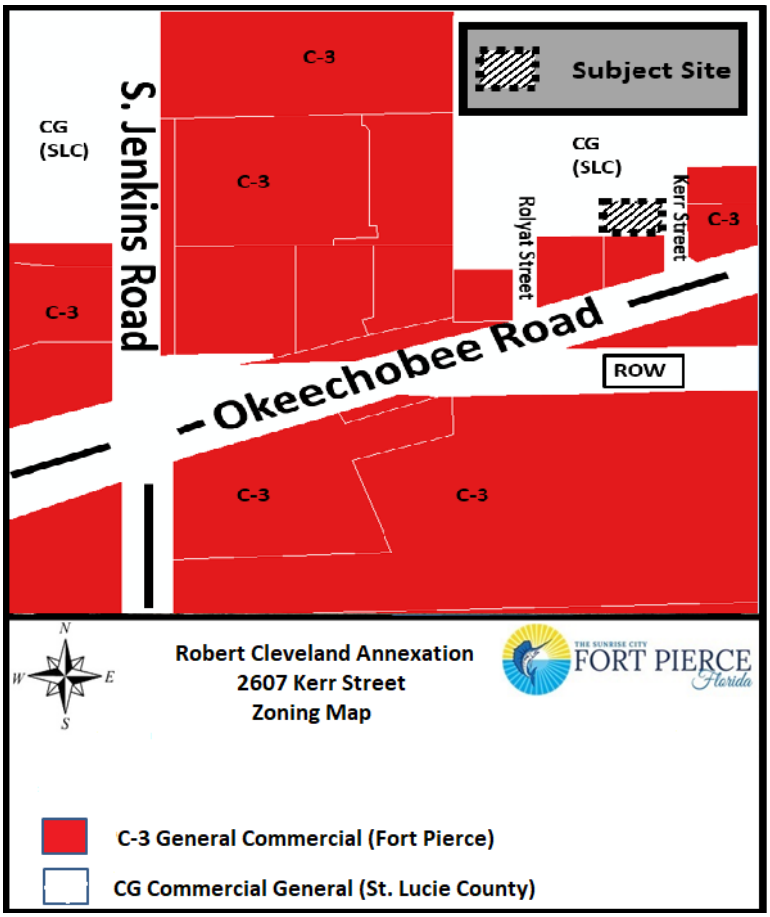
The applicant is requesting a voluntary annexation of property (Parcel ID 2419-601-0015-000-5) located at 2607 Kerr Street.

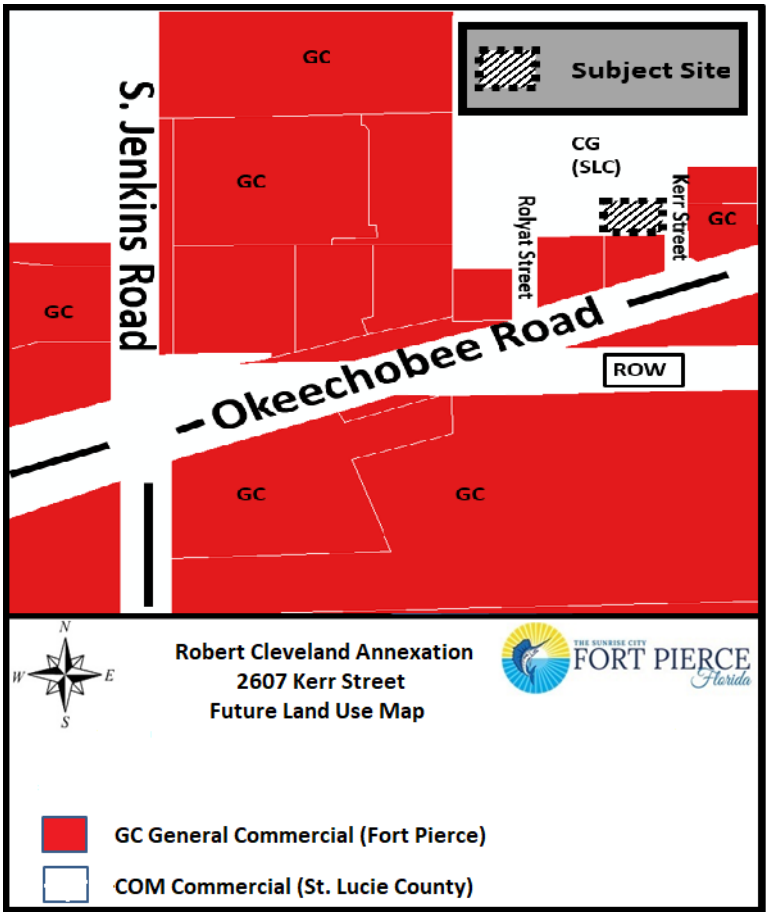


Background & Project Summary

The current St. Lucie County Zoning for 2607 Kerr Street is CG, Commercial General, with a St. Lucie County Future Land Use of COMM, Commercial. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation will be C-3, General Commercial Zone, and the proposed Future Land Use designation will be GC, General Commercial.

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary. The property is also contiguous to C-3, General Commercial Zoning and GC, General Commercial Future Land Use designations to the south of the subject parcel and just east of Kerr Street. The property is also within the FPUA service area. Currently, the 0.24 acre subject parcel is one of only a few parcels within an enclave northeast of S. South Jenkins Road and Okeechobee Road; not under the jurisdiction of the City of Fort Pierce. Staff foresees major commercial development along South Jenkins Road and along the Okeechobee Road corridor in the vicinity of the subject property. The subject property is surrounded by single-family homes to the north and west, and vacant property to the south, and east. Currently, the subject property consists of a two (2) bedroom, two (2) full bathroom, 1, 012 sq. ft. single-family residence. The applicant plans to merge with the vacant property just to the south through unity of title; for future commercial development. This proposed voluntary annexation is also consistent with F.S. 171.044, whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.





Zoning & Future Land Use Designation

The subject site will have a zoning district classification of C-3, General Commercial Zone. The C-3, General Commercial Zone is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

The subject site will have a future land use designation of GC, General Commercial. The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objective and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the 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 area where this annexation is taking place has mostly all been annexed into the City of Fort Pierce and the annexation of this property would help to continue eliminating irregularities along the City's boundary in this area. The adoption of this property into the City also helps to provide efficient public services.

The applicant is requesting that the City of Fort Pierce Zoning designation and Future Land Use designation receive City of Fort Pierce commercial designations. The Zoning Designation of C-3, General Commercial Zone, and Future Land Use of GC, General Commercial would be consistent with Policy 1.11.5.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Technical Review Committee:

All affected Departments have reviewed the submittal and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan. All comments received are attached for your review.

Planning Board Recommendation:

The Planning Board, at their January 8th, 2019 meeting, voted unanimously to recommend **approval** of the request.

Staff Recommendation:

As proposed, the annexation meets the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexation. Planning Staff recommends that the City Commission **approve** the proposed annexation.

ORDINANCE NO. 19-008

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **2607 KERR STREET IN FORT PIERCE, FLORIDA** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2019; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signatures of all owners of the property to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their January 8, 2019 meeting, voted to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on February 1, 2019, 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 1, 2019, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto and incorporated herein; and annexed into the City:

a) Parcel IDs: 2419-601-0015-000-5

NORTH 80 FEET OF LOTS 3 AND 4, BLOCK 2, SEMINOLE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

[Metes & Bounds will be provided by applicant]

Said property containing .24 acres, more or less.

and further depicted on Exhibit "B", attached hereto and incorporated herein; said properties being generally located at 2607 Kerr Street 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, 2019 and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit A and annexed into the territorial limits of the City of Fort Pierce shall be zoned C-3, General Commercial, and assigned a Future Land Use Designation of GC, General Commercial, as depicted on Exhibit "C" attached hereto and incorporated herein.

SECTION 4. That in accordance with Chapter 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Chapter 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney, 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. 19-008 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, February 17, 2019 and Sunday, February 24, 2019; 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 4, 2019; and was duly introduced, read by title only, and passed on second and final reading March 18, 2019, 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, 2019.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

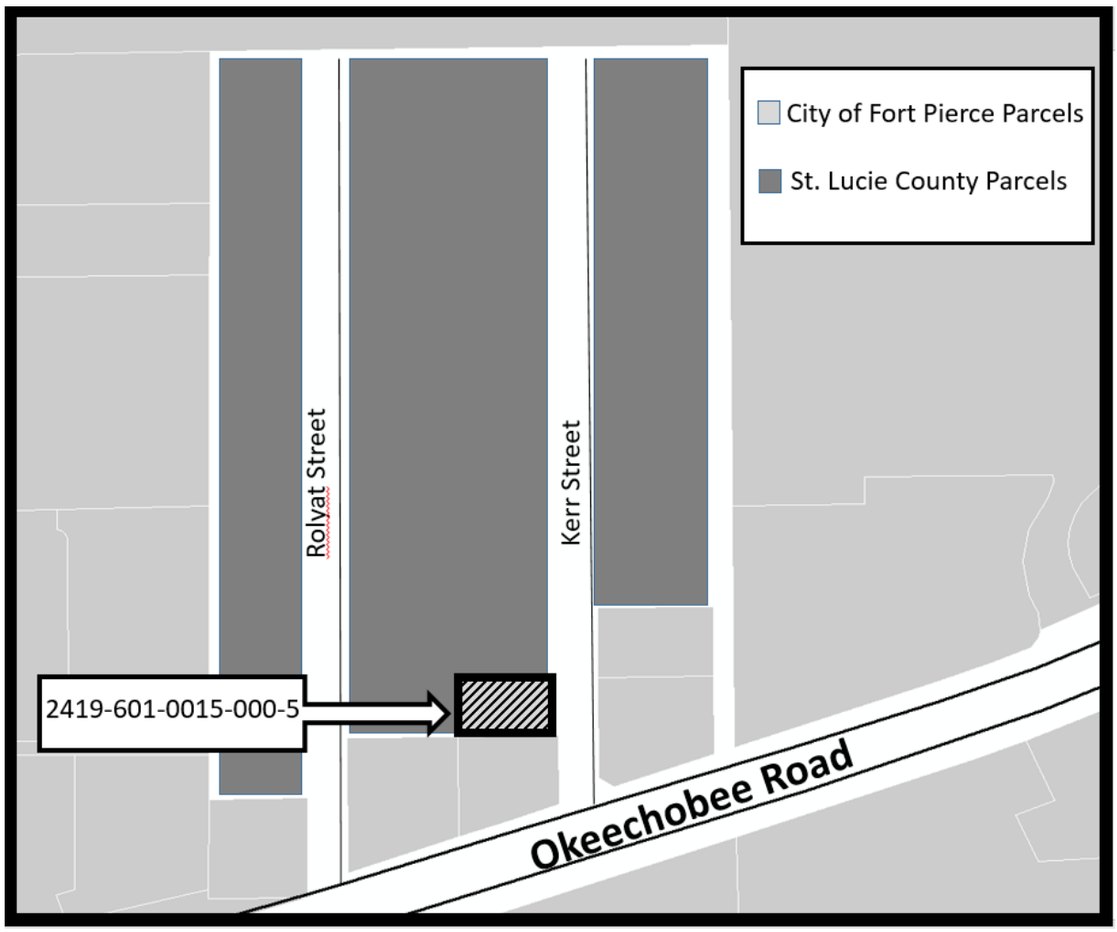
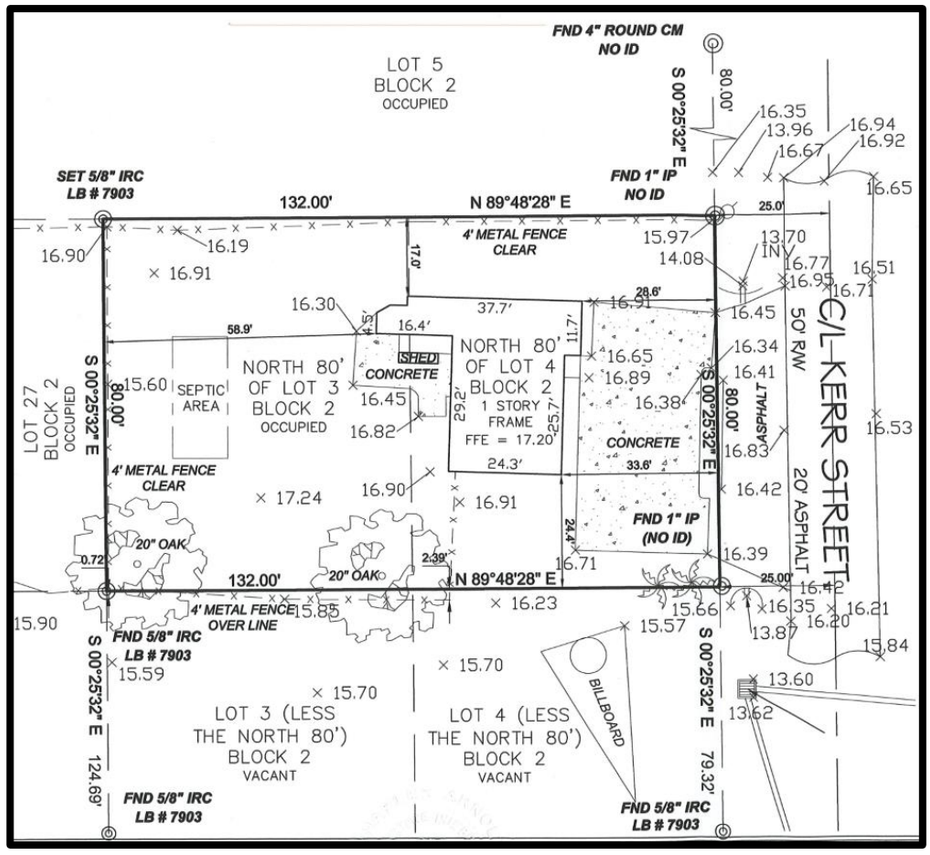
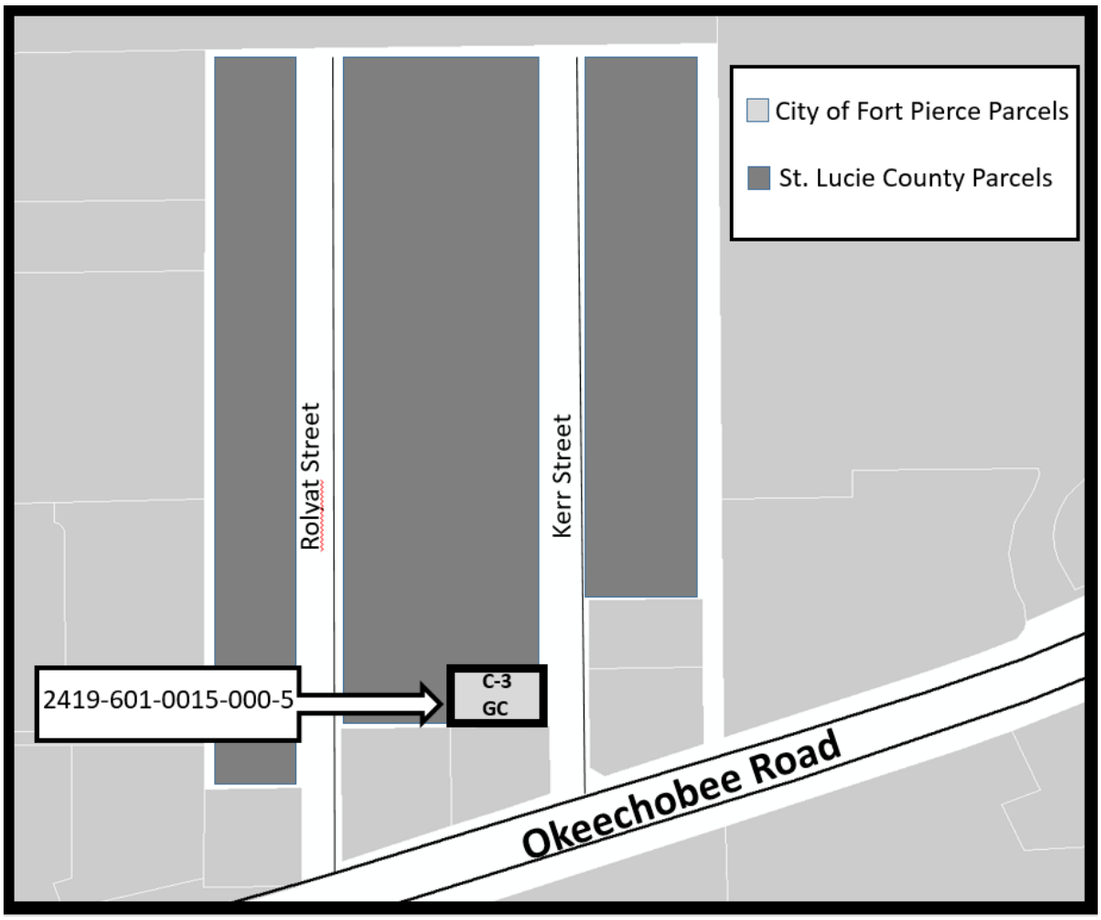


EXHIBIT B
Sketch of Subject Property



Said properties located at 2607 Kerr Street as recorded in Plat Book 10 page 11.

EXHIBIT C
Zoning & Future Land Use Designation Assignment



*The property to be annexed is currently zoned CG, Commercial General with a Future Land Use of COM, Commercial. Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of C-3, General Commercial and have a Future Land Use Designation of GC, General Commercial.

DigiSign Verified: B498E8E5-F378-4982-99E9-E3343346FFB4

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
DEC 20 2018
CITY OF FORT PIERCE
PLANNING & ZONING

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting befo 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 ar 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 provi 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: 2607 Kerr
2. Legal description of real property for which annexation is being requested:
   SEMINOLE PARK S/D BLK 2 N 80 FT OF LOTS 3 AND 4 (MAP 24/19N) (0.24AC) (OR 2388-1147)
   Property Tax ID: 2419-601-0015-0005
3. Size of described property: 0.24
4. Project description: Annexation of 2607 KERR
5. Current St. Lucie County Future Land Use Designation: C3
6. Current St. Lucie County Zoning: CG
7. Is this a Historic property? No
8. Appraised value: 38,900 per Property Appraiser.
9. Name of Owner(s): Robert R. Cleveland

   Signature of Owner(s): Robert R Cleveland
   Mailing Address: P.O. BOX 1073
   City Ft. Pierce State FL Zip 34954
   Phone 772-528-9638 Fax

DigiSign Verified: B498E8E5-F378-4982-99E9-E3343346FFB4

10. Name of Representative: Kathleen M. Nalley

Signature of representative: Kathleen M. Nalley

Mailing Address: 10 411 N. US 1 (Coldwell Bankers Paradise)

City) Ft Pierce State Fl Zip 34950

Phone 772-940-3240 Fax 772-460-2067

E-mail: katie.nalley@aol.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:	

The above was subscribed by Kathleen Nalley whom is personally known to me.

ANNETTE KINSER
MY COMMISSION # GG 032030
EXPIRES: December 13, 2020
Bonded Thru Notary Public Underwriters

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

Property Identification

Site Address: 2607 KERR ST
Sec/Town/Range: 19/35S/40E
Map ID: 24/19N
Zoning: CG

Parcel ID: 2419-601-0015-000-5
Account #: 27487
Use Type: 0100
Jurisdiction: Saint Lucie County

Ownership

Robert R Cleveland

PO Box 1073
Fort Pierce, FL 34954

Legal Description

SEMINOLE PARK S/D BLK 2 N 80 FT OF LOTS 3 AND 4 (MAP 24/19N) (0.24AC) (OR 2388-1147)

Current Values

Just/Market Value:	$38,900
Assessed Value:	$18,554
Exemptions:	$18,554
Taxable Value:	$0

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



Total Areas

Finished/Under Air (SF):	932
Gross Area (SF):	1,012
Land Size (acres):	0.24
Land Size (SF):	10,454.4

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 7, 2005	2388 / 1147	XX00	WD	Polk Georgiana	$200,000
Oct 16, 1996	1041 / 0135	XX00	WD	Franco Rogolino	$52,000
Feb 1, 1986	0492 / 0319	XX00	CV		$40,000
Dec 1, 1975	0246 / 2530	XX00	CV		$19,500

Building Information (1 of 1)

Finished Area: 932 SF

Gross Total Area: 1,012 SF

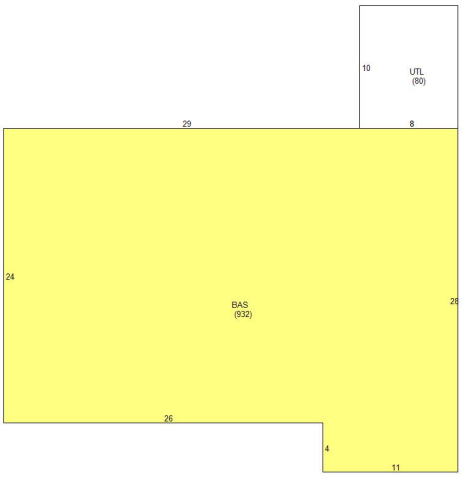
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Gable
Building Type: HD	Year Built: 1955	Frame:
Grade: D	Effective Year: 1955	Primary Wall: Alum Siding
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	932	932	130
UTL	UTILITY ROOM	80	0	36

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$24,300
Land:	$14,600
Just/Market:	$38,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$20,346
Assessed:	$18,554
Exemption(s):	$18,554
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2018	2008	0500	Homestead Exemption	$18,554
2018	2008	0550	Homestead Exemption over $ 50,000	$0

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	$252.06
2013	0054	0.24	North St. Lucie Water Management District	$25.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	$38,900	$18,554	$18,554	$0
2017	$32,000	$18,173	$18,173	$0
2016	$17,800	$17,800	$17,800	$0

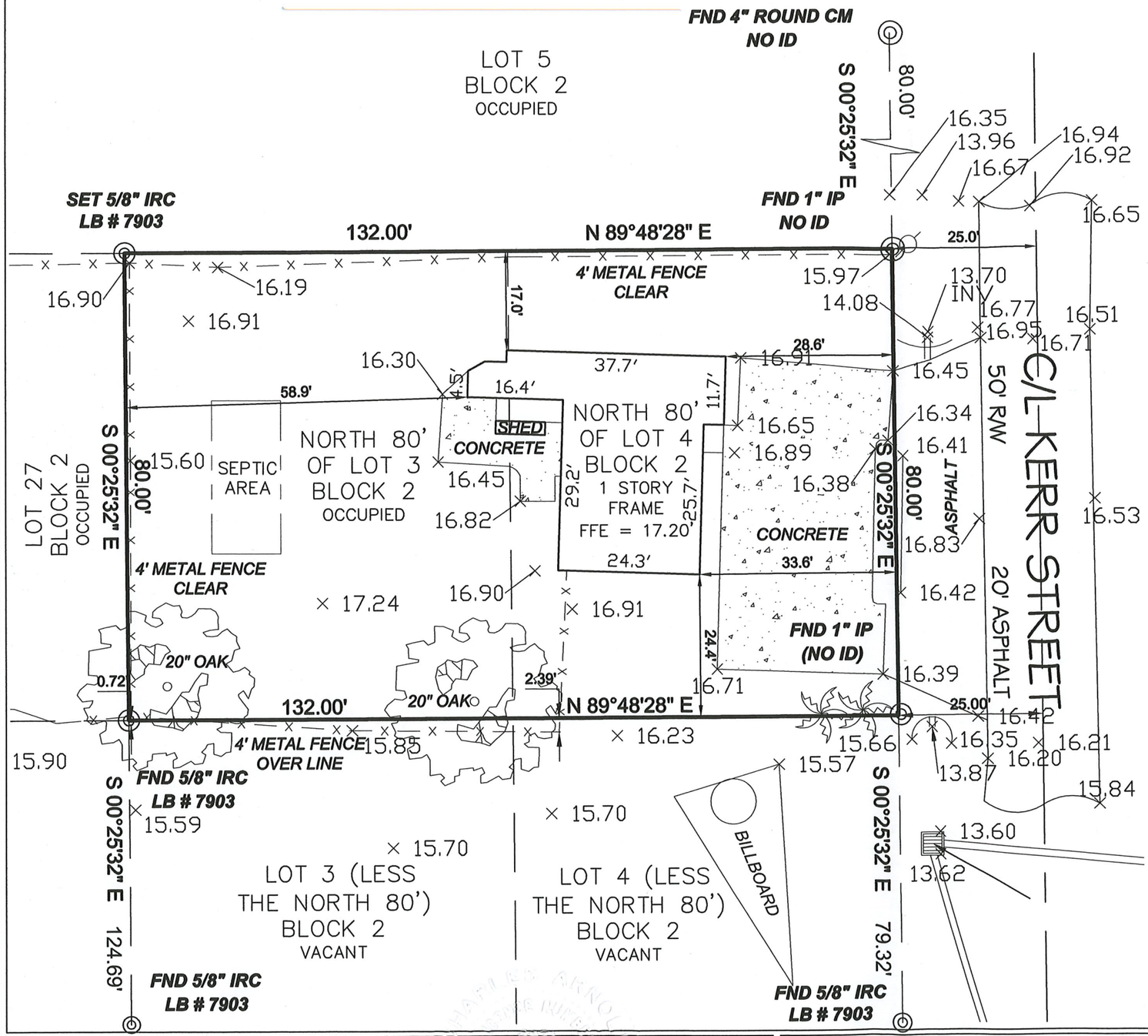
Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.

Boundary & Topographic Survey For:
David Taylor & Bob Isola



STREET ADDRESS:

2607 KERR STREET, FORT PIERCE, FL 34947

LEGAL DESCRIPTION:

NORTH 80 FEET OF LOTS 3 AND 4, BLOCK 2, SEMINOLE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

N

0' 20' 40'

GRAPHIC SCALE IN FEET

LEGEND & ABBREVIATIONS:

A	ARC LENGTH	OHP	OVERHEAD UTILITIES
A/C	AIR CONDITIONER	ORB	OFFICIAL RECORDS BOOK
BSL	BUILDING SETBACK LINE	P	PLAT DATA
C	CALCULATED FROM FIELD MEASUREMENTS	PB	PLAT BOOK
CBS	CONCRETE BLOCK STRUCTURE	PCP	PERMANENT CONTROL POINT
CONC	CONCRETE	PG(S)	PAGE(S)
CM	CONCRETE MONUMENT	POB	POINT OF BEGINNING
C/L	CENTERLINE	POC	POINT OF COMMENCEMENT
D&UE	DRAINAGE & UTILITY EASEMENT	PSM	PROFESSIONAL SURVEYOR & MAPPER
ELEV	ELEVATION	R	RADIUS
FFE	FINISH FLOOR ELEVATION	R/W	RIGHT OF WAY
FND	FOUND	TOB	TOP OF BANK
ID	IDENTIFICATION NUMBER	TOS	TOE OF SLOPE
IP	IRON PIPE	UE	UTILITY EASEMENT
IR	IRON ROD	⊕	ELEVATION (TYPICAL)
IRC	IRON ROD & CAP	WM	WATER METER
LB	LICENSED BUSINESS	Ⓢ	SEWER MANHOLE
LS	LICENSED SURVEYOR	◇	UTILITY POLE
M	MEASURED DATA	Δ	DELTA
NAD	NORTH AMERICAN DATUM	Ⓔ	ELECTRIC SERVICE BOX
NAVD	NORTH AMERICAN VERTICAL DATUM	Ⓣ	TELEPHONE SERVICE BOX

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF KERR STREET, AS RECORDED IN PLAT BOOK 10, PAGE 11, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF S00°25'32"E. (ASSUMED DATUM)

2. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C 0167 J, EFFECTIVE DATE FEBRUARY 16, 2012. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

3. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LANDS OF OTHERS.

5. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY, EXCEPT AS SHOWN.

6. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS OR MURPHY ACT DEEDS.

7. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

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

9. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARD, IN FEET AND DECIMALS THEREOF AND BASED ON DEED AND FIELD MEASURED DATA.

10. THE LAST DATE OF FIELD WORK WAS JANUARY 23, 2019.

11. ELEVATIONS SHOWN HEREON ARE IN ACCORDANCES WITH UNITED STATES STANDARD, IN FEET AND DECIMALS THEREOF BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988. BASE BENCHMARK, ST. LUCIE COUNTY, "W8".

12. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

CERTIFICATIONS

DAVID TAYLOR
BOB ISOLA

1-28-19
CHARLES ARNOLD — DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

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ALL DRAWINGS OR DOCUMENTS AND COPIES THEREOF ARE INSTRUCTIONS OF SERVICE AND REMAIN THE PROPERTY OF ARNOLD SURVEYING, INC. THE REPRODUCTION OR UNAUTHORIZED USE OF THESE DRAWINGS OR ANY OTHER PROJECT DOCUMENTS WITHOUT WRITTEN PERMISSION FROM ARNOLD SURVEYING, INC. IS STRICTLY PROHIBITED. THIS DRAWING OR DOCUMENT IS PROTECTED BY FEDERAL COPYRIGHT LAWS.

JOB NO. 18-806
DATE: 01/28/2019
SCALE: 1"=20'
DRAWN BY: CA
REVIEWED BY: CA

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
(772) 708-1819 SURVEY@ASI-SURVEY.COM

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Annexation – 2607 Kerr Street
TRC No. 18-02000006

DATE : December 10, 2018

RECEIVED
DEC 11 2018
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on December 6, 2018:

- [x] Annexation Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Annexation
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\A\Annexations\2607 Kerr Street\Annexation Approval - 121018.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.20.18
Property Address: 2607 Kerr St.
Property Name: Robert Cleveland - Annexation
Project Name:
Planner: Brandon Creagan

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/20/18

1701 South 37th Street (34947)
PO Box 3191, Fort Pierce, FL 34948

Phone: 772.466.1600
Fax: 772.468.2414

Water/Wastewater Engineering
"Committed to Quality"

Technical Review Committee meeting

December 20, 2018

TECHNICAL REVIEW PROJECT # 18-02000006

Annexation - Robert Cleveland - 2607 Kerr Street

Comments

FPUA W/WW Engineering: No objection

FPUA Electric & Gas Engineering: No comment

December 20, 2018

Project: **2607 Kerr Street**
Subject: **Annexation**
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. Right-of-Way dedication will be required when development plans are submitted.
2. The County recommends the City take ownership and maintenance of Rolyat Street and Kerr Street.

December 10, 2018

Project: **Robert Cleveland-Annexation**
Subject: **SURVEY REVIEW**
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

1) Please add to number 4 in the GPS notes the expected use of the survey to which these "standards" apply, per Ch. 5J-17.051 (2) (b)paragraph 1
2) Please change numbers 11 and 9 in the "General Notes" to reflect the statement "All measurements are in accordance with the United States standard, in feet", or something similar, per Ch. 5J-17.051 (2) (b) paragraph 1.
3) Please identify the dashed line with elevations shown on the North line of lots 1-4, and the East R/W of Rolyat Street on the survey either by symbol or call out.
4) Please add a description of the reference Bench Mark per Ch.5J-17.051 15 a.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Annexation - Robert Cleveland - 2607 Kerr Street

NOTICES PROVIDED PURSUANT TO: F.S.S. Section 171.044(2)

NOTICE BY NEWSPAPER: February 17th, 2019 and February 24th, 2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Vennis Gilmore **TITLE:** Planning Analyst

SIGNATURE:  **DATE:** February 20th, 2019

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)	2232064	ANNEXATION PO 19-008	19-008

Pub Dates
February 17, 2019
February 24, 2019

Sworn to and subscribed before me this day of, February 25, 2019, 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.

TCPALM localfieds

Where local meets classifieds.

Place your ad with us. Call 1-877-247-2407

Announcements | Special Announcements | Training & Education | Financial | Employment | Merchandise | Free Ads | Garage Sales | Pets | Transportation | Recreation | Real Estate | Real Estate Rentals | Real Estate Commercial | Services Offered | Legal

Employment

Employment

ACCOUNTS RECEIVABLE

Exp pref but will train. Dependable, punctual. Apply in person: Cold Air Dist. 3053 Industrial 31st St. Ft Pierce. DFWP/EOE

CONSTRUCTION MANAGEMENT

South Florida

GL Homes, one of the fastest-growing homebuilders in the country, has immediate openings.

Exp. in a high volume production environment required with high degree of knowledge in all phases of construction.

Qualified candidates are encouraged to email resumes to job@glhomes.com or fax to 954-575-5332 GL homes is a Drug Free Workplace

Non Profit/Volunteer

MARTIN VOLUNTEERS
A Program of the United Way of Martin County.
martinvolunteers.org
Call 772-283-4800 x225

ACTORS needed to portray victims of disaster so students can practice safety skills in this Florida Hope Domestic Exercise. All ages needed. www.surveymonkey.com/r/FLHOPE

ADMIN SUPPORT – NE Ocean Blvd. 3 hours 2x monthly, clerical, data entry. Friendly, 18+.

ADULT DAY CLUB VISITOR – Any day M-S 10-5. Teens welcome.

AFTER-SCHOOL VOLS needed to assist with homework, crafts and playground activities. M-F 3:30PM – 6PM. Choose your day. 14+

BI-LINGUAL RECEPTIONIST wanted to greet clients, answer phone & make apts. Salerno Road Stuart. M 1-5, 9-12 T-F Choose your day.

CHILD WATCH Assistant needed 9-1 or 4-6 Mon. – Sat. Choose your day – 14+ Must be patient, friendly and love children

CITIZEN VOLUNTEERS are needed for house check, assisting with phones, clerical, comm events, traffic control and much more. Background ck required. Must be 18+. All or any days.

CLIENT ASSISTANCE VOLUNTEERS are needed to assist at an agency to help families select clothing items, count, fold and explain store procedures to clients. Spanish speaking a plus. Must stand for 2.5 hours during shift.

COMMUNITY AWARENESS JB marketing, ambassador, educate, community events representative - limitless possibilities. 18+

COUNSELING OFFICE SUPPORT volunteers are wanted to greet clients when they enter the office, receptionist duties and assist with small projects when needed. Year round. Hours vary 9-5 M-F.

DATA ENTRY assistant needed help with donor database information. Flexible hours 1-2 days weekly if possible.

DISASTER PLANNING PROJECT Free for neighborhoods near the water. Neighborhood watch captains wanted.

DOCENT wanted for agency on Hutchinson Island. 3 hour shift required weekly. Good public speaker, comfortable with crowd. Flexible hours. Must be able to stand for 40 minutes.

EXHIBIT GUIDES wanted to interpret and relay info to public about touch tank inhabitants and assist at stingray feeding presentation. 4 hours shift. Min. 4 month. Outside. Must be 18. Background ck.

EXHIBIT GUIDES are needed to inform the public and assist at stingray feeding presentation. 3-4 month commitment. One 4 hours shift weekly.

FAMILY GOLF DAY Volunteers needed for Mar. 29 Ages 16+

FAMILY STORE volunteers to sort, tag and work with merchandise and customers. M-S Flexible hours. Must be 16, background check required.

FOOD PANTRY Vols needed for 4-hr shifts. 4 locations. Stocking, inventory, ck out. Spanish a plus.

FRONT DESK RECEPTIONIST needed to answer and direct calls, visitors, post meeting boards, clerical, distribute mail and provide staff assistance. 18+

FRONT LOBBY GREETER Greet visitors and assist with their needs. M-F. 3 hr shift. Must have great customer service skills.

FUNDRAISING volunteers needed to assist with several projects; matched depending on abilities and skills. Year round, times vary. Aged 12 +

GALLERY DOCENT Needed for Courthouse Cultural Center 10 to 1 and 1 to 4 daily year round. East Ocean Blvd.

GENERAL MUSEUM ASSISTANT needed to maintain cleanliness throughout day and assist with organization. 4 hours per week. Bkgrnd ck. One day T, W, Th or F.

GIFT SHOP VOLUNTEERS needed - must love working in retail and with all kinds of people. Must be professional, patient and friendly. 4 hours per week, must be 18+

GRANT WRITER wanted for agency that provides opportunities and choices that help children, families, and adults improve their quality of life through education, counseling, training and employment.

INFORMATIONAL SERVICES volunteer needed for JB. Must have knowledge of area, good customer service skills. Flexible shifts. 18+

HUGS TRAINING for seniors. FREE at Kane Center Feb. 22. Call for details.

LIBRARY ASSISTANT vol needed to assist children selecting books, engage them in quiet, education activities while parents are busy. Spanish speaking a plus. 2.5 hour shifts/ Wed. or Fri. 16+

MARATHON ASSISTANTS various positions for ages 12+. Under 12 must have parent. March 4th & 5th. Various times.

MEAL DELIVERY DRIVERS 1x weekly or as substitute. 2 hours duration. Must have own vehicle.

MENTORS wanted for community-based program. 3-4 hours mo. 18+ background check req.

MUSEUM General assistant needed 4 hours, once a week. Asst'd tasks. Background check. Must be 18+

OFFICE SCANNER volunteer wanted to scan documents into electronic health record system. Training & background check required.

PHONE VOLUNTEERS needed to remind & confirm client appts, M-F 10-2. One day commitment weekly

POVERTY SIMULATION ACTOR wanted for March 9th event. 40 min training for 4-hourevent. Must be 18+

PROGRAM ASSISTANT vols needed to assist in multiple areas. Assembling bags to distribute, assist w/classes & outreach. 18+

RECEPTIONIST volunteers needed to help with front desk guest check-in, using the computer, answering phones and giving tours of the facility

RECEPTIONIST – clerical,computer, great people & telephone skills necessary for this Disaster Prevention and Relief agency. Min. 4 hours per week. May be seasonal vol.

SALES ASSOC. wanted for thrift store – must lift 50#. North of the Roosevelt Bridge.

SCHOOL LUNCH ASSISTANTS needed at multiple elementary schools. Level 1 background check required. You can do this on line. Assist children during lunch periods opening containers, drinks and supervising.

SHELTER VOLUNTEERS needed to assist with laundry, cleaning, feeding and grooming felines. Daily 9-11 year round. 18+

THRIFT STORE CASHIER needed for 4 hour shift 2-3 times weekly. Duties included welcoming shoppers, sales, promote agency & accept donations.

THRIFT STORE needs customer service volunteers on the showcase floor. Just a few hours required. Location is near the TC Mall.

THRIFT STORE VOLUNTEERS needed to sort and tag donations and work on sales floor. Flexible days/hours. Near 714 & Willoughby.

TREASURER needed for nonprofit that focuses on fall awareness and prevention. CPA background preferred. HS agency

VICTIM ADVOCATE volunteers wanted to notify victims of hearing & court dates, provide crisis intervention & info. Training provided. 18+

VOLUNTEER COORDINATOR needed to work where ever teachers require assistance at HS Elementary. Flexible hours. M-F You choose the day. 18+

VPK CHILDCARE ASSISTANT needed M-F 9AM-11AM. Assist children ages 4-5 who need extra help with math and phonics curriculum. Will be trained, must be patient, friendly and enjoy children.

Employment Wanted

TRITON Digital Marketing & Communications Specialist

Triton Submarines of Sebastian, Florida has an immediate opening for a full time Digital Marketing & Communications Specialist at our headquarters.

The position requires:
- At least 3-5 years digital marketing experience
- 3-5 years experience writing persuasive, conversion optimized ad copy for e-mail promotions
- Mastery of HTML and CSS
- Basic knowledge of best SEO practices
- Strong design background a plus
- Triton Submarines provides a competitive salary, benefits and 401k.

Please E-mail employment@tritonsubs.com with a cover letter, C.V. and three professional references.

TR-GCI0137989-01

Antiques

$ BUYING $

JEWELRY • ANTIQUES • WATCHES • ART • COINS
PAYING RECORD PRICES • CALL TODAY!
ALL HIGHWAYMEN PAINTINGS • MID-CENTURY FURNITURE & ACCESSORIES

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BRUCE KODNER GALLERIES
Toll Free 1 (800) 356-3637 • 24 Hours On Call 1 (800) 920-0067

Professional

DESIGN CONSULTANT (Fort Pierce, FL) sought by Stone & Granite Co., with exp. in all of the following: (i) designing installation detail plans and overseeing finishes for residential and commercial installations of stone products, specifically interior/exterior cladding, countertops, floors, and residential and commercial facades and (ii) planning, programming, and executing projects. No license req. Architecture or Design BA+1Y exp. in the job duties. Please send resumes by postal mail only to: Jose D. Ubilla, President, Real Stone & Granite Corp., 427 South Market Avenue, Fort Pierce, FL 34982.

Garage Sale

Garage Sales

First Saturday Flea Market, St. Sebastian Catholic Church, 13075 US Hwy. 1
BIGGEST & BEST 100+ VENDORS
March 2 from 8am-1pm
Antiques, Collectibles, Tools
Fishing, Treasures, Crafts
Vendors/Shoppers Wanted!
Some Rental Tables Avail.
Call Rosemary 772-581-8665

HOBE SOUND - 8313 SE Woodmere St. March 1 & 2, @ 8 AM - HUGE ANNUAL SALE! Designer furniture & clothes, antiques, jewelry, coastal decor, fishing, toys, patio set and tons more!

HOBE SOUND Sat., Feb. 23, 8:00am - 1:00pm. New and slightly used items, Bake Sale, 50/50 Raffle, Arts & Crafts. Breakfast & Lunch Available Cambridge Clubhouse, 8201 SE Constitution Blvd

STUART 2701 SE JANET ST Sat. & Sun, 8-3. HH items, costume jewelry, clothes, furniture, rug, hand tools - table saws, 8" & 10" sports items.

STUART 4343 SE St Lucie Blvd 3/2, 8am-noon. **Chapman School of Seamanship Nautical Sale!** Marine parts, dinghies/inflatables, tools, fishing gear, charts, books. 772-283-8130 **BIGGEST SALE!**

STUART 6821 S.E. Lillian Ct. - Feb.23, 2019, 8 am - 1 pm. DUCKWOOD ANNUAL COMMUNITY GARAGE SALE
30+ homes participating.

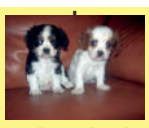
STUART Cedar Pointe~ 2929 SE Ocean Blvd Village 7 - March 2, 8:30am-1pm. Bazaar, furn, HH items , jewelry, electronics, collectibles, Bric-a-brac. **YUMM!** Homemade Baked Goods! Bellybuster Hot Dogs!

VERO BEACH - ANNUAL COMMUNITY GARAGE SALE AT TRILLIUM - (behind Indian River Mall on corner 66th Ave & 26th St) Sat. March 2nd Gates open at 8am - 1pm Great Items!! Baked goods & grilled hotdogs available

WHITE CITY 384 Indiana Ave - Sat-Sun 2/23-24, 8-3. Tools Generator, Pressure Washer, Wet Vac, HH Goods, & More

Pets

Dogs



Cavalier King Charles Pups!
Lost a pet? Great gift/companion. Get yours today! 4 colors, home-raised, shots/Health cert. From $1,575 Housebroken adult, $2,500
772-985-2186 VISA/MC/Paypal
furmysunshine.com

CHI POODLES - 8 weeks, M/F, DE WORMED, 1ST SHOTS $275. (772)302-1534

DACHSHUNDS - (Tweenies) Only2 males left! Blk/tan ready 3/2; parents onsite, $499. All shots, health certs. Taking deposits (772)905-9105

GERMAN SHEPHERD PUPPIES M/F AKC health cert/shots **$650 Call 772-332-0919**

Dogs

GOLDEN DOODLE PUPPIES - Make amazing family pets! Both boys and girls available. Price $1500 (270)339-5803

Cats

PERSIAN LONGHAIR KITTENS beautiful, 8 wks., $350 & up, Call (772)800-8989

Merchandise

Antiques

ABBEY ROSE ANTIQUES
We buy antiques/collectibles: old toys • military • costume jewelry • silver/gold • coins • art • advertising & more. Honest! Fair! Call for FREE Consultation! (772)342-4794

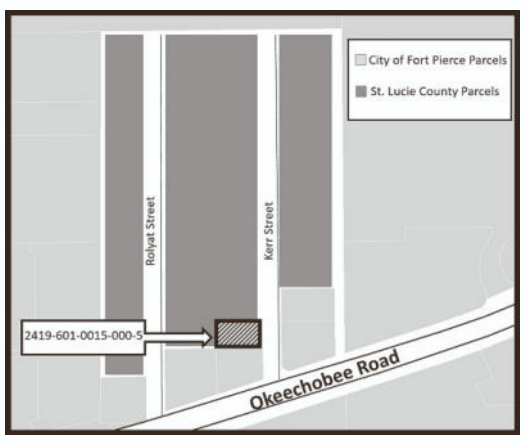
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(772)529-1564

Public Notices

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING FOR AN ANNEXATION

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 4th, 2019 and Monday, March 18th, 2019 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 19-008 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE 2607 KERR STREET IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2019; 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 meeting and be heard with respect to the annexation. 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: 2/17/2019 and 2/24/19

TR-2232064

Antiques

ANTIQUES & ART WANTED
Courteous Palm Beach buyer seeks quality paintings, sculpture, glass, porcelain, silver, jewelry, Tiffany, Cartier, modern art, Picasso, Warhol, etc, Old Masters, Chinese antiques, jade, buddhas. Call 561-801-0222

Wheels/Recreation

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TCPALM localfieds

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APPLIANCE SALE
Featuring New & Used
Warranty & Delivery
PRO*TECH APPLIANCE
LOWEST PRICES
Sales • Service • Parts
3600 Oleander Ave
Fort Pierce.....461-2444
Stuart.....335-9498
Vero Beach (772)567-7298

DRYER - DRYER, 2014 Whlpl, $150 (772)341-3510

Public Notices

Wheels/Recreation

Buy and Sell here!
TCPALM localfieds

City Commission Regular Meeting **12.e.**

Meeting Date: 03/18/2019

Re: Ordinance No. ____, Amending the 2017-2018 General Fund Budget

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Legislative Hearing - Ordinance 19-009 - Financial Budget Amendment of the General Fund FY 2018 Budget. SECOND READING

SUMMARY:

The General Fund budget is being amended to adjust budgeted revenues and expenditures to the final actual figures.

RECOMMENDATION:

City Commission approve the budget amendment ordinance.

ALTERNATIVES:

Proceed as directed by City Commission.

RESPONSIBLE STAFF:

Finance Director

COORDINATED WITH:

City Clerk for Advertising

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2018

OTHER INFORMATION:

See attached schedules for fiscal impact.

Attachments

19-009

19-009 Exhibit A

Proof of Publication

Explanation

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	02/20/2019 10:56 AM
City Manager	Nick Mimms	02/22/2019 09:55 AM

Form Started By: Queen Thompkins Started On: 02/13/2019 12:22 PM
Final Approval Date: 03/05/2019

ORDINANCE NO. 19-009

AN ORDINANCE **AMENDING THE 2017-18 BUDGET** OF THE CITY OF FORT PIERCE, FLORIDA BY INSERTING THEREIN A SCHEDULE ATTACHED HERETO AND DESIGNED AS THE **2017-18 FINAL BUDGET AMENDMENT**. THE SAID SCHEDULE PROVIDES FOR THE INCREASES AND/OR DECREASES IN REVENUES AND APPROPRIATIONS IN THE GENERAL FUND, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The Budget of the City of Fort Pierce, Florida for the year 2017-18 be amended by increasing or decreasing various items as set out in the schedule, hereto attached and made a part hereof and designed as the 2017-18 final budget amendment and that the City Manager and Director of Finance are hereby instructed and directed to transfer said funds to said accounts and increase and decrease in conformity with said schedule.

SECTION 2. This ordinance shall become effective upon passage.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Peter Sweeney, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY)SS

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19- was duly advertised by title only in the St. Lucie News Tribune on ; 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, March 4, 2019 ; and was duly introduced, read by title only, and passed on second and final reading on March 18, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the of March, 2019.

_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

CITY OF FORT PIERCE

Final Budget Amendment

Fiscal Year 2017-2018

General Fund Revenues	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Over Under Budget***
Taxes	20,820,530	759,917		21,580,447	3.65%
Licenses and Permits	361,500	249,236		610,736	68.94%
Inter-Government Revenue	3,259,000	3,020,227		6,279,227	92.67%
Charges for Services	249,700	133,017		382,717	53.27%
Fines and Forfeitures	218,000	294,137		512,137	134.93%
Miscellaneous Revenues	2,268,346	188,424		2,456,770	8.31%
Interfund Transfers	2,683,710	180,007		2,863,717	6.71%
Enterprise Contributions	7,040,848	220,999		7,261,847	3.14%
Other Financing Sources	0	1,865,490		1,865,490	0.00%
Fund Balance Appropriation	584,565		3,465,471	(2,880,906)	592.83%
Restricted Revenue	(600,000)			(600,000)	0.00%
Totals	36,886,199	6,911,453	3,465,471	40,332,181	**9.34%**

CITY OF FORT PIERCE

Final Budget Amendment

Fiscal Year 2017-2018

General Fund Expenditures	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Over Under Budget***
City Commission	239,208	10,839		250,047	4.53%
City Manager	567,103	3,494		570,597	0.62%
City Attorney	725,698		11,483	714,215	1.58%
City Clerk	330,926		21,237	309,689	6.42%
Human Resources	492,035	55,508		547,543	11.28%
Finance	833,699	18,172		851,871	2.18%
MIS	1,129,314		31,768	1,097,546	2.81%
Purchasing	258,451		21,522	236,929	8.33%
Planning	505,246		21,067	484,179	4.17%
Building & Community Response	948,661	204,400		1,153,061	21.55%
Police	14,008,168	293,799		14,301,967	2.10%
PW/Director's Office	96,228	35,237		131,465	36.62%
PW/Fleet Maintenance	589,999	5,660		595,659	0.96%
PW/Facilities Maintenance	948,509	194,446		1,142,955	20.50%
PW/Parks & Grounds	2,025,903	95,782		2,121,685	4.73%
PW/Streets & Drainage	1,803,549	253,400		2,056,949	14.05%
Engineering	1,223,747		206,118	1,017,629	16.84%
Riverwalk Center	171,202	166,172		337,374	97.06%
Administrative	9,988,552	2,422,269		12,410,821	24.25%
Totals	36,886,198	3,759,178	313,195	40,332,181	**9.34%**

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)	2232067	19-009	

Pub Dates
February 22, 2019

Sworn to and subscribed before me this day of, February 22, 2019, 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.

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 4, 2019 and Monday, March 18, 2019 on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

ORDINANCE NO. 19-009 - AN ORDINANCE AMENDING THE 2017-18 BUDGET OF THE CITY OF FORT PIERCE, FLORIDA BY INSERTING THEREIN A SCHEDULE ATTACHED HERETO AND DESIGNED AS THE 2017-18 FINAL BUDGET AMENDMENT. THE SAID SCHEDULE PROVIDES FOR THE INCREASES AND/OR DECREASES IN REVENUES AND APPROPRIATIONS IN THE GENERAL FUND, AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Budget Amendment. 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: 2/22/2019
TCN 2232067

City of Fort Pierce
Final Budget Amendment
Fiscal Year 2017-2018
Revenues and Expenditures

Below are the major revenue categories that are responsible for the increase and decrease in revenues during the City of Fort Pierce Budget year 2017-2018.

(1) Taxes Increase: $759,917 or 3.65%

Ad valorem taxes budget to actual collection rate was 102% or an increase of $247,513; Local Option Taxes - $204,418, Utility Taxes - $307,343 and Other Taxes – $643 were more than anticipated.

(2) Licenses and Permits Increase: $249,236 or 68.94%

Occupational licenses collections increase was $72,273, however the adjustment not made; planning and zoning fees increased $175,721; other permits collectively increased $1,242.

(3) Intergovernmental Revenues Increase: $3,020,227 or 92.67%

The major increases are: Reimbursement from FEMA $2,303,004, State revenue sharing $195,623, Half cent sales tax $348,973, Casualty Insurance Premium Tax $107,113, Housing Authority $52,672 and all other intergovernmental revenue $19,415; with reduction in County Shared Occupational Licenses $6,573.

(4) Charges for Services Increase: $133,017 or 53.27%

Record search, investigative and application fees, and liens provided $32,585; parking fines $26,779, traffic fines $30,071; community center $61,871; decrease of $14,950 in rotation towing and $3,339 in other line items.

(5) Fines and Forfeitures Increase: $294,137 or 134.93%

Alarm Permit Violations increased $148,842, violation of local ordinances increased $208,471 and decreases in Judgements and Fines $61,742 and $1,434 in other line items.

(6) Miscellaneous Revenues Increase: $188,424 or 6.71%

The increases were interest earnings $257,784, special assessments $29,366, contributions $133,251, state reimbursements $98,621, and other revenue collectively $43,478; decreases in Stormwater reimbursements $365,774, loss on investments $5,298 and $3,004 in other line items.

(7) Inter-fund Transfer Increase: $180,007 or 6.71%

The increases resulted from the transfer of $79,779 from the restricted fund for Clean and Safe expenses and $100,228 from FPRA.

(8) Enterprise Contributions Increase: $220,999 or 3.14%

The transfer from FPUA increased $175,797, Solid Waste $60,925 and Building $5,277; Golf Course $21,000 less due to unavailable funding.

(9) Other Financing Sources Increase: $1,865,490 or 0%

Funds transferred for debt payments and capital leases.

(10) Fund Balance Appropriation Decrease: $3,465,471 or 592.83%

Fund balance appropriation was $584,565 to balance the budget, $400,000 restricted for FY 2019 Capital Improvements and $200,000 for Interfund loan repayment. There was no appropriation needed to fund fiscal 2018, and FEMA reimbursement of $2,303,004 received; the $600,000 remains and excess or unused revenue was added to fund balance.

Below are the departments and an explanation for the notable **increases** and **decreases** in their expenditure budgets during the City of Fort Pierce 2017-2018 budget year.

(1) Human Resources Department Increase: $55,508 or 11.28%

Employee transferred from other department, not previously budgeted.

(2) Code Enforcement Increase: $204,400 or 21.55%

Personnel costs increased $32,643 for part-time staff added; other notable, increases in spay and neuter $31,025, administrative fees $50,286, and animal control fees $14,184.

(3) Police Department Increase: $293,799 or 2.10%

Increases in the Police Department consisted of $44,632 in Salaries and Benefits, increases of $360,044 in capital expenditures; decreases in operational expenditures $95,310.

(4) PW/Director's Office Increase: $35,237 or 36.62%

Employee accrual payout $19,828 and capital expenditures $10,627.

(5) PW/Facilities Maintenance Increase: $194,446 or 20.58%

Increases due to unforeseen maintenance and repairs.

(6) PW/Parks & Grounds Increase: $95,782 or 4.73%

Increases due to unforeseen projects.

(7) PW/Streets & Drainage Increase: $253,400 or 14.05%

Increases due to unforeseen projects.

(8) Engineering Decrease: $206,118 or 16.84%

Most notable decrease in contractual services $194,964.

(9) Riverwalk Center Increase: $166,172 or 97.06%

Increases due to youth recreation added mid-year.

(10) Administrative Department Increase: $2,422,269 or 24.25%

Personnel Services line item increased $59,569, in Retirement –Police $107,113 and health insurance cost decrease $47,544; increases in various operating expenditures totaling $510,393; $1,785,241 in capital improvements costs, and non-operating and debt service payments $67,065.

City Commission Regular Meeting **12.f.**

Meeting Date: 03/18/2019

Re: Consideration of Ordinance 19-004 - Building Drainage - FIRST READING

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance 19-004 amending Section 5-94 regarding Building Drainage. SECOND READING.

SUMMARY:

This ordinance amends Section 5-94, by correcting the referenced sections of the flood hazard provisions, indicating that all plans and building permits, and other permits, must be in compliance with the floodplain management ordinance.

RECOMMENDATION:

Staff recommends approval of Ordinance 19-004 "Building Drainage", amending Section 5-94, providing for a severability clause, and repealing previous ordinances in conflict with this ordinance.

ALTERNATIVES:

Do not approve ordinance at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official

COORDINATED WITH:

Shaun Coss, CFM, Building Dept. Coordinator

Fiscal Impact

OTHER INFORMATION:

None at this time.

Attachments

19-004 Proposed Ordinance

Proof of Publication

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	02/20/2019 03:31 PM
City Manager	Nick Mimms	02/22/2019 09:55 AM

Form Started By: Karen Murphy Started On: 02/13/2019 09:59 AM

Final Approval Date: 03/05/2019

ORDINANCE NO. 19-004

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 5, ARTICLE IV** OF THE CODE OF ORDINANCES ENTITLED **"BUILDING DRAINAGE"**; AMENDING SECTION 5-94, TO AMEND REFERENCED SECTIONS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 6, 2012, there was adopted Ordinance L-245 which ordinance among other things created Chapter 5, Article X(A) titled "Flood Hazard Zones"; and

WHEREAS, section 6 of the ordinance stated "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."; and

WHEREAS, Ordinance L-245 inadvertently failed to include the change to Section 5-94 amending the referenced sections of the flood hazard areas.

NOW, THEREFORE, BE IT ORDAINED by City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 5, Article IV, Sec 5-94, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-94. – Flood hazard areas

All plans and building permits, and other permits, must be in compliance with flood hazard provisions contained in ~~sections 22-4, 22-41, 22-64(7), 22-84(6), 22-85(1), and 22-09 of this Code.~~ Chapter 5, Article X(A), titled "Floodplain Management".

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further course or effect whatsoever.

SECTION 4. This ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Peter J. Sweeney
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. 19-004 was duly advertised by title only in the St. Lucie News Tribune on February 20, 2019; 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 4, 2019; and was duly introduced, read by title only, and passed on second and final reading on Monday, March 18, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of March, 2019.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

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)	2230327	19-004-007 BUILDING ORDS	BLDG

Pub Dates
February 14, 2019

Sworn to and subscribed before me this day of, February 14, 2019, 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.

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 4, 2019 and Monday, March 18, 2019 on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

ORDINANCE NO. 19-004 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 5, ARTICLE IV OF THE CODE OF ORDINANCES ENTITLED "BUILDING DRAINAGE"; AMENDING SECTION 5-94, TO AMEND REFERENCED SECTIONS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 19- 005 - AN ORDINANCE BY THE CITY COMMISSION AMENDING THE CITY OF FORT PIERCE CODE OF ORDINANCES TO REPEAL CHAPTER 5 ARTICLE X (A)"-FLOOD HAZARD ZONES" SECTION 5-315 THROUGH 5-329; TO ADOPT A NEW CHAPTER 5 ARTICLE X (A) ENTITLED "FLOODPLAIN MANAGEMENT" SECTION 5-315 THROUGH 5-329; TO ADOPT FLOOD HAZARD MAPS, TO DESIGNATE A FLOODPLAIN ADMINISTRATOR, TO ADOPT PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, AND FOR OTHER PURPOSES; TO ADOPT TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE; REPEALING ALL ORDINANCES AND PARTS THEREOF IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 19-006 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 5, OF THE CODE OF ORDINANCES ENTITLED "BUILDINGS AND BUILDING REGULATIONS" AMENDING ARTICLE V TO BE ENTITLED "WORKFORCE HOUSING PROGRAM", AMENDING SECTION 5-111 TO PROVIDE FOR A SHORT TITLE; AMENDING SECTION 5-112 SETTING FORTH THE PURPOSE AND INTENT OF THE WORKFORCE HOUSING PROGRAM; AMENDING SECTION 5-113 TO PROVIDE FOR APPLICABILITY; AMENDING SECTION 5-114 TO ESTABLISH DEFINITIONS; AMENDING SECTION 5-115 TO RESERVE LINKAGE FEES FOR FUTURE ADOPTION; AMENDING SECTION 5-116 TO RESERVE FOR PROVISIONS FOR FUTURE ADOPTION; AMENDING SECTION 5-117 TO ESTABLISH CONSTRUCTION STANDARDS FOR WORKFORCE HOUSING; AMENDING SECTION 5-118 PERTAINING TO RESTRICTIONS ON THE SALES AND RENTAL PRICES FOR WORKFORCE HOUSING DWELLING UNITS; AMENDING SECTION 5-119 ESTABLISHING QUALIFICATIONS FOR INDIVIDUALS TO BE ELIGIBLE FOR THE WORKFORCE HOMEBUYER PROGRAM; AMENDING SECTION 5-120 TO ESTABLISH A TIME PERIOD WHEREIN RENTAL AND FOR-SALE WORKFORCE HOUSING UNITS ARE REQUIRED TO REMAIN AFFORDABLE; AMENDING SECTION 5-121 TO CREATE A WORKFORCE HOUSING TRUST FUND; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 19-007 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 7, ARTICLE I OF THE CODE OF ORDINANCES ENTITLED "FIRE PREVENTION AND PROTECTION"; AMENDING SECTION 7-20, TO AMEND PERMITTING REQUIREMENTS OF ABOVEGROUND STORAGE TANKS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Amendments 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: 2/14/2019
TCN 2230327

City Commission Regular Meeting **12.g.**

Meeting Date: 03/18/2019

Re: Proposed Ordinance 19-005 "Floodplain Management"

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance 19-005 repealing and replacing Chapter 5, Article X(A) currently entitled "Flood Hazard Zones" Sections 5-315 through 5-329. SECOND READING

SUMMARY:

Proposed changes include an adoption of a new Chapter 5 Article X(A) entitled "Floodplain Management" Section 5-315 through 5-329 adopting flood hazard maps; designating a floodplain administrator; adopting procedures and criteria for development in flood hazard areas; and for other purposes.

RECOMMENDATION:

Staff recommends approval of Ordinance 19-005 "Floodplain Management," which repeals and replaces Chapter 5, Article X(A) Entitled "Flood Hazard Zones" Section 5-315 through 5-329.

ALTERNATIVES:

Do not approve ordinance at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official

COORDINATED WITH:

Kristie Kirstein, CFM, CRS Coordinator
Shaun Coss, CFM, Building Department Coordinator

Fiscal Impact

OTHER INFORMATION:

None at this time.

OTHER INFORMATION:

None at this time.

Attachments

19-005 Proposed Ordinance
Proof of Publication

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	02/20/2019 03:32 PM
City Manager	Nick Mimms	02/22/2019 09:55 AM

Form Started By: Karen Murphy
Started On: 02/13/2019 03:02 PM
Final Approval Date: 03/05/2019

ORDINANCE NO. 19-005

AN ORDINANCE BY THE CITY COMMISSION AMENDING THE CITY OF FORT PIERCE CODE OF ORDINANCES TO REPEAL **CHAPTER 5 ARTICLE X(A) "FLOOD HAZARD ZONES"** SECTION 5-315 THROUGH 5-329; TO ADOPT A NEW CHAPTER 5 ARTICLE X(A) ENTITLED "FLOODPLAIN MANAGEMENT" SECTION 5-315 THROUGH 5-329; TO ADOPT FLOOD HAZARD MAPS, TO DESIGNATE A FLOODPLAIN ADMINISTRATOR, TO ADOPT PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, AND FOR OTHER PURPOSES; TO ADOPT TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE; REPEALING ALL ORDINANCES AND PARTS THEREOF IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of Fort Pierce and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, the City of Fort Pierce was accepted for participation in the National Flood Insurance Program on December 1, 1977 and the City Commission desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

WHEREAS, Chapter 553, Florida Statutes, was adopted by the Florida Legislature to provide a mechanism for the uniform adoption, updating, amendment, interpretation and enforcement of a state building code, called the *Florida Building Code*; and

WHEREAS, Chapter 553, Florida Statutes, allows for local technical amendments to the Florida Building Code that provide for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, the City Commission is adopting a requirement to require all additions be designed to be protected from damage from the base flood, and to require declarations of land restriction (nonconversion agreements) for enclosures below elevated buildings for buildings and structures in flood hazard areas for the purpose of participating in the National Flood Insurance Program's Community Rating System and, pursuant to section 553.73(5), F.S., is formatting that requirement to coordinate with the *Florida Building Code*; and

WHEREAS, the City Commission has determined that it is in the public interest to adopt the proposed local technical amendments to the Florida Building Code and the proposed amendments are not more stringent than necessary to address the need identified, do not discriminate against materials, products or construction techniques, of demonstrated capabilities, are in compliance with section 553.73(4), Florida Statutes; and

WHEREAS, the City Commission has determined that it is in the public interest to adopt the proposed floodplain management regulations that are coordinated with the

Florida Building Code.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of Fort Pierce that the following floodplain management regulations are hereby adopted.

SECTION 1. RECITALS. The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

SECTION 2. This ordinance specifically repeals and replaces the following ordinance(s) and regulation(s): Chapter 5, Article X(A) Entitled "Flood Hazard Zones" Section 5-315 through 5-329:

~~Sec. 5-315. - Statutory authorization, findings of fact, purpose, and objectives.~~

~~*Sec. 5-315.101. Statutory authorization.*~~

~~The Legislature of the State of Florida has authorized and delegated in F.S. Ch. 166, the responsibility of local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Commission of the City of Fort Pierce, Florida, does hereby adopt the following floodplain management regulations.~~

~~*Sec. 5-315.102. Findings of fact.*~~

~~(A) The flood hazard areas of the city are subject to periodic inundation, which results in a loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.~~

~~(B) These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, floodproofed, or otherwise unprotected from flood damages.~~

~~*Sec. 5-315.103. Statement of purpose.*~~

~~It is the purpose of this article to save lives, promote the public health, safety and general welfare, and minimize public and private losses due to flood conditions in specific areas by provisions designed to:~~

~~(A) Restrict or prohibit uses which are dangerous to life, health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights and velocities;~~

~~(B) Require that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span;~~

~~(C) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;~~

~~(D) Control filling, grading, dredging and other development which may increase erosion or flood damage; and~~

~~(E) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.~~

~~*Sec. 5-315.104. Objectives.*~~

~~The objectives of this ordinance are to:~~

~~(A) Protect human life, health and to eliminate or minimize property damage;~~

~~(B) Minimize expenditure of public money for costly flood control projects;~~

~~(C) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;~~

(D) Minimize prolonged business interruptions;

(E) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, roadways, and bridges and culverts located in floodplains;

(F) Maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas; and

(G) Ensure that the potential homebuyers are notified that property is in a flood hazard area.

Sec. 5-316. - Definitions.

Unless specifically defined below, words or phrases used in this article shall be interpreted so as to give them the meaning they have in common usage and to give this article its most reasonable application.

Accessory structure (appurtenant structure) means a structure that is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

Addition (to existing building) means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition which is connected by a firewall or is separated by independent perimeter load-bearing walls is new construction.

Appeal means a request for a review of the floodplain administrator's interpretation of any provision of this article or a request for a variance.

Area of shallow flooding means a designated AO or AH zone on the community's flood insurance rate map (FIRM) with base flood depths from one to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard means the land in the floodplain within a community subject to a one per cent or greater chance of flooding in any given year. This term is synonymous with the phrase "special flood hazard area."

Base flood means the flood having a one per cent chance of being equaled or exceeded in any given year (also called the "100-year flood" and the "regulatory flood"). Base flood is the term used throughout this article.

Base flood elevation means the water-surface elevation associated with the base flood.

Basement means any portion of a building having its floor subgrade (below ground level) on all sides.

Breakaway wall or *frangible wall* means a partition independent of supporting structural members that will withstand design wind forces, but which will fail under hydrodynamic, wave, and runup forces associated with the design storm surge. Under such conditions the wall shall fail in a manner such that it breaks up into components which minimize the potential for damage to life or adjacent property. It shall be a characteristic of a breakaway or frangible wall that it shall have a horizontal design loading resistance of no less than ten (10) nor more than twenty (20) pounds per square foot.

Building. See Structure.

Coastal high hazard area means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as zone V1 - V30, VE or V.

~~*Datum* means a reference surface used to ensure that all elevation records are properly related. The current national datum is the National Geodetic Vertical Datum (NGVD) of 1929, which is expressed in relation to mean sea level, or the North American Vertical Datum (NAVD) of 1988.~~

~~*Development* means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of materials or equipment.~~

~~*Elevated building* means a nonbasement building built to have the lowest floor elevated above the ground level by foundation walls, posts, piers, columns, pilings, or shear walls.~~

~~*Encroachment* means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.~~

~~*Existing construction* means, for the purposes of floodplain management, structures for which "the start of construction" commenced before June 15, 1981. This term may also be referred to as "existing structures".~~

~~*Existing manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before June 15, 1981.~~

~~*Expansion to an existing manufactured home park or subdivision* means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).~~

~~*Flood* or *flooding* means:~~

~~(A) A general and temporary condition of partial or complete inundation of normally dry land areas from:~~

~~(1) The overflow of inland or tidal waters.~~
~~(2) The unusual and rapid accumulation or runoff of surface waters from any source.~~
~~(3) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (A)(2) of this definition and are akin to a river of liquid and flowing mud on the surface of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.~~
~~(B) The collapse or subsidence of land along a shore of a lake or other body of water as the result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (A)(1) of this definition.~~

~~*Flood boundary and floodway map (FBFM)* means the official map of the community on which the Federal Emergency Management Agency (FEMA) has delineated the areas of special flood hazard and regulatory floodways.~~

~~*Flood hazard boundary map (FHBM)* means an official map of the community, issued by FEMA, where the boundaries of the areas of special flood hazard have been identified as only Approximate Zone A.~~

~~*Flood insurance rate map (FIRM)* means an official map of the community, issued by FEMA, which delineated both the areas of special flood hazard and the risk premium zones applicable to the community.~~

~~*Flood insurance study (FIS)* means the official hydrology and hydraulics report provided by FEMA. The study contains an examination, evaluation, and determination of flood hazards, and if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and other flood-~~

related erosion hazards. The study may also contain flood profiles, as well as the FIRM, FHBM (where applicable), and other related data and information.

Floodplain means any land area susceptible to being inundated by water from any source (see definition of "flooding").

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including, but not limited to, emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain administrator is the individual appointed to administer and enforce the floodplain management regulations of the community.

Floodplain management regulations means this article and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance, and erosion control ordinance), and other applications of police power which control development in flood-prone areas. This term describes federal, state, or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floodway fringe means that area of the one per cent (base or 100-year) floodplain on either side of the regulatory floodway.

Floor means the top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

Freeboard means the additional height, usually expressed as a factor of safety in feet, above a flood level for purposes of floodplain management. Freeboard tends to compensate for many unknown factors, such as wave action, blockage of bridge or culvert openings, and hydrological effect of urbanization of the watershed, which could contribute to flood heights greater than the heights calculated for a selected frequency flood and floodway conditions.

Free of obstruction means any type of lower area enclosure or other construction element will not obstruct the flow of velocity water and wave action beneath the lowest horizontal structural member of the lowest floor of an elevated building during a base flood event. This requirement applies to the structures in velocity zones (V-zones).

Functionally dependent use means a use that cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding or ship repair. The term does not include longterm storage, manufacture, sales, or service facilities.

Hardship as related to variances from this article means the exceptional difficulty associated with the land that would result from a failure to grant the requested variance. The community requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

~~*Highest adjacent grade* means the highest natural elevation of the ground surface, prior to the start of construction, next to the proposed walls of a structure.~~

~~*Historic structure* means any structure that is:~~

~~(A) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;~~

~~(B) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic or a district preliminarily determined by the secretary to qualify as a registered historic district;~~

~~(C) Individually listed on the Florida Inventory of Historic Places, which has been approved by the Secretary of the Interior; or~~

~~(D) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either;~~

~~(1) By the approved Florida program as determined by the Secretary of the Interior, or~~

~~(2) Directly by the Secretary of the Interior.~~

~~*Lowest adjacent grade* means the lowest elevation, after the completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.~~

~~*Lowest floor* means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design standards of this article.~~

~~*Mangrove stand* means an assemblage of mangrove trees which are mostly low trees noted for a copious development of interlacing adventitious roots above ground and which contain one or more of the following species: black mangrove (Avicennia Nitida); red mangrove (Rhizophora mangle); white mangrove (Languncularia Racemosa); and buttonwood (Conocarpus Erecta).~~

~~*Manufactured home* means a building, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.~~

~~*Manufactured home park or subdivision* means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.~~

~~*Market value* means the building value, which is the property value excluding the land value and that of the detached accessory structures and other improvements on site (as agreed to between a willing buyer and seller) as established by what the local real estate market will bear. Market value can be established by an independent certified appraisal (other than a limited or curbside appraisal, or one based on income approach). Actual cash value (replacement cost depreciated for age and quality of construction of building), or adjusted tax-assessed values.~~

~~*Mean sea level* means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of this article, the term is synonymous with National Geodetic Vertical Datum (NGVD) of 1929, or North American Vertical Datum (NAVD) of 1988.~~

~~*Mobile home (a.k.a. manufactured home)* means manufactured housing transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities and that which conforms to the Federal Manufactured Housing Construction and Safety Standards or the Uniform Standards Code ANSI A-119.1 pursuant to F.S. § 320.823. The term also includes park trailers, travel trailers, and similar transportable structure placed~~

~~on a site for one hundred eighty (180) consecutive days or longer and intended to be improved property.~~

~~*National Geodetic Vertical Datum (NGVD) of 1929* means a vertical control used as a reference for establishing varying elevations within the floodplain.~~

~~*New construction* means, for floodplain management purposes, any structure for which the "start of construction" commenced on or after June 15, 1981, based upon specific technical base flood elevation data that establishes the area of special food hazard. The term also includes any subsequent improvements to such structures.~~

~~*New manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after June 15, 1981.~~

~~*North American Vertical Datum (NAVD) of 1988* means a vertical control used as a reference for establishing varying elevations within the floodplain.~~

~~*Primary frontal dune* means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively steep slope to a relatively mild slope.~~

~~*Principally above ground* means that at least fifty-one (51) per cent of the actual cash value of the structure is above ground.~~

~~*Program deficiency* means a defect in the community's floodplain management regulations or administrative procedures that impairs effective implementation of those floodplain management regulations or of the standards required by the National Flood Insurance Program.~~

~~*Public safety and nuisance* means anything which is injurious to safety or health of the entire community or a neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal or basin.~~

~~*Reasonably safe from flooding* means base floodwaters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.~~

~~*Recreational vehicle* means a vehicle that is:~~

~~(A) Built on a single chassis;~~

~~(B) Four hundred (400) square feet or less when measured at the largest horizontal projection;~~

~~(C) Designed to be self-propelled or permanently towable by a light duty-truck; and~~

~~(D) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.~~

~~*Regulatory floodway* means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.~~

~~*Remedy a deficiency or violation* means to bring the regulation, procedure, structure or other development into compliance with state, federal, or local floodplain management regulations; or if this is not possible, to reduce the impacts of its noncompliance. Ways the impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of this ordinance or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.~~

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Sand dune means naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Shallow flooding. See Area of shallow flooding.

Special flood hazard area. See Area of special flood hazard.

Start of construction, for other than new construction and substantial improvements under the Coastal Barrier Resources Act P.L. 97-348, includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main building. For substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Storm cellar means a place below grade used to accommodate occupants of the structure and emergency supplies as a means of temporary shelter against severe tornadoes or similar windstorm activity.

Structure means, for floodplain management purposes, a walled and roofed building, including gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed a sixty-month cumulative total of fifty (50) per cent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds a sixty-month cumulative total of fifty (50) per cent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed. This term does not, however, include any repair or improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications, which have been identified by the local enforcement official prior to the application for permit for improvement, and which are the minimum necessary to assure safe living conditions. This term does not include any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Substantially improved existing manufactured home parks or subdivisions is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds a sixty-month cumulative total of fifty (50) per cent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Variance is a grant of relief from the requirement of this article.

Violation means the failure of a structure or other development to be fully compliant with the requirements of this article. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this article is presumed to be in violation until such time as that documentation is provided.

~~*Watercourse* means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.~~

~~*Water surface elevation* means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 or the North American Vertical Datum (NAVD) of 1988, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.~~

~~Sec. 5-317. - General provisions.~~

~~*Sec. 5-317.101. Lands to which this article applies.*~~

~~This article shall apply to all areas of special flood hazard within the jurisdiction of the City Commission of the City of Fort Pierce, Florida.~~

~~*Sec. 5-317.102. Basis for establishing the areas of special flood hazard.*~~

~~The areas of special flood hazard identified by the Federal Emergency Management Agency in the Flood Insurance Study (FIS) for St. Lucie County, Florida, dated February 16, 2012, with the accompanying maps and other supporting data, and any subsequent revisions thereto, are adopted by reference and declared to be a part of this article. The flood insurance study and flood insurance rate map are on file at the City of Fort Pierce Building Department.~~

~~*Sec. 5-317.103. Designation of floodplain administrator.*~~

~~The City Commission of the City of Fort Pierce, Florida, hereby appoints the building official/floodplain manager to administer and implement the provisions of this ordinance and is herein referred to as the floodplain administrator.~~

~~*Sec. 5-317.104. Establishment of development permit.*~~

~~A development permit shall be required in conformance with the provisions of this article prior to the commencement of any development activities.~~

~~*Sec. 5-317.105. Compliance.*~~

~~No structure or land shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this article and other applicable regulations.~~

~~*Sec. 5-317.106. Abrogation and greater restrictions.*~~

~~This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.~~

~~*Sec. 5-317.107. Interpretation.*~~

~~In the interpretation and application of this article all provisions shall be:~~

~~(A) Considered as minimum requirements;~~

~~(B) Liberally construed in favor of the governing body; and~~

~~(C) Deemed neither to limit nor repeal any other powers granted under Florida Statutes.~~

~~*Sec. 5-317.108. Warning and disclaimer of liability.*~~

~~The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This article does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of City Commission of the City of Fort Pierce or by any officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder.~~

~~*Sec. 5-317.109. Penalties for violation.*~~

~~Violation of the provisions of this article or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall be punishable for a noncriminal violation. Any person who violates this article or fails to comply with any of its requirements shall, upon adjudication therefore, be fined not more than five hundred dollars ($500.00), and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the floodplain administrator from taking such other lawful actions as are necessary to prevent or remedy any violation.~~

~~Sec. 5-318. - Administration.~~

~~*Sec. 5-318.101. Permit procedures.*~~

~~Application for a development permit shall be provided to the floodplain administrator on forms furnished by him or her prior to any development activities, and may include, but not be limited to, the following plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing and proposed structures, earthen fill, storage of materials or equipment, drainage facilities, and the location of the foregoing. Specifically, the following information is required:~~

~~*Sec. 5-318.101.1 Application stage:*~~

~~(A) Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all buildings;~~

~~(B) Elevation in relation to mean sea level to which any non-residential building will be floodproofed;~~

~~(C) Certificate from a registered professional engineer or architect that the nonresidential floodproofed building will meet the floodproofing criteria in Section 5-318.101.1(B) and Section 5-319.102(A);~~

~~(D) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development; and~~

~~(E) Elevation in relation to mean seal level of the bottom of the lowest horizontal structural member of the lowest floor and provide a certification from a registered engineer or architect indicating that they have developed and/or reviewed the structural designs, specifications and plans of the construction and certified that they are in accordance with accepted standards of practice in coastal high hazard areas.~~

~~*Sec. 5-318.101.2 Construction stage:*~~

~~Upon placement of the lowest floor, and floodproofing by whatever construction means (when applicable), or bottom of the lowest horizontal structural member it shall be the duty of the permit holder to submit to the floodplain administrator a certification of the NGVD or NAVD elevation of the lowest floor or floodproofed elevation, or bottom of the lowest horizontal structural member of the lowest floor as built, in relation to mean sea level and a certification and floodproofing certification (when applicable) when construction is completed. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. When floodproofing is utilized for a particular building said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The floodplain administrator shall review the lowest floor and floodproofing elevation survey and elevation certificate data submitted. The permit holder immediately and prior to further progressive work being permitted to proceed shall correct violations detected by such review. Failure to submit the survey or failure to make said corrections required hereby shall be cause to issue a stop work order for the project.~~

~~*Sec. 5-318.102. Duties and responsibilities of the floodplain administrator.*~~

~~Duties of the administrator shall include, but are not to be limited to:~~

~~(A) Review permits to assure sites are reasonably safe from flooding;~~

~~(B) Review all development permits to assure that the permit requirements of this article have been satisfied;~~

~~(C) Require copies of additional federal, state, or local permits, especially as they relate to F.S. §§ 161.053, 320.8249, 320.8359, 373.036, 380.05, 381.0065; and F.S. Ch. 553, Part IV, be submitted along with the development permit application and maintain such permits on file with the development permit;~~

~~(D) Notify adjacent communities, the Florida Division of Emergency Management State Floodplain Management Office, South Florida Water Management District, North St. Lucie River Water Control District, the Federal Emergency Management Agency, and other federal and/or state agencies with statutory or regulatory authority prior to any alteration or relocation of a watercourse;~~

~~(E) Notify FEMA within six (6) months when new technical or scientific data becomes available to the community concerning physical changes affecting flooding conditions so that risk premium rates and floodplain management requirements will be based on current data.~~

~~(F) Assure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained;~~

~~(G) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (A-Zones) or bottom of the lowest horizontal structural member of the lowest floor (V-Zones) of all new and substantially improved buildings, in accordance with Sections 5-319.102(A) and (B) and Section 5-319.105(B), respectively;~~

~~(H) Verify and record the actual elevation (in relation to mean sea level) to which the new and substantially improved buildings have been floodproofed, in accordance with Section 5-319.102(B);~~

~~(I) Review certified plans and specifications for compliance. When floodproofing is utilized for a particular building, certification shall be obtained from a registered engineer or architect certifying that all areas of the building, together with attendant utilities and sanitary facilities, below the required elevation are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy in compliance with Section 5-319.102(B). In coastal high hazard areas, certification shall be obtained from a registered professional engineer or architect that the building is designed and securely anchored to pilings or columns in order to withstand velocity waters and hurricane wave wash. Additionally in coastal high hazard areas, if the area below the lowest horizontal structural member of the lowest floor is enclosed, it may be done so with open wood lattice and insect screening or with nonsupporting breakaway walls that meet the standards of Section 5-319.105(G);~~

~~(J) Interpret the exact location of boundaries of the areas of special flood hazard. When there appears to be a conflict between a mapped boundary and actual field conditions, the floodplain administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article;~~

~~(K) When base flood elevation data and floodway data have not been provided in accordance with Section 5-317.102, the floodplain administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state, or any other source, in order to administer the provisions of Section 5-319;~~

(L) Coordinate all change requests to the FIS, FIRM and FBFM with the requester, state, and FEMA; and

(M) Where base flood elevation is utilized, obtain and maintain records of lowest floor and floodproofing elevations for new construction and substantial improvements in accordance with Section 5-319.102(A) and Section 5-319.102(B), respectively.

Sec. 5-319. - Provisions for flood hazard reduction.

Sec. 5-319.101. General standards.

In all areas of special flood hazard, all development sites including new construction and substantial improvements shall be reasonably safe from flooding, and meet the following provisions;

(A) New construction and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

(B) Manufactured homes shall be anchored to prevent flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces;

(C) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;

(D) New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;

(E) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. Machinery or equipment servicing a building are prohibited below the base flood elevation;

(F) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;

(G) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into floodwaters;

(H) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;

(I) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this ordinance, shall meet the requirements of "new construction" as contained in this article;

(J) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this article, shall be undertaken only if said nonconformity is not furthered, extended, or replaced;

(K) All applicable additional federal, state, and local permits shall be obtained and submitted to the floodplain administrator along with the application for development permit. Copies of such permits shall be maintained on file with the development permit. State permits may include, but not be limited to, the following:

(1) South Florida Water Management District and North St. Lucie River Water Control District in accordance with F.S. § 373.036(2)(a), Flood Protection and Floodplain Management;
(2) Department of Community Affairs in accordance with F.S. § 380.05 S.S. Areas of Critical State Concern; and F.S. Ch. 553, Part IV, Florida Building Code;
(3) Department of Health in accordance with F.S. § 381.0065, Onside [On-Site]

Sewage Treatment and Disposal Systems; and

(4) Department of Environmental Protection, Coastal Construction Control Line in accordance with F.S. § 161.053, Coastal Construction and Excavation.

(L) Standards for subdivision proposals and other new proposed development (including manufactured homes):

(1) Such proposals shall be consistent with the need to minimize flood damage;

(2) Such shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage; and

(3) Such proposals shall have adequate drainage provided to reduce exposure to flood hazards.

(M) When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction.

(N) When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple base flood elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest base flood elevation.

(O) Site plan review. Site plan review shall be required for any manmade change to improved or unimproved real estate in SFHA notwithstanding other provisions of this chapter and Chapter 22, including, but not limited to, buildings or other structures, dredging, filling, grading, paving or excavation.

Sec. 5-319.102. Specific standards for A-Zones with base flood elevations.

In all A-Zones where base flood elevation data have been provided (zones AE, A1-30, A (with base flood elevation), and AH, as set forth in Section 5-319.102(C), the following provisions, in addition to those set forth in Section 5-319.101, shall apply:

(A) *Residential construction.* All new construction and substantial improvement of any residential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, there must be a minimum of two (2) openings on different sides of each enclosed area sufficient to facilitate automatic equalization of flood hydrostatic forces in accordance with standards of Section 5-319.102(C).

(B) *Nonresidential construction.* All new construction and substantial improvement of any commercial, industrial, or nonresidential building (including manufactured home) shall have the lowest floor including basement, elevated to no lower than the base flood elevation. All buildings located in A-Zones may be floodproofed, in lieu of being elevated, provided that all areas of the building components, together with attendant utilities and sanitary facilities, below the base flood elevation are watertight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied using the FEMA floodproofing certificate. Such certification along with the corresponding engineering data, and the operational and maintenance plans shall be provided to the floodplain administrator.

(C) *Enclosures below the lowest floor.* New construction and substantial improvements that include fully enclosed area formed by foundation and other exterior walls below the lowest floor shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.

(1) Designs for complying with this requirement must either be certified by a professional engineer or architect or meet or exceed the following minimum criteria:

(a) Provide a minimum of two (2) openings on different sides of each enclosed area (when possible) having a total net area of not less than one square inch

for every square foot of enclosed area subject to flooding;

(b) The bottom of all openings shall be no higher than one foot above adjacent interior grade (which must be equal to or higher in elevation than the adjacent exterior grade); and

(c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided the required net area of the openings and permit the automatic flow of floodwaters in both directions.

(2) Fully enclosed areas below the lowest floor shall solely be used for parking of vehicles, storage, and building access. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door), limited storage of maintenance equipment used in connection with the premises (standard exterior door), or entry to the living area (stairway or elevator); and

(3) The interior portion of such enclosed area shall not be finished or partitioned into separate rooms.

(D) *Standards for manufactured homes and recreational vehicles.*

(1) All manufactured homes that are placed, or substantially improved within zones A1-30, AH, and AE, on sites in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, the lowest floor be elevated on a permanent foundation to no lower than one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

(2) All manufactured homes to be placed or substantially improved in an existing manufactured home park or subdivision that are not subject to the provisions of paragraph 4(a) of this section, must be elevated so that either:

(a) The lowest floor of the manufactured home is elevated to no lower than one foot above the base flood elevation, or

(b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least an equivalent strength that are no less than thirty-six (36) inches in height above the grade and securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

(3) Placement of manufactured homes is prohibited within the regulatory floodway, except in an existing manufactured home park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision provided the anchoring standards of Section 5-319.101(B) the elevation standards of Sections 5-319.102(A) and (B), and the encroachment standards of Section 5-319.102(G)(1), are met.

(4) All recreational vehicles must either:

(a) Be on the site for fewer than one hundred eighty (180) consecutive days,

(b) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnection type utilities and security devices and has no permanently attached additions), or

(c) Meet all the requirements for new construction, including anchoring and elevation standards in accordance with Sections 5-319.102(D)(1) and (2).

(E) *[Drainage.]* Adequate drainage paths around structures shall be provided on slopes to guide water away from structures within zone AH.

(F) *Standards for waterways with established base flood elevations, but without regulatory floodways.* Located within the areas of special flood hazard established in Section 5-317.102, where streams exist for which base food elevation data has been provided by the Federal Emergency Management Agency without the delineation of the regulatory floodway (zones AE and A1-30), the following provisions, in addition to those set forth in Sections 5-319.102(A) through (E), shall apply:

(1) Until a regulatory floodway is designated, no new construction, substantial improvements, or other development including fill shall be permitted within the areas of special flood hazard, unless it is demonstrated that the cumulative effect

of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(2) Development activities which increase the water surface elevation of the base flood by more than one foot may be allowed, provided that the developer or applicant first applies—with the community's endorsement—for a conditional FIRM revision, and receives the approval of the Federal Emergency Management Agency (FEMA).

(G) *Standards for waterways with established base flood elevations and floodways.* Located within areas of special flood hazard established in Section 5-317.102, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the high velocity of floodwaters which carry debris, potential projectiles and have significant erosion potential, the following provisions, in addition to those set forth in Sections 5-319.102(A) through (E), shall apply:

(1) Prohibit encroachments, including fill, new construction, substantial improvements and other developments within the regulatory floodway unless certification (with supporting technical data) by a registered professional engineer is provided through hydrologic and hydraulic analyses performed in accordance with standard engineering practice demonstrating that encroachments would not result in any increase in flood levels during occurrence of the base flood discharge.

(2) Placement of manufactured homes is prohibited within the regulatory floodway, except in an existing manufactured home park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision provided the anchoring standards of Section 5-319.101(B), the elevation standards of Sections 5-319.102(A) and (B), and the encroachment standard of Section 5-319.102(G)(1), are met.

(3) Development activities including new construction and substantial improvements within the regulatory floodway that increase the base flood elevation may be allowed, provided that the developer or applicant first applies—with the community's endorsement—for a conditional FIRM revision, and receives the approval of FEMA.

(4) When fill is proposed, in accordance with the permit issued by the Florida Health Department, within the regulatory floodway, the development permit shall be issued only upon demonstration by appropriate engineering analyses that the proposed fill will not increase the water surface elevation of the base flood in accordance with Section 5-319.102(G)(1).

(H) *[Coastal construction control line.]* For all structures located seaward of the coastal construction control line (CCCL), the lowest floor of all new construction and substantial improvements shall be elevated to no lower than the 100-year flood elevation established by the Florida Department of Environmental Protection or by FEMA in accordance with Section 5-317.102, whichever is higher. All nonelevation design requirements of Section 5-319.102 shall apply.

Sec. 5-319.103. Specific standards For A-Zones without base flood elevations and regulatory floodways.

Located within the areas of special flood hazard established in Section 5-317.102, where there exist A-Zones for which no base flood elevation data and regulatory floodway have been provided or designated by the Federal Emergency Management Agency, the following provisions shall apply:

(A) Require standards of Section 5-319.101.

(B) The floodplain administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or any other source, in order to administer the provisions of this article. When such data is utilized, provisions of Section 5-319.102 shall apply. The floodplain administrator shall:

(1) Obtain the elevation (in relation to the mean sea level) of the lowest floor

(including the basement) of all new and substantially improved structures,

(2) Obtain, if the structure has been floodproofed in accordance with the requirements of Section 5-319.102(B), the elevation in relation to the mean sea level to which the structure has been floodproofed, and

(3) Maintain a record of all such information.

(C) Notify, in riverine situations, adjacent communities, the Florida Division of Emergency Management State Floodplain Management Office, and the South Florida Water Management District and North St. Lucie River Water Control District prior to any alteration or relocation of a watercourse, and submit copies of such notifications to FEMA.

(D) Assure the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained.

(E) Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

(F) When the data is not available from any source, in accordance with standard set forth in Section 5-319.103(B), the lowest floor of the structure shall be elevated to no lower than two (2) feet above the highest adjacent grade. Standards set forth in Section 5-319.102 shall apply.

Sec. 5-319.104. Standards for AO-zones.

Located within the areas of special flood hazard established in Section 5-317.102, are areas designated as shallow flooding areas. These areas have flood hazards associated with base flood depths of one to three (3) feet, where a clearly defined channel does not exist and the path of flooding is unpredictable and indeterminate; therefore, the following provisions, in addition to Section 5-319.101, apply:

(A) All new construction and substantial improvements of residential structures in all AO zones shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the flood insurance rate map. If no flood depth number is specified, the lowest floor, including basement, shall be elevated to no less than two (2) feet above the highest adjacent grade.

(B) All new construction and substantial improvements of non-residential structures shall:

(1) Have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the flood insurance rate map. If no flood depth number is specified, the lowest floor, including basement, shall be elevated to at least two (2) feet above the highest adjacent grade, or

(2) Together with the attendant utility and sanitary facilities be completely floodproofed to that level to meet the floodproofing standard specified in Section 5-319.104(B)(1).

(C) Adequate drainage paths around structures shall be provided on slopes to guide water away from structures.

(D) Fully enclosed areas below the lowest floor that are subject to flooding shall meet the nonelevation design requirements of Section 5-319.102.

Sec. 5-319.105. Standards for V-Zones.

Located within areas of special flood hazard established in Section 5-317.102 are coastal high hazard areas, designated as zones V1-30, VE, or V (with BFE). The following provisions shall apply:

(A) Meet the standards of Section 5-318.101, and Sections 5-319.101, 5-319.102 (except 5-319.102(G)), 5-319.103, and 5-319.104.

(B) All new construction and substantial improvements in zones V1-V30, VE, and V (with BFE) shall be elevated on pilings or columns so that:

(1) The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to no lower than the base flood elevation whether or not the structure contains a basement; and

(2) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading will be those values associated with the base flood. Wind loading values will be those required by applicable state or local, if more stringent than those of the state, building standards.

(3) For all structures located seaward of the coastal construction control line (CCCL), the bottom of the lowest horizontal structural member of the lowest floor of all new construction and substantial improvements shall be elevated to the 100-year flood elevation established by the Florida Department of Environmental Protection or the base flood elevation, whichever is the higher.

(C) A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of this section.

(D) Obtain the elevation (in relation to mean sea level) of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings and columns) of all new substantially improved structures. The floodplain administrator shall maintain the record of all such information.

(E) All new construction and substantial improvements shall be located landward of the reach of mean high tide.

(F) Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with nonsupporting breakaway walls, open wood latticework, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than ten (10) and no more than twenty (20) pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of twenty (20) pounds per square foot (either by design or when so required by state or local codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

(1) Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and

(2) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). The water loading shall be those values associated with the base flood. The wind loading values shall be those required by applicable Florida or local, if more stringent than those of Florida, building standards.

(3) Such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be finished, partitioned into multiple rooms, or be temperature-controlled.

(G) Prohibit the use of fill for structural support. No development permit shall be issued for development involving fill in coastal high hazard areas unless it has been demonstrated through appropriate engineering analyses that the subject fill does not cause any adverse impacts to the structure on site or other properties.

(H) Prohibit manmade alteration of sand dunes and mangrove stands that would increase potential flood damage.

(I) Standards for manufactured homes.

(1) All manufactured homes to be placed or substantially improved on sites: In an existing manufactured home park or subdivision in which a manufactured home has incurred "substantial damage" as the result of a flood, must meet the standards of Subsections 5-319.102(B) through (H), or

(2) All manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision shall meet the requirements of Subsection 5-319.102(D)(2).

(J) Recreational vehicles placed on sites within zones VE, V1-V30, V (with base flood elevation) on the FIRM either:

(1) Be on the site for fewer than one hundred eighty (180) consecutive days;

(2) Be fully licensed and ready for highway use (on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devises, and has no permanently attached additions); or

(3) Meet the requirements of Sections 5-319.105(B) through (H).

(4) Prohibit the placement of recreational vehicles, except in an existing recreational vehicle park. Recreational vehicles placed on other sites in an existing recreational park must be on sites for fewer than one hundred eighty (180) consecutive days and be fully licensed and ready for highway use (on its wheels or jacking system, is attached to the site by quick disconnect type utilities and security devices, and has no permanently attached additions). They shall also have a plan for removal in case of a threat at least four hours prior to the arrival of the threat.

(K) For all structures located seaward of the coastal construction control line (CCCL), the bottom of the lowest horizontal structural member of the lowest floor of all new construction and substantial improvements shall be elevated to the flood elevation established by the Florida Department of Environmental Protection or the base flood elevation, whichever is higher. All nonelevation design requirements Sections 5-319.105(B) through (J) shall apply.

(L) When fill is proposed, in accordance with the permit issued by the Florida Health Department, in coastal high hazard area, the development permit shall be issued only upon demonstration by appropriate engineering analyses that the proposed fill will not increase the water surface elevation of the base flood nor cause any adverse impacts to the structure on site or other properties by wave ramping or deflection.

(M) Any alteration, repair, reconstruction or improvement to the structure shall not enclose the space below the lowest floor except with latticework or decorative screening as provided for in Section 5-319.105(G).

Sec. 5-320. - Variance procedures.

Sec. 5-320.101. Designation of variance and appeals board.

The construction board of adjustment and appeals as established by the City Commission of the City of Fort Pierce shall hear and decide appeals and requests for variances from the requirements of this article.

Sec. 5-320.102. Duties of variance and appeals board.

The board shall hear and decide appeals when it is alleged an error in any requirement, decision, or determination is made by the floodplain management administrator in the enforcement or administration of this article. Any person aggrieved by the decision of the board may appeal such decision to the circuit court.

Sec. 5-320.103. Variance procedures.

In acting upon such applications, the construction board of adjustment and appeals shall consider all technical evaluations, all relevant factors, standards specified in other sections of this article, and:

(A) The danger that materials may be swept onto other lands to the injury of others;

(B) The danger of life and property due to flooding or erosion damage;

(C) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(D) The importance of the services provided by the proposed facility to the community;

(E) The necessity to the facility of a waterfront location, where applicable;

(F) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

(G) The compatibility of the proposed use with existing and anticipated development;

(H) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

(I) The safety of access to the property in times of flood for ordinary and emergency vehicles;

(J) The expected heights, velocity, duration, rate of rise, and sediment of transport of the flood waters and the effects of wave action, if applicable, expected at the site; and

(K) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

(L) Upon consideration of the factors listed above and the purposes of this chapter [article], the construction board of adjustment and appeals, may attach such conditions to the granting of variances as it deems necessary to further the purpose of this chapter [article].

Sec. 5-320.104. Conditions for variances.

Sec. 5-320.104.1. Variances shall only be issued when there is:

(A) A showing of good and sufficient cause;
(B) A determination that failure to grant the variance would result in exceptional hardship; and
(C) A determination that the granting of a variance will not result in increased flood heights, additional threats to public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

Sec. 5-320.104.2

Variances shall only be issued upon a determination that the variance is the minimum necessary deviation from the requirements of this article.

Sec. 5-320.104.3

Variances shall not be granted after the fact.

Sec. 5-320.104.4

The floodplain administrator shall maintain the records of all variance actions, including justification for their issuance or denial, and report such variances upon request to FEMA and/or the Florida Division of Emergency Management State Floodplain Management Office.

Sec. 5-320.105. Variance notification.

Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:

(A) The issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to amounts

~~as high as twenty-five dollars ($25.00) for one hundred dollars ($100.00) of insurance coverage, and~~

~~(B) Such construction below the base flood level increases risks to life and property.~~

~~(C) A copy of the notice shall be recorded by the floodplain administrator in the office of the clerk of court and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.~~

~~*Sec. 5-320.106. Historic structures.*~~

~~Variances may be issued for the repair or rehabilitation of "historic" structures—meeting the definition in this article—upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a "historic" structure.~~

~~*Sec. 5-320.107. Structures in regulatory floodway.*~~

~~Variances shall not be issued within any designated floodway if any impact in flood conditions or increase in flood levels during the base flood discharge would result.~~

~~Secs. 5-321—5-329. - Reserved.~~

DIVISION 1. - ADMINISTRATION

Section 315.101 General

Sec. 5-315.101.1 Title. These regulations shall be known as the *Floodplain Management Ordinance* of the City of Fort Pierce, hereinafter referred to as “this ordinance.”

Sec. 5-315.101.2 Scope. The provisions of this ordinance shall apply to all development that is wholly within or partially within any flood hazard area, including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the *Florida Building Code*; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.

Sec. 5-315.101.3 Intent. The purposes of this ordinance and the flood load and flood resistant construction requirements of the *Florida Building Code* are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

(1) Minimize unnecessary disruption of commerce, access and public service during times of flooding;

(2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;

(3) Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;

(4) Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;

(5) Minimize damage to public and private facilities and utilities;

(6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;

(7) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and

(8) Meet the requirements of the National Flood Insurance Program for community participation as set forth in Title 44 Code of Federal Regulations, Section 59.22.

Sec. 5-315.101.4 Coordination with the *Florida Building Code*. This ordinance is intended to be administered and enforced in conjunction with the *Florida Building Code*. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the *Florida Building Code.*

Sec. 5-315.101.5 Warning. The degree of flood protection required by this ordinance and the *Florida Building Code*, as amended by this community, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the Federal Emergency Management Agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this ordinance.

Sec. 5-315.101.6 Disclaimer of Liability. This ordinance shall not create liability on the part of the City Commission of Fort Pierce or by any officer or employee thereof for any flood damage that results from reliance on this ordinance or any administrative decision lawfully made thereunder.

Section 5-315.102 Applicability

Sec. 5-315.102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Sec. 5-315.102.2 Areas to which this ordinance applies. This ordinance shall apply to all flood hazard areas within the City of Fort Pierce, as established in Section 5-315.102.3 of this ordinance.

Sec. 5-315.102.3 Basis for establishing flood hazard areas. The Flood Insurance Study for St. Lucie County, Florida and Incorporated Areas dated February 16, 2012, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this ordinance and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the City of Fort Pierce City Clerk's Office, 100 North U. S. Hwy 1. Fort Pierce FL 34950.

Sec. 5-315.102.4 Submission of additional data to establish flood hazard areas. To establish flood hazard areas and base flood elevations, pursuant to Section 5-315.105 of this ordinance the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:

(1) Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this ordinance and, as applicable, the requirements of the *Florida Building Code*.
(2) Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a Letter of Map Change that removes the area from the special flood hazard area.

Sec. 5-315.102.5 Other laws. The provisions of this ordinance shall not be deemed to nullify any provisions of local, state or federal law.

Sec. 5-315.102.6 Abrogation and greater restrictions. This ordinance supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances including but not limited to land development regulations, zoning ordinances, stormwater management regulations, or the *Florida Building Code*. In the event of a conflict between this ordinance and any other ordinance, the more restrictive shall govern. This ordinance shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this ordinance.

Sec. 5-315.102.7 Interpretation. In the interpretation and application of this ordinance, all provisions shall be:

(1) Considered as minimum requirements;

(2) Liberally construed in favor of the governing body; and

(3) Deemed neither to limit nor repeal any other powers granted under state statutes.

Section 5 - 315.103 Duties And Powers Of The Floodplain Administrator

Sec. 5-315.103.1 Designation. The Building Official is designated as the Floodplain Administrator. The Floodplain Administrator may delegate performance of certain duties to other employees.

Sec. 5-315.103.2 General. The Floodplain Administrator is authorized and directed to administer and enforce the provisions of this ordinance. The Floodplain Administrator shall have the authority to render interpretations of this ordinance consistent with the intent and purpose of this ordinance and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this ordinance without the granting of a variance pursuant to Section 5-315.107 of this ordinance.

Sec. 5-315.103.3 Applications and permits. The Floodplain Administrator, in coordination with other pertinent offices of the community, shall:

(1) Review applications and plans to determine whether proposed new development will be located in flood hazard areas;

(2) Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this ordinance;

(3) Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;

(4) Provide available flood elevation and flood hazard information;

(5) Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;

(6) Review applications to determine whether proposed development will be reasonably safe from flooding;

(7) Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*, when compliance with this ordinance is demonstrated, or disapprove the same in the event of noncompliance; and

(8) Coordinate with and provide comments to the Building Official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this ordinance.

Sec. 5-315.103.4 Substantial improvement and substantial damage determinations. For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

(1) Estimate the market value or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.

(2) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;

(3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and

(4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the *Florida Building Code* and this ordinance is required.

Sec. 5-315.103.5 Modifications of the strict application of the requirements of the *Florida Building Code*. The Floodplain Administrator shall review requests submitted to the Building Official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Section 5-315.107 of this ordinance.

Sec. 5-315.103.6 Notices and orders. The Floodplain Administrator shall coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this ordinance.

Sec. 5-315.103.7 Inspections. The Floodplain Administrator shall make the required inspections as specified in Section 5-315.106 of this ordinance for development that is not subject to the *Florida Building Code,* including buildings, structures and facilities exempt from the *Florida Building Code*. The Floodplain Administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.

Sec. 5-315.103.8 Other duties of the Floodplain Administrator. The Floodplain Administrator shall have other duties, including but not limited to:

(1) Establish, in coordination with the Building Official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 5-315.103.4 of this ordinance;

(2) Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);

(3) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available;

(4) Review required design certifications and documentation of elevations specified by this ordinance and the *Florida Building Code* to determine that such certifications and documentations are complete;

(5) Notify the Federal Emergency Management Agency when the corporate boundaries of the City of Fort Pierce are modified; and

(6) Advise applicants for new buildings and structures, including substantial improvements, that are located in any unit of the Coastal Barrier Resources System established by the Coastal Barrier Resources Act (Pub. L. 97-348) and the Coastal Barrier Improvement Act of 1990 (Pub. L. 101-591) that federal flood insurance is not available on such construction; areas subject to this limitation are identified on Flood Insurance Rate Maps as "Coastal Barrier Resource System Areas" and "Otherwise Protected Areas."

Sec. 5-315.103.9 Floodplain management records. Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this ordinance and the flood resistant construction requirements of the *Florida Building Code*, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the *Florida Building Code* and this ordinance; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this ordinance and the flood resistant construction requirements of the *Florida Building Code*. These records shall be available for public inspection at the City of Fort Pierce Building Department located at 100 North U. S. Hwy 1. Fort Pierce FL 34950.

Section 5-315.104 Permits

Sec. 5-315.104.1 Permits required. Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the *Florida Building Code*, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this ordinance and all other applicable codes and regulations has been satisfied.

Sec. 5-315.104.2 Floodplain development permits or approvals. Floodplain development permits or approvals shall be issued pursuant to this ordinance for any development activities not subject to the requirements of the *Florida Building Code,* including buildings, structures and facilities exempt from the *Florida Building Code*. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

Sec. 5-315.104.3 Buildings, structures and facilities exempt from the *Florida Building Code*. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the *Florida Building Code* and any further exemptions provided by law, which are subject to the requirements of this ordinance:

(1) Railroads and ancillary facilities associated with the railroad.

(2) Nonresidential farm buildings on farms, as provided in section 604.50, F.S.

(3) Temporary buildings or sheds used exclusively for construction purposes.

(4) Mobile or modular structures used as temporary offices.

(5) Those structures or facilities of electric utilities, as defined in section 366.02, F.S., which are directly involved in the generation, transmission, or distribution of electricity.

(6) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.

(7) Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

(8) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

(9) Structures identified in section 553.73(10)(k), F.S., are not exempt from the *Florida Building Code* if such structures are located in flood hazard areas established on Flood Insurance Rate Maps

Sec. 5-315.104.4 Application for a permit or approval. To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

(1) Identify and describe the development to be covered by the permit or approval.

(2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.

(3) Indicate the use and occupancy for which the proposed development is intended.

(4) Be accompanied by a site plan or construction documents as specified in Section 5-315.105 of this ordinance.

(5) State the valuation of the proposed work.

(6) Be signed by the applicant or the applicant's authorized agent.

(7) Give such other data and information as required by the Floodplain Administrator.

(8) For projects proposing to enclose areas under elevated buildings, include signed Declaration of Land Restriction (Non-conversion Agreement); the agreement shall be recorded on the property deed prior to issuance of the Certificate of Occupancy.

Sec. 5-315.104.5 Validity of permit or approval. The issuance of a floodplain development permit or approval pursuant to this ordinance shall not be construed to be a permit for, or approval of, any violation of this ordinance, the *Florida Building Codes*, or any other ordinance of this community. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the Floodplain Administrator from requiring the correction of errors and omissions.

Sec. 5-315.104.6 Expiration. A floodplain development permit or approval shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

Sec. 5-315.104.7 Suspension or revocation. The Floodplain Administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate or incomplete information, or in violation of this ordinance or any other ordinance, regulation or requirement of this community.

Sec. 5-315.104.8 Other permits required. Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:

(1) The South Florida Water Management District and North St. Lucie River Water Control District; section 373.036, F.S.

(2) Florida Department of Health for onsite sewage treatment and disposal systems; section 381.0065, F.S. and Chapter 64E-6, F.A.C.

(3) Florida Department of Environmental Protection for construction, reconstruction, changes, or physical activities for shore protection or other activities seaward of the coastal construction control line; section 161.141, F.S.

(4) Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; section 161.055, F.S.

(5) Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.

(6) Federal permits and approvals.

Section 5-315.105 Site Plans And Construction Documents

Sec. 5-315.105.1 Information for development in flood hazard areas. The site plan or construction documents for any development subject to the requirements of this ordinance shall be drawn to scale and shall include, as applicable to the proposed development:

(1) Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.

(2) Where base flood elevations or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section5-315.105.2(2) or (3) of this ordinance.

(3) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and the base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 5-315.105.2(1) of this ordinance.

(4) Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas, new buildings shall be located landward of the reach of mean high tide.

(5) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.

(6) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.

(7) Delineation of the Coastal Construction Control Line or notation that the site is seaward of the coastal construction control line, if applicable.

(8) Extent of any proposed alteration of sand dunes or mangrove stands, provided such alteration is approved by the Florida Department of Environmental Protection.

(9) Existing and proposed alignment of any proposed alteration of a watercourse.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this ordinance but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary

to ascertain compliance with this ordinance.

Sec. 5-315.105.2 Information in flood hazard areas without base flood elevations (approximate Zone A). Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

(1) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.

(2) Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source.

(3) Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:

(a) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or

(b) Specify that the base flood elevation is two (2) feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two (2) feet.

(4) Where the base flood elevation data are to be used to support a Letter of Map Change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

Sec. 5-315.105.3 Additional analyses and certifications. As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

(1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 5-315.105.4 of this ordinance and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.

(2) For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one (1) foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.

(3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in Section 5-315.105.4 of this ordinance.

(4) For activities that propose to alter sand dunes or mangrove stands in coastal high hazard areas (Zone V), an engineering analysis that demonstrates that the

proposed alteration will not increase the potential for flood damage.

Sec. 5-315.105.4 Submission of additional data. When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

Section 5-315.106 Inspections

Sec. 5-315.106.1 General. Development for which a floodplain development permit or approval is required shall be subject to inspection.

Sec. 5-315.106.2 Development other than buildings and structures. The Floodplain Administrator shall inspect all development to determine compliance with the requirements of this ordinance and the conditions of issued floodplain development permits or approvals.

Sec. 5-315.106.3 Buildings, structures and facilities exempt from the *Florida Building Code*. The Floodplain Administrator shall inspect buildings, structures and facilities exempt from the *Florida Building Code* to determine compliance with the requirements of this ordinance and the conditions of issued floodplain development permits or approvals.

Sec. 5-315.106.4 Buildings, structures and facilities exempt from the *Florida Building Code*, lowest floor inspection. Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the *Florida Building Code,* or the owner's authorized agent, shall submit to the Floodplain Administrator**:**

(1) If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or

(2) If the elevation used to determine the required elevation of the lowest floor was determined in accordance with Section 5-315.105.2(3)(b) of this ordinance, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

Sec. 5-315.106.5 Buildings, structures and facilities exempt from the *Florida Building Code*, final inspection. As part of the final inspection, the owner or owner's authorized agent shall submit to the Floodplain Administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in Section 5-315.106.4 of this ordinance.

Sec. 5-315.106.6 Manufactured homes. The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this ordinance and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the Floodplain Administrator.

Section 5-315.107 Variances and Appeals

Sec. 5-315.107.1 General. The Construction Board of Adjustment and Appeals or Special Magistrate shall hear and decide on requests for appeals and requests for variances from the strict application of this ordinance. Pursuant to section 553.73(5), F.S., the

Construction Board of Adjustment and Appeals or Special Magistrate shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the *Florida Building Code*. This section does not apply to Section 3109 of the *Florida Building Code, Building.*

Sec. 5-315.107.2 Appeals. The Construction Board of Adjustment and Appeals or Special Magistrate shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of this ordinance. Any person aggrieved by the decision may appeal such decision to the Circuit Court, as provided by Florida Statutes.

Sec. 5-315.107.3 Limitations on authority to grant variances. The Construction Board of Adjustment and Appeals or Special Magistrate shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in Section 5-315.107.7 of this ordinance, the conditions of issuance set forth in Section 5-315.107.8 of this ordinance, and the comments and recommendations of the Floodplain Administrator and the Building Official. The Construction Board of Adjustment and Appeals or Special Magistrate has the right to attach such conditions as it deems necessary to further the purposes and objectives of this ordinance.

Sec. 5-315.107.4 Restrictions in floodways. A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in Section 5-315.105.3 of this ordinance.

Sec. 5-315.107.5 Historic buildings. A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the *Florida Building Code, Existing Building*, Chapter 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the *Florida Building Code*.

Sec. 5-315.107.6 Functionally dependent uses. A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this ordinance, provided the variance meets the requirements of Section 5-315.107.4, is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.

Sec. 5-315.107.7 Considerations for issuance of variances. In reviewing requests for variances, the Construction Board of Adjustment and Appeals or Special Magistrate shall consider all technical evaluations, all relevant factors, all other applicable provisions of the *Florida Building Code*, this ordinance, and the following:

(1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;

(2) The danger to life and property due to flooding or erosion damage;

(3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;

(4) The importance of the services provided by the proposed development to the community;

(5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;

(6) The compatibility of the proposed development with existing and anticipated development;

(7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;

(8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;

(9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

(10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

Sec. 5-315.107.8 Conditions for issuance of variances. Variances shall be issued only upon:

(1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this ordinance or the required elevation standards;

(2) Determination by the Construction Board of Adjustment and Appeals or Special Magistrate that:

(a) Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

(b) The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

(c) The variance is the minimum necessary, considering the flood hazard, to afford relief;

(3) Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the Office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land; and

(4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as $25 for $100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

Section 5-315.108 Violations

Sec. 5-315.108.1 Violations. Any development that is not within the scope of the *Florida Building Code* but that is regulated by this ordinance that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this ordinance, shall be deemed a violation of this ordinance. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this ordinance or the *Florida Building Code* is presumed to be a violation until such time as that documentation is provided.

Sec. 5-315.108.2 Authority. For development that is not within the scope of the *Florida Building Code* but that is regulated by this ordinance and that is determined to be a violation, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

Sec. 5-315.108.3 Unlawful continuance. Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law**.**

DIVISION II - DEFINITIONS

Section 5-316.101 General

Sec. 5-316.101.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this ordinance, have the meanings shown in this section.

Sec. 5-316.101.2 Terms defined in the *Florida Building Code*. Where terms are not defined in this ordinance and are defined in the *Florida Building Code*, such terms shall have the meanings ascribed to them in that code.

Sec. 5-316.101.3 Terms not defined. Where terms are not defined in this ordinance or the *Florida Building Code*, such terms shall have ordinarily accepted meanings such as the context implies.

Section 5-316.102 Definitions

Alteration of a watercourse. A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Appeal. A request for a review of the Floodplain Administrator's interpretation of any provision of this ordinance.

ASCE 24. A standard titled *Flood Resistant Design and Construction* that is referenced by the *Florida Building Code*. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

Base flood. A flood having a 1-percent chance of being equaled or exceeded in any given year. [Also defined in FBC, B, Section 202.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood."

Base flood elevation. The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM). [Also defined in FBC, B, Section 202.]

Basement. The portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in FBC, B, Section 202; see "Basement (for flood loads)".]

Coastal construction control line. The line established by the State of Florida pursuant to section 161.053, F.S., and recorded in the official records of the community, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions.

Coastal high hazard area. A special flood hazard area extending from offshore to the

inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V.

Declaration of Land Restriction (Non-conversion Agreement). A form provided by the Floodplain Administrator to be signed by the owner and recorded on the property deed in Official Records of the Clerk of Courts, for the owner to agree not to covert or modify in any manner that is inconsistent with the terms of the building permit and these regulations, enclosures below elevated buildings.

Design flood. The flood associated with the greater of the following two areas: [Also defined in FBC, B, Section 202.]

(1) Area with a floodplain subject to a 1-percent or greater chance of flooding in any year; or

(2) Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Design flood elevation. The elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet. [Also defined in FBC, B, Section 202.]

Development. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

Encroachment. The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Existing building and **existing structure.** Any buildings and structures for which the "start of construction" commenced before June 15, 1981. [Also defined in FBC, B, Section 202.]

Existing manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before June 15, 1981.

Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Federal Emergency Management Agency (FEMA). The federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in FBC, B, Section 202.]

(1) The overflow of inland or tidal waters.

(2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood damage-resistant materials. Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in FBC, B, Section 202.]

Flood hazard area. The greater of the following two areas: [Also defined in FBC, B, Section 202.]

(1) The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.

(2) The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Flood Insurance Rate Map (FIRM). The official map of the community on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community. [Also defined in FBC, B, Section 202.]

Flood Insurance Study (FIS). The official report provided by the Federal Emergency Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in FBC, B, Section 202.]

Floodplain Administrator. The office or position designated and charged with the administration and enforcement of this ordinance (may be referred to as the Floodplain Manager).

Floodplain development permit or approval. An official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this ordinance.

Floodway. The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. [Also defined in FBC, B, Section 202.]

Floodway encroachment analysis. An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

***Florida Building Code*.** The family of codes adopted by the Florida Building Commission, including: *Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas*.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

Highest adjacent grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Historic structure. Any structure that is determined eligible for the exception to the flood hazard area requirements of the *Florida Building Code, Existing Building*, Chapter 12 Historic Buildings.

Letter of Map Change (LOMC). An official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

Letter of Map Amendment (LOMA): An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

Letter of Map Revision (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

Letter of Map Revision Based on Fill (LOMR-F): A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

Conditional Letter of Map Revision (CLOMR): A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

Light-duty truck. As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

(1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or
(2) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
(3) Available with special features enabling off-street or off-highway operation and use.

Lowest floor. The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the *Florida Building Code* or ASCE 24. [Also defined in FBC, B, Section 202.]

Manufactured home. A structure, transportable in one or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." [Also defined in 15C-1.0101, F.A.C.]

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value. The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this ordinance, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser (specifying it is based on pre-damage condition and all valuation data and/or appraisals shall be dated within six months of the permit application date), Actual Cash Value (replacement cost depreciated for age and quality of construction), or current tax

assessment building valuation data (as maintained in the records of the Office of the Property Appraiser of St. Lucie County) plus 20 percent. When a state of emergency has been declared the Building Official may allow the valuation data and/or appraisal to be dated up to a maximum of one year prior of the date the emergency is declared.

New construction. For the purposes of administration of this ordinance and the flood resistant construction requirements of the *Florida Building Code*, structures for which the "start of construction" commenced on or after June 15, 1981 and includes any subsequent improvements to such structures.

New manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after June 15, 1981.

Park trailer. A transportable unit which has a body width not exceeding fourteen (14) feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in section 320.01, F.S.]

Recreational vehicle. A vehicle, including a park trailer, which is: [See section 320.01, F.S.)

(1) Built on a single chassis;

(2) Four hundred (400) square feet or less when measured at the largest horizontal projection;

(3) Designed to be self-propelled or permanently towable by a light-duty truck; and

(4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Sand dunes. Naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Special flood hazard area. An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in FBC, B Section 202.]

Start of construction. The date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, or the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Also defined in FBC, B Section 202.]

Substantial damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. [Also defined in FBC, B Section 202.]

Substantial improvement. Any repair, reconstruction, rehabilitation, alteration, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in FBC, B, Section 202.]

(1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

(2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Variance. A grant of relief from the requirements of this ordinance, or the flood resistant construction requirements of the *Florida Building Code*, which permits construction in a manner that would not otherwise be permitted by this ordinance or the *Florida Building Code*.

Watercourse. A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

DIVISION III - FLOOD RESISTANT DEVELOPMENT

Section 5-317.101 Buildings and Structures

Sec. 5-317.101.1 Design and construction of buildings, structures and facilities exempt from the *Florida Building Code*. Pursuant to Section 5-315.104.3 of this ordinance, buildings, structures, and facilities that are exempt from the *Florida Building Code*, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the *Florida Building Code* that are not walled and roofed buildings shall comply with the requirements of Section 5-317.107 of this ordinance.

Sec. 5-317.101.2 Buildings and structures seaward of the coastal construction control line. If extending, in whole or in part, seaward of the coastal construction control line and also located, in whole or in part, in a flood hazard area:

(1) Buildings and structures shall be designed and constructed to comply with the more restrictive applicable requirements of the *Florida Building Code, Building* Section 3109 and Section 1612 or *Florida Building Code, Residential* Section R322.

(2) Minor structures and non-habitable major structures as defined in section 161.54, F.S., shall be designed and constructed to comply with the intent and applicable provisions of this ordinance and ASCE 24.

Section 5-317.102 Subdivisions

Sec. 5-317.102.1 Minimum requirements. Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

(1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

(2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

(3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

Sec. 5-317.102.2 Subdivision plats. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

(1) Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats;

(2) Where the subdivision has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 5-315.105.2(1) of this ordinance; and

(3) Compliance with the site improvement and utilities requirements of Section 5-317.103 of this ordinance.

Section 5-317.103 Site Improvements, Utilities and Limitations

Sec. 5-317.103.1 Minimum requirements. All proposed new development shall be reviewed to determine that:

(1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

(2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

(3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

Sec. 5-317.103.2 Sanitary sewage facilities. All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Chapter 64E-6, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.

Sec. 5-317.103.3 Water supply facilities. All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Chapter 62-532.500, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.

Sec. 5-317.103.4 Limitations on sites in regulatory floodways. No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in Section 5-315.105.3(1) of this ordinance demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

Sec. 5-317.103.5 Limitations on placement of fill. Subject to the limitations of this ordinance, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the *Florida Building Code*.

Sec. 5-317.103.6 Limitations on sites in coastal high hazard areas (Zone V). In coastal high hazard areas, alteration of sand dunes and mangrove stands shall be permitted only if such alteration is approved by the Florida Department of Environmental Protection and only if the engineering analysis required by Section 5-315.105.3(4) of this ordinance demonstrates that the proposed alteration will not increase the potential for

flood damage. Construction or restoration of dunes under or around elevated buildings and structures shall comply with Section 5-317.107.8(3) of this ordinance.

Section 5-317.104 Manufactured Homes

Sec. 5-317.104.1 General. All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to section 320.8249, F.S., and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this ordinance. If located seaward of the coastal construction control line, all manufactured homes shall comply with the more restrictive of the applicable requirements.

Sec. 5-317.104.2 Limitations on installation in floodways and coastal high hazard areas (Zone V). New installations of manufactured homes shall not be permitted in floodways and coastal high hazard areas (Zone V).

Sec. 5-317.104.3 Foundations. All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that:

(1) In flood hazard areas (Zone A) other than coastal high hazard areas, are designed in accordance with the foundation requirements of the *Florida Building Code, Residential* Section R322.2 and this ordinance. Foundations for manufactured homes subject to Section 5-317.104.7of this ordinance are permitted to be reinforced piers or other foundation elements of at least equivalent strength.

(2) In coastal high hazard areas (Zone V), are designed in accordance with the foundation requirements of the *Florida Building Code, Residential* Section R322.3 and this ordinance.

Sec. 5-317.104.4 Anchoring. All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

Sec. 5-317.104.5 Elevation. Manufactured homes that are placed, replaced, or substantially improved shall comply with Section 5-317.104.6 or 5-317.104.7 of this ordinance, as applicable.

Sec. 5-317.104.6 General elevation requirement. Unless subject to the requirements of Section 5-317-104.7 of this ordinance, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R322.2 (Zone A) or Section R322.3 (Zone V).

Sec. 5-317.104.7 Elevation requirement for certain existing manufactured home parks and subdivisions. Manufactured homes that are not subject to Section 5-317.104.6 of this ordinance, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:

(1) Bottom of the frame of the manufactured home is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R322.2 (Zone A) or Section R322.3 (Zone V); or

(2) Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.

Sec. 5-317.104.8 Enclosures. Enclosed areas below elevated manufactured homes shall comply with the requirements of the *Florida Building Code, Residential* Section R322.2 or R322.3 for such enclosed areas, as applicable to the flood hazard area.

Sec. 5-317.104.9 Utility equipment. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the *Florida Building Code, Residential* Section R322, as applicable to the flood hazard area.

Section 5-317.105 Recreational Vehicles and Park Trailers

Sec. 5-317.105.1 Temporary placement. Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

(1) Be on the site for fewer than 180 consecutive days; or

(2) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches. Access to the right-of-way shall not be blocked by fences or other obstructions that must be altered or demolished.

Sec. 5-317.105.2 Permanent placement. Recreational vehicles and park trailers that do not meet the limitations in Section 5-317.105.1 of this ordinance for temporary placement shall meet the requirements of Section 304 of this ordinance for manufactured homes.

Section 5-317.106 Tanks

Sec. 5-317.106.1 Underground tanks. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.

Sec. 5-317.106.2 Above-ground tanks, not elevated. Above-ground tanks that do not meet the elevation requirements of Section 5-317.106.3 of this ordinance shall:

(1) Be permitted in flood hazard areas (Zone A) other than coastal high hazard areas, provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

(2) Not be permitted in coastal high hazard areas (Zone V).

Sec. 5-317.106.3 Above-ground tanks, elevated. Above-ground tanks in flood hazard areas shall be elevated to or above the design flood elevation and attached to a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.

Sec. 5-317.106.4 Tank inlets and vents. Tank inlets, fill openings, outlets and vents shall be:

(1) At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and

(2) Anchored to prevent lateral movement resulting from hydrodynamic and

hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

Section 5-317.107 Other Development

Sec. 5-317.107.1 General requirements for other development. All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance or the *Florida Building Code*, shall:

(1) Be located and constructed to minimize flood damage;

(2) Meet the limitations of Section 5-317.103.4 of this ordinance if located in a regulated floodway;

(3) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;

(4) Be constructed of flood damage-resistant materials; and

(5) Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

Sec. 5-317.107.2 Fences in regulated floodways. Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Section 5-317.103.4 of this ordinance.

Sec. 5-317.107.3 Retaining walls, sidewalks and driveways in regulated floodways. Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Section 5-317.103.4 of this ordinance.

Sec. 5-317.107.4 Roads and watercourse crossings in regulated floodways. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of Section 5-317.103.4 of this ordinance. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of Section 5-315.105.3(3) of this ordinance.

Sec. 5-317.107.5 Concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses in coastal high hazard areas (Zone V). In coastal high hazard areas, concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses are permitted beneath or adjacent to buildings and structures provided the concrete slabs are designed and constructed to be:

(1) Structurally independent of the foundation system of the building or structure;

(2) Frangible and not reinforced, so as to minimize debris during flooding that is capable of causing significant damage to any structure; and

(3) Have a maximum slab thickness of not more than four (4) inches.

Sec. 5-317.107.6 Decks and patios in coastal high hazard areas (Zone V). In addition to the requirements of the *Florida Building Code*, in coastal high hazard areas decks and patios shall be located, designed, and constructed in compliance with the following:

(1) A deck that is structurally attached to a building or structure shall have the bottom of the lowest horizontal structural member at or above the design flood elevation and any supporting members that extend below the design flood elevation shall comply with the foundation requirements that apply to the building or structure,

which shall be designed to accommodate any increased loads resulting from the attached deck.

(2) A deck or patio that is located below the design flood elevation shall be structurally independent from buildings or structures and their foundation systems, and shall be designed and constructed either to remain intact and in place during design flood conditions or to break apart into small pieces to minimize debris during flooding that is capable of causing structural damage to the building or structure or to adjacent buildings and structures.

(3) A deck or patio that has a vertical thickness of more than twelve (12) inches or that is constructed with more than the minimum amount of fill necessary for site drainage shall not be approved unless an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to the building or structure or to adjacent buildings and structures.

(4) A deck or patio that has a vertical thickness of twelve (12) inches or less and that is at natural grade or on nonstructural fill material that is similar to and compatible with local soils and is the minimum amount necessary for site drainage may be approved without requiring analysis of the impact on diversion of floodwaters or wave runup and wave reflection.

Sec. 5-317.107.7 Other development in coastal high hazard areas (Zone V). In coastal high hazard areas, development activities other than buildings and structures shall be permitted only if also authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures. Such other development activities include but are not limited to:

(1) Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures;

(2) Solid fences and privacy walls, and fences prone to trapping debris, unless designed and constructed to fail under flood conditions less than the design flood or otherwise function to avoid obstruction of floodwaters; and

(3) On-site sewage treatment and disposal systems defined in 64E-6.002, F.A.C., as filled systems or mound systems.

Sec. 5-317.107.8 Nonstructural fill in coastal high hazard areas (Zone V). In coastal high hazard areas:

(1) Minor grading and the placement of minor quantities of nonstructural fill shall be permitted for landscaping and for drainage purposes under and around buildings.

(2) Nonstructural fill with finished slopes that are steeper than one unit vertical to five units horizontal shall be permitted only if an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures.

(3) Where authorized by the Florida Department of Environmental Protection or applicable local approval, sand dune construction and restoration of sand dunes under or around elevated buildings are permitted without additional engineering analysis or certification of the diversion of floodwater or wave runup and wave reflection if the scale and location of the dune work is consistent with local beach-dune morphology and the vertical clearance is maintained between the top of the sand dune and the lowest horizontal structural member of the building.

Sections 5-318 - 5-329. – Reserved.

SECTION 3. The Fort Pierce Code of Ordinances, **Chapter 5, Article I, Building**

Code, Section 5-1.1 Florida Building Code Amendments, is hereby amended by the following administrative amendment to the Florida Building Code, Building.

~~Sec. 5-1.1. - Reserved.~~

Sec. 5-1.1.1 - FBC Administrative Amendments

107.3.5 Minimum plan review criteria for buildings.

Commercial Buildings: Building

8. Structural requirements shall include:

Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, declaration of land restriction (nonconversion agreement), flood damage-resistant materials.

Residential (one- and two-family)

6. Structural requirements shall include:

Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, declaration of land restriction (nonconversion agreement), equipment, and flood damage-resistant materials.

SECTION 4. The Fort Pierce Code of Ordinances, **Chapter 5, Article I, Building Code, Section 5-1.1 Florida Building Code Amendments**, is hereby amended by the following technical amendment to the Florida Building Code, Existing Building.

5-1.1.2 FBC Technical Amendments

CHAPTER 11 ADDITIONS

1101.1 Scope. An addition to a building or structure shall comply with the Florida Codes as adopted for new construction without requiring the existing building or structure to comply with any requirements of those codes or of these provisions, except as required by this chapter. Where an addition impacts the existing building or structure, that portion shall comply with this code.

[BS] 1103.5 Flood Hazard Areas. Additions and foundations in flood hazard areas shall comply with the following requirements:

1. For horizontal additions that are structurally interconnected to the existing building:
   1.1. If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.
   1.2. If the addition constitutes substantial improvement, the existing building and the addition shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.
   1.3. The addition shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable. **[1.3 needs to remain underlined once codified]**
2. For horizontal additions that are not structurally interconnected to the existing building:
   2.1. The addition shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.
   2.2. If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.
3. For vertical additions and all other proposed work that, when combined, constitute substantial improvement, the existing building shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.
4. For a raised or extended foundation, if the foundation work and all other

proposed work, when combined, constitute substantial improvement, the existing building shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.

5. For a new foundation or replacement foundation, the foundation shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.

SECTION 5. FISCAL IMPACT STATEMENT. In terms of design, plan application review, construction and inspection of buildings and structures, the cost impact as an overall average is negligible in regard to the local technical amendments because all development has been subject to the requirements of the local floodplain management ordinance adopted for participation in the National Flood Insurance Program. In terms of lower potential for flood damage, there will be continued savings and benefits to consumers.

SECTION 6. APPLICABILITY. For the purposes of jurisdictional applicability, this ordinance shall apply in the City of Fort Pierce. This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date of this ordinance.

SECTION 7. INCLUSION INTO THE CODE OF ORDINANCES. It is the intent of the City Commission that the provisions of this ordinance shall become and be made a part of the City of Fort Pierce's Code of Ordinances, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 8. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.

SECTION 9. EFFECTIVE DATE. This ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Peter J. Sweeney
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. 19-005 was duly advertised by title only in the St. Lucie News Tribune on February 20, 2019; 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 4, 2019; and was duly introduced, read by title only, and passed on second and final reading on Monday, March 18, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of March, 2019.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

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)	2230327	19-004-007 BUILDING ORDS	BLDG

Pub Dates
February 14, 2019

Sworn to and subscribed before me this day of, February 14, 2019, 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.

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 4, 2019 and Monday, March 18, 2019 on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

ORDINANCE NO. 19-004 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 5, ARTICLE IV OF THE CODE OF ORDINANCES ENTITLED "BUILDING DRAINAGE"; AMENDING SECTION 5-94, TO AMEND REFERENCED SECTIONS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 19- 005 - AN ORDINANCE BY THE CITY COMMISSION AMENDING THE CITY OF FORT PIERCE CODE OF ORDINANCES TO REPEAL CHAPTER 5 ARTICLE X (A)"-FLOOD HAZARD ZONES" SECTION 5-315 THROUGH 5-329; TO ADOPT A NEW CHAPTER 5 ARTICLE X (A) ENTITLED "FLOODPLAIN MANAGEMENT" SECTION 5-315 THROUGH 5-329; TO ADOPT FLOOD HAZARD MAPS, TO DESIGNATE A FLOODPLAIN ADMINISTRATOR, TO ADOPT PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, AND FOR OTHER PURPOSES; TO ADOPT TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE; REPEALING ALL ORDINANCES AND PARTS THEREOF IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 19-006 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 5, OF THE CODE OF ORDINANCES ENTITLED "BUILDINGS AND BUILDING REGULATIONS" AMENDING ARTICLE V TO BE ENTITLED "WORKFORCE HOUSING PROGRAM", AMENDING SECTION 5-111 TO PROVIDE FOR A SHORT TITLE; AMENDING SECTION 5-112 SETTING FORTH THE PURPOSE AND INTENT OF THE WORKFORCE HOUSING PROGRAM; AMENDING SECTION 5-113 TO PROVIDE FOR APPLICABILITY; AMENDING SECTION 5-114 TO ESTABLISH DEFINITIONS; AMENDING SECTION 5-115 TO RESERVE LINKAGE FEES FOR FUTURE ADOPTION; AMENDING SECTION 5-116 TO RESERVE FOR PROVISIONS FOR FUTURE ADOPTION; AMENDING SECTION 5-117 TO ESTABLISH CONSTRUCTION STANDARDS FOR WORKFORCE HOUSING; AMENDING SECTION 5-118 PERTAINING TO RESTRICTIONS ON THE SALES AND RENTAL PRICES FOR WORKFORCE HOUSING DWELLING UNITS; AMENDING SECTION 5-119 ESTABLISHING QUALIFICATIONS FOR INDIVIDUALS TO BE ELIGIBLE FOR THE WORKFORCE HOMEBUYER PROGRAM; AMENDING SECTION 5-120 TO ESTABLISH A TIME PERIOD WHEREIN RENTAL AND FOR-SALE WORKFORCE HOUSING UNITS ARE REQUIRED TO REMAIN AFFORDABLE; AMENDING SECTION 5-121 TO CREATE A WORKFORCE HOUSING TRUST FUND; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 19-007 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 7, ARTICLE I OF THE CODE OF ORDINANCES ENTITLED "FIRE PREVENTION AND PROTECTION"; AMENDING SECTION 7-20, TO AMEND PERMITTING REQUIREMENTS OF ABOVEGROUND STORAGE TANKS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Amendments 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: 2/14/2019
TCN 2230327

City Commission Regular Meeting **12.h.**

Meeting Date: 03/18/2019

Re: Consideration of Ordinance 19-006 - Workforce Housing Program - FIRST READING

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance 19-006 creating Chapter 5, Article V "Workforce Housing Program". SECOND READING

SUMMARY:

This ordinance would establish a workforce housing program ordinance to regulate the infill of affordable residential housing. The ordinance also allows for the City to enter into an agreement with a Community Land Trust, which would oversee the establishment of affordable workforce housing that would remain affordable into perpetuity. In addition, the Community Land Trust would revitalize lower income neighborhoods by introducing new construction, enabling pride of homeownership, and increasing the affordable housing options for the citizens of Fort Pierce.

RECOMMENDATION:

Staff recommends approval of Ordinance 19-006 "Workforce Housing Program," which creates Chaper 5, Article V "Workforce Housing Program".

ALTERNATIVES:

Do not approve the ordinance at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official

COORDINATED WITH:

Shaun Coss, CFM, Building Dept. Coordinator
Caleta Scott, Lincoln Park Revitalization Coordinator

Fiscal Impact

OTHER INFORMATION:

None at this time.

OTHER INFORMATION:

None at this time.

Attachments

19-006 Proposed Ordinance
Proof of Publication

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	02/20/2019 03:31 PM
City Manager	Nick Mimms	02/22/2019 09:55 AM

Form Started By: Karen Murphy Started On: 02/13/2019 01:29 PM
Final Approval Date: 03/05/2019

ORDINANCE NO. 19-006

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 5,** OF THE CODE OF ORDINANCES ENTITLED **"BUILDINGS AND BUILDING REGULATIONS"** AMENDING ARTICLE V TO BE ENTITLED **"WORKFORCE HOUSING PROGRAM",** AMENDING SECTION 5-111 TO PROVIDE FOR A SHORT TITLE; AMENDING SECTION 5-112 SETTING FORTH THE PURPOSE AND INTENT OF THE WORKFORCE HOUSING PROGRAM; AMENDING SECTION 5-113 TO PROVIDE FOR APPLICABILITY; AMENDING SECTION 5-114 TO ESTABLISH DEFINITIONS; AMENDING SECTION 5-115 TO RESERVE LINKAGE FEES FOR FUTURE ADOPTION; AMENDING SECTION 5-116 TO RESERVE FOR PROVISIONS FOR FUTURE ADOPTION; AMENDING SECTION 5-117 TO ESTABLISH CONSTRUCTION STANDARDS FOR WORKFORCE HOUSING; AMENDING SECTION 5-118 PERTAINING TO RESTRICTIONS ON THE SALES AND RENTAL PRICES FOR WORKFORCE HOUSING DWELLING UNITS; AMENDING SECTION 5-119 ESTABLISHING QUALIFICATIONS FOR INDIVIDUALS TO BE ELIGIBLE FOR THE WORKFORCE HOMEBUYER PROGRAM; AMENDING SECTION 5-120 TO ESTABLISH A TIME PERIOD WHEREIN RENTAL AND FOR-SALE WORKFORCE HOUSING UNITS ARE REQUIRED TO REMAIN AFFORDABLE; AMENDING SECTION 5-121 TO CREATE A WORKFORCE HOUSING TRUST FUND; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, Florida ("City") recognizes that there is a housing shortage in the City of Fort Pierce that is affordable to the everyday workforce of the City; and

WHEREAS, the City has a legitimate public interest in preserving the character and quality of neighborhoods which requires assuring the availability of workforce housing for moderate and lower income persons in the City to maintain a diversified and sustainable City having the character and sense of a community where people can live, work and play in the same area; and

WHEREAS, pursuant to section 166.04151, Florida Statutes, municipalities may adopt and maintain any ordinance that is adopted for the purpose of increasing the supply of affordable housing units not withstanding any other provision of law; and

NOW, THEREFORE, BE IT ORDAINED by City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 5, Article V, of the Code of Ordinances, is hereby amended to read as follows:

~~**ARTICLE V. - RESERVED**~~

~~Secs. 5-111 – 5-175. – Reserved.~~

ARTICLE V. - WORKFORCE HOUSING PROGRAM

SECTION 2. Chapter 5, Article V, Sec. 5-111, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-111 - Short Title.

This article shall be known as and referred to as the “City of Fort Pierce Workforce Housing Program” and may also be known as the “Residential Infill Program”.

SECTION 3. Chapter 5, Article V, Sec. 5-112, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-112 - Purpose and intent.

The purpose and intent of the workforce housing program is to:

(a) Ensure an adequate inventory of owner occupied or rental housing throughout the city is available to low, moderate-low, moderate-high and middle income households.

(b) Provide for the creation of a variety of housing options throughout the city for the existing and anticipated workforce in necessary occupational fields, such as, but not limited to, education, government, health care, transportation, tourism and retail services.

(c) Create an assistance program which provides access to funds from a workforce housing trust fund, so that lower income residents, those residents who are no longer in the workforce, or living on fixed incomes, can remain in the city.

SECTION 4. Chapter 5, Article V, Sec. 5-113, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-113 - Applicability.

(a) City of Fort Pierce Community Land Trust. The City Commission may authorize the city manager to enter into an agreement with a community land trust organization registered in the city to administer the city's workforce housing program.

(b) This article shall apply to development of workforce housing units constructed in conjunction with the City of Fort Pierce Community Land Trust and/or with the intent of obtaining funding from the City of Fort Pierce Workforce Housing Trust fund. Redevelopment that removes and replaces existing residential dwelling units shall meet the workforce housing requirements the same as is applicable for new development.

SECTION 5. Chapter 5, Article V, Sec. 5-114, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-114 - Definitions.

Affordable housing unit means a dwelling unit for which the mortgage payment (including principal, interest, taxes and insurance) does not exceed 30 percent of the gross income of the very low income household buying the affordable housing dwelling unit.

Area median income means a division of income distribution into two equal parts: one-half above the median and one-half below, as utilized by the United States Census Bureau. The United States Department of Housing and Urban Development (HUD) uses the median incomes for families in metropolitan and non-metropolitan areas to calculate income limits for eligibility in a variety of housing programs. HUD estimates the median family income for an area in the current year and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal eighty (80) percent of the area median income; a common maximum income level for participation in HUD programs.

Assets means all real estate property, stocks, bonds, and cash, or other liquid assets that are not part of a retirement investment plan or pension plan.

City of Fort Pierce Community Land Trust means a nonprofit 501(c)(3) organization with a mission that includes developing, preserving, and managing a permanent supply of affordable housing in Fort Pierce that has entered into an agreement with the city and has within its mission a geography that includes the city to provide administrative and regulatory services in accordance with the workforce housing program.

Dwelling unit, appreciation of, means the difference between the original purchase price for a dwelling unit and the subsequent price for the sale of the dwelling unit by the owner of the workforce housing dwelling unit minus real estate closing costs.

Dwelling unit, market rate, means a unit in a residential development other than those designated a workforce housing dwelling unit.

Dwelling unit, resale gap of, means the difference between the required resale price of a workforce housing dwelling unit and the original purchase price plus closing costs.

Dwelling unit, sales price of, means the contracted price as designated at closing as the sale price of a workforce housing dwelling unit.

Dwelling unit, workforce housing owner-occupied, means an owner-occupied dwelling unit for which the mortgage payment (including principal, interest, taxes and insurance) does not exceed 30 percent of the gross income of the middle income, moderate-high income, moderate-low income, and low income household buying the workforce housing dwelling unit, offered to eligible households and restricted by deed restriction for resale.

Dwelling unit, workforce housing renter-occupied, means a dwelling unit for which the rental payment and utility costs do not exceed 30 percent of the gross income of the moderate-high, moderate-low income and low income households renting the workforce housing dwelling unit, offered to eligible households and restricted by deed restriction for rental.

Equity recapture provision means the division of any funds realized by the owner of a property as a result of the sale of the property in which the sales price exceeds the original purchase price as stated in the original contract for sale.

First time home buyer means a household that meets the criteria of a first time home buyer as defined by the United States Department of Housing and Urban Development, as amended.

Floor, rental, means the lower limit beyond which the maximum rent amount for a workforce housing dwelling unit will not be required to fall below.

Floor, sales price, means the lower limit beyond which the maximum sales price for a for-sale workforce housing dwelling unit will not be required to fall below.

Household means one person living alone or two or more persons sharing residency whose income is considered for the workforce housing program.

Household, eligible, means a household that qualifies for participation in the workforce housing program described in section 5-119 of this chapter. Priority will be given to persons who work in the city limits prior to the date of application for a workforce housing dwelling unit.

Workforce Housing trust fund means the trust fund established by the city for the purpose of collecting and disbursing funds for workforce housing dwelling units in accordance with the workforce housing program as established in section 5-121 of this article.

Income, low, means household income sixty one (61) percent up to eighty (80) percent of the median household income of the Saint Lucie Metropolitan Statistical Area (MSA) adjusted for household size.

Income, middle, means household income one hundred twenty one (121) percent to one hundred forty (140) percent of the median income of the Saint Lucie Metropolitan Statistical Area (MSA) adjusted for household size.

Income, moderate-high, means household income one hundred one (101) percent to one hundred twenty (120) percent of the median income of the Saint Lucie Metropolitan Statistical Area (MSA) adjusted for household size.

Income, moderate-low, means household income eighty one (81) percent to one hundred (100) percent of the median income of the Saint Lucie Metropolitan Statistical Area (MSA) adjusted for household size.

Income, very low, means household income thirty (30) percent up to sixty (60) percent of the median income of the Saint Lucie Metropolitan Statistical Area (MSA) adjusted for household size.

Primary residence means the legal residence of the household and qualifies for homestead exemption, if an owner-occupied unit.

Shared appreciation means the percentage of the amount of the appreciation in the value of the workforce housing dwelling unit to be shared by the city and owner at the time of resale of the workforce housing dwelling unit.

Workforce housing programs, policies and procedures means the administrative policies and procedures approved by the City Commission for the implementation of the workforce housing program.

SECTION 6. Chapter 5, Article V, Sec. 5-115, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-115 - Commercial and industrial development linkage fee. – Reserved.

SECTION 7. Chapter 5, Article V, Sec. 5-116, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-116 - Reserved.

SECTION 8. Chapter 5, Article V, Sec. 5-117, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-117 - Construction standards for workforce housing.

Workforce housing dwelling units which are constructed pursuant to this article shall meet these standards:

(a) Construction quality. The workforce housing dwelling units which are to be constructed shall be of substantially the same construction quality and exterior design to average market rate dwelling units. Provided, however, that workforce housing dwelling units may have different interior finishes and features than average market rate dwelling units, so long as the interior features are of good quality and meet the requirements of the Florida Building Code.

(b) Size of units. The ratio of the number of bedrooms contained in workforce housing dwelling units shall be proportional to the number of bedrooms in average market rate dwelling units.

(c) Workforce housing dwelling units shall be no less than 80 percent of the average size of market rate dwelling units up to 2,000 square feet.

SECTION 9. Chapter 5, Article V, Sec. 5-118, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-118 - Sales and rental prices for workforce housing dwelling units.

(a) Initial sales price. The initial sales price of a workforce housing dwelling unit shall meet the standards established herein, which include the expected monthly mortgage payment and insurance. The maximum workforce housing unit prices established at the time of approval for each for-sale unit within each of the four income ranges shall be the sales price floor. This sales price floor shall serve as the minimum sales price point required in perpetuity.

(b) The maximum workforce housing dwelling unit purchase prices for each of the four income ranges and household sizes shall be subject to an annual review by the Fort Pierce Community Land Trust.

(c) Resale restriction. The maximum sales price for the resale of a workforce housing dwelling unit shall be in accordance with the either city's workforce housing policies and procedures to be adopted by reference, or the resale formula of a designated community land trust.

(d) Rental prices.

(1) Rental prices shall be established for the various household income levels for one-, two- and three-bedroom size units and shall be in accordance with the Florida Median Rent published by the United States Department of Housing and Urban Development (HUD) and used by the Florida Housing Finance Corporation (FHFC) to establish maximum rents. The rental units shall only be leased to income-eligible households. The established maximum rents shall comply with the city's workforce housing policies and procedures. Three tiers of income-eligible households shall be served by the workforce housing program's rental developments: low income (sixty one (61) percent to eighty (80) percent of area median income), moderate-low income (eighty one (81) percent to one hundred (100) percent of area median income), and moderate-high income (one hundred one (101) percent to one hundred twenty (120) percent of area median income). Rents shall be as defined for those income levels utilized by the FHFC.

(2) Utilities allowances to be deducted from applicable Florida Median Rents shall be the one-, two- and three-bedroom allowances utilized by the Fort Pierce Housing Authority, as updated annually. The utilities allowances may be modified based on the application of the following:

a. HUD discounts for the utilization of energy efficiency heating, cooling and hot water tank systems and the use of Energy Star appliances;

b. One year of actual project averages of water usage costs for one-, two- and three-bedroom size units;

c. Actual sewer usage costs, as updated by the Fort Pierce Utilities Authority.

(3) The minimum workforce housing rents initially established at the time of approval for each rental unit within each of the four income ranges shall be the rental floor. These workforce housing rental floors shall serve as the minimum rental price point required throughout a minimum thirty (30) year term of the rental development covenant, as required in section 5-120(b).

(4) After the first lease with an eligible household, any renewal leases may be granted in the following circumstances per household income level:

a. Low income level household's annual anticipated gross income may increase to an amount not to exceed one hundred forty (140) percent of the maximum allowable median income adjusted for family size;

b. Moderate-low income level household's annual anticipated gross income may increase to an amount not to exceed one hundred forty (140) percent of the maximum allowable median income adjusted for family size;

c. Moderate-high income level household's annual anticipated gross income may increase to an amount not to exceed one hundred forty (140) percent of the maximum allowable median income adjusted for family size;

d. Upon the request of the Community Land Trust, an eligible household shall submit documentation as outlined in the city's workforce housing policies and procedures that the household is eligible to continue occupying a workforce housing dwelling unit.

SECTION 10. Chapter 5, Article V, Sec. 5-119, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-119 - Qualifications for eligible households and criteria under the workforce homebuyer program.

(a) The household income of an eligible household shall meet the income criteria for low income, moderate-low income, moderate-high income, or middle income as defined in section 5-114.

(b) In order to qualify for the homeowner and homebuyer assistance program, an eligible household must qualify for a fixed-rate first mortgage through an institutional lender and meet the requirements of the homeowner and homebuyer assistance program.

(c) Priority for available workforce housing dwelling units shall be given to eligible households meeting one of the following criteria:

(1) Qualify as first time homebuyers;

(2) In order to be given priority for a rental unit, at least one adult member of the household shall be employed by a business located within the city. In order to be given priority for the purchase of a workforce housing dwelling unit, at least one adult member of the household shall be employed by a business in the city for at least 12 months prior to submission of an application.

SECTION 11. Chapter 5, Article V, Sec. 5-120, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-120 - Affordability time period durations for rental and for-sale workforce housing dwelling units.

(a) A covenant shall be recorded in the public records of St. Lucie County for any real property which has been developed as for-sale workforce housing to ensure it remains a workforce housing dwelling unit to be owned by the applicable low, moderate-low, moderate-high or middle income eligible households in perpetuity (ninety nine (99) years) from the date of first occupancy as a workforce housing dwelling unit. In the event the unit is sold before the minimum ninety nine (99) year period concludes, the new owner shall assume the requirement for the number of years remaining.

(b) A covenant shall be recorded in the public records of St. Lucie County for any real property which has been developed as rental workforce housing to ensure it remains rented to low, moderate-low and moderate-high income eligible households in perpetuity (ninety nine (99) years) from the date of occupancy of the first workforce housing dwelling unit. In the event a rental development is sold before the minimum ninety nine (99) year period concludes, the new owner shall assume the requirement for the number of years remaining.

SECTION 12. Chapter 5, Article V, Sec. 5-121, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-121 - Workforce housing trust fund.

(a) Created. There is hereby created a "City of Fort Pierce Workforce Housing Trust Fund" consisting of all funds appropriated and deposited to the trust fund in connection with the workforce housing program pursuant to this article. The trust fund is also authorized to accept gifts, grants and donations made to the City of Fort Pierce for workforce housing. All appropriations, gifts, grants and awards of monies hereunder shall be deposited in an interest-bearing account entitled the "City of Fort Pierce Workforce Housing Trust Fund Account", which shall be a separate account established and maintained apart from the general revenue funds and accounts of the city. All interest in said account shall accrue to the use and benefit of the trust fund account.

(b) Term of existence. The City of Fort Pierce Workforce Housing Trust Fund Account shall be self-perpetuating from year to year unless specifically terminated by the City Commission.

(c) Trust assets. All appropriations, gifts, grants and awards of money or property received hereunder from either public or private donors shall be placed in trust for and inure to the use and benefit of the City of Fort Pierce for workforce housing; and said property and funds shall be expended, utilized and disbursed pursuant to the provisions of this section. The fees in the workforce housing trust fund may be used for:

(1) Second mortgage assistance;

(2) Down payment assistance;

(3) Acquisition and construction of workforce housing dwelling units;

(4) Resale gap;

(5) Enhancement of county, state and federal affordable housing programs;

(6) Rehabilitation of existing workforce housing dwelling units; and

(7) Administrative functions necessary for this program.

(d) Appropriations and donations.

(1) Eligible monies appropriated pursuant to this article shall be transferred to the trust fund. This transfer shall take place within thirty (30) days of the original project appropriation by the City Commission.

(2) Funds deposited or credited to the City of Fort Pierce Workforce Housing Trust Fund Account, not expended or obligated by the close of any fiscal year shall be carried over automatically for a period of three (3) years. Any funds carried over for three (3) years, or upon request five (5) years, and still unexpended at the expiration of such period, shall be transferred to the general fund for general affordable housing purposes, as appropriate, only; provided that funds derived from other restricted sources shall revert to the funds from which originally appropriated at the expiration of said three (3) or five (5) year period, or if project is cancelled, as applicable.

(3) Any gifts, grants and awards received, subject to a condition shall be expended strictly in accordance with such condition.

(e) Unpermitted Appropriations. Nothing in this article shall be deemed or construed to require the city to appropriate or expend funds if (i) the appropriation, or expenditure of such funds for the purposes herein described would not be permitted under any state or federal law, rule or regulation, or (ii) the compliance with this article would in any way affect the treatment of interest on any bonds or other indebtedness or the city for federal income tax purposes, or (iii) the compliance with this article would in any way prevent or inhibit the city's compliance with state or federal laws, rules or regulations relating to debt obligations of the city.

SECTION 13. Chapter 5, Article V, Secs. 5-122 - 5-175, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-122 - 5-175 - Reserved.

SECTION 14. 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 15. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further course or effect whatsoever.

SECTION 16. This ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Peter J. Sweeney
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. 19-006 was duly advertised by title only in the St. Lucie News Tribune on February 20, 2019; 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 4, 2019; and was duly introduced, read by title only, and passed on second and final reading on Monday, March 18, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of March, 2019.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

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)	2230327	19-004-007 BUILDING ORDS	BLDG

Pub Dates
February 14, 2019

Sworn to and subscribed before me this day of, February 14, 2019, 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.

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

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ORDINANCE NO. 19-004 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 5, ARTICLE IV OF THE CODE OF ORDINANCES ENTITLED "BUILDING DRAINAGE"; AMENDING SECTION 5-94, TO AMEND REFERENCED SECTIONS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 19- 005 - AN ORDINANCE BY THE CITY COMMISSION AMENDING THE CITY OF FORT PIERCE CODE OF ORDINANCES TO REPEAL CHAPTER 5 ARTICLE X (A)"-FLOOD HAZARD ZONES" SECTION 5-315 THROUGH 5-329; TO ADOPT A NEW CHAPTER 5 ARTICLE X (A) ENTITLED "FLOODPLAIN MANAGEMENT" SECTION 5-315 THROUGH 5-329; TO ADOPT FLOOD HAZARD MAPS, TO DESIGNATE A FLOODPLAIN ADMINISTRATOR, TO ADOPT PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, AND FOR OTHER PURPOSES; TO ADOPT TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE; REPEALING ALL ORDINANCES AND PARTS THEREOF IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 19-006 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 5, OF THE CODE OF ORDINANCES ENTITLED "BUILDINGS AND BUILDING REGULATIONS" AMENDING ARTICLE V TO BE ENTITLED "WORKFORCE HOUSING PROGRAM", AMENDING SECTION 5-111 TO PROVIDE FOR A SHORT TITLE; AMENDING SECTION 5-112 SETTING FORTH THE PURPOSE AND INTENT OF THE WORKFORCE HOUSING PROGRAM; AMENDING SECTION 5-113 TO PROVIDE FOR APPLICABILITY; AMENDING SECTION 5-114 TO ESTABLISH DEFINITIONS; AMENDING SECTION 5-115 TO RESERVE LINKAGE FEES FOR FUTURE ADOPTION; AMENDING SECTION 5-116 TO RESERVE FOR PROVISIONS FOR FUTURE ADOPTION; AMENDING SECTION 5-117 TO ESTABLISH CONSTRUCTION STANDARDS FOR WORKFORCE HOUSING; AMENDING SECTION 5-118 PERTAINING TO RESTRICTIONS ON THE SALES AND RENTAL PRICES FOR WORKFORCE HOUSING DWELLING UNITS; AMENDING SECTION 5-119 ESTABLISHING QUALIFICATIONS FOR INDIVIDUALS TO BE ELIGIBLE FOR THE WORKFORCE HOMEBUYER PROGRAM; AMENDING SECTION 5-120 TO ESTABLISH A TIME PERIOD WHEREIN RENTAL AND FOR-SALE WORKFORCE HOUSING UNITS ARE REQUIRED TO REMAIN AFFORDABLE; AMENDING SECTION 5-121 TO CREATE A WORKFORCE HOUSING TRUST FUND; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 19-007 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 7, ARTICLE I OF THE CODE OF ORDINANCES ENTITLED "FIRE PREVENTION AND PROTECTION"; AMENDING SECTION 7-20, TO AMEND PERMITTING REQUIREMENTS OF ABOVEGROUND STORAGE TANKS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Amendments 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: 2/14/2019
TCN 2230327

City Commission Regular Meeting **12.i.**

Meeting Date: 03/18/2019

Re: Consideration of Ordinance 19-007 - Fire Protection and Prevention - FIRST READING

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance 19-007 which amends Chapter 7, Article I, Section 7-20, "Fire Prevention and Protection." SECOND READING

SUMMARY:

This ordinance would streamline the issuance of permits related to the installation of above-ground fuel storage tanks when reviewed and approved by the City of Fort Pierce Building Department without requiring approval by the City Commission.

RECOMMENDATION:

Staff recommends approval of Ordinance 19-007 "Fire Prevention and Protection," which amends Section 7-20 to allow the installation of above-ground fuel storage tanks only when permitted by the City of Fort Pierce Building Department.

ALTERNATIVES:

Do not approve the ordinance at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official

COORDINATED WITH:

Shaun Coss, CFM, Building Department Coordinator

Fiscal Impact

OTHER INFORMATION:

None at this time.

Attachments

19-007 Proposed Ordinance

Proof of Publication

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	02/20/2019 03:32 PM
City Manager	Nick Mimms	02/22/2019 09:55 AM
Form Started By: Karen Murphy		Started On: 02/13/2019 01:55 PM

Final Approval Date: 03/05/2019

ORDINANCE NO. 19-007

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 7, ARTICLE I** OF THE CODE OF ORDINANCES ENTITLED **"FIRE PREVENTION AND PROTECTION";** AMENDING SECTION 7-20, TO AMEND PERMITTING REQUIREMENTS OF ABOVEGROUND STORAGE TANKS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Code of Ordinances, provides for the adoption and regulation of the Florida Building Code; which shall be amended from time to time to ensure compliance with State Statutes and to provide exceptional service to the public.

NOW, THEREFORE, BE IT ORDAINED by City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 7, Article I, Sec. 7-20, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 7-20. – Storage of flammable liquids - Aboveground

Aboveground storage tanks shall not be located, placed or constructed in the city for use in storing flammable liquids, unless expressly permitted by the ~~city commission~~ Building Department.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further course or effect whatsoever.

SECTION 4. This ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Peter J. Sweeney
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. 19-007 was duly advertised by title only in the St. Lucie News Tribune on February 20, 2019; 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 4, 2019; and was duly introduced, read by title only, and passed on second and final reading on Monday, March 18, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of March, 2019.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

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)	2230327	19-004-007 BUILDING ORDS	BLDG

Pub Dates
February 14, 2019

Sworn to and subscribed before me this day of, February 14, 2019, 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.

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 4, 2019 and Monday, March 18, 2019 on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

ORDINANCE NO. 19-004 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 5, ARTICLE IV OF THE CODE OF ORDINANCES ENTITLED "BUILDING DRAINAGE"; AMENDING SECTION 5-94, TO AMEND REFERENCED SECTIONS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 19- 005 - AN ORDINANCE BY THE CITY COMMISSION AMENDING THE CITY OF FORT PIERCE CODE OF ORDINANCES TO REPEAL CHAPTER 5 ARTICLE X (A)"-FLOOD HAZARD ZONES" SECTION 5-315 THROUGH 5-329; TO ADOPT A NEW CHAPTER 5 ARTICLE X (A) ENTITLED "FLOODPLAIN MANAGEMENT" SECTION 5-315 THROUGH 5-329; TO ADOPT FLOOD HAZARD MAPS, TO DESIGNATE A FLOODPLAIN ADMINISTRATOR, TO ADOPT PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, AND FOR OTHER PURPOSES; TO ADOPT TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE; REPEALING ALL ORDINANCES AND PARTS THEREOF IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 19-006 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 5, OF THE CODE OF ORDINANCES ENTITLED "BUILDINGS AND BUILDING REGULATIONS" AMENDING ARTICLE V TO BE ENTITLED "WORKFORCE HOUSING PROGRAM", AMENDING SECTION 5-111 TO PROVIDE FOR A SHORT TITLE; AMENDING SECTION 5-112 SETTING FORTH THE PURPOSE AND INTENT OF THE WORKFORCE HOUSING PROGRAM; AMENDING SECTION 5-113 TO PROVIDE FOR APPLICABILITY; AMENDING SECTION 5-114 TO ESTABLISH DEFINITIONS; AMENDING SECTION 5-115 TO RESERVE LINKAGE FEES FOR FUTURE ADOPTION; AMENDING SECTION 5-116 TO RESERVE FOR PROVISIONS FOR FUTURE ADOPTION; AMENDING SECTION 5-117 TO ESTABLISH CONSTRUCTION STANDARDS FOR WORKFORCE HOUSING; AMENDING SECTION 5-118 PERTAINING TO RESTRICTIONS ON THE SALES AND RENTAL PRICES FOR WORKFORCE HOUSING DWELLING UNITS; AMENDING SECTION 5-119 ESTABLISHING QUALIFICATIONS FOR INDIVIDUALS TO BE ELIGIBLE FOR THE WORKFORCE HOMEBUYER PROGRAM; AMENDING SECTION 5-120 TO ESTABLISH A TIME PERIOD WHEREIN RENTAL AND FOR-SALE WORKFORCE HOUSING UNITS ARE REQUIRED TO REMAIN AFFORDABLE; AMENDING SECTION 5-121 TO CREATE A WORKFORCE HOUSING TRUST FUND; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 19-007 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 7, ARTICLE I OF THE CODE OF ORDINANCES ENTITLED "FIRE PREVENTION AND PROTECTION"; AMENDING SECTION 7-20, TO AMEND PERMITTING REQUIREMENTS OF ABOVEGROUND STORAGE TANKS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Amendments 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: 2/14/2019
TCN 2230327

City Commission Regular Meeting **12.j.**

Meeting Date: 03/18/2019

Re: Proposed Ordinance 19-010 - Abolishing the Construction Board of Adjustment and Appeals - FIRST READING

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance No. 19-010 abolishing the Construction Board of Adjustment and Appeals. SECOND READING

SUMMARY:

The proposed ordinance will abolish the Construction Board of Adjustment and Appeals. The ordinance will also remove references to the Construction Board of Adjustment and Appeals from several sections of the Code of Ordinances.

RECOMMENDATION:

Staff recommends approval of proposed Ordinance 19-010 abolishing the Construction Board of Adjustment and Appeals.

ALTERNATIVES:

Do not approve the ordinance at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official
Shaun Coss, CFM, Building Department Coordinator

COORDINATED WITH:

Peter Sweeney, City Attorney

Fiscal Impact

OTHER INFORMATION:

None at this time.

Attachments

19-010

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	02/20/2019 03:32 PM
City Manager	Nick Mimms	02/22/2019 09:55 AM
Form Started By: Karen Murphy		Started On: 02/20/2019 10:38 AM

Final Approval Date: 03/05/2019

ORDINANCE NO. 19-010

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 5, ARTICLE I,** OF THE CODE OF ORDINANCES ENTITLED **"BUILDING CODE"**, SECTIONS 5-1.102.9, 5-1.103.3 AND 5-1.103.5 BY DELETING REFERENCES TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; AMENDING SECTION 5-1.140 BY ABOLISHING THE FORT PIERCE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS, PROVIDING FOR APPEAL RIGHTS PURSUANT TO FLORIDA STATE STATUTE; REPEALING SECTIONS 5-1.140.1 THROUGH 5-1.140.6.2; **AMENDING CHAPTER 5, ARTICLE VII** ENTITLED **"PERMIT FEES",** SECTION 5-268 BY DELETING REFERENCES TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; **AMENDING CHAPTER 5, ARTICLE XIII** ENTITLED **"PROPERTY MAINTENANCE AND HOUSING CODE",** SECTION 5-365 TO EXCLUDE APPEAL PROVISIONS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AND SUBSTITUTING THE RIGHT TO A HEARING PROCESS THEREIN; **AMENDING CHAPTER 15** ENTITLED **"SIGNS AND BILLBOARDS"**, SECTION 15-8 BY DELETING REFERENCES TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; AMENDING VARIOUS PROVISIONS FOR GRAMMATICAL CORRECTNESS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Code of Ordinances of the City of Fort Pierce, Florida established the Construction Board of Adjustment and Appeals; and

WHEREAS, the City of Fort Pierce, Florida has also utilized two special magistrates to preside over municipal hearings since 2000; and

WHEREAS, the Florida Building Commission and special magistrates of the City of Fort Pierce, Florida have the ability to handle matters heard by the Construction Board of Adjustment and Appeals; and

WHEREAS, the City of Fort Pierce, Florida desires to abolish the Construction Board of Adjustment and Appeals.

NOW, THEREFORE, BE IT ORDAINED by City Commission of the City of Fort Pierce, Florida:

SECTION 1. That Chapter 5, Article I, Sec. 5-1.102.9, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-1.102.9. - Words Defined.

Abandon or *abandonment.*

1. Termination of a construction project by a homeowner or contractor without just cause or proper notification to the owner including the reason for termination.
2. Failure of a homeowner or contractor to perform work without just cause for ninety (90) days.

3. Failure to obtain an approved inspection within one hundred eighty (180) days from the previous approved inspection.

Appraised value. For the purpose of this section, appraised value is defined as either

1. One hundred and twenty (120) ~~per cent~~ percent of the assessed value of the structure as indicated by the St. Lucie County Property Appraiser's Office; or
2. The value as indicated in a certified appraisal from a Florida certified appraiser.

Assessed value. The value of real property and improvements thereon as established by the St. Lucie County Property Appraiser.

Authorized agent. A person specifically authorized by the holder of a certificate of competency to obtain permits in his stead.

Basic Wind Speed Line. As directed by the Florida Legislature the exact location of the wind speed lines shall be established by local ordinance using recognized physical landmarks such as major roads, canals, rivers and lake shores whenever possible as adopted by the Florida Building Code. The City of Ft. Pierce has two wind speeds, 160 MPH and 150 MPH. The windspeed line as indicated on the modified state map runs north to south in line extremely close to 25th Street. 25th Street is chosen to represent the windspeed line for the City of Fort Pierce. The windspeed line will run north to south down the center of 25th Street. The land eastward of this line, including the barrier island shall be in the 160 MPH wind zone. The land westward of this line shall be in the 150 MPH wind zone. All projects shall be properly designed according to such windspeed zone.

~~*Board.* The Fort Pierce Construction Board of Adjustment and Appeals.~~

Building shell. The structural components that completely enclose a building, including, but not limited to, the foundation, structural frame, floor slabs, exterior walls and roof system.

Building system. A functionally related group of elements, components and/or equipment, such as the electrical, plumbing and mechanical systems of a building.

Certificate of occupancy (C.O.). An official document evidencing that a building satisfies the requirements of the jurisdiction for the occupancy of a building.

Certificate of Completion (C. of C.). An official document evidencing that a building satisfies the requirements of the jurisdiction for the completion of a building.

Change of occupancy. A change from one Building Code occupancy classification or subclassification to another.

Commercial building. Any building, structure, improvement or accessory thereto, other than a one- or two-family dwelling.

Demolition. The act of razing, dismantling or removal of a building or structure, or portion thereof, to the ground level.

Examination. An exam prepared, proctored and graded by a recognized testing agency unless otherwise implied in context or specifically stated otherwise.

~~*Imminent Danger*. Structurally unsound conditions of a structure or portion thereof that is likely to cause physical injury to a person entering the structure: or,~~

~~Due to structurally unsound conditions, any portion of the structure is likely to fall, be carried by the wind, or otherwise detach or move, and in doing so cause~~

~~physical injury or damage to a person on the property or to a person or property nearby: or,~~

~~The condition of the property is such that it harbors or is inhabited by pests, vermin, or organisms injurious to human health, the presence of which constitutes an immediate hazard to people in the vicinity.~~

Inspection warrant. A court order authorizing the official or his designee to perform an inspection of a particular property named in the warrant.

Intensification of use. An increase in capacity or number of units of a residential or commercial building.

Permit. An official document authorizing performance of a specific activity regulated by this chapter.

Permit card or placard. A document issued by the jurisdiction evidencing the issuance of a permit and recording of inspections.

Replacement value. The estimated current replacement cost of the building or structure in kind. Such value shall be determined by using the most recent Building Valuation Data for Florida as compiled by the International Code Council (ICC) using the Marshall Valuation Service, as published by the Marshall and Swift Publication Company, Los Angeles, California or on the contract price given by the applicant for the project, whichever is higher. (The data are only intended to be used for determining market value and is not intended to be used as an estimating guide.)

Site~~:~~. The physical clearing of the site in preparation for foundation work including, but not limited to, site clearing, excavation, dewatering, pilings and soil testing activities.

~~*Substantial improvement.* Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds a 60-month cumulative total of 50 per cent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed. This term does not, however include any repair or improvement of a structure to correct existing violations of State of Florida or local health, sanitary, or safety code specifications, which have been identified by the local Enforcement Official prior to the application for permit improvement, and which are the minimum necessary to assure safe living conditions. This term does not include any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.~~

SECTION 2. That Chapter 5, Article I, Sec. 5-1.103.1, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-1.103.3. - Restrictions on Employees. An officer or employee connected with the department~~, except one whose only connection is as a member of the board established by this code,~~ shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system or in the making of plans or of specifications thereof, within the jurisdiction of the department, unless he is the owner of such~~.~~, which is inconsistent with his duties or conflict with the interest of the department.

SECTION 3. That Chapter 5, Article I, Sec. 5-1.103.5, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-1.103.5. - Liability. Any officer or employee~~, or member of the Fort Pierce Construction Board of Adjustment and Appeals,~~ charged with the enforcement of this code, acting for the applicable governing authority in the discharge of his duties, shall not thereby render himself personally liable, and is hereby relieved from all personal

liability, for any damage that may occur to persons or property as a result of any act required or permitted in the discharge of his duties. Any suit brought against any officer or employee ~~or member~~ because of such act performed by him in the enforcement of any provisions of this code shall be defended by the Office of the City Attorney until the final termination of the proceedings, unless such person is found to have acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard for the safety, health, and welfare of the public.

SECTION 4. That Chapter 5, Article I, Sec. 5-1.140, of the Code of Ordinances, is hereby amended to read as follows:

~~Sec. 5-1.140 Construction Board of Adjustment and Appeals~~

~~Sec. 5-1.140.1 Appointment. There may be established a board to be called the Construction Board of Adjustment and Appeals, which should consist of nine members but not less than seven. The Board shall be appointed by the applicable governing body.~~

~~Sec. 5-1.140.2.1 Membership. The Construction Board of Adjustment and Appeals should be composed of two (2) division I contractors, one electrical contractor, one mechanical contractor, one plumbing contractor, one architect, one engineer and two (2) members of the general public whenever possible. A board member shall not act in a case in which he has a personal or financial interest. The general public members shall be residents of the city who are not, and have never been an employee of or a practitioner of the construction industry or any closely related profession.~~

~~Sec. 5-1.140.2.2. Terms. The terms of office of the board members shall be staggered so no more than 1/3 of the board is appointed or replaced in any twelve (12) month period. Vacancies shall be filled for an un-expired term in the manner in which original appointments are required to be made. Continued absence of any member from required meetings of the board shall, at the discretion of the applicable governing body, render any such member subject to immediate removal from office. After having served four (4) consecutive terms, a member shall not be eligible for reappointment to the board for a period of two (2) years.~~

~~Sec. 5-1.140.2.3 Quorum and Voting. Six members of the board shall constitute a quorum. In varying any provision of this code, the affirmative votes of the majority present shall be required. In modifying a decision of the building official, not less than four affirmative votes shall be required.~~

~~Sec. 5-1.140.2.4 Secretary of Board. The director of building and community response, or his designee, shall serve as the secretary of the board, and shall make a detailed record of all of its proceedings, which shall set forth the reasons for its decision, the vote of each member, the absence of a member and any failure of a member to vote.~~

~~Sec. 5-1.140.2.5 Conduct of Board Members. Any board member found guilty or responsible for committing a violation related to the construction industry by any city, county or state shall submit the order determining such violation or guilt to the City Clerk within seven (7) days of the date of the order.~~

~~Any applicant seeking board appointment previously found guilty or responsible for committing a violation related to the construction industry by any city, county or state shall submit the order determining such violation or guilt to the City Clerk therein with their application for appointment.~~

~~Sec. 5-1.140.3 Powers. The Construction Board of Adjustments and Appeals shall have the power, further defined in 108.4, to hear appeals of decisions and interpretations of the building official and consider variances of the technical codes.~~

~~Sec. 5-1.140.4 Appeals~~

~~Sec. 5-1.140.4.1 Decision of the Building Official. The owner of a building, structure or service system, or his duly authorized agent, may appeal a decision of the building official to the Construction Board of Adjustment and Appeals whenever any one of the following conditions are claimed to exist:~~

~~1. The building official rejected or refused to approve the mode or manner of construction proposed to be followed or materials to be used in the installation or alteration of a building, structure or service system.~~

~~2.The provisions of this code do not apply to this specific case.~~

~~3.That an equally good or more desirable form of installation can be employed in any specific case.~~

~~4.The true intent and meaning of this code or any of the regulations there under have been misconstrued or incorrectly interpreted.~~

~~Sec. 5-1.140.4.2 Variances. The Construction Board of Adjustments and Appeals, when so appealed to and after a hearing, may vary the application of any provision of this code to any particular case when, in its opinion, the enforcement thereof would do manifest injustice and would be contrary to the spirit and purpose of this or the technical codes or public interest, and also finds all of the following:~~

~~1. That special conditions and circumstances exist which are peculiar to the building, structure or service system involved and which are not applicable to others.~~

~~2. That the special conditions and circumstances do not result from the action or inaction of the applicant.~~

~~3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this code to other buildings, structures or service system.~~

~~4. That the variance granted is the minimum variance that will make possible the reasonable use of the building, structure or service system.~~

~~5. That the grant of the variance will be in harmony with the general intent and purpose of this code and will not be detrimental to the public health, safety and general welfare.~~

~~Sec. 5-1.140.4.2.1 Conditions of the Variance. In granting the variance, the board may prescribe a reasonable time limit within which the action for which the variance is required shall be commenced or completed or both. In addition, the board may prescribe appropriate conditions and safeguards in conformity with this code. Violation of the conditions of a variance shall be deemed a violation of this code.~~

~~Sec. 5-1.140.4.3 Notice of Appeal. Notice of appeal shall be in writing and filed within thirty (30) calendar days after the decision is rendered by the building official. Appeals shall be in a form acceptable to the building official. Appeals relating to provisions of the Florida Building Code, other than local amendments, may be appealed to the Florida Building Commission, pursuant to section 120.569 Florida Statutes, regarding the local governments action. Notice of Administrative Rights may be obtained from the local building department.~~

~~Sec. 5-1.140.4.3.1 Appeal Fee. A fee shall be included with the Notice of Appeal as set forth in the Fee List of the Permit Fees schedule.~~

~~Sec. 5-1.140.5 Unsafe or Dangerous Buildings or Service Systems. In the case of a building, structure or service system which, in the opinion of the building official, is unsafe, unsanitary or dangerous, the building official may, in his order, limit the time for such appeals to a shorter period.~~

~~Sec. 5-1.140.6 Procedures of the Board~~

~~Sec. 5-1.140.6.1 Rules and Regulations. The board shall have the authority to make such by-laws, and procedural rules necessary to the orderly conduct of its meetings. Any such rule must be consistent with the Charter and ordinances of the city, and both~~

~~state and federal law. The board shall meet on call of the chairman. The board shall meet within thirty (30) calendar days after notice of appeal has been received.~~

~~Sec. 5-1.140.6.2 Decisions. The Construction Board of Adjustment and Appeals shall, in every case, reach a decision without unreasonable or unnecessary delay. Each decision of the board shall also include the reasons for the decision. If a decision of the board reverses or modifies a refusal, order, or disallowance of the building official or varies the application of any provision of this code, the building official shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the building official and shall be open to public inspection. A certified copy of the decision shall be sent by mail or otherwise to the appellant and a copy shall be kept publicly posted in the office of the building official for two weeks after filing. Every decision of the board shall be final, subject however to such remedy as any aggrieved party might have at law or in equity.~~

Sec. 5-1.140. - Appeals.

(a) The City of Fort Pierce Construction Board of Adjustment and Appeals is abolished. However, all prior actions and orders imposed by the Construction Board of Adjustment and Appeals shall remain in full force and effect.

(b) Decisions of the Building Official regarding interpretations of the Florida Building Code or Florida Accessibility Code for Building Construction, may be appealed pursuant to Florida State Statute §553.775.

SECTION 5. That Chapter 5, Article VII, Sec. 5-268, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-268. - Miscellaneous fee schedule.

Type of service or fee:		Fee:
(1)	~~Appeal or variance in front of the construction board of adjustment and appeals:~~ Appeal or variance request of floodplain management ordinances:	$500.00
(2)	Building code surcharge ~~Per F.S.~~ per Florida State Statutes §§ 468.631 and 553.721:	A total of 2.5 percent on all plan review and permit fees. Minimum fee of $4.00
(3)	Business tax inspection:	Inspection: $75.00 Re-inspection(s): $75.00
(4)	Certificate of occupancy (CO) or certificate of completion (CC):	$50.00
(5)	Change of contractor:	$50.00
(6)	Change of subcontractor:	$25.00
(7)	Completion of DBPR probation forms:	$50.00 per request

(8)	Conversion of paper plans to other format:	$25.00 per hour, $25.00 minimum fee
(9)	Electronic building permit processing fee:	$5.00
(10)	Expired permit inspection to confirm that no work was performed and to close the permit:	$75.00 If it is found that work was done, the renewal fee shall apply in addition to this fee.
(11)	Flood zone verification letter:	$25.00
(12)	Liens and permits—Summary of search and findings:	$25.00 per parcel requested for the first ten addresses or units. $10.00 for each additional ten addresses or units within the same parcel.
(13)	Permit extension: (Justifiable cause must be demonstrated for each request.):	$100.00 for 1st 30 day extension. $250.00 for 2nd 30 day extension (or renewal fee, whichever is less). $500.00 for 3rd and each subsequent 30 day extension (or renewal fee, whichever is less).
(14)	Permit renewal (First): (Justifiable cause must be demonstrated for each request.)	½ of the permit fee using current fee schedule ~~+~~ plus $50.00 renewal fee ~~+~~ plus State surcharge (based on permit fee only) or $75.00 permit fee ~~+~~ plus $50.00 renewal fee ~~+~~ plus $4.00 minimum state surcharge Whichever is greater (minimum fee of $129.00).
(15)	Permit renewal (Second): (Justifiable cause must be demonstrated for each request.)	Permit fee using current fee schedule ~~+~~ plus $50.00 renewal fee ~~+~~ plus State surcharge (based on permit fee only).
(16)	Permit renewal (third and each subsequent): (Justifiable cause must be demonstrated for each request.)	Permit fee using current fee schedule ~~+~~ plus $100.00 renewal fee ~~+~~ plus State surcharge (based on permit fee only).
(17)	Permit to comply condemnations:	Permit fee using current fee schedule ~~+~~ plus $250.00 rehabilitation fee ~~+~~ plus State surcharge (based on permit fee only) or~~:~~ Permit fee using current fee schedule ~~+~~ plus $500.00 demolition fee ~~+~~ plus State surcharge (based on permit fee

		only).
(18)	Pre-application meeting: (This fee is in addition to the fee charged by planning and zoning)	$100.00
(19)	Pre-construction meeting:	$100.00
(20)	Re-issuance of certificate of occupancy (CO) or certificate of completion (CC):	$50.00 per page
(21)	Re-issuance of permit card:	$25.00 per card
(22)	Re-stamping of plans:	Residential—$75.00 plus cost of copies Commercial—$150.00 plus cost of copies
(23)	Routing fee:	$15.00 per required review—(planning and zoning, engineering, solid waste, fire department, urban forester, sea turtle lighting reviewer, flood zone reviewer)
(24)	Subcontractor agreements:	$25.00 Residential per agreement $50.00 ~~c~~Commercial per agreement
(25)	Special inspector/~~t~~Threshold inspector required:	$50.00

SECTION 6. That Chapter 5, Article XIII, Sec. 5-365, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 5-365. - Definitions, scope and application.

(a) Terms within these code provisions shall be defined in accordance with Chapter 2 of the International Property Maintenance Code ("IPMC"), except as provided otherwise within the Code of Ordinances of the City of Fort Pierce, Florida or by state or federal law.

(b) Chapter 1, Part 1 of the IPMC entitled Scope and Application is hereby adopted and specifically incorporated herein by reference.

(c) Chapter 1, Part 2, of the IPMC entitled Administration and ~~e~~Enforcement is hereby adopted and specifically incorporated herein by reference. ~~of the provisions of the city property maintenance ordinance and housing code~~ The provisions of the IPMC shall be administered and enforced in accordance with applicable provisions established in Chapters 2 and 5 of the Code of Ordinances of the City of Fort Pierce, Florida.

(1) Chapter 1, Part 2, Section 111 "Means of Appeal", is specifically excluded. Any person directly affected by the enforcement of the provisions of the city property maintenance ordinance and housing code has the right to request a hearing pursuant to Chapter 2, Article XIII of the Code of Ordinances.

(d) The provisions of Chapter 3, Section 301 is hereby adopted and specifically incorporated herein by reference.

(e) The provisions of Chapter 3, Section 302 are adopted with the following exceptions;

(1) Section 302.4 "Weeds", is specifically excluded. All landscape overgrowth shall be abated in accordance with the provisions of Chapter 16 of the Code of Ordinances of the City of Fort Pierce, Florida.

(2) Section 302.8 "Motor Vehicles", is specifically excluded. Non-operative vehicle nuisances shall be abated in accordance with the provisions for the same within Chapter 16 of the Code of Ordinances of the City of Fort Pierce, Florida.

(f) Chapter 4, Section 404.7 "Food Preparation", is hereby adopted and specifically incorporated herein by reference. All other provisions of Chapter 4 are specifically excluded. Regulations regarding light, ventilation, and occupancy limitations shall be governed by Chapter 8.5 of the Code of Ordinances of the City of Fort Pierce, Florida.

(g) All sections of the IPMC which are not specifically excluded are incorporated herein by reference and shall be subject to enforcement year round.

SECTION 7. That Chapter 15, Sec. 15-8, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 15-8. - Permit procedures.

(a) *General.* No person shall place, erect or maintain the structure of a sign including the removal or replacement of the sign face, or cause to be placed, erected or maintained, any sign or advertising structure or structure or structural alteration thereto except in conformance with the provisions of this chapter.

(b) *Application.* All plans and layouts for a sign or advertising structure shall be accompanied by an application which shall be filed with the building department in accordance with ~~c~~Chapter 5 of this Code prior to the issuance of any permit. The application shall be approved or disapproved by the building department within fifteen (15) days of the date it is received. In the event it is not either approved or disapproved within such period of time, it shall be deemed approved. ~~If disapproved, such disapproval may be appealed to the construction board of adjustments and appeals, as established by chapter 5, to be heard at its next regular meeting, in a manner consistent with the board's rules of procedures.~~ Said application shall describe and set forth the following:

(1) The type of proposed sign or advertising structure requested as defined in this chapter.

(2) The street address and legal description of the property upon which said sign is to be located.

(3) The square foot area per sign face and message content.

(4) Plans drawn to scale showing:

a. The location of all proposed signs and existing signs to be retained.

b. Complete design specifications of all proposed signs to show methods of construction and installation in accordance with the provisions of the Florida Building Code.

(5) Photographs of all existing on-site signs.

(6) The name and address of the person in control or possession of the property upon which said sign is to be located and authorization from same for possession to place said sign upon the property.

(7) The name of the person or contractor erecting the structure.

(8) Such other pertinent information as may be required by the building department.

(c) *Permit.* After the provisions of this chapter have first been complied with, and the sign or advertising structure does not violate any of the terms, conditions or provisions herein or of any other law or ordinance, a permit shall be issued for such sign or advertising structure.

(d) *Fee schedule.* A permit fee shall be paid in accordance to the fee schedule established in ~~s~~Section 5-267 of ~~the~~ this Code. ~~Except that,~~ Separately, permit fees

for special event signs shall be paid in accordance to the fee established in subsection 15-6(d) of this ~~c~~Chapter.

(e) *Permit and fee exemptions.* The following types of signs shall not be required to have a permit or subject to the above fees, but shall meet all other appropriate requirements within this chapter:

(1) Temporary signs, except special event signs.

(2) Murals.

(3) Window signs, including but not limited to credit card signs, decals or emblems.

(4) Interchange of copy.

(5) Public convenience sign, which identifies the location of restrooms, public telephones or the like, ~~except for signs required by the ADA Code or~~ not including signs required for compliance with the Florida Accessibility Code for which a permit is required.

(6) Public utility sign, which identifies the location of underground lines, high voltage areas or the like.

(7) Public warning sign, which indicates the dangers of trespassing, swimming, animals or the like.

(8) Flag, emblem or insignia of the United States, the state or the city.

(9) Seasonal display or decoration not advertising a product, service or establishment.

(f) *Contractors.* No person shall engage in the business of construction, erecting, altering or maintaining signs that require a permit within the city until he/she is state certified or has a valid certificate of competency from the city.

(g) *Stop-work orders.* Upon notice from the building official or his/her designee that work on any sign or advertising structure is being done contrary to the provisions of this chapter or the Code or in a dangerous or unsafe manner, such work shall be immediately stopped. Such notice shall be in writing and shall be given to the owner of the property or to his/her agent or to the person doing the work, and shall state the condition upon which work may be resumed. Where an emergency exists, no written notice shall be required to be given by the building official.

(h) *Revocation of permit.* The building official may revoke a permit or approval, issued under the provisions of this chapter, in case there has been any false statement, concealment or misrepresentations as to a material fact in the application or plans on which the permit or approval was based.

SECTION 8. 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 9. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further course or effect whatsoever.

SECTION 10. This ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Peter J. Sweeney
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. 19-XXX was duly advertised by title only in the St. Lucie News Tribune on XXXX; 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 XXX; and was duly introduced, read by title only, and passed on second and final reading on Monday, XXX, 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, XXX.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

City Commission Regular Meeting **12.k.**

Meeting Date: 03/18/2019

Re: Proposed Ordinance 19-011 - Chapter 5, Article VIII "Swimming Pools," - FIRST READING

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance No. 19-011 - Repealing Chapter 5, Article VIII "Swimming Pools". SECOND READING

SUMMARY:

Proposed Ordinance 19-011 - Repealing Chapter 5, Article VIII "Swimming Pools," would repeal the specific setback requirement for swimming pools. Setbacks would be regulated pursuant to Chapter 22 of the Code of Ordinances. By default, variances would be heard by the Board of Adjustments.

RECOMMENDATION:

Staff recommends approval of proposed Ordinance 19-011 - Repealing Chapter 5, Article VIII "Swimming Pools".

ALTERNATIVES:

Do not approve the ordinance at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official
Shaun Coss, CFM, Building Department Coordinator

COORDINATED WITH:

Peter Sweeney, City Attorney

Fiscal Impact

OTHER INFORMATION:

None at this time.

Attachments

19-011

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	02/20/2019 03:32 PM
City Manager	Nick Mimms	02/22/2019 09:55 AM
Form Started By: Karen Murphy		Started On: 02/20/2019 11:12 AM

Final Approval Date: 03/05/2019

ORDINANCE NO. 19-011

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **REPEALING CHAPTER 5, ARTICLE VIII** OF THE CODE OF ORDINANCES ENTITLED **"SWIMMING POOLS"** AND ALL SECTIONS CONTAINED THEREIN; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 16, 1988, there was adopted Ordinance I-257 which ordinance repealed former § 5-281 pertaining to construction, alteration, etc. of swimming pools; and

WHEREAS, on December 17, 2001, there was adopted Ordinance K-125 which ordinance repealed former §§ 5-282 – 5-287 pertaining to swimming pool code adoption; and

WHEREAS, the Code of Ordinances, provides for the adoption and regulation of the Florida Building Code; which shall be amended from time to time to ensure compliance with Florida State Statutes and the Florida Building Code;

NOW, THEREFORE, BE IT ORDAINED by City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 5, Article VIII of the Code of Ordinances, is hereby amended to read as follows:

~~**ARTICLE VIII. – SWIMMING POOLS**~~

~~Sec. 5-281. – Reserved.~~

~~Secs. 5-282 – 5-287. – Reserved.~~

~~Sec. 5-288. – Setback.~~

~~The setback of the outside of the structure wall of any swimming pool shall be not less than ten (10) feet from all property lines.~~

~~Secs. 5-289 – 5-300. – Reserved.~~

ARTICLE VIII. – RESERVED

Secs. 5-281 – 5-300. – Reserved.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further course or effect whatsoever.

SECTION 4. This ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Peter J. Sweeney
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. 19-XXX was duly advertised by title only in the St. Lucie News Tribune on XXXX; 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 XXX; and was duly introduced, read by title only, and passed on second and final reading on Monday, XXX, 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, XXX.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

City Commission Regular Meeting **13.a.**

Meeting Date: 03/18/2019

Re: 608 S 6th Street - Schedule Hearing

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

SUBJECT:

Resolution No. 19-R10 determining that the structure located at 608 S. 6th Street is unsafe and should be condemned and demolished. A hearing to determine this matter is scheduled before the City Commission on April 15, 2019.

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 at this time.

RECOMMENDATION:

Approve the Resolution to establish the hearing of this matter on April 15, 2019.

ALTERNATIVES:

Select an alternate date

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Building Department
Legal Department

Fiscal Impact

OTHER INFORMATION:

None

Attachments

Resolution 19-R10
Photo

Form Review

Inbox	Reviewed By	Date

City Manager	Peggy Arraiz	02/26/2019 10:48 AM
City Manager	Nick Mimms	03/11/2019 11:51 AM

Form Started By: Peggy Arraiz Started On: 02/26/2019 10:31 AM

Final Approval Date: 03/11/2019

RESOLUTION NO. 19-R10

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **608 S 6TH 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 ALL PARTIES OF INTEREST MUST SHOW CAUSE WHY THE STRUCTURE SHOULD NOT **CONDEMNED AND DEMOLISHED IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE**; AND NOTIFYING ALL PARTIES OF POTENTIAL ACTION BY THE CITY OF FORT PIERCE FOR FAILURE TO ACT; AND THAT A **PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON APRIL 15, 2019 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.

WHEREAS, the building or structure located at 608 S 6TH ST has 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 buildings or 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 building or structure should not be condemned and its removal or destruction required.; 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 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:

608 S 6TH ST
WOODBINE S/D LOT 12 (MAP 24/10F)(OR 2125-2549)
2410-715-0012-000/7

Is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community.

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, 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.

ISABELLE & THOMAS SCHILLO
298 PONCE DELEON ST
WEST PALM BEACH, FL, 33411

AJBM LIMITED PARTNERSHIP
3923 LAKE WORTH ROAD
LAKE WORTH, FL, 33461

BRUCE S ROSENWATER, ESQ
BRUCE S ROSENWATER & ASSOC PA
1601 FORUM PLACE, STE 1200
WEST PALM BEACH, FL, 33401

BTI 2016 LLC
1698 W HIBISCUS BLVD, STE A
MELBOURNE, FL, 32901

FCAP AS CUSTODIAN FOR FTCFIMT
FL TAX CERT FUND I MUNI TAX LL
PO BOX 775311
CHICAGO, IL, 60677

BTI 2018 LLC
1698 W HIBISCUS BLVD, STE A
MELBOURNE, FL, 32901

FORT PIERCE UTILITY AUTHORITY
206 S 6TH STREET
FORT 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 up on said property.

SECTION 4. This matter will be heard at the regularly scheduled meeting of the City Commission of the City of Fort Pierce on April 15, 2019 at 6:30 PM in the City Commission Chambers located at 100 N US Hwy 1, Fort Pierce, Florida.

SECTION 5. 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 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 _____ day of _____, 20____.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, Esq.
City Attorney


Legend
608 S 6th St
Fort Pierce, FL AAA Insurance and Travel Agency
Google Earth
© 2018 Google
© 2019 Google
9.03 ft

City Commission Regular Meeting **13.b.**

Meeting Date: 03/18/2019

Re: Applications for Consideration for Appointment to the Board of Examiners of Contractors

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Resolution No. 19-R11 Appointing members to the Board of Examiners of Contractors.

SUMMARY:

Four members' terms have expired on the Board of Examiners of Contractors as of February 28, 2019: One (1) Mechanical Contractor, one (1) Plumbing Contractor, and two (2) Consumer Representatives. The current representatives for plumbing contractor (Reed Sudderth) and both consumer representatives (Holly Theuns and Ralph Fogg) have re-applied, and there is a new applicant (Robert Allen) for the mechanical contractor designation.

RECOMMENDATION:

Staff recommends the City Commission consider these applications for appointment to the Board of Examiners of Contractors.

ALTERNATIVES:

Continue seeking additional applications.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

None at this time.

Attachments

19-R11
BEC Attendance 2018
Allen
Fogg
Sudderth
Theuns

Form Review

Inbox	Reviewed By	Date
Building	Karen Murphy	02/13/2019 10:26 AM
Building	Paul Thomas	02/20/2019 03:31 PM
City Manager	Nick Mimms	02/22/2019 09:55 AM

Form Started By: Karen Murphy Started On: 02/13/2019 09:05 AM

Final Approval Date: 03/05/2019

RESOLUTION NO. 19-R11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE BOARD OF EXAMINERS OF CONTRACTORS**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Board of Examiners of Contractors; said terms to commence upon adoption of this resolution and to expire February 28, 2023, or when a successor has been duly appointed.

Name	Represents	Term Expires
Robert Allen	Mechanical	February 28, 2023
Reed Sudderth	Plumbing	February 28, 2023
Holly Theuns	Consumer	February 28, 2023
Ralph Fogg	Consumer	February 28, 2023

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 18th day of March, 2019.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY, CITY ATTORNEY

BOARD OF EXAMINERS OF CONTRACTORS

MEETING ATTENDANCE - 2018

Meeting Dates:	1.9.18	2.13.18	3.13.18	4.10.18	5.8.18	6.12.18	7.10.18	8.14.18	9.11.18	10.9.18	11.13.18	12.11.18
Don Bergman	P	P	P	EA	P	P	P	P	P	P	P	P
Scott Bruhn	P	P	didn't reapply									
Ryan Collins	n/a	n/a	n/a	P	EA	P	P	P	EA	P	P	P
Ralph Fogg	P	P	P	P	EA	P	P	P	P	P	P	P
Marvin Grimsley	EA	EA	didn't reapply									
John Langel	EA	EA	P	EA	EA	P	P	EA	EA	EA	P	EA
James Matula	P	EA	P	P	P	EA	P	P	EA	P	P	EA
Reed Sudderth	EA	P	P	P	P	P	P	P	EA	P	P	EA
Holly Theuns	P	EA	P	P	P	P	P	P	P	P	P	P
Mike Waldrop			P	P	P	P	P	P	P	P	P	P
Ken Waters	P	P	P	P	P	P	P	EA	P	P	P	P
		NQ							NQ			

* P - PRESENT
* EA - EXCUSED ABSENCE
* A - ABSENT
* NM - NO MEETING
* NQ - NO QUORUM

RECEIVED FEB 13 2019 CITY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: ① Board of Examiners of Contractors ② Construction Board of Adj & Appeals

Name: Robert Allen	Phone: 772-834-1776
Home Address: 111 Yacht View Ln City/Zip Code: Ft Pierce, FL 34946	How long at this address? 2 years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: A/C Contractor (CAC1818462) - FL	

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? I am the General Manager at Grimes Heating and Air Conditioning. We have been in business in Fort Pierce since 1962.

Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No
If yes, state the business and location: Grimes Heating and Air Conditioning
3054 N US Hwy 1
Ft Pierce, FL 34946

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: Business
Describe your education, background, training and knowledge in the above area(s): I graduated business school @ USF in 2013. I was hired by Grimes after college. I grew up around construction and have had a few courses in Engineering @ LPA in high school.

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: John Langer Applicant Email Address: robertgrimesac@aol.com

Date: 2/12/19 Applicant's Signature Robert Allen

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841

RECEIVED
JAN 08 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Contractor's Lic. Board

Name: Ralph. Fogg	Phone: 772-201-7312
Home Address: 5409 Citrus City/Zip Code: 34982	How long at this address?
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Sales	
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: Contractors Lic. Board	
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: Mayor Truman T	Applicant Email Address: [illegible]
Date:	Applicant's Signature

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CITY OF FORT PIERCE

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FORT PIERCE, FLORIDA 34950
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RECEIVED
JAN 08 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: _____

Name: Reed Sudderth	Phone: 772 466 7763
Home Address: ~~[illegible]~~ 12755 Ft Pierce P.O.	How long at this address? 15 yr
City/Zip Code: Fla 34987	

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: Plumbing Cont.

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:
4240 Mc Carty Rd. Ft Pierce

Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No
If yes, in what capacity?
Plumbing Service

Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No
If yes, state the business and location:
Same

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: welding
Describe your education, background, training and knowledge in the above area(s):
All State Plumbing School
Local 630 plumbing School 5 yr.

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: CRS Plumbing @ BellSouth.Net

Date: 1/8/19 Applicant's Signature Reed Sudderth

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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CITY OF FORT PIERCE

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RECEIVED
JAN 10 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Board of Examiners of Contractors

Name: Holly Theurs	Phone: 772-801-9509
Home Address: 419 N 2nd St City/Zip Code: Fort Pierce FL 34950	How long at this address? 3y
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Arts Administration	
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: Historic Preservation, Arts & Culture Advisory Board of Examiners of Contract	
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: Karen Murphy	Applicant Email Address: hollytheurs@gmail.com
Date: 1/10/19	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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fax (772) 467-3841 or via email at lcox@city-ftpierce.com